

MINUTES
ENOCH CITY PLANNING COMMISSION
April 14, 2020 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy
Commissioner Greg Peterson
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Katherine Ross, CC Member
Julie Watson, City Recorder

PUBLIC PRESENT: Aubrey Pugh, George Lutterman, Nathaniel Pugh, Bob Platt and Steve Woolsey present on Zoom meeting.

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:30 pm. Chairman Tingey called attendance to verify each person could hear the meeting. He said each vote would be a roll call vote for the record. City Manager Dotson asked them to mute themselves unless they need to speak. Chairman Tingey explained the electronic meeting protocol explaining the Governor's emergency declaration to allow this electronic meeting. Chairman Tingey asked for a motion to continue the electronic meeting. **Commissioner Meacham made a motion to continue the electronic meeting on Zoom. Motion was seconded by Commissioner Ley and each voted by roll call. All yes.**

- a. **Pledge of Allegiance** –Led by Chairman Tingey
- b. **Invocation** –Audience invited to participate. Given by Commissioner Peterson
- c. **Inspirational thought**-Given by Chairman Tingey
- c. **Approval of agenda for April 14, 2020**-Commissioner Ley made motion to approve the agenda. Motion was seconded by Commissioner Peterson and a roll call vote was held. All yes
- d. **Approval of minutes for March 24, 2020**-Commissioner Meacham made a motion to approve the minutes. Motion was seconded by Commissioner Hardy and a roll call vote was held. All yes.
- e. **Conflict of Interest Declaration**-none stated

**2. PUBLIC HEARING ON CHANGE TO ENOCH ZONING ORDINANCE
CHAPTER 13 & 14 REGARDING SIDE YARD SET BACKS AND MAKE
RECOMMENDATION TO THE CITY COUNCIL**

Chairman Tingey asked for any discussion on this. There was none. Commissioner Hardy made motion to close the regular meeting go into the public hearing on the change to the Zoning Ordinance, Chapters 13 & 14. The motion was seconded by Commissioner Meacham and a roll call vote was held. All yes

Chairman Tingey asked for public comments.

Steve Woolsey asked a question. He said it shows on both chapters that it is side yard set-backs of ten feet. He asked if that is ten feet on each side saying in Cedar City you can go 12 feet on one side and 8 feet on the other side if you want to. City Manager Dotson said this is ten feet on each side unless it is a corner lot then it can be twenty feet.

There were no other comments.

Commissioner Peterson made a motion to close the public hearing and return to the regular meeting. The motion was seconded by Commissioner Hardy and roll call vote was held. All yes.

Chairman Tingey asked for a recommendation to the City Council and asked if there was any further discussion. Commissioner Ley pointed out one error in a "Whereas" clause that will be corrected.

Commissioner Hardy made a motion to send a favorable recommendation to the City Council on the change to the Zoning Ordinance, Chapters 13 & 14 on side yard setbacks. The motion was seconded by Commissioner Meacham and a roll call vote was held. All yes.

3. PUBLIC HEARING ON ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO RESEARCH INDUSTRIAL PARK (R/IP) FOR PROPERTY OWNED BY ENOCH CITY, TOO UNIQUE PROPERTIES, LLC, ADAM B. PUGH AND NANCY REID COLLIER

Chairman Tingey asked for a motion to go into the public hearing on the zone change. Commissioner Hardy made a motion to close the regular meeting and go into the public hearing for the zone change from Single Family Residential R-1-18 to Research/Industrial Park R/IP for properties owned by Enoch City, Too Unique Properties, LLC, Adam B. Pugh and Nancy Reid Collier. The motion was seconded by Commissioner Peterson and a roll call vote was held. All yes.

Commissioner Ley said Cedar City is not doing public hearings in electronic meetings. Chairman Tingey said the public can get on this forum if they want to participate in public hearings and it is allowed by the Governor's declaration. Commissioner Ley wanted to make sure it was legal. City Manager Dotson said the Governor's directive allows the public to log into this meeting and they can do that to participate so we have chosen to proceed to get the public's business done. If we delay the public's business we are not doing our job.

Chairman Tingey asked for public comments and the zone change map was shown on the screen. City Manager Dotson noted that after the initial written notices were mailed out the Colliers decided they wanted to join in the zone change for their properties. Our City Attorney was consulted and he said there was time to send out a second letter of notice changing the zoning map so they were allowed to do that and the second notice was sent out.

Nathaniel Pugh said he thinks it is a great idea to add more Research/Industrial Park in this area. There were no other comments.

Commissioner Meacham made a motion to end the public hearing and go back to the regular meeting. The motion was seconded by Commissioner Hardy and a roll call vote was held. All yes.

4. MAKE A RECOMMENDATION TO THE CITY COUNCIL ON ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO RESEARCH INDUSTRIAL PARK (R/IP) FOR PROPERTY OWNED BY ENOCH CITY, TOO UNIQUE PROPERTIES, LLC, ADAM B. PUGH AND NANCY REID COLLIER

Chairman Tingey noted the change to the zoning map was noticed properly and the zone change was expanded to include the Collier properties. He asked for a recommendation to the City Council.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the zone change from Single Family Residential R-1-18 to Research Industrial Park R/IP for property owned by Enoch City, Too Unique Properties, LLC, Adam B. Pugh and Nancy Reid Collier. The motion was seconded by Commissioner Peterson and a roll call vote was held. All yes.

City Manager Dotson said this item was added to the City Council agenda for tomorrow night.

5. DISCUSS AND MAKE RECOMMENDATION TO THE CITY COUNCIL ON MINOR SUBDIVISION FOR JEREMY & ANDREA HOAGLAND FOR PROPERTY LOCATED ON HORSESHOE DRIVE AND MIDVALLEY ROAD- Platt & Platt

Chairman Tingey asked Bob Platt about this. He said this is on the corner of Midvalley Road and Horseshoe Drive. The property is over an acre and half and they want to make it into two parcels. It is not part of a platted subdivision and they want to split it. Chairman Tingey asked City Manager Dotson if this has gone through the engineering review and it was confirmed it has and meets requirements with just a couple of additions for identifiers that Watson Engineering wanted added. The lot sizes are sufficient. The south portion is for sale. Chairman Tingey said this looks pretty straightforward. The north parcel has a home on it already. Commissioner Ley said the Hoagland's understand the zoning and what is allowed. Chairman Tingey asked for questions and a recommendation to the City Council.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council for the minor subdivision for Jeremy and Andrea Hoagland. The motion was seconded by Commissioner Meacham and a roll call vote was held. All yes.

6. DISCUSS AND MAKE RECOMMENDATION TO THE CITY COUNCIL ON MINOR SUBDIVISION FOR GRIMSHAW DRILLING-Woolsey Eng.

Chairman Tingey asked Steve Woolsey about this. Steve Woolsey said he represents the owner, Aaron Alton of Grimshaw Drilling. He said the minor subdivision is on 5600 North and it is based on a previous minor subdivision they did late last year. Basically there is a parcel east of the shop building lot they sold to Phaze Concrete. They are splitting it into three parcels. They are each larger than 2 acres and are commercial properties. He made a couple of changes to this and sent a new plat which was sent out separate from the original packet. They want to convey a portion of 5600 North to Enoch City as a public roadway. He explained the north boundary went into the middle of 5600 North and Aaron Alton agreed to convey a 33 foot strip along the north boundary line of all the parcels and a third strip on the south end to Enoch City as a public roadway. The map they see is the current plat and the deeds are based on that. Chairman Tingey asked City Manager Dotson if there was anything else. City Manager Dotson said it is nice to work with people who can see the future need for this road rather than trying to get the property later when the roadway is needed. It will be a complete 66 foot roadway later. They gave it to us before we had to talk to them to get it. This is in compliance with all City requirements. Chairman Tingey asked for discussion or a recommendation to the City Council. Commissioner Ley asked if they intend to sell to other lots to develop. Steve said there is some interest for commercial use. She wondered if further lot divisions will come up. Steve said it is dependent on the economy most likely.

Commissioner Hardy made a motion to send a favorable recommendation to the City Council for the Minor Subdivision for Grimshaw Drilling. The motion was seconded by Commissioner Meacham and a roll call vote was held. All yes.

7. PUBLIC COMMENTS-none

8. COMMISSION/STAFF REPORTS

City Manager Dotson reported this is an interesting way to do the City's business along with all of the other changes in our lives. Technology allows us to go forward and not have to delay business. The City is running smoothly and we have social distancing with staff in the field and in

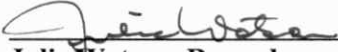
the office. We are starting to get the parks ready for summer. He told about new RDI irrigation system going in at the Rec Complex and explained how that works. The installation is set for next week. We hope it will save 600,000 to 700,000 gallons of water and that is a big deal. We are getting lots of building permits so things are still moving with our economy. The City Office is locked except by appointment and it is working well on taking care of residents needs by phone. The PD works from their trucks as does the Building Inspector. We had couple officers get tested for Covid 19 and were negative. It is still flu season and that was what they had.

City Council Member Ross said thanks for doing this work by electronic meeting to keep the City going.

Commissioner Peterson pointed out we forgot to state any conflict of interest declaration at the beginning of the meeting. Chairman Tingey asked each member and there were none. He said the next meeting is April 28th and will be done on Zoom again. He added we did very well and this works efficiently.

There were no other comments.

9. ADJOURN-Motion to adjourn by Commissioner Hardy. Motion was seconded by Commissioner Peterson and all voted in favor by voice. The meeting ended at 6:22pm.

 4-28-20
Julie Watson, Recorder Date