

MINUTES
ENOCH CITY PLANNING COMMISSION
April 28, 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
Lynn Nielson, Building Insp.

PUBLIC PRESENT: Steve Woolsey

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:38 pm. City Manager Dotson said if we get Zoom bombed, as happened at a recent State meeting, we will immediately end the meeting and restart. Chairman Tingey took a voice roll call of all in attendance confirming they could hear and understand. **Commissioner Hardy made a motion to conduct the meeting electronically. Motion was seconded by Commissioner Peterson and all voted in favor by roll call vote. All voted yes.**

- a. **Pledge of Allegiance** –Led by Commissioner Hardy
- b. **Invocation** –Audience invited to participate. Given by Steve Woolsey
- c. **Inspirational thought**–Given by Chairman Tingey
- c. **Approval of agenda for April 28, 2020**–Commissioner Hardy made a motion to approve the agenda. Motion was seconded by Commissioner Meacham and a roll call vote was held. All voted yes.
- d. **Approval of minutes for April 14, 2020**– Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Ley and a roll call vote was held. All voted yes.
- e. **Conflict of Interest Declaration**–none stated

2. DISCUSS AND MAKE RECOMMENDATION TO THE CITY COUNCIL ON THE RANGE 16, LLC MINOR SUBDIVISION-Woolsey Land Surveying for Nathaniel Pugh

Chairman Tingey asked Steve Woolsey about this. He said he represents Nathaniel Pugh who is the land owner. Top Tier is in the process of acquiring this land and he contracted with Steve to do the work but could not apply for this process because he does not own the land at this time. Range 16, LLC, Nathaniel Pugh, owns the land so he is applying for the Minor Subdivision prior to the sale of the property. They are applying to split this into three (3) parcels. He gave more details adding this is adjacent to the proposed belt route on 6400 North. Some of the land for the roadway has been conveyed to Enoch City already. Steve Wooley said in talking to Steve Platt, the County Engineer, 50 to 75 feet of land will be conveyed to Iron County as a public roadway from the larger parcel to the north making all three parcels the same size. This creates a 20 foot utility easement and creates three functioning commercial properties. City Manager Dotson said ownership was the issue. It is owned by Range 16, LLC but the survey map in the packet says Top Tier because they are purchasing it. The deeds will be created by the current

owner Range 16, LLC. It is under contract for sale now. Chairman Tingey confirmed this request was made by the current landowner so we can approve this. He asked for more questions or a motion.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council for the Minor Subdivision for Range 16, LLC. Motion was seconded by Commissioner Hardy and a roll call vote was held. All voted yes.

3. DISCUSS AND SET A PUBLIC HEARING FOR MAY 12, 2020 ON GEOLOGIC HAZARD STUDY AREA

Chairman Tingey asked if the Commissioners read through the changes. City Manager Dotson said the current Chapter 8 is very short and incomplete. It has no specifications whatsoever. He has been working with UGS for three years to put together some format that pertains to us. They do things in a big way and they created a model geological hazard ordinance for all of Iron County. He requested information about the fissure and what we can regulate separate from the other hazards listed. They came up with some maps. Their geo hazard ordinance is very large and he reduced it to the basics. The purpose is self-explanatory and is to educate all who may buy, build or develop in the area. The UGS lined up several geo hazards. They call it a geologic study area. This basically sets parameters for building by requiring specifications for buildings in certain areas where potential geological hazards exist. It does not prevent building; it just makes requirements for buildings to be built to withstand the extra stress that could come from the hazard. It minimizes the potential of adversely affecting what they want to build. City Manager Dotson said he took what pertained to Enoch City the most. He went through the different hazards included; landslides, liquefaction, surface fault hazard zone, slope instability, shallow ground water, debris flow (alluvial fan), earth fissures and the like. This is to identify and educate when development is proposed in these areas. It gives guidelines for a professional to go to get data to investigate before building or recommending what could be built. Where any development is proposed a report will be supplied. The report will be required to be prepared by a certified surveyor/engineer and will be at the applicant's expense. He went into more detail and how to get to the link for the draft maps from UGS. He had our GIS person put it online so the maps can be viewed. This lists the zoning districts. He went through details on the map. It was noted if we have an earthquake we would not have liquefaction due to the type of soil here. He gave examples of different areas and what problems exist there. City Manager Dotson noted this is on the website now noting these are draft maps and are not yet approved by UGS.

City Manager Dotson said this gives direction on how you need to build to mitigate the problems that are associated with the area you are building on. You will have to get a study done by a certified geo-technical person. That creates financial issues with the extra cost. The City Council will decide the politics of that after the Planning Commission sends a recommendation. There was more discussion of different details and the meaning of terms. The politics comes into it in what the extra costs would do to the economy with the extra studies and building standards being higher. It could affect growth. Once we accept these maps it adds issues. It does not say any area is unbuildable. It says you have to have a geotechnical study done by an engineer to say how you mitigate the issues and that makes costs go up. That is the City Councils call and does not involve the Planning Commission.

Chairman Tingey said the maps are wonderful and asked a few more questions about what different things mean. City Manager Dotson said he would clarify some of the technical language to help the lay person understand it better. Chairman Tingey said to clarify; this is from the UGS model ordinance adapted to our needs. Chairman Tingey asked if there was more discussion or are we ready to set the public hearing. Commissioner Ley confirmed the person wanting to build commissions and pays for the required geotechnical work. City Manager Dotson said the person building would have to pay for it and give it to the City with the professional

engineer's stamp on the study. That takes all the liability off the City. Chairman Tingey asked for a motion to set the public hearing.

Commissioner Peterson made motion to set a public hearing for May 12, 2020 on the geotechnical hazard study area. The motion was seconded by Commissioner Hardy and a roll call vote was held. All voted yes.

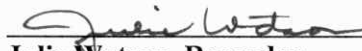
4. PUBLIC COMMENTS-none

5. COMMISSION/STAFF REPORTS

Council Member Ross thanked the Planning Commission members for doing the City's business this way and keeping things moving.

There were no other comments.

6. ADJOURN-Motion to adjourn by Commissioner Hardy. Motion was seconded by Commissioner Meacham and a roll call vote was held. All voted yes. The meeting ended at 6:30 pm.

 5-12-20
Julie Watson, Recorder Date