

MINUTES
ENOCH CITY PLANNING COMMISSION
December 8, 2020 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy-Absent
Commissioner Greg Peterson-Zoom
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager-Zoom
Council Member Ross-Zoom
Julie Watson, City Recorder

PUBLIC PRESENT: none

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:30 pm. He announced that Commissioner Paul Hardy has retired from the Planning Commission and he is not well. He asked the Commissioners to please reach out to him to wish him well. City Manager Dotson said we will have a plaque for him showing his service from 2004 and will take it to him at his home.

- a. **Pledge of Allegiance** –Led by Julie Watson
- b. **Invocation** –Audience invited to participate. Given by Commissioner Meacham
- c. **Inspirational thought**-not given
- c. **Approval of agenda for December 8, 2020-Commissioner Meacham made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.**
- d. **Approval of minutes for November 24, 2020-Commissioner Meacham had a change to add to item #9 regarding the set back on accessory buildings. He said he was referring to the building code regarding the ten foot set-back. He wanted to clarify that. Julie read the change. Commissioner Ley made a motion to approve the agenda with the change. Motion was seconded by Commissioner Meacham and all voted in favor.**
- e. **Conflict of Interest Declaration**-none stated

2. PUBLIC HEARING ON ZONE CHANGE FOR TAPIA CONSTRUCTION, INC. FROM MULTIPLE RESIDENTIAL M-R-2 TO COMMUNITY COMMERCIAL C-C-The Commission will hold a public hearing on a zone change application and take comments from the public after noticing as required by law.

Commissioner Peterson made a motion to close the regular meeting and go into a public hearing on the zone change for Tapia Construction from Multiple Residential 2 (M-R-2) to Community Commercial (C-C). Motion was seconded by Commissioner Meacham and all voted in favor.

Chairman Tingey invited public comments. There were none.

Commissioner Meacham made a motion to close the public hearing and return to the regular meeting. Motion was seconded by Commissioner Ley and all voted in favor.

3. **DISCUSS ZONE CHANGE FOR TAPIA CONSTRUCTION, INC. FROM MULTIPLE RESIDENTIAL M-R-2 TO COMMUNITY COMMERCIAL C-C AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-The Commission will discuss the zone change application and make a recommendation to the City Council.**

Chairman Tingey asked Daryl of Watson Engineering if he had anything to add. Daryl said nothing has changed. Chairman Tingey asked City Manager Dotson who said all is in order from the City's point of view and this meets all requirements. Chairman Tingey said he sees no issues with the change adding it fits with the General Plan. He asked for a motion.

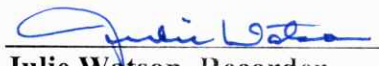
Commissioner Peterson made a motion to send a favorable recommendation to the City Council on the zone change for Tapia Construction from Multiple Residential 2 (M-R-2) to Community Commercial (C-C). Motion was seconded by Commissioner Ley and all voted in favor.

4. **PUBLIC COMMENTS-none**

5. **COMMISSION/STAFF REPORTS**

City Manager Dotson said Phase 6 of Iron Mountain has two things to do to be ready to start applying for building permits. Settlers Square, Phase 2 was approved and we have received the water rights, bonding and fees. They have Phase 3 coming soon. Due to weather, which has been good for building, there are many building permits being applied for and growth is booming. Other developers are talking about wanting to do projects. Commissioner Meacham asked about SR-130 and City Manager Dotson said Sunroc was awarded the bid and will start in the spring. The Master Transportation Plan is ongoing. He said they are meeting this week with Avenue Consultants who are doing the plan. He gave more details. There will be some enhancements to Hwy. 91 so that is good. He said the ruts in places are so deep the snow plows can't get snow out so the ice builds up. It would cost millions of dollars to redo the road so we will do what can be funded. He noted the new sign at the office saying it was paid for with Cares Act funds so we can give public messages including Covid information. He can change the message from his computer. Commissioner Ley asked if it meets dark sky standards. City Manager Dotson said the sign turns off at 10:00 pm and comes on in the morning. It does not shine in people's windows. He said unfortunately there can be no Christmas party this year due to Covid. He thanked the Planning Commission for their service.

6. **ADJOURN-Motion to adjourn by Commissioner Ley. Motion seconded by Commissioner Meacham and all voted in favor. The meeting ended at 5:55pm.**

 12-22-20
Julie Watson, Recorder Date