

MINUTES
ENOCH CITY PLANNING COMMISSION
January 26, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Greg Peterson-Zoom
Commissioner Andrew Meacham-Zoom
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

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

PUBLIC PRESENT: Spencer Jones, Jay Gutowski and Dallas Buckner on Zoom

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:30 pm.

- a. **Pledge of Allegiance** –Led by Jay Gutowski
- b. **Invocation** –Audience invited to participate. Given by Council Member Ross
- c. **Inspirational thought**-Given by Commissioner Correa
- c. **Approval of agenda for January 26, 2021-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.**
- d. **Approval of minutes for January 12, 2021-Commissioner Ley made a motion to approve the minutes. Motion was seconded by Commissioner Correa and all voted in favor.**
- e. **Conflict of Interest Declaration**-none stated

2. CONSIDER THE FINAL PLAT OF PINNACLE RIDGE SUBDIVISION, PHASE 1-Platt & Platt-The Commission will consider a recommendation to the City Council.

Spencer Jones of Velocity Builders, the developer, asked for questions. Commissioner Correa said he likes the concept and Spencer said it is a good plan. Commissioner Ley asked about water to the islands in the road and was told there is water needed for the plantings. She asked about going to Hwy. 91 and Spencer said it goes more to the north and not towards 91. The whole application of the project was part of The Ridge Subdivision, Phases 4-12 and is in the cluster overlay. They are about half way through the lots of the whole prior application. She asked about one way in and one way out for these 15 lots and Spencer said that is correct and is all that is required. Once they develop more than 80 lots, then it will require two ways out. City Manager Dotson said our engineer is creating a standard for the islands because we don't have one now. It will be completed by the time it goes to City Council. The roadway will be widened slightly because of the islands and the non-drivable space they take up. The standard is being written for all to use if they want to in developments. Spencer explained the flow of traffic around the islands. Spencer said he is using more land to do that with the islands but it is aesthetically nicer with them. Chairman Tingey asked for questions and there were none.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council for approval of the Pinnacle Ridge, Phase 1 final plat. The motion was seconded by Commissioner Ley and all voted in favor.

3. CONSIDER THE FINAL PLAT OF SUNVIEW ESTATES, PHASE 1-Go Civil Engineering-The Commission will consider a recommendation to the City Council.

Dallas Buckner of Go Civil Engineering was on Zoom and said this is the final plat of Sunview Estates, Phase 1 which was the old John Dalton development that was partially installed before the housing crash in 2008. Lot 18 will be a detention basin for storm water to Enoch City standards. Chairman Tingey asked for questions adding it all appears to meet requirements and nothing has changed from the last meeting he confirmed. City Manager Dotson said the engineers are working on a few little things; nothing major. Dallas said he has the second review from Watson Engineering and he has the comments corrected already and will send it off to them tomorrow. City Manager Dotson said other than those few minor things it is all right and ready to move on. Chairman Tingey asked about the diagonal lines on the plat map and was told they are the high tension overhead power lines. That affects the placement of homes. A community park will be under it as homes can't be built there. Chairman Tingey asked for comments. Commissioner Ley asked if the community park would be deeded to City. Dallas said no. The HOA will handle it on maintenance.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council regarding the final plat of Sunview Estates, Phase 1. The motion was seconded by Commissioner Correa and all voted in favor.

4. CONSIDER AMENDING THE ENOCH CITY ZONING ORDINANCE, CHAPTER 20, SECTION, 2-20 SINGLE FAMILY AND TWO-FAMILY DWELLING STANDARDS AND SET A PUBLIC HEARING FOR FEBRUARY 9, 2021-The Commission will consider the width of accessory dwelling units and set a public hearing.

Chairman Tingey asked City Manager Dotson to bring them up to speed on this item. City Manager Dotson said we recently changed our standards regarding cargo storage containers and what we allow. They can be used as accessory dwellings. Current requirements say they can only be 20 feet wide. The difference is now they are being used as dwelling units and they are only 20 feet wide. Our code requires 25 feet wide so we need to eliminate the width requirement to allow for the use of cargo storage containers as dwellings such as for guest homes. The way this is written there would be no width regulation at all, Chairman Tingey confirmed. Right, City Manager Dotson said. They would meet the other requirements for guest homes if that is going to be the use. He clarified we are talking about dwelling units vs. storage units. In the Chapter on Mobile Home Parks the widths are covered as some trailers are 20 feet wide and that is fine in the Mobile Home Park. Chairman Tingey said when we talked about cargo storage units in past meetings this was not included then and now it is a common use. Chairman Tingey asked for questions. Commissioner Correa said some look great and can be stacked to look nice. Chairman Tingey asked about stacking and was told that falls under the height regulations in the building code. Commissioner Ley said this allows for more freedom of choice. Chairman Tingey asked for a motion to set the public hearing.

Commissioner Ley made a motion to set a public hearing for 2-9-21 on the Enoch Zoning Ordinance regarding the width of accessory dwelling units being removed from the requirements. The motion was seconded by Commissioner Correa and all voted in favor.

5. PUBLIC COMMENTS-none

6. COMMISSION/STAFF REPORTS

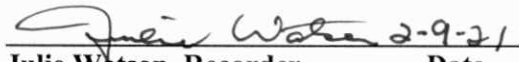
Council Member Ross said the City Council discussed PUDs they were worried about complete removal so they set up a working group to go over it again. She said the group may call and ask for your comments from the meetings. She then to know that was pending.

City Manager Dotson reported he spent about 10 hours talking to landowners about developments and water rights. There is a lot of development coming down the pike. They want to know what is available here and what the rules are. A lot of conversations happen before the applications come in. He tells them the rules and what has to happen first recapping the process for approvals before the Planning Commission sees it. Chairman Tingey asked where they are coming from and City Manager Dotson said all over. Chris Jaussi on the recent zone change is getting a plan however water is a big deal. Potentially there will be more and more and water may be the thing that slows it down. The Master Transportation Plan is coming along well. You can view it online. There will be public meetings and all kinds of things. It helps us plan for transportation issues coming. It will help us with our General Plan road map. Chairman Tingey asked Spencer if they build any homes before they are sold. Spencer said he would like to do spec homes but does not have the time with all the orders for homes they have now. He thought that was the same for all developers because the demand for homes is so high right now. Spec homes were part of former problem in 2007-8. Now it is all end user homes. Also the problem with bad loans is not part of the scene now like before. It will not be the same thing if there is a crash again. City Manager Dotson added our EDC is highly engaged in those conversations with various groups they belong to and the one big issue is water. We are coordinating with the Conservancy District to educate the public because that is the choke point for everything potentially. Unless plans made for years out get into play sooner, water will slow or stop development. This is caused by the end user demand. It does not happen in other states like it does in Utah. There was brief discussion of the water actually available and what is on paper in the form of water rights people own. The difference is striking showing the need to recharge the aquifer, reuse treated water, bringing water from the West Desert and other solutions. There is only 21,000 AF under the ground and 27,000 AF in use. There was more discussion about it and confirmed that we set 1934 or older as the years that a water right is good and that is what were require to develop. Developers will run up against that sooner than later. Many projects will be stopped due to that.

There were no other comments.

7. ADJOURN-

Motion to adjourn was made by Commissioner Correa. Motion was seconded by Commissioner Ley and all voted in favor. The meeting ended at 6:23 pm.


Julie Watson, Recorder **Date**

Meeting ID: 883 4445 4814

Topic: Enoch City Planning Commission

Time: Jan 26, 2021 05:30 PM Mountain Time (US and Canada)

<https://us02web.zoom.us/j/88344454814>