

MINUTES
ENOCH CITY PLANNING COMMISSION
February 9, 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: Steve Woolsey and Robert Platt

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance**-Led by Steve Woolsey
 - b. **Invocation** -Audience invited to participate. Given by Commissioner Correa
 - c. **Inspirational thought**-Given by Commissioner Ley
 - d. **Approval of agenda for February 9, 2021**-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.
 - e. **Approval of minutes for January 26, 2021**-Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Correa and all voted in favor.
 - f. **Conflict of Interest Declaration**-none stated

2. **PUBLIC HEARING ON THE ENOCH ZONING ORDINANCE, CHAPTER 2, SECTION 2-20, ITEM 7, REGARDING THE WIDTH OF ACCESSORY DWELLING UNITS (ADU'S)**

Commissioner Meacham made a motion to close the regular meeting and go into the public hearing regarding the width of accessory dwelling units (ADU's). The motion was seconded by Commissioner Ley and all voted in favor.

Chairman Tingey invited public comments. There were none.

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

3. **CONSIDER ORDINANCE NO. 2021-02-17 REGARDING ABOVE ITEM AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**-The Commission will consider public comments and make a recommendation to the City Council regarding ADU's.

Chairman Tingey asked if there was any discussion adding this looks straight forward and makes sense. City Manager Dotson said in the ordinance there is an error we need to correct saying the width will be less than 20 feet not 25 feet wide. This is for accessory dwelling units, (ADU's), only. There were no other comments. Chairman Tingey asked for a motion.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council to consider passing the ordinance to amend the Enoch City Zoning Ordinance, Chapter 2, Section 2-20, Item 7, regarding the width of accessory dwelling units. (ADU's) with the provision that states the accessory dwelling units can be less than 20 feet wide. The motion was seconded by Commissioner Peterson and all voted in favor.

4. CONSIDER MINOR SUBDIVISION FOR IOTA, LLC SERIES 37 & IOTA, LLC SERIES 36-The commission will consider the application for a minor subdivision and make a recommendation to the City Council.

Chairman Tingey asked Steve Woolsey about this application as the representative of the owners. Steve said this is for a minor subdivision. He said it is a two-fold process with parcels 1, 2, 3 & 4 as part of the minor subdivision. An additional subdivision that already exists is by this and they are doing a parcel boundary adjustment on that parcel and moving the lot line to the west to conform to what the land owner wants to do in the future. The approval of the minor subdivision is what we are here for tonight. It does not violate the four (4) parcel requirement for doing a minor subdivision. Chairman Tingey asked what they need to know. Steve said it is pretty straightforward. The dedicated road property goes out to the section line and all is in compliance. City Manager Dotson concurred it meets all requirements of our ordinances and State Code. Chairman Tingey asked for questions. There were none. Chairman Tingey asked for motion.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the minor subdivision for Iota, LLC Series 37 & Iota, LLC Series 36. The motion was seconded by Commissioner Correa and all voted in favor.

5. CONSIDER A PLAT AMENDMENT FOR BRANDON FARNSWORTH, LOT 18 AND STEVEN CLARKE, LOT 19 IN GARDEN PARK ESTATES, UNIT 3-The Commission will consider the application for a plat amendment and make a recommendation to the City Council.

Steve Woolsey said Garden Park, Unit 3, was created many years ago. This is a plat amendment and the document will be recorded with the County. This is a lot line adjustment in a platted subdivision so we are amending the plat in this action. Steve said they are taking a lot and adjusting it as shown on the map. City Manager Dotson showed the plat as it is now and then with the change. The landowners got together and agreed on what they wanted to do. Clarke's lot still has the right lot size as required and the other owner wanted to purchase a portion of it from Clarke's. It is pretty straight forward on this action also. All is in order and in compliance with requirements. Chairman Tingey asked for a motion.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the plat amendment for Brandon Farnsworth, Lot 18 and Steven Clarke, Lot 19 in Garden Park Estates, Unit 3. The motion was seconded by Commissioner Meacham and all voted in favor.

6. CONSIDER THE FINAL PLAT OF SPRING HILL SUBDIVISION (FROM 2006) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-The Commission will consider the final plat and make a recommendation to the City Council.

Bob Platt came up to represent the owner. He said this is the resurrected Spring Hill Subdivision from 2006 which was owned by Boyd Fife at that time. The project is now eight (8) lots and is behind the old Church east of Enoch Road. Bob Platt said many years ago this got through much of the development process including the preliminary plat then development stopped with the housing crash. The City Council had approved the preliminary plat and the water was given to the City. The transportation fee, final plat fee and everything required was paid then so this has vested rights. The only thing is the construction did not start in the two (2) year required period so this has been updated to meet requirements of the current Code. The only change was to add a drainage pond to retain storm water and a few other minor items. They designed Phase 1 to handle the storm drainage with the lower lot being made into a retention pond. The soils report was done and now they are ready to rehash the construction drawings. A

few meters and hydrants will need to be moved. There is sewer in the ground right up to the area. Chairman Tingey asked if those were good water rights now. City Manager Dotson said it doesn't matter now as they were given before our requirement for 1934 so they are grandfathered on that. Chairman Tingey said nothing appears unusual and it complies with our current Code. City Manager Dotson concurred. City Manager Dotson said in 2005-6 the Planning Commission and City Council instructed the developer that he had to improve the access road coming into this subdivision since it is up a hill. They oiled it and then the City built it up on the sides so the drainage would flow into the curb and gutter due to flooding issues onto the properties below. It is fixed so there are no drainage issues now. In other words, this subdivision will not make flooding worse due to those City installed "fixes" and the pond added in the lower lot. Chairman Tingey asked for a motion.

Commissioner Correa made a motion to send a favorable recommendation to the City Council on Spring Hill Subdivision, Phase 1. The motion was seconded by Commissioner Peterson and all voted in favor.

7. CONSIDER THE FINAL PLAT OF IRON MOUNTAIN SUBDIVISION, PHASE 7-The Commission will consider the final plat and make a recommendation to the City Council.

Chairman Tingey said this is the final phase of Iron Mountain Subdivision owned by the Leavitt Foundation. It is 12 lots on the west side of Half Mile Road. Chairman Tingey said it is shown on two (2) pages in the packet. The City has the water already. All is standard and in compliance. City Manager Dotson said it meets all requirements and now Iron Mountain is completed. This developer has done extra in working with Settlers Square, Phase 3, to make the roads and infrastructure work and line up for the benefit of both subdivisions. 4200 North is on the south side. Half Mile Road is 66 feet wide and is more than adequate for traffic. Chairman Tingey asked for a motion.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council for the final plat of Iron Mountain Subdivision, Phase 7. The motion was seconded by Commissioner Correa and all voted in favor.

8. PUBLIC COMMENTS-none

9. COMMISSION/STAFF REPORTS

City Manager Dotson said we will be bringing potential work to the Planning Commission to look at changes to the General Plan Land Use Map regarding our annexation declaration boundary lines. We will invite Reed Erickson, the Iron County Planner, to coordinate the reworking of the boundaries due to the County's Tier 2 requirements that clash with our boundaries. After reworking it we will submit it to the City Council for approval. The issue came into play due to transportation issues we are studying. City Manager Dotson explained in more detail about the County requirements and why this is coming to us now. He said also there are many land use applications being discussed and proposed so some of those will be coming.

Commissioner Correa asked about PUDs and the City Council working group looking at it again. City Manager Dotson said they have the information from the Planning Commission discussions and are reviewing it but no meetings have been scheduled yet.

Chairman Tingey asked about Hwy. 91. City Manager Dotson said in a meeting with the County roads people and engineers we need to put together a plan for improvements and design for Hwy. 91. It is based on two things. Major improvements to the road itself and also the potential connectivity to Cedar City in different ways than what is there now. There will be public meetings to get input and then we will get data on possible ways to connect with Cedar City other than going by the Maverik. It will go on the State plan and local plans. City Manager Dotson said

he is the Chairman of the Rural Transportation Advisory Committee. He gave more details of things that could happen like the issue with the intersection on Midvalley Road and Hwy. 91 that may involve a development. The original owner still owns that land, 16.67 acres, and never followed through with plans for developing it where he would have been required to round out that intersection. He said he spends about 50% of his day talking to developers who want to do things in Enoch. The SR-130 project and roundabout will be starting in April. It will take 4-5 months to complete.

10. ADJOURN-Motion to adjourn by Commissioner Ley. Motion seconded by Commissioner Correa and all voted in favor. The meeting ended at 6:20 pm.

 2-23-21
Julie Watson, Recorder Date

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch Planning Commission

Time: Feb 9, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83432118630>

Meeting ID: 834 3211 8630