

MINUTES
ENOCH CITY PLANNING COMMISSION
February 23, 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: Doug Grimshaw, Vern Grimshaw and Reed Erickson in person. Dallas Buckner was on Zoom.

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance**-Led by Vern Grimshaw
 - b. **Invocation**-Audience invited to participate. Given by Council Member Ross
 - c. **Inspirational thought**-Not given
 - c. **Approval of agenda for February 23, 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 February 9, 2021**-Commissioner Correa made a motion to approve the minutes. Motion was seconded by Commissioner Ley and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **CONSIDER MINOR SUBDIVISION FOR H & H GRIMSHAW**-Vern Grimshaw-
The Commission will consider the application for a minor subdivision and make a recommendation to the City Council.

Doug Grimshaw came up to represent the applicants saying the 14 acres proposed to be divided into two parcels will connect to Homestead Blvd. The 10 acre parcel is Community Commercial (C-C) now. The four (4) acre parcel they want to split off has a buyer who wants to subdivide the land for homes and they want to sell that parcel. All utilities are in Lovell Lane which borders the west side. The waterline will be extended. The sewer line from Garden Park actually separates the four (4) acres from the ten (10) acres so that is a natural dividing line. The four (4) acre parcel will give up land to Homestead Blvd. and Lovell Lane and the developer will do that at the time he applies for the subdivision which will come later. Chairman Tingey said this is the first step to create the minor subdivision so we do not need to discuss what will come after the sale. City Manager Dotson said it is very simple and conforms to our ordinances. There was brief discussion of Lovell Lane as access to the property and is where the utility easement is located. That road will become public at some point. Doug Grimshaw noted the buyer will want to rezone the four (4) acre parcel to R-1-11 in the future. Chairman Tingey asked for a motion.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the minor subdivision for H & H Grimshaw. The motion was seconded by Commissioner Correa and all voted in favor.

3. **CONSIDER THE FINAL PLAT OF SETTLERS SQUARE, PHASE 3**-Go Civil Eng.-The Commission will consider the final plat and make a recommendation to the City Council.

Chairman Tingey said we talked about this already in the preliminary plat and this is the final plat. City Manager Dotson said during construction the developer wanted to finish Phase 3 to in cooperation with the final phase of Iron Mountain Subdivision on the infrastructure so everything ties in and gets done at once. All of the fees and bonding will all be in place prior to this going to the City Council. One issue that came up is Half Mile Road is a 66 foot right of way and Alex Meisner Construction and the Leavitt Foundation in Iron Mountain Subdivision came together to finish Half Mile Road to the end of their property line so it all connects and lines up. That is a benefit to the City and a good deal to have it come before they start construction and put the road in with utilities installed too. Chairman Tingey asked for questions and/or a motion.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council on the final plat of Settlers Square, Phase 3. The motion was seconded by Commissioner Meacham and all voted in favor.

4. **CONSIDER AMENDING THE ENOCH CITY GENERAL PLAN ANNEXATION DECLARATION BOUNDARY LINES**-Reed Erickson-The Commission will consider amending the General Plan Annexation Declaration Boundary Lines to coordinate with the Iron County Tier II boundary and set a public hearing for 3-9-21.

Reed Erickson, Iron County Planner, came up to tell the Planning Commission about this item. City Manager Dotson showed the maps as needed. Reed gave a great deal of history about Enoch City's beginnings and early Planning Commission meetings he attended and helped with. He also gave information and history about Iron County planning and the State law on annexation declaration boundary lines and related items. He said Iron County tries to coordinate with the cities for annexation policy and boundary declaration plans. The plans identify several things that are required by State law in order for municipalities to coexist and cooperate on annexations of property. The annexation plan is outlined in State law and that is where the criteria are laid out for what is required in the plan. It was noted the maps and information referenced can be found at ironcounty.net. Major points highlighted were:

- When municipal annexation declaration boundaries overlap the parties involved can comment on development proposed.
- The County has a tier system, 1 through 4, that defines property sizes (acreage) and areas where services can be provided. Enoch is in Tier 2 whereas the unincorporated areas are in Tier 4 due to population, lot sizes and essential service availability. This system is to aid in growth management.
- Due to overlap with the County and Cedar City, tonight we are talking about looking at and planning for those areas with an eye to making adjustments to make the boundary lines make more sense and work together better.
- The annexation declaration boundary lines are lines that should indicate where a municipality would be willing to expand and could provide essential services should a property owner petition to annex.
- The County can't do anything in a city's expansion development area. He explained notification processes required in State law. A city has 90 days to respond to a development in the County expansion area.
- There was discussion of the County's laws and provisions to work with cities by default as much as possible and let the cities anticipate where the growth will be. As we look at the State law, requirements of things that need to be included in an

annexation area are called an Annexation Policy Plan. He told what has to be in that plan according to State code.

- There was discussion of the overlapping annexation boundary with Cedar City on 3000 North, discussion of Enoch's boundary ending at Bulldog Road (800 West) and Enoch's boundary including BLM land, SITLA land and other land in the area east of I-15 where providing services may not be practical.
- It was noted providing services west of Bulldog Road could be practical. It was also noted that in overlap areas it would be best not to have them because now when a landowner wants to annex he could choose which municipality to go with and that could cause problems between municipalities.
- Discussion of the overlap with Cedar City is what we have to decide in the near future. Maybe the line should be changed. City Manager Dotson said in the past we went to Cedar City when they were redoing their General Plan and we wanted to be involved and they snubbed us. They did not want us involved in their planning. He went to the meetings and said that is why the overlap happened.
- It was noted a city can't arbitrarily annex land into its boundaries. It has to be done by petition of the landowner. Generally an annexation agreement is an essential document involved to define who does what and in what timeframe. It was also noted sometimes areas are forced in due to them being a minority landowner with a larger landowner wanting to annex and they become forced in due to their lesser standing. An example is the Chamberlain Subdivision being forced in by the Salzano Monarch annexation, Salzano being the majority landowner.
- The city has the final decision to accept an annexation petition or not. There have been some cases where annexations have been denied for various reasons. One was landowner protest and one was inability to provide services that far out. It should not be arbitrary and it should make sense.
- Things keep changing so we need to update. Along section lines makes sense at times. Reed said it makes more sense for Enoch to go further west than Bulldog Road because the services are already there. Again, that would require the landowners to petition to be annexed into Enoch should we extend the annexation declaration boundary line west.
- It has to tie in in the Master Plan (General Plan). City Manager Dotson said the point is growth happens due to a lot of things and not just where a city puts a line. That's why it is time to look at what makes sense to look at making changes now.
- Three areas make sense to look at to adjust. Reed said he wanted to mention the planned belt route that will come in the next 10-15 years. It makes sense that the line ought to be moved along the property lines there to coincide with the County tiers.
- Other areas to consider are the east side of I-15, the south area where we overlap with Cedar City and perhaps Bulldog Road on the west.

He encouraged the Planning Commission to look at it and think about the recommendations for changes. That is what he wanted them to understand and why we need to coordinate with the County and other municipalities. If you annex you provide services. Your boundaries give you the first right of refusal for the City and the County defaults to the city when possible. Reed said City Manager Dotson understands this really well and can help lead this discussion as the Planning Commission seeks to formulate a new policy and annexation declaration boundary lines. He commended the Planning Commission and understands how hard they work.

Chairman Tingey said the next step is to talk about the boundary lines. We have to formulate the changes and have a plan before we can talk about setting a public hearing. City Manager Dotson proposes for the next agenda to get maps and have discussions then. We can talk about infrastructure and the potential for future expansion. No action was taken tonight.

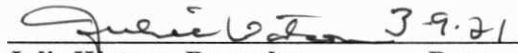
5. PUBLIC COMMENTS-none

6. COMMISSION/STAFF REPORTS

City Manager Dotson reported an update on a lot of things coming our way soon. We received applications for three minor subdivisions today. We expect a petition for annexation coming soon. The City Council formed a working group to review the PUD chapter because they did not want to remove it but felt the Planning Commission had done their assignment and they appreciated the Planning Commission's efforts. The group has met once and will continue the review. The PUD ordinance is being looked at to be more in line with what Enoch City is. He reported there are people calling from all over regarding wanting to do developments in Enoch. The roundabout construction will begin soon. They are still moving utilities. We also have commercial subdivisions coming our way. We are revamping our water system and using irrigation wells more efficiently which will save millions of gallons of culinary water. We are adding wells within the next few months. We are putting irrigation lines in to use the irrigation wells. The Council is talking about requiring secondary water in subdivisions where we can provide it. There was brief discussion of items being considered in the State Legislature that affect municipalities.

There were no other comments.

7. ADJOURN-Motion to adjourn by Commissioner Ley. Motion seconded by Commissioner Correa and all voted in favor. The meeting ended at 7:15 pm.


Julie Watson, Recorder Date

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch Planning Commission

Time: Feb 23, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82142236745>

Meeting ID: 821 4223 6745