

MINUTES
ENOCH CITY PLANNING COMMISSION
March 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

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:40 pm.
 - a. **Pledge of Allegiance** –Led by Steve Woolsey
 - b. **Invocation** –Audience invited to participate. Given by City Manager Dotson
 - c. **Inspirational thought**-Given by Commissioner Correa
 - c. **Approval of agenda for March 9, 2021**-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Correa and all voted in favor.
 - d. **Approval of minutes for February 23, 2021**-Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Meacham and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **CONSIDER TRUJILLO MINOR SUBDIVISION**-Woolsey Surveying-The Commission will consider the minor subdivision application and make a recommendation to the City Council.

Steve Woolsey came up to represent the owners. He said they are dividing their property into two parcels and he stated possible plans for one parcel being old although that is not relevant to this process. There was brief discussion of the dirt road which is the main access to the parcel with the home on it. Steve noted this is routine except for the fact that Johnny Trujillo, not understanding the process with the City, had split the lot and created two deeds which he recorded. Although the deeds have been recorded the process was not valid because it did not go through the minor subdivision application we are requesting tonight to make it legal. Steve noted this was a simple mistake and no harm has been done. Now we are correcting it. This is standard in all other ways and he has created the Record of Survey. Chairman Tingey asked if there were any questions and asked for a motion to make a recommendation to the City Council. It was noted that now the Planning Commission Chairman signs and dates the deeds so it is known by the County Recorder that it went through the City procedures. There was brief discussion of the error and that it was not intentional fraud or anything like that and new deeds will be created and signed by the Planning Commission Chairman to make it correct.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council to approve the Minor Subdivision and Record of Survey for Johnny & Crystal Trujillo. The motion was seconded by Commissioner Ley and all voted in favor.

3. **CONSIDER THE IOTA, LLC MINOR SUBDIVISION-** Woolsey Surveying-The Commission will consider the minor subdivision application and make a recommendation to the City Council.

Steve Woolsey also represents this owner. He said a few weeks ago we did another minor subdivision and this is adjacent to that one. He pointed out where it is located noting that they will notice the new parcel numbers are missing. He explained that the issue is with the seller of the property who had to sign a "consent to record" form. She lives in Hurricane and after signing it she mailed the consent and it has not arrived in the mail yet so the previous minor subdivision deeds have not yet been recorded. That is why he does not have the parcel numbers to put on this Record of Survey showing the adjacent minor subdivision with parcel numbers as is the regular process. This will be corrected as soon as the consent to record comes and deeds can be taken to the County Recorder for recording which is when the parcel numbers are assigned. This should happen before this gets to the City Council so he will correct the plat at the time he gets the parcel numbers. It is just a minor glitch and will be easily corrected. There was more brief discussion and noted this is irregular but will be fixed. Chairman Tingey asked if there were other questions or concerns. City Manager Dotson noted this is routine and meets requirements. Chairman Tingey asked for a motion to send a recommendation to the City Council.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the IOTA, LLC Min or Subdivision with the contingency that the parcel numbers be added to Record of Survey when the deeds from the first minor subdivision are recorded and parcel numbers assigned. Motion was seconded by Commissioner Correa and all voted in favor.

4. **CONSIDER ANNEXATION DECLARATION BOUNDARY LINES-**City Mgr.

Dotson. The Commission will consider annexation boundary lines per suggestions from Iron County Planner.

There was discussion of the current Annexation Declaration Boundary lines with respect to Iron County's Tier 2 and Tier 3 boundary lines, section lines and Cedar City's Annexation Declaration Boundary lines. City Manager Dotson said the correct terminology for these lines in State law is now an Annexation Policy Plan. All agreed the information given by Reed Erickson, County Planner, was very insightful and informative giving us something to consider in regard to possible revisions. City Manager Dotson said one of the main concerns has to be the City's ability to provide services to an area. Each area Reed expressed concerns or opinions about was discussed in detail. City Manager Dotson expressed the thought that Bulldog Road as the west boundary of Enoch City historically been the line to stop western expansion for the reason of our ability or even desire by the City to provide services farther to the west. He discussed in detail where water and sewer lines exist and challenges with expansion.

The area east of I-15 was discussed and it was noted we do provide water to some homes on that side. All agreed providing service to that area was a big challenge with much of the area being BLM or SITLA land that would most likely never annex anyway. Consideration should be given to changing the line to cut it off at I-15.

The northern boundary is currently 6400 North which is where the future planned belt route will run. It is mostly on private land and that may be a good place for Enoch's northern boundary as the area is zoned for commercial and industrial uses. The belt route is meant to run big trucks out there instead of on City roads. It was noted the southern portion of the belt route is already built from Kanarraville to 5600 North.

The southern boundary is a major concern because it overlaps with Cedar City's declaration line. City Manager Dotson said at the time that happened, he attended meetings and tried to work with Cedar City but they refused to talk to Enoch and that is how the overlap

occurred. That needs to go away. The actual line Enoch would most likely want would be behind the bowling alley and along property lines that go through the Maxwell Farms area.

After much discussion of how to go about this process, it was noted at some point we would invite the property owners in the southern area to express their thoughts, plans and feelings about the future uses of their property and if they would like to be included in the Annexation Declaration boundary. Many are farming now with children who have no interest in farming in the future so that is feasible for that area to be included in Enoch at some future date. It was noted we already provide water to some residents who gave us easements for our water line so the services are right there and easy to provide. We would want the input from those who would be affected. After more discussion and questions it was decided that discussions would continue and we would get a map we could draw lines on as decisions are made. After a plan is in place a public hearing would be set. No action was taken.

- 5. CONSIDER CHANGING FRONT SET-BACKS FOR HOMES FROM 35 FEET TO 25 FEET**-City Mgr. Dotson-The Commission will consider a proposal from a landowner to make this change.

Chairman Tingey said we are having this discussion because a landowner planning to develop has submitted a letter requesting the City change the front set-backs for homes. He is an area where septic tanks have to be installed and due to the need for a larger area for leach lines he thinks the 35 foot set-back is too much. He listed other towns in the area where all have 25 foot set-backs except for Enoch. In the discussion it was noted we would not be doing this for one person but to be reasonable to all if it is decided a change is in order. The only issue noted was from Commissioner Meacham who said in regard to gas lines, the gas company prefers to be on the farthest outside area of any easement to keep the gas as far from homes as possible. There are some areas that have 15 foot easements and some that have 10 foot easements. He suggested if the easement is 15 feet then a 35 foot set-back would be fine and if it is a 10 foot easement then a 25 foot set back would be preferred but could be worked with either way. After much discussion it was decided City Manager Dotson would write an ordinance to that effect and the Planning Commission would review it in the next meeting and set a public hearing. No action was taken.

- 6. PUBLIC COMMENTS**-none

7. COMMISSION/STAFF REPORTS

Council Member Ross reported the City Council appreciates the Planning Commission and their hard work. In regard to the PUD situation, the committee plans to create a very detailed ordinance and keep Chapter 11 but they appreciated the hard work the Planning Commission did and will base some of their requirements on things discussed and pros and cons.

City Manager Dotson reported the State Legislature has passed a number of bills that affect local control in regard to land use issues, building inspection issues and policing. As things come up requiring changes he will bring them to the Planning Commission. He also reported that Planning Commission Members will be required to have a minimum of three hours of land use training each year. He will facilitate different ways to meet that requirement. There were no other comments.

- 8. ADJOURN**-Motion to adjourn by Commissioner Ley. Motion was seconded by Commissioner Correa and all voted in favor. The meeting ended at 8:10 pm.


Julie Watson, Recorder