

MINUTES
ENOCH CITY PLANNING COMMISSION
March 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: Steve Woolsey, Dallas Buckner, Brad Lark, Todd Lloyd and Tim Stewart

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 Chairman Tingey
 - c. **Approval of agenda for March 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 March 9, 2020**- Commissioner Meacham 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 THE MINOR SUBDIVISION FOR TOO UNIQUE PROPERTIES, LCC**-Woolsey Surveying-The Commission will consider the application and make a recommendation to the City Council.

Steve Woolsey of Woolsey Land Surveying came up to represent the owners. He said the survey has five parcels in there. Parcel 5 sits below Parcel 3 on the east side and that already exists on the record. They are doing a boundary line adjustment on this that goes to the section line causing a triangle in there. That is why they are fixing parcel 5 but it is not part of this minor subdivision. We are creating parcels based on the clients request and cleaning things up for the future endeavors they are planning. There is nothing unusual about this and it meets requirements. He pointed out the legal descriptions and explained that parts of Parkview Subdivision sits in between and when vacated a piece reverted back to the owner that owns parcel 4 so it was physically split by other properties. At a time soon, they will take care of that. He explained this is a bit confusing but is correcting problems. City Manager Dotson said it went through Watson Engineering and it is all fine and in order with them.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the minor subdivision for Too Unique Properties, LLC. The motion was seconded by Commissioner Correa and all voted in favor.

3. **CONSIDER REVISIONS TO THE ENOCH ZONING ORDINANCE, CHAPTER 12-2300-RECREATIONAL VEHICLE PARK (RVP) AND SET A PUBLIC HEARING FOR APRIL 13, 2021**-City Mgr. Dotson-The Commission will consider amending the above referenced item and set a public hearing.

City Manager Dotson said we have had inquiries about creating transient RV parks for temporary visitors. We have one application for this currently pending in the next item. The old Code was written in 1998 and we need to update it for this use. He went through the changes as follows:

- Conditional uses are not necessary so that title will be removed with the items listed being renumbered per the item above it.
- 12-2304, item B. The sentence with the requirement for hard surfaces such as asphalt 30 feet wide was removed.
- Item D. The requirement for two accesses was removed.
- Item G. 4. The requirement for a “solid” visual barrier was removed along with the wording: “when it is located adjacent to any use”.
- 12-2308, Site Plan Approval the words “final plat” were removed in two places and “Planning Commission” was removed and replaced with Zoning Administrator. The wording “recommendation to the City Council for” was removed. References to construction drawings were removed. This makes it an administrative action rather than a legislative action. Other wording that no longer makes sense was also removed.
- 12-2307 Trash Storage, the wording “of a size, type and quantity approved by the Enoch City Council” and “in locations approved by the Enoch City Council” were removed. For continuity the words “They shall” were removed and the word “and” was added.
- 12-2308 Signs. Item B. the words “if approved by the Planning Commission” were removed.

There was discussion by the Commission of things that make sense for a transient RV park. One item of concern was the amount of time of the stay so it does not become permanent. Another concern was the housing or office of the manager which does not count and will be permanent. The manager of the park will oversee the time limits and the City will not be involved in any enforcement actions. Another concern was the amount of space needs for “slide-outs” common on most RV’s. That decision of space size will be left to the park also. It was noted they will have their own sewer accommodations overseen by the Cedar City Wastewater Pre-Treatment Coordinator.

Commissioner Meacham made a motion to set a public hearing for the changes to the Recreational Vehicle Park, RVP, Chapter 12-2300 as discussed for April 13 2021 recounting each change. The motion was seconded by Commissioner Ley and all voted in favor.

4. CONSIDER ZONE CHANGE REQUEST FOR WILLOW GLEN HOLDINGS, LLC FROM COMMUNITY COMMERCIAL-(C-C) TO RECREATIONAL VEHICLE PARK (RVP) AND SET A PUBLIC HEARING FOR APRIL 13, 2021-

Go Civil Eng.-The Commission will consider the application for the zone change and set a public hearing.

Dallas Buckner of Go Civil Engineering came up to say when the first zone change to Community Commercial was done it turns out that was not the correct zone for this use. As discussed in the last item, this is being rectified by the new zone being amended for transient RV parks discussed above. They propose the zone change for the four (4) acres adjacent to Willow Glen Inn. They did put together a site plan but that is not required for the zone change being applied for tonight. This would run concurrent with the above change to the zone. City Manager Dotson said they had a misunderstanding and so he waived the fee for this zone change. These will come together to the Planning Commission and the recommendations to the City Council will include both items.

Chairman Tingey asked if there were questions saying we also need a public hearing on this one. Dallas said as far as the site plan approval goes it will go to the City Engineer. City Manager Dotson said it will be an administrative process instead of a legislative process per State Code which says things have to be in writing to be required.

Commissioner Ley made a motion to set a public hearing for April 13, 2021 on the zone change application for Willow Glen Holdings, LLC from Community Commercial (C-C) to Recreational Vehicle Park (RVP). The motion was seconded by Commissioner Peterson and all voted in favor.

5. CONSIDER ZONE CHANGE REQUEST FOR GRIMSHAW PROPERTY LOCATED ON MIDVALLEY ROAD FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11-Go Civil Eng.-The

Commission will consider the application for the zone change and set a public hearing.

Dallas Buckner of Go Civil Engineering was representing the applicant for this zone change. He said this land is across the street from the City Office. A 300 foot buffer along Midvalley Road will remain zoned commercial. There are two (2) separate parcels. The requested change is from Single Family Residential R-1-18 to Single Family Residential R-1-11. The south parcel is 37 acres and the north parcel is 40½ acres. That would be about 120 lots with R-1-11. Chairman Tingey asked City Manager Dotson about this. He said we purchased the well on the land from the Grimshaw's and own an area around it. Chairman Tingey asked for questions. Commissioner Ley commented on Midvalley Road from Half Mile Road to get in and out of this area. City Manager Dotson talked about other roads. He explained and showed it on the map. He told about easements we own and ones we are getting. Some residents could enter and exit on 600 East also. Chairman Tingey said we are determining what is best for the community here. We may get to the saturation point and this requires a public hearing also. There was more discussion of the roads and the pending roundabout on Midvalley Road and SR-130 that will slow traffic and will take a lot of pressure off this area. There was brief discussion of affordable housing and noted the smaller lots help with that. The developer who was present said he is looking at rezoning to R-1-11 to help keep the cost down and it makes sense to be able to do the project with smaller lots. All agreed it is a good place for a development. Chairman Tingey asked for a motion.

Commissioner Correa made motion to set a public hearing for April 13, 2021 for the zone change request from Single Family Residential R-1-18 to Single Family Residential R-1-11 for the Grimshaw Property. The motion was seconded by Commissioner Peterson and all voted in favor.

6. CONSIDER AMENDING THE ENOCH ZONING ORDINANCE TO CHANGE THE SET-BACKS FOR NEW HOMES IN SINGLE FAMILY R-1-18 ZONES AND SET A PUBLIC HEARING FOR APRIL 13, 2021-City Mgr.

Dotson-The Commission will consider the change and set a public hearing.

City Manager Dotson said this was a request from a landowner in a letter that they talked about at the last meeting. City Manager Dotson said he listed the changes to the ordinance in the packet. Commissioner Ley asked about their discussion of the gas lines in utility easements that Commissioner Meacham brought up last time. He suggested that in places where the easements were 10 feet wide the 25 foot set-back was fine but where the easement was 15 feet wide, the set-back would be better set at 35 feet back. Commissioner Meacham reiterated the reason is in the easements the gas line is placed farthest out away from the power line. That way if there is an accident while digging, the power and gas lines are separated in hopes of avoiding a fire. Commissioner Meacham said they talked about existing easements maintaining the set-back

where it is now and in the newer developments to reduce it to the 25 foot set-back which has now allowed for ten foot easements.

City Manager Dotson said we would have to take portions of the ordinance and say if the easements are 35 feet or 25 feet makes it dependent on what the set-back will be. It would require a 35 foot set-back for 15 foot easements. Chairman Tingey said they decided that was important to state that on the 15 foot easements or 10 foot easements. Steve Woolsey asked about the 10 foot easements saying he did not realize we had changed the ordinance to allow for 10 foot easements. There was brief discussion that Steve did not understand the easement width had been changed and he would be resubmitting his most recent residential minor subdivision where he put in 15 foot easements thinking that was required. City Manager Dotson noted it was the owner of that property who wrote the letter that brought this up due to issues with the 35 foot set-back and the leach lines he has to install for the septic systems where he is located. It was noted this is fixable. He can vacate the old one and create a new one. All agreed that would be fine. Commissioner Ley asked why not we are not showing this change in the M-R-2 Mixed Residential zone because it applies. City Manager Dotson said he would add that. Chairman Tingey asked for motion.

Commissioner Ley made a motion to set a public hearing for April 13, 2021 to amend the Zoning Ordinance to change the set-backs for new subdivisions in R-1-18 zones. Commissioner Correa seconded the motion and all voted in favor.

7. CONSIDER CHANGING ANNEXATION POLICY PLAN LINES-City Mgr.

Dotson-The Commission will continue the discussion of changing the current annexation boundary lines.

Chairman Tingey asked City Manager Dotson about this again saying he was going to bring maps to draw on. City Manager Dotson said he did not get the maps so tonight we will use the screen. He showed the Iron County Zoning Map. The conversation last time was that any changes should consider where we are able and/or willing to provide services and infrastructure and if the land use is good for Enoch to provide services to. City Manager Dotson said the first thing is infrastructure and challenges west of Bulldog Road. There are also challenges on the east side of I-15 and the overlap with Cedar City. We have since talked with some landowners and they are amenable to being on our water and they are good with being in our boundary for possible future annexation. We do provide some water across I-15. There was discussion of BLM land on the east side and whether it is good or not to keep that included. Chairman Tingey asked, if they annex on the east side, are we responsible for roads and the answer was yes. City Manager Dotson noted it is expensive to maintain even dirt roads which are actually more maintenance intensive than chip sealed roads. City Manager Dotson pointed out the private property and the BLM land on the east side of I-15. The thought is do we want to move our boundary to follow private land or keep it square which includes BLM property. City Manager Dotson said just because we follow private property lines on the east side that does not mean they will annex or even want to. It is just a line and if you want services you annex. We don't have to say yes to annexations either. We do have some water service over there already. City Manager Dotson talked about a water tank we plan to add over there. He asked if they agreed with that for it go along private property lines and all agreed that makes sense and move it out of BLM property.

Cedar City's boundary was discussed. Theirs goes right through properties and does not follow property lines and that is not really a good idea per Reed Erickson. Do we want to follow their boundary north or follow it south and overlap them for now or coordinate with them was the question. City Manager Dotson said he did talk to a property owner who is close to there and he wants to annex into Enoch. He has a well that he is willing to negotiate on selling. He also owns land by Willow Glen and wants to do a subdivision. There are no issues with annexing the property by Willow Glen as it meets all requirements for annexation. The south property by

Cedar's line is what he wants to annex into Enoch also and we could lose that in a line change. Due to that we would want to keep him inside our line. Chairman Tingey asked if we want to go south to 3000 North and overlap Cedar City. City Manager Dotson said this is a long term project and we should get with Cedar to talk to them. After that then we talk to the landowners and see what they want. He was inclined to prefer to talk to Cedar City first because they are working on their General Plan right now so it is a good time to get in on the process to determine their intent. He added it is a negotiation with Cedar City. With the landowners it is not.

On west side at Bulldog Road it is an interesting question. There is an annexation coming to the City Council at the next meeting and he showed the property which is in our boundary. We always felt as a City that historically the boundaries are good where they are and we never wanted to get involved with utilities that belong to Cedar City and the County on the east side. We talked about Bulldog Road and we do provide some water service on the west side of Bulldog but haven't done more or made them annex because of the issues with the sewer. All sewer runs east and up to the outfall line on and then west to the sewer treatment plant. The County pays by connection. We built our collection system because Cedar City needed us to be on it so they could qualify for CDBG (federal) funds to even build it. We were a poorer area then and so it helped them qualify with our lower median income, City Manager Dotson explained. We pay by flow and it is metered. We pay 10% of the operating cost even though more people use it. Their capacity is at 68% or so. That is one of the main reasons for the west boundary line at Bulldog Road. That doesn't mean they can't petition to annex but they would have to put in the infrastructure, not the City, and that is costly. We would not do it.

Going to the north we follow Bulldog Road to 6400 North and that is the line now. It follows the section line and property boundaries. The only question is do we want both sides of 6400 North due to the beltway going in there for businesses that will develop there. It was noted the beltway is many years out into the future so we have no idea what commercial businesses would be there but they would undoubtedly come with the truck traffic. There is 100 foot set aside for the belt route. There was a discussion of utilities that are nearby now and that they would extend like the electric power that is just to the north of that now. The County is at 6400 now and the application for the solar farm coming in is vested in the County. He pointed that out on the map saying the County has the application for the solar farm and they won't come here. There was more discussion of the belt route and that the use of federal money for it requires many expensive studies and time consuming projects that come first. Commissioner Meacham suggested running an arbitrary line up there and our intent to make that roadway a part of our City to get the commercial benefits. Next time we will have a proposed map based on this discussion and we will continue to analyze it. No action was taken.

8. PUBLIC COMMENTS-none

9. COMMISSION/STAFF REPORTS

Council Member Ross told about the Wreaths across America mobile exhibit at Cal Ranch on April 15th from 9:00 am to 1:30 pm. It is for community awareness and to raise funds for the program. They will be telling the story of how the program started and grew. She said there were some funds left for next year but they need to raise more money. We laid 107 wreaths last year. There were no other comments.

10. ADJOURN-Motion to adjourn by Commissioner Ley. Motion was seconded by Commissioner Correa and all voted in favor. The meeting ended at 7:35 pm.

 4-13-21
Julie Watson, Recorder **Date**