

MINUTES
ENOCH CITY PLANNING COMMISSION
April 13, 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 on Zoom, Karen Gledhill, Carol Grimshaw, Diane Molnar, Clay Carter, Todd Lloyd, Charlotte & Brad Lark, Bert Pressett, Trent Gleave, Jennifer Davis, L. Rasmussen and Tim Stewart,

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** –Led by Tim Stewart
 - b. **Invocation** –Audience invited to participate. Given by Todd Lloyd
 - c. **Inspirational thought**-Given by Commissioner Ley
 - c. **Approval of agenda for April 13, 2021**-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Meacham and all voted in favor.
 - d. **Approval of minutes for March 23, 2020**-Commissioner Correa made a motion to approve the minutes. Motion was seconded by Commissioner Peterson and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **PUBLIC HEARING REGARDING AMENDING THE ENOCH CITY ZONING ORDINANCE, CHAPTER 12-2300, RECREATIONAL VEHICLE PARK (RVP)-**

The Commission will take public comments on the above item.

Commissioner Ley made a motion to close the regular meeting and go into the public hearing. Commissioner Peterson seconded the motion and all voted in favor.

Chairman Tingey invited public comments saying the public can comment but the Planning Commission does not discuss the issue or answer questions in this part of the meeting. Clay Carter said he lives next door to the RV Park area in Willow Glen. His family started Willow Glen for an events center to enjoy the grounds. He thinks the zone change will affect him more than anyone. He said he has gotten to know the Larks and he fully supports this idea adding he thinks it will be top notch and a good thing for the City. They do things well. He voices support for this.

This is to change the ordinance City Manager Dotson clarified to say this part of the discussion is for the change to the ordinance governing this use and the actual zone change itself which will come next. As of now you can't live in RVs anywhere in Enoch. We are proposing to change it to allow people to live in RV's in other places. He gave more details of other issues in Enoch where people are living in RV's on the property of others for a variety of reasons. We are attempting to find a solution by making changes to the current ordinance. The Planning Commission will make a recommendation on this and then the City Council will look at it and the public will have other chances to comment.

Chairman Tingey asked if there were any more comments adding we are trying too not be oppressive and to be accommodating. There were no other comments.

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

3. CONSIDER AMENDING THE ENOCH CITY ZONING ORDINANCE, CHAPTER 12-2300, RECREATIONAL VEHICLE PARK (RVP)-The Commission will consider the changes and make a recommendation to the City Council.

Chairman Tingey said now we will consider amending the ordinance and will make a recommendation to the City Council. Chairman Tingey said it makes sense to him as written. Commissioner Ley asked about when we were talking at last meeting about have a zoning administrator and questioned that. City Manager Dotson said he is the Zoning Administrator and he will approve site plans. The site plan comes to him first. She said she wanted to make sure. She said we are talking about off street parking and that each has RV lot has that. Is the space between each RV lot adequate for the trucks that tow these things? City Manager Dotson said we did not want to regulate that. The owner will decide how to handle that he said. They can't park outside of the RV Park. The park has to provide space for that. We could add "no parking offsite" for other vehicles. Simple is better. Commissioner Meacham said there may be an issue with offsite parking because off street parking is more specific to the street if a neighbor agrees to let them park there. We want to say off-street parking it gets more to the issue Commissioner Meacham said. Chairman Tingey said there are streets inside the park and streets outside the park. City Manager Dotson said our definition of a street is they can be private. Chairman Tingey said the word "street" is problematic to him also. Commissioner Meacham said to add "off public street parking" and they were good with that. Chairman Tingey asked for a motion if there is no other discussion.

Commissioner Ley made a motion to send a favorable recommendation to the City Council with the amended language as discussed and the renumbering as needed. The motion was seconded by Commissioner Meacham and all voted in favor.

4. PUBLIC HEARING ON A ZONE CHANGE FOR WILLOW GLEN HOLDINGS, LLC FOR FOUR (4) ACRES OF PROPERTY FROM COMMUNITY COMMERCIAL TO RECREATIONAL VEHICLE PARK (RVP)-The Commission will take public comments on the above item.

Commissioner Peterson made motion to close the regular meeting go into the public hearing on the zone change application for Willow Glen Holdings, LLC for four (4) acres of property from Community Commercial (C-C) to Recreational Vehicle Park (RVP). The motion was seconded by Commissioner Meacham and all voted in favor.

Chairman Tingey invited public comments. Noting one comment was previously stated in support.

Diane Molnar said her concern is this is going into a residential area and the impact on Bulldog Road and 3000 North could be substantial. She asked who is in charge of the roads in there. **City Manager Dotson said the County is in charge.** Mrs. Molnar said it is a narrow turn onto Bulldog Road and many don't know how to drive RV's well. If a car is on Bulldog and comes to 3000 North and a big RV comes along that will be dicey. She wants to know who would widen the road and if they would do it. She is concerned about those living nearby. Most have been there 20 years or more and do they really want this commercial development coming into the residential area.

Clay Carter said that is a valid concern however there are gigantic school buses that make that turn all the time with no issues. Western Rock has big trucks driving in there too. The roads can handle that well. He is not concerned about the traffic. He said Willow Glen was not the first

commercial business in that area. Stratton Farms sawmill was the first commercial business zoned there and it has been that way for 30 years or more. Bulldog Meats was also a commercial business in that area long before it was residential. This commercial zone change is not new to the area. Commercial businesses were there first before all the residents now. There were no other comments.

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

5. CONSIDER THE ZONE CHANGE APPLICATION FROM WILLOW GLEN HOLDINGS FOR FOUR (4) ACRES OF PROPERTY FROM COMMUNITY COMMERCIAL TO RECREATIONAL VEHICLE PARK (RVP)-The Commission will consider the zone change application and make a recommendation to the City Council.

Chairman Tingey asked if City Manager Dotson has any comments on the road issues brought up. City Manager Dotson said the County would handle that if needed. We don't know if they would or not and is not up to us. Chairman Tingey asked for thoughts. It was noted the area of traffic concerns is not in the Enoch City limits. It is in Cedar City. City Manager Dotson gave some details about traffic studies but that is not required for this application. There was more brief discussion but no issues. Chairman Tingey asked for a motion.

Commissioner Correa made a motion to send a favorable recommendation to the City Council on the zone change application for Willow Glen Holdings, LLC for four (4) acres of property from Community Commercial (C-C) to Recreational Vehicle Park (RVP). The motion was seconded by Commissioner Ley and all voted in favor.

6. PUBLIC HEARING ON A ZONE CHANGE FOR THE GRIMSHAW FAMILY PROPERTY PARCELS A-0797-0000-0000 AND A-0965-0001-0000 FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11- The Commission will take public comments on the above item.

Commissioner Ley made a motion to close the regular meeting and open the public hearing on the zone change application for the above. The motion was seconded by Commissioner Peterson and all voted in favor.

Chairman Tingey asked for comments.

Sharon Grimshaw Gledhill said they support the zone change speaking as a family member.

Trent Gleave said he owns the property on Midvalley Road in the commercial zone. He said his issues are not problems with changing the zoning. The issue is with out of control development. We have a lot of people and traffic in this town and this makes more garbage everywhere with more housing and more construction. He said contractors are tossing trash everywhere and it gets in his hay field. More and more people make more trash. How many lots would be here he asked? ***Chairman Tingey said we don't know at this point and it will probably be done in phases so maybe 100 lots.*** Trent sad so that is another 700 people in there to add to the trash with streets not adequate for anything let alone the traffic this would bring. He can't get through things with his farm equipment anymore and that is his concern. He does not care about residential zones changing and we don't enforce anything. The PD does not ticket anyone. This is setting us up for disaster with all these people coming in. He sees it everywhere in the County. It is already tough for farm equipment around here.

Chairman Tingey said the issue here is R-1-18 to R-1-11 only. He asked for more comments.

Todd Lloyd said he is speaking for the Grimshaw family. He sells property all over the State and he sees the problems and it needs balance and change. This is a beautiful property and changing the zone will not change it that much. He feels the pain and has the same problems. This is growth and it is coming as farms go away and the need is there for more homes. This will be a

nice development that this area needs. He understands these issues happen all over. Housing needs supersede this right now.

Tim Stewart said he is the potential buyer of this property and he is going from 18,000 sf lost to an 11,000K sf lots and there is not that much difference. There is a greater chance of people buying those lots that are smaller so they can keep them nice compared to the larger lots being unkempt. Growing pains makes the City need to fund the police and other things. Smart growth is needed.

There were no other comments.

Commissioner Ley made a motion to close the public hearing and go back to the regular meeting. The motion was seconded by Commissioner Meacham and all voted in favor.

7. CONSIDER THE ZONE CHANGE APPLICATION FROM THE GRIMSHAW FAMILY PROPERTY PARCELS A-0797-0000-0000 AND A-0965-0001-0000 FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11-The Commission will consider the zone change application and make a recommendation to the City Council.

Chairman Tingey asked for thoughts or comments. Commissioner Correa asked as far as the developer goes will he pave Half Mile Road for access into the development? City Manager Dotson said that depends on this development and how it is set up. The City will chip seal that road. We have been saving since 2005 to do that road and others that have more traffic. There is potential there to get that done and we have talked to the developer about that. There are numerous possibilities about what can be done. There will be improvements. Commissioner Meacham said he has the same issue with this as the last change requested for this same change. When you look at development around it you have an ocean of R-1-18 all around it. R-1-11 lots were approved to be a buffer between more developed and more rural areas. The goal was preserving that rural feel of Enoch. Chairman Tingey said as people got older or younger families with small kids they can't take care of the big half acre lots. We have a need for these smaller lots. Commissioner Ley said these can be mixed if they want to like Settlers Square. That is always an option. There was brief discussion. This was one way to address affordable housing too, Commissioner Correa said. With smaller lots that is more possible. Commissioner Meacham said he did make a good point and it used to be volatile but is not so much anymore. There is not big opposition to the lot size. He just wanted to mention it. Trent said the purchase of the well on there by the City will have it running 365 days a year and he is right next to it. Is there anything to help him when his well goes dry? That is another issue. Water is an issue. Tim Stewart said that is a blessing that the City will have that well right there. What Mr. Grimshaw did to preserve that well for the future was commendable. It was good planning by all on that. City Manager Dotson said someone came in to talk to him about that well before this meeting. He could not promise anything about that. Water is always a concern to the City Council. We are aware of it and want to be good neighbors. To facilitate that is a challenge due to demand. We are doing many things to make it work like converting some wells to secondary irrigation. Chairman Tingey asked for a recommendation to the City Council.

Commissioner Peterson made motion to send a favorable recommendation to the City Council for this zone change for the Grimshaw Family for the parcels as listed above. The motion was seconded by Commissioner Ley and all voted in favor.

8. PUBLIC HEARING REGARDING AMENDING THE ENOCH ZONING ORDINANCE, CHAPTER 12-1700 TO CHANGE THE SET-BACKS FOR NEW SINGLE FAMILY RESIDENTIAL R-1-18 ZONES-The Commission will take public comments on the above.

Commissioner Correa made motion to close the regular meeting and go into the public hearing on changing the set-backs. The motion was seconded by Commissioner Ley and all voted in favor.

Chairman Tingey asked for comments.

Someone asked what this means. Chairman Tingey said this is for the placement of the house to be closer to the road depending on the easement size. He asked for public comments.

There were no comments.

Commissioner Ley made a motion to close the public hearing and go back to the regular meeting. The motion was seconded by Commissioner Meacham and all voted in favor.

9. CONSIDER AMENDING THE ENOCH ZONING ORDINANCE, CHAPTER 12-1700 TO CHANGE THE SET-BACKS FOR NEW SINGLE FAMILY RESIDENTIAL R-1-18 ZONES-The Commission will consider amending the above item and make a recommendation to the City Council.

Commissioner Ley noted we discussed adding the M-R-2 zone which has R-1-18 lots but it is not there. City Manager Dotson said he missed that and will add it in. Commissioner Meacham said he thought it is possible to vacate a portion of a utility easement and does not know how to include that and it would be rare so maybe we don't need to worry about it. If they vacated a portion of an easement, that is contingent upon agreement of all the utilities and is a complicated mess. It was just a thought he said.

Commissioner Ley made motion to send a favorable recommendation on the change to the Zoning Ordinance, Chapter 12-1700 to change the set-backs for R-1-18 zones and adding in the M-R-2 zone. The motion was seconded by Commissioner Correa and all voted in favor.

10. CONSIDER A PLAT AMENDMENT FOR ALLEN AND CAROLINE LEE IN SPANISH TRAILS ESTATES, UNIT 2-New Horizon Engineering-The Commission will consider the application for a plat amendment and make a recommendation to the City Council.

Brent Carter came in on Zoom said the Lee's have a lot in Block 5 on Thoroughbred and Driftwood. The existing house is on south half and they want to split the lot in two to make two half acre lots. This is just a simple plat amendment. A lot of residents there have done this already. It is a simple process and passed Watson Engineering's review. Chairman Tingey asked for discussion and there was none needed.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council to approve the plat amendment for Allen and Caroline Lee in Spanish Trails Estates, Unit 2. The motion was seconded by Commissioner Peterson and all voted in favor.

11. ANNEXATION BOUNDARY MAP DISCUSSION-The Commission will continue the discussion of annexation boundary lines.

City Manager Dotson said the County is working on their Tier 2 map. Cedar City is working on their General Plan update which includes annexation boundary lines. He said he has talked to some residents on the south side of Enoch and they lean more to Enoch than Cedar City for possible future annexation. We need to talk to Cedar as they are in their process. He said he talked to their engineer and is getting with those in charge of the General Plan to come together on the south end to work out the issues with Cedar and some landowners. Maxwell Farms and Ashdown's and Roundy's have been contacted on our south end. We know BLM on the east side is fine with whatever we do.

This only impacts one land owner on the east side who has annexed in some years ago with the understanding we will not provide sewer service. When it comes down to it, expanding to the west creates issues with the sewer system. The Enoch graben is really troublesome. Chairman Tingey asked if Cedar knows what they want. City Manager Dotson said they are still getting comments. There is a tendency with residents on the south end to think they are not in Cedar. Much more expansion is going on down there. He said he would have a physical map to them next time for marking changes we may be considering. Chairman Tingey asked if they Commissioners wanted any discussion or to wait for map. Since it is not pressing we will wait for map. No action was taken.

12. PUBLIC COMMENTS-none

13. COMMISSION/STAFF REPORTS

Council Member Ross apologized for being late saying she brought up roads to the City Council as suggested by Commissioner Correa and also her impression of the Master Transportation Plan meeting.

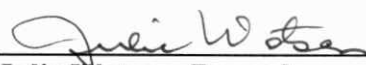
Hayden White reported they got the Church grass on secondary water and Woolsey well is pumping secondary water now. Getting all of the secondary wells going will take pressure off the culinary system to answer Commissioner Ley who asked about what we do when we have a shortage. He gave details of how much water the secondary wells are pumping. There was discussion about Cedar City pumping water out of Enoch wells they own. Snow pack is way down this year, Chairman Tingey said.

City Manager Dotson reported there are many new developments coming our way and much more of what we had tonight. Chairman Tingey said he was surprised to hear about the trash issue from Trent Gleave. He is not seeing that. City Manager Dotson said when people won't bag their trash we can't stop it. The builders are not the ones doing it like Trent said. Chairman Tingey said we need to start some kind of community awareness about trash being thrown out. He sees a lot on Hwy. 91 where you can tell people have just tossed stuff out of car windows. As a community we need more of a culture of pride in the community that says we don't litter here. City Manager Dotson told about the wells we own and are working on obtaining for the City. In regard to the well across the street, it was drilled by Norman Grimshaw with intent of it being used by the City in the future. He worked all his life to make that happen. Obtaining water takes a ton of time and effort but is a City priority. He reported Arbor Day went very well.

Commissioner Correa said with more development coming in what about the review of the PUD's? City Manager Dotson said Council Members David and West Harris are working thru it and it is complex. They feel your pain Council Member Ross said.

Commissioner Peterson said thanks to Public Works for fixing Midvalley Road by Mule Train. His whole house shook when trucks went over the dip that was there.

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

 4-27-21
Julie Watson, Recorder **Date**

Topic: Enoch Planning Commission

Time: Apr 13, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting Meeting ID: 865 0082 3128

Enoch City Planning Commission Meeting
April 13, 2021