

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch City Planning Commission

Time: Jun 8, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86024813688>

Meeting ID: 860 2481 3688

One tap mobile

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Dial by your location

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+1 669 900 6833 US (San Jose)

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+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

Meeting ID: 860 2481 3688

ENOCH CITY PLANNING COMMISSION

NOTICE AND AGENDA

June 8, 2021 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

- 1. CALL TO ORDER OF REGULAR MEETING**
 - a. Pledge of Allegiance –**
 - b. Invocation –Audience invited to participate.**
 - c. Inspirational thought-**
 - c. Approval of agenda for June 8, 2021**
 - d. Approval of minutes for May 25, 2021**
 - e. Conflict of Interest Declaration-**
- 2. PUBLIC HEARING ON THE ENOCH CITY ZONING ORDINANCE, CHAPTER 12-1100 RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY**
- 3. CONSIDER ENOCH ZONING ORDINANCE, CHAPTER 12-1100, SECTION 12-1107, RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 4. SET A PUBLIC HEARING FOR JUNE 22, 2021 ON THE ZONE CHANGE FROM COMMUNITY COMMERCIAL C-C TO SINGLE FAMILY**

RESIDENTIAL R-1-18 FOR PETER & MEGAN STEAD, PARCEL #A-0916-0002-0003

- 5. CONSIDER A MINOR SUBDIVISION/RECORD OF SURVEY FOR PERKINS, SHOPPMANN, DEMILLE PROPERTY PARCEL #A-0575-0007-0000 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Woolsey Land Surveying**
- 6. CONSIDER THE PROCESS FOR REQUIRED LAND USE TRAINING-Chairman Tingey**

PUBLIC COMMENTS

COMMISSION/STAFF REPORTS

ADJOURN

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on June 4, 2021.

	<u>6-3-21</u>
Julie Watson, Recorder	Date

MINUTES
ENOCH CITY PLANNING COMMISSION
May 25, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Greg Peterson
Commissioner Andrew Meacham-Zoom
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Ross-absent
Julie Watson, City Recorder-Zoom

PUBLIC PRESENT: Steve Woolsey, Robert Platt and Megan Stead on Zoom,

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** –Led by Commissioner Peterson
 - b. **Invocation** –Audience invited to participate. Given by Commissioner Correa
 - c. **Inspirational thought**-Given by Commissioner Meacham
 - c. **Approval of agenda for May 25, 2021**-Commissioner Peterson made motion to amend the agenda to remove item #3, as the applicant changed his mind on the action and withdrew the application. **Motion was seconded by Commissioner Ley and all voted in favor.**
 - d. **Approval of minutes for May 11, 2021**-Commissioner Ley made a motion to approve the minutes. **Motion was seconded by Commissioner Peterson and all voted in favor.**
 - e. **Conflict of Interest Declaration**-Commissioner Peterson said his son works for Megan so he wanted that on the record. He said he is not compromised on any decisions. There were no other conflicts of interest stated.
2. **CONSIDER A ZONE CHANGE APPLICATION FOR MEGAN & PETER STEAD, PARCEL #A-0916-0002-0003 FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE FAMILY RESIDENTIAL R-1-18 AND SEND A RECOMMENDATION TO THE CITYCOUNCIL**-Megan Stead

Megan Stead said they are building a home by the Rec Complex which is zoned Community Commercial (C-C) and want the lot to be Single Family Residential R-1-18. They don't want to have to worry about more commercial businesses going in by their new home. City Manager Dotson said this is located in Block 2, Lot 3 of Village Green Farms and it is a large lot. He gave the dimensions. To the southwest is all residential now. He pointed it out on the map. Megan said it is 1.320 acres. Chairman Tingey asked for discussion or any reason not to do this saying we need a motion if ready.

Commissioner Ley made a motion to send a favorable recommendation the zone change from Community Commercial (C-C) to Single Family Residential (R-1-18) for Peter and Megan Stead, Parcel #A-0916-0002-0003 to the City Council. The motion was seconded by Commissioner Correa and all voted in favor.
3. **Peter Grimshaw withdrew the application-CANCELED ITEM-CONSIDER A ZONE CHANGE APPLICATION FOR PETER GRIMSHAW & BARBARA DYKSTRA FOR PARCELS #A-0964-0003-0002, #A-0964-0003-004, AND #A-0964-**

**0003-0003 FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO RURAL
RESIDENTIAL R-R-1-City Mgr. Dotson**

**4. CONSIDER PRELIMINARY PLAT FOR EAGLE VALLEY ESTATES, PHASE 2-
Platt & Platt**

Robert Platt of Platt & Platt Engineering said this is Phase 2 of Eagle Valley Estates and has 20 lots. It is zoned R-1-11 already. It is located at about 4600 N. and is behind Fosters Market and to the south. The plat was reviewed by the City Engineer and met all requirements. They have coordinated with City Manager Dotson on all the plans. They put the detention pond in Phase 1 with a fence around it and it serves both phases. They will have secondary irrigation. Commissioner Ley asked if they will put in the pipe for the secondary system. City Manager Dotson said the City is installing the pipe because the secondary line is right there. We don't require it but want everyone who can to use it so we are doing this. Commissioner Ley said since these are smaller lots she didn't think it was necessary to have a secondary system. City Manager Dotson said the City Council is talking of requiring it if within a certain distance of the line but that action is not completed yet. It will come to the Planning Commission later. This is to the City's benefit to do this. The discussion is to continue to save water. Hayden is figuring how much per lot it costs and it is about \$5,000. At some point we will add this requirement to the Subdivision Ordinance. It won't be retroactive in developed subdivisions. Since this subdivision is not yet built and the line is close and easy to install so it makes sense here. Commissioner Ley said she just wondered and all thought it was good.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council on Eagle Valley Estate Phase 2. The motion was seconded by Commissioner Meacham and all voted in favor.

**5. CONSIDER REVISED DRAFT OF ZONING ORDINANCE, CHAPTER 12-1107.
RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY AND SET A
PUBLIC HEARING FOR JUNE 8, 2021-City Mgr. Dotson**

Chairman Tingey thanked Commissioner Peterson for his suggestions and rewrite asking for discussion on this. Commissioner Ley was wondering if there should be requirements on the application when they apply to do this. Commissioner Peterson said it is already in the ordinance. City Manager Dotson said it is in code for set-backs. It was discussed that on private property we should not say "30 days" because we can't really enforce that. It is written they can be cited for dumping sewage onto the ground so that is covered. The other utilities are their problem. The "written consent of property owner" covers everything else putting any liability on the owner. There was more brief discussion of terminology and syntax.

Permitting is applied for by the property owner or the person may also apply for RV living with written consent of the property owner. All agreed that was a better way to state it. Chairman Tingey said we talked about those things already and that it would be fine for those doing this to continue until the end of the year to change arrangements that already exist. After more discussion, it was agreed that if and when this passes, it should begin with the application process right now. They come in now and apply for the permit. We will add that a new permit is good for one year. No grandfathering, Commissioner Peterson confirmed. The permit is for 12 months from when you apply. Commissioner Ley said to City Manager Dotson when building a home they had one year to build it. We took that out and they don't have to do that. They have stop living in the RV when building to receive the C of O. Removing that makes sense. It doesn't matter if the reason is for building a home or something else. Commissioner Correa said he looks for the worst thing that can happen. Item "b" means it is only permitted in an RV park. We are getting a temporary RV park. It was noted the City Council still could say no or change to this, Commissioner Peterson reminded them. Most other communities do not allow this at all and that

is in the minutes. Chairman Tingey said he feels good about this now. Commissioner Meacham likes the new wording and likes that it takes out the rental part that bothered him so it is not as restrictive. Chairman Tingey asked for a motion to set a public hearing.

Commissioner Peterson made motion to set a public hearing for June 8th for the RV temporary living ordinance. The motion was seconded by Commissioner Ley with changes as discussed on the two item “c’s” and all voted in favor.

6. CONSIDER REQUIRED LAND USE TRAINING AND HOW TO ACCOMPLISH THE REQUIREMENT- Chairman Tingey-New State law H.B. 409 requires all Planning Commission Members in cities of the fifth class or larger to participate in annual land use training.

Chairman Tingey said every year we have to have four (4) hours of land use training. The “fall back” is asking City Manager Dotson taking a section at the end of every meeting for his training. It is also online from the League and can be done individually at each person’s convenience. It covers everything and gives a certificate when done. City Manager Dotson explained how to access the online training. All preferred that option. We can bring questions to discuss in the meetings. Online trainings do bring up questions and with group training you can deflect off each other. City Manager Dotson recommends doing it together in meetings to not re-do questions over and over. We could take 15-30 minutes for each subject and relating it to what we are doing. That is more effective. State Code requires you have to have a full group. If you attend 12 meetings you get one hour. If you miss a meeting you blow that. Chairman Tingey agreed that works better and we can look online individually to get ideas and questions. He suggested we take two weeks and look online and then decide how to do this. All agreed a hybrid approach is good. City Manager Dotson will send the link. Next meeting we’ll decide and then start training the next meeting.

7. PUBLIC COMMENTS-none

8. COMMISSION/STAFF REPORTS

Commissioner Correa commented on SR-130 being closed all day. City Manager Dotson reported a child got hit on a bike in the intersection. The truck was going slow but the child had to go to the hospital.

Hayden White reported the cemetery is cleaned up for Memorial Day. They are finishing paving areas. There are lots of park reservations.

City Manager Dotson reported the 4th of July is taking place on the 5th at Old Enoch Park. We will be having the hot dogs. We are not sure on games for kids and other things yet. The Wings of Death competition will take place. The grand prize is \$1,000. He told about the Mayor’s hot sauces. The fireworks will be set off on July 24th because if it very dry and with the low moisture content anything will catch fire. The FD is stressed and is putting out fires almost every night. We will do on the fireworks on the 24th to take the pressure off them. He asked all to please cut or dig out thistle if they see it. That will help staff. Because of the dry winter even thistle didn’t come up like it used to. He asked all to please water appropriately. They will put out door hangers about watering on odd and even days by address. We are trying to get out information from the Conservancy District to conserve water in every way possible. We are coordinating with the schools and churches and they are on secondary irrigation now. Crunchy grass will come back.

9. ADJOURN-Motion to adjourn by Commissioner Peterson. Motion was seconded by Commissioner Ley and all voted in favor. The meeting ended at 6:24pm.

Julie Watson, Recorder

Date

Meeting ID: 881 9963 3961

CHAPTER 12-1100. ZONING DISTRICTS

Section 12-1107. RECREATIONAL VEHICLES/TRAVEL TRAILERS -TEMPORARY

12-1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS -TEMPORARY.

- (1) The use of recreational vehicles/travel trailers for living quarters is allowed by an official conditional use permit in all zones under the following conditions:
 - a. Only one recreational vehicle/travel trailer can be used as temporary living quarters on a single lot/parcel, and
 - b. Recreational vehicle/travel trailers must comply with corresponding zoning district set-back requirements, and
 - c. For one (1) year ~~when a building is being constructed/remodeled.~~
- (2) Application Procedures.
 - a. The use of recreational vehicles/travel trailers for living quarters shall be submitted to the Enoch City Manager or designee for review and approval.
 - b. An application recommended for disapproval by the Enoch City Manager or designee may be appealed to the Enoch City Planning Commission in accordance with part 12-625 Appeals found in this code.
 - c. A Recreational Vehicles/Travel Trailer Permit may be applied ~~for by a renter only~~ with written consent of the property owner and every application must be signed by the property owner.
- (3) Enforcement. Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who stores, maintains, or otherwise keeps a recreational vehicles/travel trailers in violation of any detailed statement of plan submitted by owner and approved under the provisions of this ordinance shall be guilty of an infraction and, upon conviction thereof, shall be subject to punishment as provided by Utah State law.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-07-07**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE
ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING
OF APPROXIMATELY 1.320 ACRES OF PROPERTY OWNED BY PETER AND
MEGAN STEAD, PARCEL #0916-00002-0003 LOCATED ON HIGHWAY 91
FROM COMMUNITY COMMERCIAL C-C TO SINGLE FAMILY
RESIDENTIAL R-1-18**

WHEREAS, the owners of 1.320 acres of property, Peter and Megan Stead, Parcel #0916-0002-0003 located on Highway 91 have applied to have the zoning changed from Community Commercial C-C to Single Family Residential R-1-18 ; and

WHEREAS, the Enoch City Planning Commission held a public hearing on June 22, 2021 after noticing as required by State law; and

WHEREAS, the Planning Commission discussed the matter and made a favorable recommendation for the zone change; and

WHEREAS, the Enoch City Council has determined that the zone change request meets City requirements;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that the zoning of approximately 1.320 acres of property owned by Peter and Megan Stead located on Highway 91 be changed from Community Commercial C-C to Single Family Residential R-1-18 per the attached map and legal descriptions.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 7th day of July 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 7th day of July 2021

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

VOTING:

David Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
West Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Jolene Lee	Yea___	Nay___

SEAL:

Julie Watson, City Recorder

IRON COUNTY PLATS

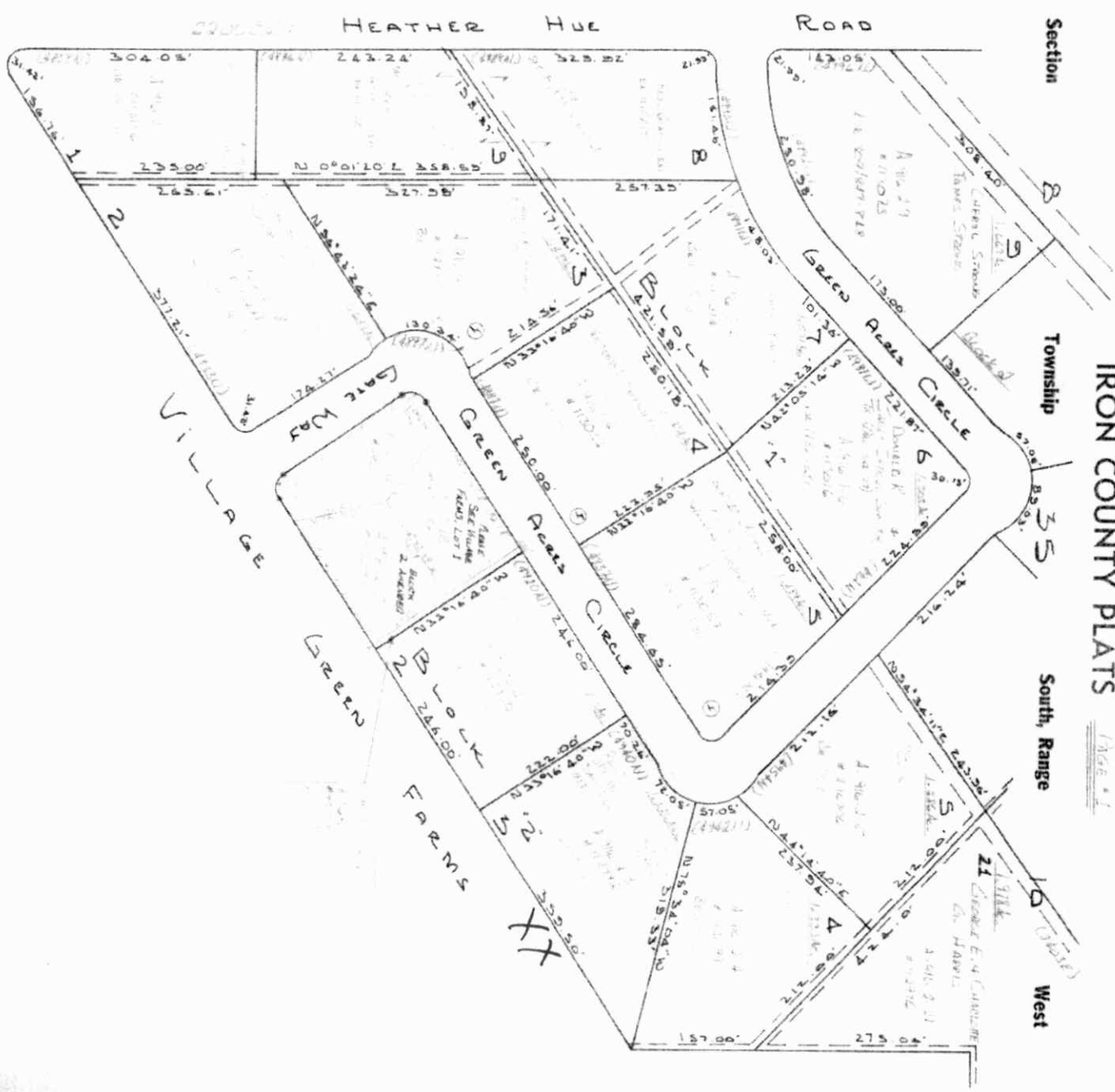
Page 1

Section

Township

South, Range

West



Scale 1 inch = 1 foot

For Office Use Only

Fees received by: _____ Date of submittal: _____
Amount Paid: _____ Receipt #: _____

Initial Review, all of the required supporting materials have
been provided: _____

PC/CC Meeting Date: _____



MINOR SUBDIVISION

Final Plat Application \$132.80

Project/Subdivision Name: MINOR SUBD. / RECORD OF SURVEY
Approx. Location: 4200 N. STREET
Parcel Number(s): A-0575-0007-0000 Total Acres: 11.56
Current Zone: R-1-18

Surrounding Land Uses: R-1-18
Number of Lots: 3 # Lots Per Acre: _____
Phase: 1 of _____ PUD: Yes / No

PARCELS

Contact Information

Developer or Agent

Name: Becky Demille
Company Name: 346 S. 450 W
Address: _____
City/State/Zip: CEGAR CITY
Phone: 559-2346 Fax: _____
Email: demillebecky@gmail

Best Way/Preferred Method of Contact:

☒ Email _____ Phone _____ Fax _____ Mail _____

Surveyor

☒ Check here if same as Engineer

Name: _____
Company: _____
License #: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

**Developer's Surveyor
Engineer**

Name: Steve Woolsey
Company: WOOLSEY LAND SURVEYING
License #: 4938769
Address: 50 W 3600 N
City/State/Zip: ENOCH, UT
Phone: 559-2315 Fax: _____
Email: SteveW@infowest.com

Best Way/Preferred Method of Contact:

☒ Email _____ Phone _____ Fax _____ Mail _____

Property Owner(s)

☒ Check here if same as Developer

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

LOCATED IN SECTION 13, T35S, R77W, S12E, 4M
ENOCH CITY, IRON COUNTY, UTAH





Plan Review Comments

PROJECT: **Demille, Schoppmann, Perkins Minor Subdivision** DATE: **Jun 03, 2021**
Within Section 13, T35S R11W SLM
Enoch City, UT

TO: **Woolsey Land Surveying, P.C.**
50 W 3600 N PHONE: (435) 559-2315
Enoch City, UT 84721

ATTN: **Steve Woolsey** EMAIL: steve@infowest.com

RE: **Demille, Schoppmann, Perkins Minor Subdivision**
1st Review Submittal

REMARKS:

Watson Engineering Company, Inc. has been asked by Enoch City to provide a Plan Review of the Minor Subdivision. Please provide a written response to each of the following items when the plans are submitted to the City.

1. Provide coordinates for found monuments.
 - a. Complete.
2. Provide note clarifying what coordinate system was used.
 - a. Complete.
3. Show bearings and distances for east side of the private easement.
 - a. Complete.
4. According to Google Earth there are some existing structures located on Parcel 3. If they will be remaining, please provide locations and distances to the property line.
 - a. Complete.
5. Provide a copy of deeds for review. Deeds will be reviewed for just the legal description and PUE, not for title or ownership.

Please do not hesitate to contact us with any additional questions.

Signed:



Colin Campbell
Plan Reviewer

Date: 06/03/2021



WATSON
ENGINEERING COMPANY, INC.

Enrolled Copy H.B. 409 May 5, 2021

Planning Commissioner Training

(6) (a) (i) This Subsection (6) applies to:

(A) a city of the first, second, third, or fourth class;

(B) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and

(C) a metro township with a population of 5,000 or more.

(ii) The population figures described in Subsection (6)(a)(i) shall be derived from:

(A) the most recent official census or census estimate of the United States Census Bureau; or

(B) if a population figure is not available under Subsection (6)(a)(ii)(A), an estimate of the Utah Population Committee.

(b) A municipality described in Subsection (6)(a)(i) shall ensure that each member of the municipality's planning commission completes four hours of annual land use training as follows:

(i) one hour of annual training on general powers and duties under Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act; and

(ii) three hours of annual training on land use, which may include:

(A) appeals and variances;

(B) conditional use permits;

(C) exactions;

(D) impact fees;

(E) vested rights;

(F) subdivision regulations and improvement guarantees;

(G) land use referenda;

(H) property rights;

(I) real estate procedures and financing;

(J) zoning, including use-based and form-based; and

(K) drafting ordinances and code that complies with statute.

(c) A newly appointed planning commission member may not participate in a public meeting as an appointed member until the member completes the training described in Subsection (6)(b)(i).

(d) A planning commission member may qualify for one completed hour of training required under Subsection (6)(b)(ii) if the member attends, as an appointed member, 12 public meetings of the planning commission within a calendar year.

(e) A municipality shall provide the training described in Subsection (6)(b) through:

(i) municipal staff;

(ii) the Utah League of Cities and Towns; or

(iii) a list of training courses selected by:

(A) the Utah League of Cities and Towns; or

(B) the Division of Real Estate created in Section 61-2-201.

(f) A municipality shall, for each planning commission member:

(i) monitor compliance with the training requirements in Subsection (6)(b); and

(ii) maintain a record of training completion at the end of each calendar year.

Password is

LUAPROMO