

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 redo 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

6-8-21

Date

Meeting ID: 881 9963 3961