

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
June 22, 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 22, 2021**
 - d. Approval of minutes for June 8, 2021**
 - e. Conflict of Interest Declaration-**
- 2. PUBLIC HEARING ON ZONE CHANGE FOR MEGAN & PETER STEAD FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE FAMILY RESIDENTIAL R-1-18**
- 3. CONSIDER ZONE CHANGE APPLICATION FOR PETER & MEGAN STEAD FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE FAMILY RESIDENTIAL R-1-18 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 4. PUBLIC COMMENTS**
- 5. COMMISSION/STAFF REPORTS**
- 6. 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 16, 2021.


Julie Watson, Recorder

6-17-21
Date

MINUTES
ENOCH CITY PLANNING COMMISSION
June 8, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Greg Peterson-absent
Commissioner Andrew Meacham
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

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm. He excused Commissioner Peterson.
 - a. **Pledge of Allegiance** –Led by Steve Woolsey
 - b. **Invocation** –Audience invited to participate. Given by Chairman Meacham
 - c. **Inspirational thought**-Given by Commissioner Correa
 - c. **Approval of agenda for June 8, 2021**-Chairman Meacham made a motion to approve the agenda. Motion was seconded by Chairman Ley and all voted in favor.
 - d. **Approval of minutes for May 25, 2021**-Chairman Meacham made a motion to approve the minutes. Motion was seconded by Chairman Correa and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated
2. **PUBLIC HEARING ON THE ENOCH CITY ZONING ORDINANCE, CHAPTER 12-1100 RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY**
Chairman Meacham made motion to close the regular meeting and open the public hearing on the Enoch Zoning Ordinance, Chapter 12-1107 Recreational Vehicles-Travel Trailers-Temporary. The motion was seconded by Chairman Correa and all voted in favor. Chairman Tingey invited public comments. There were none.
Chairman Correa made a motion on to close the public hearing and go back to the regular meeting. Motion was seconded by Chairman Meacham and all voted in favor.
3. **CONSIDER ENOCH ZONING ORDINANCE, CHAPTER 12-1100, SECTION 12-1107, RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
Chairman Tingey asked for thoughts on this as discussed in the last several meetings. Chairman Ley asked how this will be noticed to the public living in RV's if it is passed by the City Council. City Manager Dotson he will post it on the website and other sources. He also has the letters he wrote to those already doing this and he can contact them that way as they will be required to apply for a permit immediately. We will contact them, he assured her. Chairman Tingey asked for a motion.
Chairman Meacham made a motion to send a favorable recommendation to the City Council on the Enoch Zoning Ordinance, Chapter 12-1100, Section 12-1107, Recreational

Vehicles/Travel Trailers-Temporary. The motion was seconded by Chairman Ley and all voted in favor.

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**

Chairman Ley made a motion to set a public hearing for 6-22-21 for a zone change for property owned by Peter & Megan Stead, Parcel #A-0916-0002-0003 from Community Commercial C-C to Single Family Residential R-1-18. The motion was seconded by Chairman Correa and all voted in favor.

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**

Steve Woolsey of Woolsey Land Surveying came up to say this is a routine minor subdivision for the owners of this property. It is located on 4200 North on the south side and they are splitting it into three parcels. They annexed into Enoch City a few months ago. There is a private access on the west boundary line so all have legal access. That is not a dedicated road. It is also a public utility easement in that road. The east side is a fence line. It was reviewed by Watson Engineering and meets all requirements. Chairman Tingey asked City Manager Dotson if there was anything he had to add about this. He said it meets it all requirements and was reviewed by the City Engineer.

Chairman Meacham made a motion to send a favorable recommendation to the City Council on the Minor Subdivision and Record of Survey for the Perkins, Shoppmann and Demille property. The motion was seconded by Chairman Correa and all voted in favor.

6. **CONSIDER THE PROCESS FOR REQUIRED LAND USE TRAINING-Chairman Tingey**

Chairman Tingey asked if they all looked at this online. He suggested we could each do a course online and then have City Manager Dotson pick out ten minutes worth of the most important things after we all get our own certificates. City Manager Dotson suggested it is helpful to use things we are working on currently as examples of what relates to things in the online courses. Chairman Correa said he went through it at his own pace and got his certificate on the first course. He found that was convenient to do it that way. They all seemed to like that idea. Chairman Tingey said that sounds like a good way to do it. They will each go through it on their own and then discuss pertinent facts for a few minutes at the end of each meeting. Chairman Tingey said if we do this every two weeks we will meet the requirement. It was decided everyone would do their first chapter alone and get the certificate. City Manager Dotson will then hold a ten minute discussion.

7. **PUBLIC COMMENTS-none**

8. **COMMISSION/STAFF REPORTS**

Council Member Ross apologized for missing another meeting saying she was ill. She thanked them for their time saying the City Council will be sending more things to work on.

City Manager Dotson said he sent letters to the property owners to the south in the annexation declaration area that would conflict with Cedar on the overlapping area. He got an email from the City Manager of Cedar City who requested a meeting to discuss the overlap. Chairman Tingey

read aloud a copy of the letter City Manager Dotson had sent to the residents involved. City Manager Dotson said this does not include Maxwell Farms as we are talking to them already. City Manager Dotson said Cedar is reworking their General Plan and this is part of it regarding of the overlap. City Manager Dotson he is not sure when Cedar City will be done with revamping their General Plan however they want to talk to us and it is amicable. Chairman Tingey said what we want to do is common sense. City Manager Dotson said the line is not a law or ordinance. It is a line on a map and people can annex to whatever entity they want to if they ever want to. The main thing is the ability to provide services on a declaration line.

9. ADJOURN-Chairman Ley made motion to adjourn. Motion was seconded by Chairman Meacham and all voted in favor. The meeting ended at 6:05 PM.

		Meeting ID: 860 2481 3688
Julie Watson, Recorder	Date	

IRON COUNTY PLATS

Page 41

Section

Township

South, Range

West



Scale
feet—1 inch.

Map Co. L. 1880