

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch City Planning Commission

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82277107476>

Meeting ID: 822 7710 7476

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+1 929 436 2866 US (New York)

Meeting ID: 822 7710 7476

ENOCH CITY PLANNING COMMISSION

NOTICE AND AGENDA

July 13, 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 July 13, 2021**
 - d. Approval of minutes for June 22, 2021**
 - e. Conflict of Interest Declaration-**
- 2. CONSIDER ZONE CHANGE FOR GRIMSHAW FAMILY TRUST, PARCELS #A0752, #A-0754, #A0757, #A0757-0003 & #A-0757-0002 FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11 AND SET A PUBLIC HEARING FOR 7-27-21**
- 3. CONTINUE DISCUSSION OF ANNEXATION DECLARATION BOUNDARY LINES AND SET A PUBLIC HEARING FOR 7-27-21, IF READY-Annexation declaration boundary lines are being considered for possible changes.**
- 4. LAND USE TRAINING REVIEW OF MODULE 1-City Mgr. Dotson**

5. PUBLIC COMMENTS

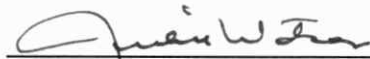
6. COMMISSION/STAFF REPORTS

7. 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 8, 2021.

 7-8-21
Julie Watson, Recorder Date

MINUTES
ENOCH CITY PLANNING COMMISSION
June 22, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

PUBLIC PRESENT: Megan Stead and Steve Daynes

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm. He excused City Manager Dotson.

- a. **Pledge of Allegiance** –Led by Megan Stead
- b. **Invocation** –Audience invited to participate. Given by Commissioner Ley
- c. **Inspirational thought**-Given by Commissioner Ley
- c. **Approval of agenda for June 22, 2021**-Commissioner Meacham made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.
- d. **Approval of minutes for June 8, 2021**-Commissioner Ley made a motion to approve the minutes correcting that Council Member Ross was on Zoom and not absent. Commissioner Correa seconded the motion and all voted in favor.
- e. **Conflict of Interest Declaration**-none stated

2. **PUBLIC HEARING ON ZONE CHANGE FOR MEGAN & PETER STEAD FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE FAMILY RESIDENTIAL R-1-18 FOR PARCEL #A-0916-0002-0003**

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

Chairman Tingey invited public comments.

Megan Stead said they want this zone change from commercial to single family residential R-1-18 for their home. There were no other public comments.

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

3. **CONSIDER ZONE CHANGE APPLICATION FOR PETER & MEGAN STEAD FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE FAMILY RESIDENTIAL R-1-18 FOR PARCEL #A-0916-0002-0003 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Chairman Tingey invited comments or a motion to make a recommendation. All agreed there is no reason not to do this and is a good place for this zone.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the zone change application for Peter & Megan Stead to change the zoning of their property from Community Commercial C-C to Single Family Residential R-1-18 and all voted in favor.

4. PUBLIC COMMENTS-Megan Stead thanked the Planning Commission and said they are looking forward to living in Enoch.

5. COMMISSION/STAFF REPORTS

Council Member Ross told about the City Council discussion of the RV ordinance and that the opinion is split about half and half in favor and against. There was also a discussion of roads in Minor Lot Subdivisions and that may be coming to the Planning Commission for review. Another issue with large Minor Lot Subdivisions was how many times they can be subdivided by the same owner. The 4th of July will be celebrated on July 5th and the Mayor is very excited about the “Wings of Death” contest. We will have the hot dogs and other activities starting at 5:00 pm. She said she would be gone for the next meeting on the 13th.

Julie Watson reported her replacement has been hired and she will train that person for a year. She also announced the candidates who filed to run in the election.

Commissioner Ley told about a PUD type option in Cedar where the outside homes on the periphery are larger lots and the lots get smaller going to the inside. This is a variation of a PUD ordinance but is not an official PUD. It allows for smaller lots than they used to allow before. The density in middle is quite dense however the outside lots give the feel of the rural type thing that is popular. It also has to be owner occupied. The homes can't be rentals.

Commissioner Meacham said he would be absent on the 13th also.

6. ADJOURN-Motion to adjourn by Commissioner Ley. Motion was seconded by Commissioner Peterson and all voted in favor. The meeting ended at 5:55 pm.

Julie Watson, Recorder

Date



REQUEST FOR ZONE
CHANGE

OWNER'S NAME(S) Norman J. Grimschaw Family Trust

Carol Grimschaw

ADDRESS

R. Larry & Joy Breugh

TELEPHONE

801-357-9673

EMAIL Kareful1@gmail.com

Karan Sleathill

LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED

See Attached

R-1-18 to R-1-11

With this application, include 7 copies of 11"x 17" size of plat map showing areas to be rezoned including surrounding area within 1/2 mile of this property.

Your request will be reviewed by the Enoch City Planning Commission, who, if they approve, will hold a required public hearing after a ten (10) day notice is published in the local newspaper, on the City website and at the City Office. The area to be rezoned will also be posted with signs to inform the nearby residents. The Planning Commission will then make a recommendation to the City Council, who will deliberate the matter and either approve or deny the zone change by ordinance.

The fee for the zone change request is \$500, payable upon submission of the request and plat maps.

Paid ☒ Y ☐ N Check # 4177 Date 6-29-31

I, Julie Watson, Enoch City Recorder, acknowledge this zone change request and will begin the process to facilitate the requested zone change.

Julie Watson

Julie Watson, Enoch City Recorder

6-29-31

Date

A-0752-0000-0000: NORMAN J GRIMSHAW FAMILY TRUST, 1006 DAVIS CREEK LN, FARMINGTON, UT 84025

COM 20RN FR SW COR E1/2NW1/4SEC 7,T35S,R10W,SLM;N 14R,E'LYON LINEW1PT 21.82RDS N PT 40RDS W FR SE COR SD SUBD;12.54RDS,N 5.15RDS,E'LY29.27RDS TO PT 27.15RDS N PT 40RDS W FR SW COR THEREOF,S 7.15RDS,W 40RDS.

A-0754-0000-0000: NORMAN J GRIMSHAW FAMILY TRUST, 1006 DAVIS CREEK LN, FARMINGTON, UT 84025

COM 2 RDS N FR SW COR SE1/4NW1/4 SEC 7,T35S, R10W, SLM; N 18 RDS, E 12.88 RDS, S 18 RDS, W 12.88 RDS TO POB.

A-0757-0000-0000: NORMAN J GRIMSHAW FAMILY TRUST, 1006 DAVIS CREEK LN, FARMINGTON, UT 84025

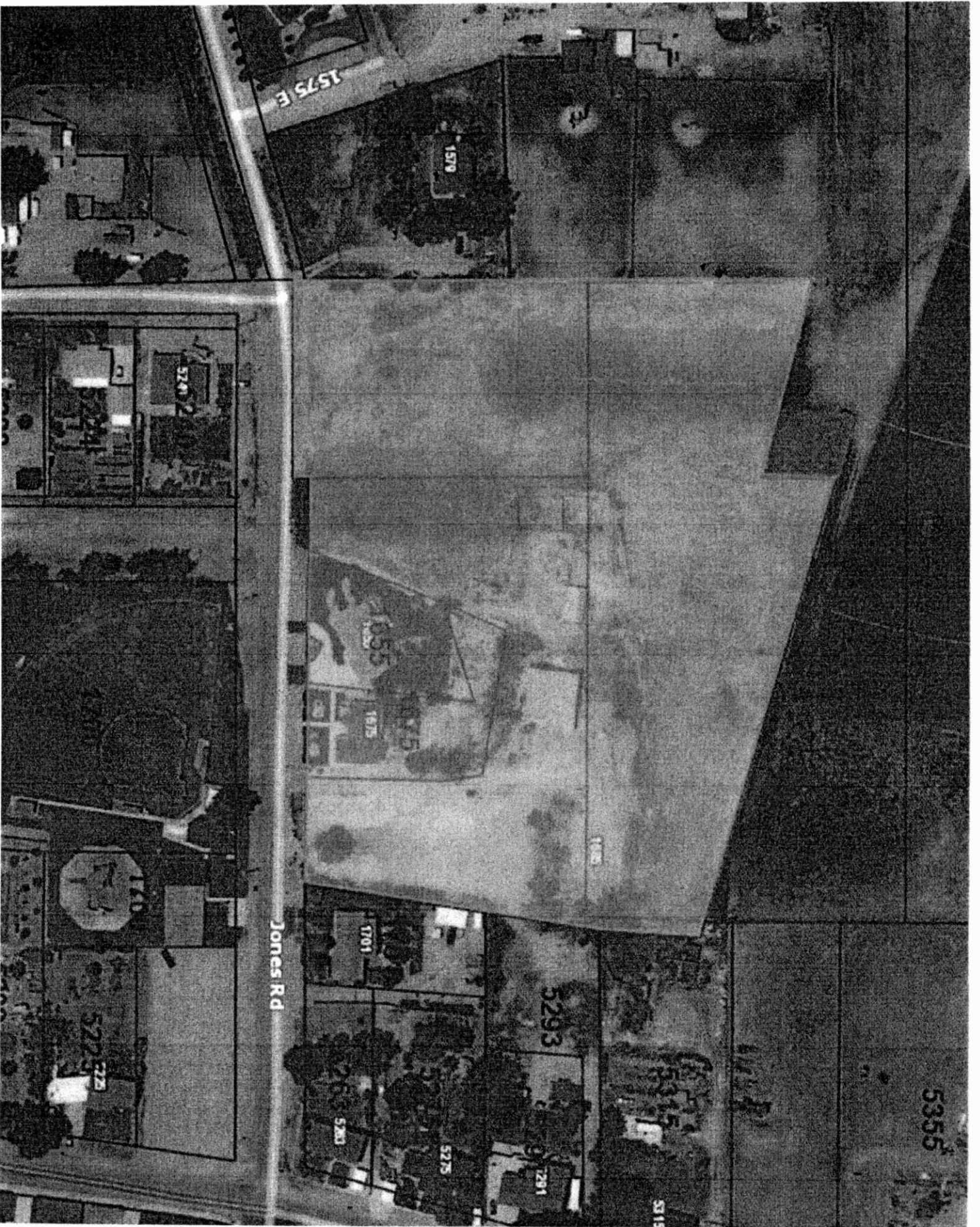
BEG AT PT N89°53'53"W ALG 1/4 SEC LN 702.68 FT & N07°29'46"E 33.28 FT FR CTR 1/4 COR SEC 7,T35S,R10W, SLM; ALG EXIST FENCE LINE AS FOLLOW: N07°29'46"E 193.61 FT; N08°29'39"E 122.82 FT; N07°30'54"E 97.25 FT; DEPART SD FENCE N73°23'07"W 17.74FT; S00°05'58"W 117.98 FT; N89°53'53"W 452.25 FT; S00°13'45"W 297.00 FT; S89°53'53"E 78.69 FT; N21°56'28"E 151.46 FT; N73°36'55"E 107.00 FT; S07°29'46"W 172.39 FT; S89°53'53"E 199.07 FT TO POB; LESS A-757-3.

A-0757-0003-0000: CAROL GRIMSHAW, 1675 E 5250 N, ENOCH, UT 84721

BEG AT PT N89°53'53"W ALG 1/4 SEC LN 702.68 FT & N07°29'46"E 33.28 FT & N89°53'53"W ALG R/W LN 108.41 FT FR CTR 1/4 COR SEC 7,T35S,R10W, SLM; N89°53'53"W ALG R/W LN 95.00 FT; N07°29'46"E 172.39 FT ; S73°36'54"W 107.00; N21°56'28"E 64.91 FT; S81°11'53"E 149.52 FT; S09°16'46"E 38.32 FT; S01°14'08"W 140.44 FT TO POB; TOG W/ RDWAY & UTIL EASE DESC REC BK 1110/1167. SUBJ TO EASE FOR EXSIT ENOCH CITY SEWER LN.

A-0757-0002-0000: RULON LARRY/ESTELLA JOY BROUGH REVOCABLE LIVING TRUST, 1655 E 5250 N, ENOCH, UT 84721

BEG AT PT N89°53'53"W ALG 1/4 SEC LN 901.75 FT & N00°00'00"E 33.00 FT FR CNTR 1/4 COR SEC 7,T35S,R10W, SLM; N89°53'53"W 136.76 FT; N21°56'28"E 151.46 FT; N73°36'55"E 107.00 FT; S07°29'46"W 172.39 FT TO POB.



Enoch City
ANNEXATION DECLARATION BOUNDARY LINE
2020

Minersville Hwy 130

