

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.

 7-14-21
Julie Watson, Recorder Date