MINUTES
ENOCH CITY PLANNING COMMISSION
July 13, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Commissioner Leonard Correa-absent
Commissioner Greg Peterson
Commissioner Andrew Meacham-absent
Commissioner Debra Ley
Commissioner Bob Tingey

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

PUBLIC PRESENT: Carol Grimshaw and Karen Gledhill

1. **CALL TO ORDER OF REGULAR MEETING-**By Chairman Tingey at 5:30 pm. He excused Commissioner Correa, Commissioner Meacham and Council Member Ross who were out of town.
   - **a. Pledge of Allegiance** –Led by Karen Gledhill
   - b. **Invocation** –Audience invited to participate. Given by Commissioner Peterson
   - **c. Inspirational thought-**Given by Commissioner Peterson
   - **c. Approval of agenda for July 13, 2021-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.**
   - **d. Approval of minutes for June 22, 2021-Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Ley and all voted in favor.**
   - e. **Conflict of Interest Declaration-**none stated

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**

Chairman Tingey asked City Manager Dotson about this application. He said the applicants are here and can tell you about it. He said the zone change is for the Grimshaw Family Trust property located on 5250 N. (Jones Lane) and includes all of the properties of the family. He showed the map. Carol Grimshaw said the total property is approximately 7+ acres. It is across the street from Old Enoch Park. City Manager Dotson said this is a typical zone change. Chairman Tingey invited the applicants to comment. They said they want smaller lots. There are eight of the kids. Karen Gledhill said she is not sure she even has a whole R-1-18 lot because of the odd configurations with driveways etc. in the way. With R-1-11 they can get a surveyor to rearrange the lots so the layout makes more sense. It includes all listed parcels. Chairman Tingey asked for a motion to set the public hearing for 7-27-21.

Commissioner Peterson made a motion to set a public hearing for 7-27-21 on the zone change application for the Grimshaw Family Trust property. The motion was seconded by Commissioner Ley and all voted in favor.

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.**

Chairman Tingey said he thinks we have discussed this enough that we have a consensus on the plan. The southern boundary where we overlap with Cedar City was the only big issue. Chairman Tingey asked City Manager Dotson for his comments. He said he sent letters to all property owners north of 3000 North that are in the County. Maxwell Farms is not in question because they expect to come into Enoch at some time in the future and that area does not overlap. It is west of Minersville Hwy. to Bulldog Road north of the Nelson's pond and where the townhomes are located that is the area of overlap. The question is this line and west to Bulldog Road. Basically three property owners responded to the ten letters sent out. One property owner with a large piece is fine and one said he had no plans to do anything either way. They don't care what we do. One property owner is on the City Council agenda for annexation at their next meeting. One letter came back undeliverable. Cedar City said they are talking about that boundary line and are waiting for us to make a decision. The question is where does the Planning Commission want to recommend we put the boundary line? He showed the existing lines on the map. Our current annexation line goes to 3000 North and moves around property lines. There was discussion of existing property lines of owners. Do we want to go to 3000 North to provide services when Cedar City is already there with services? If anyone along there wants to annex into Enoch we won't bring the water line there. The water line already exists in Cedar. They discussed using the natural line of properties. There was discussion of the line cutting a property in half to go straight across. City Manager Dotson noted it cuts two properties owned by one person if we create a straight line. For infrastructure that makes sense Chairman Tingey said. Many pieces are owned by the same family. We try not to split land owners when possible. There was more discussion of not having the line straight across. City Manager Dotson said as related to ownership, if they want to develop we can't have half in Enoch and half in Cedar. Commissioner Ley asked about where a future road would be located in that area. City Manager Dotson showed on the map there is an allowance there for access. After more discussion it was decided that we should have both pieces of land owned by the same owner stay together. There will still be a jog in the line but ownership is important, Chairman Tingey said. It is just a line and is not written in stone. Chairman Tingey said it is a problem dividing property with our lines. Commissioner Peterson said maybe they will come to the public hearing and say what they think. This is a planning tool. Tonight we are just setting the public hearing and changes can still be made. There was no other discussion. The consensus is the west line is Bulldog Road. The south line is along private property lines. The north line is along private property to 6400 north. The east line is private property to Cedar City's boundary and follows down to their existing line now. Chairman Tingey said if we are agreed we need to set a public hearing.

Commissioner Ley made a motion to set the public hearing for 7-27-21 on the Enoch City Annexation Declaration Boundary Lines. The motion was seconded by Commissioner Peterson and all voted in favor.

After more discussion it was decided to allow more time to prepare a new map and do the noticing which will allow this to be in the newsletter in time for people to see it.

Commissioner Ley made a new amended motion to set the public hearing for 8-10-21. The motion was seconded by Commissioner Peterson and all voted in favor.

4. LAND USE TRAINING REVIEW OF MODULE 1-City Mgr. Dotson

Chairman Tingey said he finished his training and Commissioner Peterson had also. Commissioner Ley said she is still working on hers.

City Manager Dotson said he watched a recent discussion in local government and the question was asked, where a city gets their authority. There were a variety of answers but the correct answer is from the State. We, as a City, get our authority to do things such as make policy and laws from the State Legislature. In State Code it is found in Chapter 10-9a. The Land use authority or LUDMA helps cities understand where their rights come from. LUDMA

provides a framework of how to plan for the future. Utah started off really well with the pioneers and Brigham Young. They set up a plat of the grid for the whole state. The farms were on the outskirts and in town people had gardens. That works very well. The General Plan is in Part 4 and that is the plan for growth and development. He went into details of what is there. Some are requirements and some are "shalls". As of 2019 when land use and planning did not take housing affordability into account, the purpose was so infrastructure was in the right place and roads connect and that is the foundational reason for a plan. We want uniformity in the infrastructure and roads. The "political" side is when the elected body, which is the State Legislature decides municipalities are not doing a good job and they mess with the laws to take away local authority. They have added you "shall" plan for moderate income housing and that is now required by State law. It tells you how to do it with "shalls" and you can pick through a list of tools to use to do that. City Manager Dotson went on to tell the Planning Commission where the various land use and planning documents are found on our website. The General Plan is a basic planning tool. The Planning Commission puts it together based on State law and the City Council adopts it. Other tools include the Zoning Ordinance and the Subdivision Ordinance. There was more discussion and recapping of Module One in the Land Use Training. We have some things that need revising in our Codes but we are working through those to be in compliance with State Code.

5. PUBLIC COMMENTS-none

6. COMMISSION/STAFF REPORTS

Hayden White said they opened the dump for Tuesday mornings and changed to a three month card to get in along with showing ID. They are still open M-W-TH from 2:00 pm to 4:00 pm with Tuesday mornings 7:00 am to 10:00 am. We'll try it for three months and then see what needs to be changed.

City Manager Dotson said he wanted to bring an email to their attention. He said he received an email from a person who lives just over the Enoch boundary who was quite upset about the new dump policy and used it a lot. He said he would no longer patronize Enoch businesses because he can't use the dumpsters. Enoch residents pay for this service and this person does not pay. That is the kind of thing they are getting for feedback on the dumpsters. The inconvenient times are also a point of contention so we are trying new things.

Commissioner Ley talked about a new Enoch business on Midvalley Road; a new doctor. She asked about the green building and City Manager Dotson said it will be a farmers market there. If you want to sell veggies you set it up with him.

7. ADJOURN-Motion to adjourn by Commissioner Peterson. Motion was seconded by Commissioner Ley and all voted in favor. The meeting ended at 6:35 pm.

Julie W Watson 7-27-21

Julie Watson, Recorder **Date** **Meeting ID: 822 7710 7476**