

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch City Planning Commission

Time: Sep 14, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89307515554>

Meeting ID: 893 0751 5554

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Meeting ID: 893 0751 5554

ENOCH CITY PLANNING COMMISSION

NOTICE AND AGENDA

September 14, 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 May 14, 2021**
 - d. Approval of minutes for August 24, 2021**
 - e. Conflict of Interest Declaration-**
- 2. ADMINISTER OATH OF OFFICE TO NEW PLANNING COMMISSION MEMBER-Deputy Recorder**
- 3. CONSIDER STEAD MINOR SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Platt & Platt & Megan Stead**
- 4. CONSIDER A ZONE CHANGE APPLICATION FOR MEGA RV STORAGE FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C) AND SET A PUBLIC HEARING FOR SEPT. 28, 2021-Platt & Platt & Phillip Emerson, owner**

5. **CONSIDER CHANGES TO ENOCH SUBDIVISION ORDINANCE, CHAPTER 12.2100.2108 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS AND SET A PUBLIC HEARING FOR SEPT. 28, 2021**
6. **CONSIDER POTENTIAL LOCATIONS OF BACKFLOW PREVENTERS IN VARIOUS SECTIONS OF CITY CODES-City Mgr. Dotson**
7. **SET A PUBLIC HEARING FOR THE ENOCH CITY ANNEXATION POLICY MAP 2021 FOR SEPT. 28, 2021**
8. **REVIEW MODULE 4 OF LAND USE TRAINING-City Mgr. Dotson**
9. **PUBLIC COMMENTS**
10. **COMMISSION/STAFF REPORTS**
11. **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 Sept. 9, 2021.

Julie Watson, Recorder

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
August 24, 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-absent
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.
Lynn Nielson-Bld. Insp.

PUBLIC PRESENT: none

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:30 pm. He excused Commissioner Ley who was out of town and Commissioner Peterson who had to resign from the Planning Commission and will be replaced.

- a. **Pledge of Allegiance** –Led by Lynn Nielson
- b. **Invocation** –Audience invited to participate. Given by Commissioner Meacham
- c. **Inspirational thought**-Given by Commissioner Correa
- c. **Approval of agenda for August 24, 2021-Commissioner Meacham made a motion to approve the agenda. Motion was seconded by Commissioner Correa and all voted in favor.**
- d. **Approval of minutes for August 10, 2021-Commissioner Correa made a motion to approve the minutes. Motion was seconded by Commissioner Meacham and all voted in favor.**
- e. **Conflict of Interest Declaration**-none stated

2. CONSIDER REQUIRING BACKFLOW PREVENTORS IN THE PLUMBING AND MECHANICAL CODE, 9.500.561 AND IN THE ENOCH ZONING ORDINANCE, 12.300.317, WATER AND SEWAGE REQUIREMENTS AND 12.300.321, SINGLE FAMILY AND TWO-FAMILY DWELLING STANDARDS

Chairman Tingey asked City Manager Dotson about this item. City Manager Dotson said this is coming from the City Council due to the recent storms and flooding. He asked Lynn Nielson, the City Building Inspector, to explain what is in the International Building Code. Lynn said we are receiving lots of calls about sewer flooding in homes and how to protect against it. A backflow preventer could help prevent sewer back up into homes but would not be necessary for every home. Lynn explained when homes are downhill from manholes and have basements that is most likely where the sewer line enters the home. That is also where the sewer will back up into the basement. He showed a basic model of a backflow preventer and explained how it works to block the sewer from coming into the home. The backflow preventer can also be installed outside the home but it requires a three foot diameter cylinder into the ground for access. Backflow preventers are not a guarantee and can fail and some did. If something sticks it open it does not function. Commissioner Correa asked if there are any issues with homes that are slab on grade. Lynn said he did not know of any. Most that flooded from the sewer had basements. Council Member Ross asked if a city can go above and beyond the International Code in its requirements. Lynn said he can't enforce anything more than what is in the International Building Code. City Manager Dotson asked if the City can produce a code requirement that is stricter. Right now this is a choice but we are talking about forcing them to do this on new homes. Commissioner Correa

asked, regarding inspections, if we were to require this would it be across the board or depend on where you are located like only for lower areas in the town. City Manager Dotson said it would be a challenge to say where and where not to require this. Chairman Tingey said that invites for future trouble.

Commissioner Meacham asked what liability the City would have if we forced this and it malfunctions. City Manager Dotson said there would be no liability. City Manager Dotson said people have come to the City Council and said we should require people to put these in and have more restrictive building codes. Lynn pointed out set-backs are not in the International Code but are in the City Code and that is enforceable. City Manager Dotson showed three places in our Code where a requirement like this might fit if we wanted to require it. He referred to the material in the packet. This is specific to single family residential homes. Commissioner Meacham said as much grief as the City got maybe this is cheap insurance against sewage coming into a home and is not expensive to do compared to damage caused by sewage. Chairman Tingey asked about failure rates. It was noted this is required to be installed by a licensed plumber in order not to void the warranty. Chairman Tingey wanted to know how reliable they are and if we have data on that and we don't. It was noted we did hear a few stories from those who said this saved their homes. Another person suggested the City should provide a public information campaign to teach people about this option. That would be doable and then residents could choose for themselves. We could at least educate them and let them decide. Chairman Tingey said that sounds like a good idea but he would like more information from manufacturers about the product. Commissioner Meacham suggested making it a recommendation rather than compulsory. That would be more in keeping with our basic policy of less government interference. It is not required but recommended. We have no fault liability in our insurance, City Manager Dotson said. People can file a claim and can get up to \$5,000 and the City is at no fault due to certain things outside of the City's ability to manage it such as these extreme storms. He said he thinks our insurance company would not recommend we put this into our Code as any failure of the device might give us some liability. Chairman Tingey asked if there was anything that would have prevented sewer problems with that much water. City Manager Dotson said no; only having this backflow preventer could have helped a homeowner. People took off manhole covers and made it worse. It was too much water for any sewer to handle. Hayden said some homes by the treatment plant were flooded in a more recent storm because there was more rain than that facility could handle. It was agreed this is a reasonable fix and is a common sense solution but it is a question of if mandating it is the right thing to do. Commissioner Correa said he would like to research it more and wondered if this is a common requirement in other cities. Lynn said we had more flooding here in Enoch than anywhere else. Commissioner Meacham said we have more questions to answer before get too deep into making a decision. Chairman Tingey asked if we want City Manager Dotson to check out the laws. Maybe it would be helpful to talk to contractors. It was noted when we make a decision we will hold a public hearing and then make a recommendation to the City Council. Chairman Tingey said we will bring this back on the agenda next time. Lynn said he would get more data too. The challenge is that some should have it and we can't mandate it to be retroactive on existing homes. Education of the public is best whether we mandate this or not. This is a consideration for every building that has a sewer lateral no matter the elevation. More research will be done and it will be discussed again at the next meeting.

3. REVIEW MODULE 3 OF LAND USE TRAINING-City Mgr. Dotson

Chairman Tingey asked City Manager Dotson to recap this module. City Manager Dotson said this talked about the people in the organization that do the land use work. That is the Planning Commission where all land use things start before it goes to the City Council. The Planning Commission gets the information, considers it and then makes a recommendation to the City Council. In Enoch they are advisors and don't have a constituency as elected officials do.

He gave a list of the things they recommend on to the City Council. One is the General Plan noting it is time to review that again. We have a lot of growth and that is why we need to update the General Plan because almost everything correlates with it. The Planning Commission holds most public hearings on land use applications and changes to the Code with the exception of annexations that go straight to the City Council. The Planning Commission can listen to the public and in some things, like zoning, if they feel a zone change does not fit the General Plan they can say no. In many land use applications if an applicant follows the requirements we have to approve it. City Manager Dotson suggested things we could change when we review the ordinances. Some functions are redundant and unnecessary or could be done by administrative staff. The Planning Commission is about public service and about planning for the future. The City Council sets the laws and the Planning Commission goes through the steps to make sure the processes in the law are followed. People are developing property and they are who we serve by doing all we can to make their projects happen. We serve them and it is our goal to help them accomplish what they want to do within the parameters of the Code. It is the goal to help people and for them to know that is our intentions. We don't say no to say no. We are continually working on developing our water resources to allow for being able to serve more development. City Manager Dotson said water is the choke point right now in his opinion. There is a cap to that resource so we require them to give us the water. Right now it is an issue when they don't have water with the property.

4. PUBLIC COMMENTS-none

5. COMMISSION/STAFF REPORTS

Council Member Ross reported many came to the City Council meeting who had been here last time and the Planning Commission prepared them to have a better discussion by listening and informing them. She thanked the Planning Commission for taking the brunt of it after the flood. Chairman Tingey said he felt it was important to let people tell them what happened to them so they knew we heard what they had to say. She thanked them for doing a wonderful job.

City Manager Dotson reported a lot of miracles are happening in our community with all the goodness that is coming our way. We are getting some drywall to give to people through the Churches who will help to get it distributed. There are lots of other supplies too. He reported he had a meeting with the National Flood Insurance program people today and you have to be a member as a City. If the City Council wants to do that then residents can purchase flood insurance at a more reasonable rate. He gave more details saying we are not in a FEMA flood plain. If we were, mortgage companies would require flood insurance. If you declare it a flood area, then people have to get insurance in order to get financing. There was more discussion of the issues of insurance.

6. ADJOURN-Motion to adjourn by Commissioner Correa. Motion was seconded by Commissioner Meacham and all voted in favor. The meeting ended at 6:45 pm.

Julie Watson, Recorder

Date

Meeting ID: 840 4251 1518

ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map requirements: 14 copies of an 11"x 17" and 2 full size 24" x 36" copies. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

Applicant Megan & Peter Stead
Mailing Address 1027 N Main St #28 Cedar City UT 84721
Daytime phone 435-986-0067 Cell phone Same
Property Owner Megan & Peter Stead
Subdivision Name Village Green Farms
Project Address 4940 N Highway 91
Signature of applicant Megan Stead
Date of Planning Commission Meeting 9-14-2021

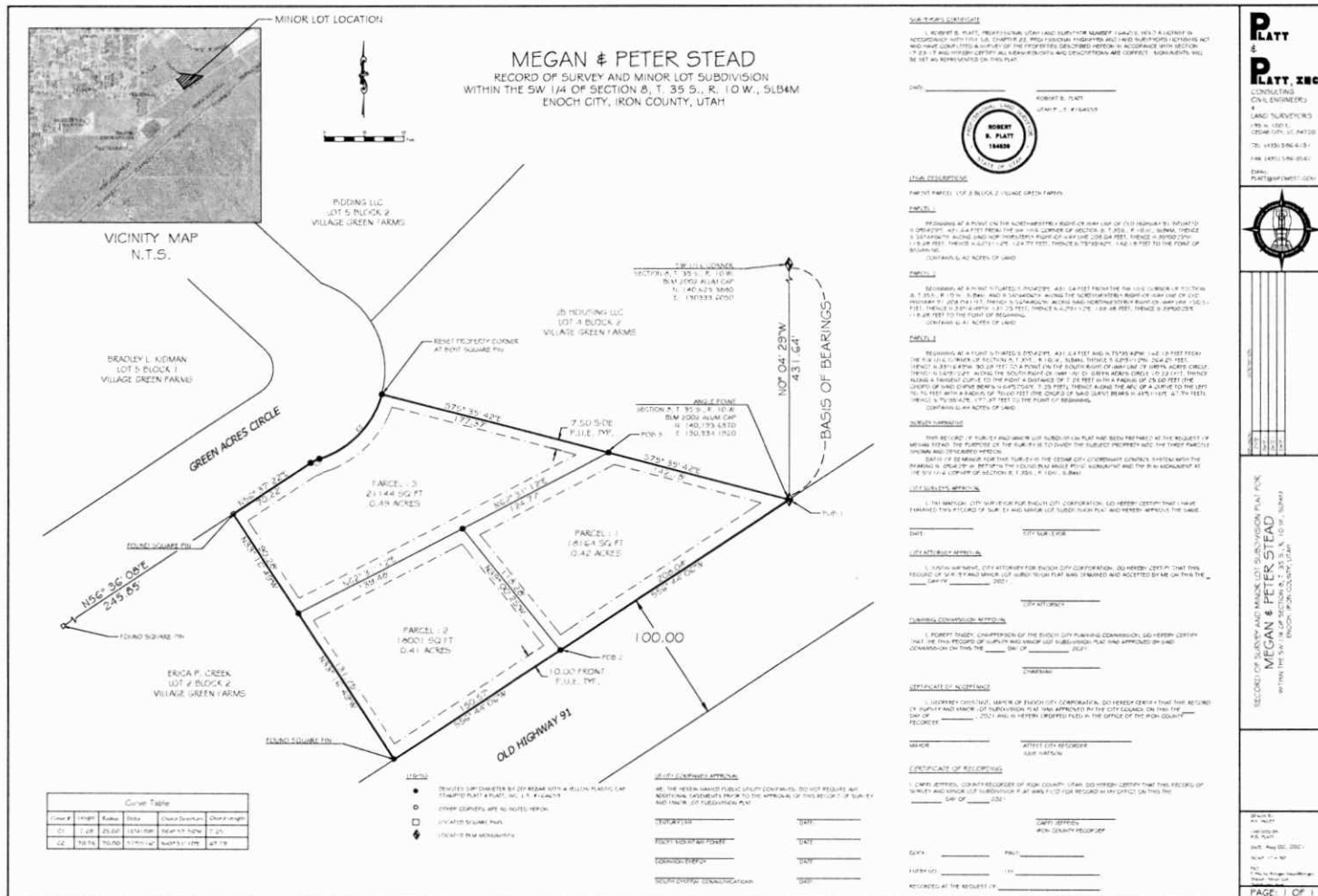
Reason for meeting with the Planning Commission Subdivide our lot from 1.32 acres
to 3 separate lots of 10000+ sq ft

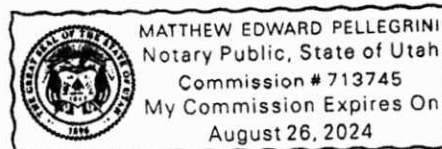
If applicable: Yes or No

Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____





ZONE CHANGE MAP FOR MEGA RV STORAGE, LLC WITHIN THE E1/2 OF SECTION 24, T. 35 S., R. 11 W., 5184M ENOCH, IRON COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



R. PLATT & P. PLATT, INC.
CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
105 N. 100 E.
10000 SPT. UT 84400
TEL: 435/534-6121
FAX: 435/534-6121
EMAIL: PLATT@PPLATT.COM



DATE	DESCRIPTION
10/1/14	PREPARED
10/1/14	CHECKED
10/1/14	APPROVED

ZONE CHANGE MAP FOR
MEGA RV STORAGE, LLC
WITHIN THE E1/2 OF SECTION 24, T. 35 S., R. 11 W., 5184M
ENOCH, IRON COUNTY, UTAH

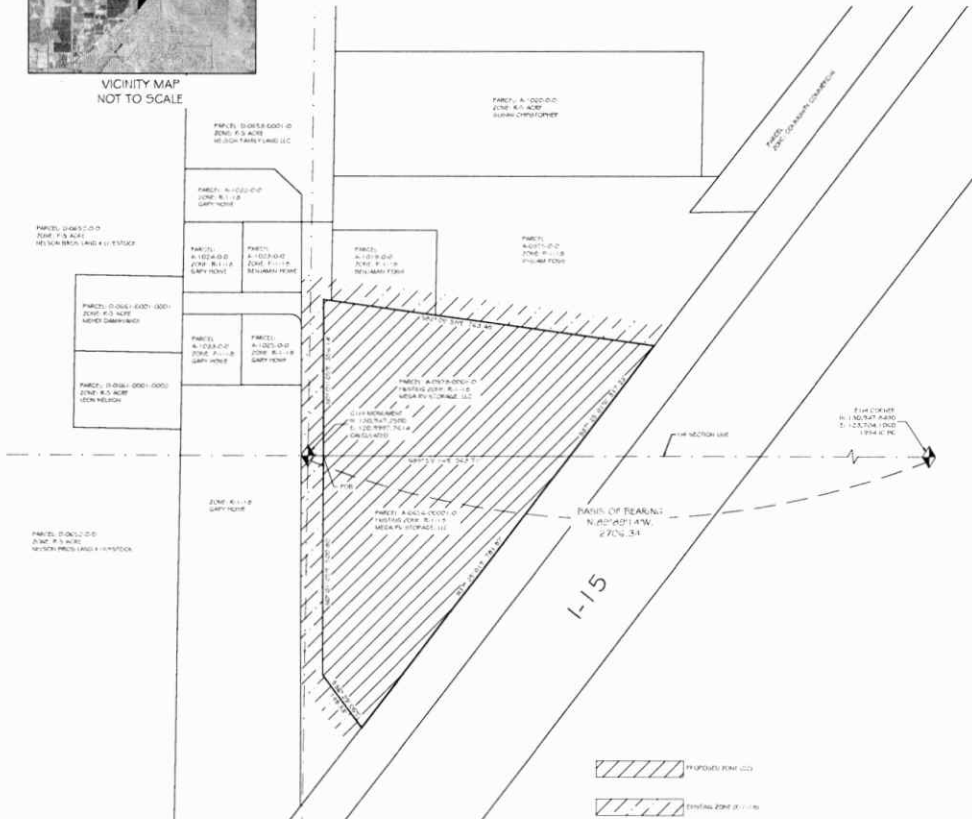


DATE: 10/1/14
BY: R. PLATT
CHECKED: P. PLATT
APPROVED: R. PLATT
SCALE: AS SHOWN
SHEET: 1 OF 1
PAGE: 1 OF 1

LEGAL DESCRIPTION

BEGINNING IN THE E1/2 OF SECTION 24, T. 35 S., R. 11 W., 5184M, IRON COUNTY, UTAH, CORNER OF SECTION 24, T. 35 S., R. 11 W., 5184M, THENCE N 00° 00' 00" E 351.14 FEET, THENCE S 89° 59' 59" E 24.86 FEET, THENCE S 89° 59' 59" E 100.00 FEET, THENCE N 89° 59' 59" E 100.00 FEET, THENCE N 00° 00' 00" E 351.14 FEET TO THE POINT OF BEGINNING, CONTAINING 2.25 ACRES OF LAND.

ZONE CHANGE MAP FROM RESIDENTIAL (R-1) TO COMMUNITY COMMERCIAL (C-2)



HATCHED AREA INDICATES
PROPOSED ZONE CHANGE

DASHED LINE INDICATES
EXISTING ZONE BOUNDARY

12.2100.2108 DEVELOPMENT STANDARDS

A. Access Roads. Each mobile home park shall be provided with a hard surface (concrete or asphalt) road of at least thirty (30) feet wide, to serve each mobile home space and common areas. Said pavement to be bounded by a rolled concrete curb constructed in accordance with City standards. Any access road connecting two or more public streets shall be arranged to prohibit through traffic.

B. Access. Access to all mobile home parks shall be from a dedicated public street at an approved access point or points and the developer shall provide STOP signs at said access point or points. No mobile home space shall have direct vehicular access from a public street. There shall be a minimum of two accesses for each mobile home park.

C. Off-street parking. Parking spaces shall be provided for the parking of motor vehicles in the ratio of at least two (2) parking spaces for each mobile home space.

D. Recreation area requirements. Recreation space shall be provided for each mobile home park having ten (10) or more units and shall be restricted and maintained for such use. A minimum usable area of three hundred (300) square feet per unit shall be set aside and developed for each mobile home park. (Amended 3-20-98)

E. Mobile home space size. Each mobile home space shall have a minimum area of five thousand, four hundred (5,400) square feet and a minimum frontage of sixty (60) feet.

F. Minimum side clearances for mobile home park. Each mobile home park shall have the following minimum yard clearance:

1. Side bordering adjacent property shall be ten (10) feet.
2. Fences shall be erected on all sides of a mobile home park. A six (6) foot high solid visual barrier fence or wall properly related to surrounding topography and the character of the surrounding area shall be provided along such boundary; except that, at the point where a public street intersects with an access road, the fence or wall shall be set back fifteen (20) feet from said public street.

G. Minimum yard clearance for a mobile home space. Each mobile home shall have the following minimum yard clearance, which may also be included in a part of those setbacks required in section 21-20(6) above.

1. Front yard on a private access road shall be ten (10) feet from back of curb.
2. Side yard on main access side of mobile home shall be twenty (20) feet, which may include a ten (10) foot driveway.
3. Side yard on a non-main access side of a mobile home shall be ten (10) feet.
4. Rear yard shall be ~~ten (10)~~ five (5) feet.
5. ~~A concrete mobile home patio shall be at least ten (10) feet wide by twenty five (25) feet long and shall be kept free from weeds and other debris.~~

6. Accessory building or shed must be located in the side or rear yard.

H. Utility requirements. All sewage and liquid waste shall be required to be connected to a public sewer facility where available. If no public sewer is available, in the opinion of the planning commission, the sewage disposal system must meet Utah State Department of Health requirements for mobile home park development. Each mobile home space shall be provided with an approved public water supply and an electrical connection. All utilities shall be located underground. All building, electrical, plumbing and fire protection construction shall comply with Utah State, Iron County and Enoch City construction standards and codes.

Potential locations for Wastewater Backflow Preventer Requirements:

9.500.561 PLUMBING AND MECHANICAL CODE ADOPTED

The International Plumbing Code and the International Mechanical Code, Current Editions, published by the International Conference of Building Officials and printed as a code in book form, three copies of which have been previously filed with the recorder/clerk for use and examination by the public, hereby are approved and adopted as the current and effective plumbing and mechanical code of this municipality.

12.300.317 WATER AND SEWAGE REQUIREMENTS

In all cases where a proposed building or proposed use will involve the use of sewage facilities, and connection to a public sewer system as defined by the Utah State Division of Environmental Health is not available, and in all cases where a connection to a public water system approved by the Utah State Division of Environmental Health is not available, the sewage disposal and the domestic water supply shall comply with the requirements of such Division and of the local board of health. The application for a building permit shall be accompanied by a certificate of approval from said Board or Division.

12.300.321 SINGLE FAMILY AND TWO FAMILY DWELLING STANDARDS

Any detached single family or two family dwelling, located on an individual lot outside of a mobile home park or mobile home subdivision, shall meet the following standards in addition to any others required by law:

A. Each dwelling shall meet the International Building Code or, if it is a manufactured home, it shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and shall have been issued an insignia and approved by the U.S. Department of Housing and Urban Development (HUD) and shall not have been altered in violation of such codes. A used manufactured home shall be inspected by the city building official or his designated representative prior to placement on a lot to insure it has not been altered in violation of such codes.

B. A manufactured home shall be taxed as real property and an affidavit shall be filed with the State Tax Commission pursuant to Utah Code.

C. Each dwelling shall be permanently connected to and approved for all required utilities.

D. Each dwelling shall be attached to a site built permanent foundation, which meets the International Building Code. If the dwelling is a manufactured home, the installation shall meet the ICBO Guidelines for Manufactured Housing Installations, including any successors to these standards. The space beneath the structure shall be enclosed at the perimeter of the dwelling by skirting in accordance with said ICBO guidelines and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry

type foundation materials. At each exit door there shall be a landing that is a minimum of thirty-six inches by thirty-six inches and is constructed to meet the requirements of the International Building Code. All manufactured home running gear, tongues, axles, and wheels shall be removed at the time of installation.

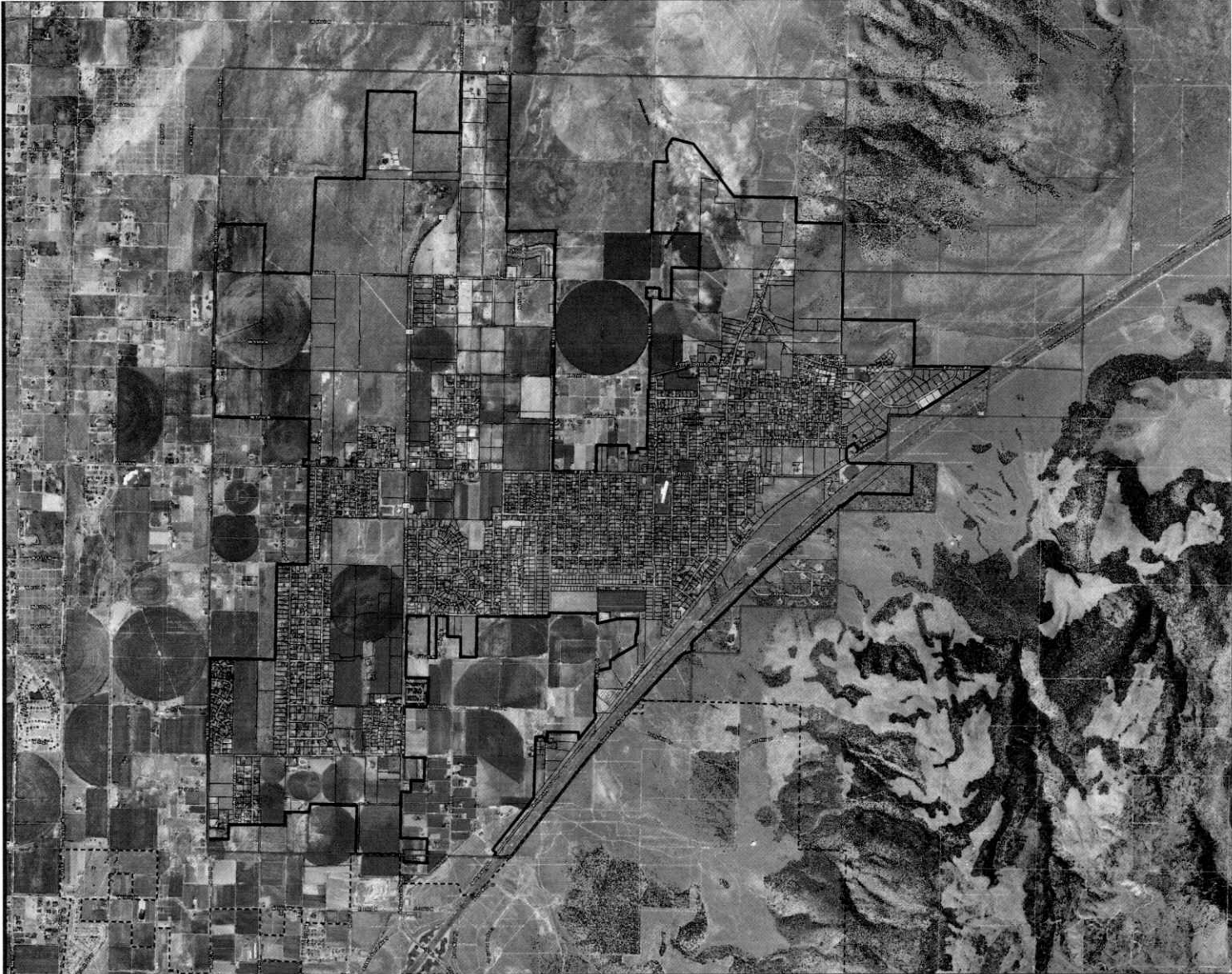
E. The roof of each dwelling shall have a roof pitch that complies with engineering standards for local snow load. Each dwelling shall have a roof surface of materials which are typical of stick-frame dwellings.

F. Each dwelling shall have exterior siding materials consisting of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or any material meeting the International Building Code or materials of like appearance approved by the city building official. The roof overhang shall not be less than twelve inches, including rain gutters which may account for up to four inches of the overhang, measured from the vertical side of the dwelling. The roof overhang requirement shall not apply to areas above porches, alcoves and other appendages which together do not exceed twenty-five percent of the length of the dwelling.

G. The width of each primary dwelling shall be at least twenty feet at the narrowest point of its first story. The width shall be considered the lesser of the two primary dimensions. Exception to this width requirement is for guest houses (accessory dwelling units). Factory built or manufactured homes shall be multiple transportable sections at least ten feet wide, unless transportable in three or more sections, in which case only one section need be ten feet wide. All single family and two family dwellings shall meet the current building code adopted by the State of Utah.

H. Replacement of an existing nonconforming manufactured home on a lot outside a mobile home park or mobile home subdivision shall comply with all requirements herein.

Enoch City Annexation Policy Map 2021



Map Legend

— Enoch City Municipal Boundary
- - - Cedar City Municipal Boundary

— Enoch City Annexation Declaration Boundary
— Enoch City Tier II Boundary

— Enoch City Parcels
— Iron County Parcels

0 1,000 2,000 4,000
1 in = 1,000 ft

