

MINUTES
ENOCH CITY PLANNING COMMISSION
October 26, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Katherine Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.

PUBLIC PRESENT: None

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** –Led by Commissioner Correa
 - b. **Invocation** –Audience invited to participate. Given by Council Member Ross
 - c. **Inspirational thought**-Given by Commissioner Losee
 - c. **Approval of agenda for Oct. 26, 2021- A motion was made by Commissioner Meacham to approve the agenda. Commissioner Ley seconded the motion and all voted in favor.**
 - d. **Approval of minutes for Oct. 12, 2021- A motion was made by Commissioner Meacham to approve the minutes. Commissioner Correa seconded the motion and all voted in favor.**
 - e. **Conflict of Interest Declaration**-Commissioner Ley said item #3 is across the street from her home. No other conflicts were stated.

2. **CONSIDER ZONE CHANGE APPLICATION FOR PENNY PROPERTY NORTH OF 3800 AND WEST OF SR-130, INCLUDES 130.80 ACRES, AND SET A PUBLIC HEARING FOR Nov. 9, 2021**

Chairman Tingey asked Dallas if there was anything new to go over. Dallas said there is nothing new. This zone change will be the same density as the current zone. Chairman Tingey asked if there were any questions. There were none.

Commissioner Ley made a motion to set a public hearing for November 9, 2021 for the zone change for the Penny Property from M-R-2 and R-1-18 to R-11. Commissioner Meacham seconded the motion and all voted in favor.

3. **CONSIDER MJB ENOCH, LLC MINOR SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Go Civil Eng.**

Dallas Buckner said that this is a parcel on the intersection of Midvalley Road and Hwy. 91. One of the owners met with City Manager Dotson and liked the idea of a minor subdivision. It is a 16 acre parcel and they are dividing it into approximately four (4) parcels. Chairman Tingey asked if this is M-R-2 now and that was confirmed. There was discussion on the zone change to M-R-2 that occurred a few years ago and then nothing was developed on the land. It will remain M-R-2 for the time being. City Manager Dotson said the developer has intentions are to sell the lots as farm lots for horses and the like. There are very few pieces of property like this. He wants to create an HOA because there is a well on Lot #1 that they would like to use for outside irrigation of the four properties. They would be on City water and sewer for the home use. That can be accomplished with an HOA to designate the well for outside irrigation. It is like a Planned

Unit Development (PUD), potentially. Chairman Tingey asked if there were any questions. There were none.

Commissioner Correa made a motion to send a favorable recommendation to City Council for the Minor Subdivision for MJB Enoch, LLC. Commissioner Meacham seconded the motion and all voted in favor.

4. CONSIDER ORDINANCE NO. 2021-11-03, AN ORDINANCE AMENDING THE ENOCH SUBDIVISION ORDINANCE, MULTIPLE CHAPTERS, REGARDING DEFINITIONS PERTAINING TO COMPLETION ASSURANCE IN MINOR AND MAJOR SUBDIVISIONS

City Manager Dotson said in our last meeting there was a change to State Code that amended the language calling performance guarantees of different kinds "completion assurance". He said he changed some descriptions and added some minor things. "Completion assurance" can come in different forms. That can be given such as cash, bonds, letters of credit, etc. This takes all of them into consideration under one notation of "completion assurance". City Manager Dotson said he put a chart into the Code to be more descriptive regarding the improvements completed. He explained how this works and gave an example of the Reduction of Assurance. State code does let us keep more than 10 % so we are changing it to 10% to comply. Commissioner Ley asked about improvement bond in E, under elevations, asking if that was supposed to be changed. City Manager Dotson said that he missed that one and will correct it. He went through all of the changes detailed in the ordinance. Commissioner Ley asked about Step 11. What is the difference between the two inspections? City Manager Dotson clarified that the final inspection release is for the bond or "completion assurance" and the final inspection is when they are completely done and the public improvements are turned over to the City. Commissioner Correa asked about each bond applying to each phase. City Manager Dotson said there is a separate "completion assurance" for each phase. There was brief discussion about sidewalks and when they are installed and why. City Manager Dotson said the idea is the sidewalks aren't put in until after the homes are built. Then trucks and other things aren't driving over them and breaking them up. The developer has an agreement that is recorded on all properties, like an HOA. In Settlers Square, the builder is also the developer so he has to put sidewalks in. In some cases the homeowner, when building on a lot after the fact, has to put the sidewalk in. When someone gets a final plat recorded, if completion assurance is given to the City, we can't deny a building permit, which is in State Code. Commissioner Ley asked about what happens if the developer goes bankrupt. City Manager Dotson said we would call the "Completion Assurance", hire a contractor and finish the subdivision. Chairman Tingey asked if there were any questions. There were none.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on Ordinance No. 2021-11-03, an ordinance amending the Enoch Subdivision Ordinance, Multiple Chapters, regarding definitions pertaining to Completion Assurance in Minor and Major Subdivision with the correction in item E. and including modifications and additions. Commissioner Ley seconded the motion and all voted in favor.

5. PUBLIC COMMENTS - None

6. COMMISSION/STAFF REPORTS

Council Member Ross reported the City Council talked about flood insurance and drainage. There were changes to the PUD ordinance but additional changes came up so it was tabled until the next meeting.

City Manager Dotson reported our previous Water Board Member, Dilworth Armstrong passed away. He will be greatly missed. There will be a viewing at the church by the Family Dollar,

Friday night and graveside service Saturday afternoon. There are all kinds of things going on. Drainage is #1. He said he had been meeting with finance experts and engineers on where to go. The City Council approved amending the impact fee analysis and plan for drainage. We will start on design work on other areas in Enoch that have issues every time it rains. The City Council approved the Master Transportation Plan. Development conversations are minimal as winter is coming on. The damage from the previous flooding was mostly on the roads.

Commissioner Correa said that the signs for the roundabout will be done soon. City Manager Dotson said we are trying to get the lights working.

Commissioner Ley said she wants everyone to vote and encourage our neighbors.

Commissioner Losee said that he wants to set up some type of monthly video about things we can share so the public will have more knowledge about what the City Council and Planning Commission are doing. We just want to inform people. City Manager Dotson gave examples of people coming in wanting to set up committees and things that we already have in place which indicates the level of resident's lack of information or not knowing where to look for things. There are people who say the City doesn't plan however if they looked online they would see the minutes of meetings and get a different view of it. There was more discussion of what could be done to inform the public and different formats it could be done with. Commissioner Losee said he wants to close the gap. We need a little bit of time every meeting to go over what we should say. We need to be consistent. Chairman Tingey said that he likes the idea of doing this but as a Planning Commission we don't have the authority do just do it. We need permission from the City Council. Council Member Ross said she will bring it to City Council. Chairman Tingey said he would like it on the next agenda if approved.

Chairman Tingey assigned the inspirational thought to Commissioner Meacham.

7. ADJOURN – Motion to adjourn by Commissioner Correa. Motion was seconded by Commissioner Ley and all voted in favor.

Julie Watson, Recorder

Date