

MINUTES
ENOCH CITY PLANNING COMMISSION
November 9, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee-absent
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: Mike Lambert, Jerry & Kris Clark, Sheri Nelson, Steve Woolsey, Beverly Gurr, Chase Troutner, Larin & Christa Taylor and Nancy Jenson

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:30 pm. He excused Commissioner Andy Losee.

- a. **Pledge of Allegiance** –Led by Mike Lambert
- b. **Invocation** –Audience invited to participate. Given by City Manager Dotson
- c. **Inspirational thought**-Given by Commissioner Meacham
- d. **Approval of agenda for November 9, 2021-Commissioner Correa made a motion to approve the agenda. Motion was seconded Commissioner Meacham and all voted in favor.**
- d. **Approval of minutes for October 26, 2021-Commissioner Ley pointed out a couple of typos to correct. Commissioner Ley made a motion to approve the minutes with corrections. Motion was seconded by Commissioner Correa and all voted in favor.**
- e. **Conflict of Interest Declaration**-Commissioner Ley said she knows someone on one of the items but will it will not affect her decision. No other conflicts were stated.

2. PUBLIC HEARING ON THE PENNY PROPERTY ZONE CHANGE FROM MIXED RESIDENTIAL M-R-2 AND SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11

Commissioner Correa made motion to close the regular meeting and go into the public hearing. The motion was seconded by Commissioner Meacham and all voted in favor.

Chairman Tingey invited public comments and explained as a Commission, they listen and do not comment. He asked members of the public to come to the podium and state their name and address for the record.

Mike Lambert said this property was already rezoned years ago. *City Manager Dotson explained the previous developer who backed out rezoned it and he pointed out where the commercial area along Minersville Hwy is located. The land west of that area is the part to be discussed for the zone change.* Mike asked if this is this zoned for apartments. *City Manager Dotson explained how to find the zoning map and information on the website. He explained the zones we are talking about tonight. The request is to go from Mixed Residential M-R-2 zone where townhomes, twin-homes and duplexes are*

allowed. It is also currently zoned Single Family Residential R-1-18 which is 18,000 SF lots. They want to go from those two zones to Single Family Residential R-1-11 which is 11,000 SF lots. It will have all single family homes. Mike said he prefers nothing be done to the property and asked if a road will go through to Minersville Hwy. City Manager Dotson said that depends on the developer however we do have master planned roads that have to be connected to and followed in the City plan. We do have a master planned road there. Developments have to follow our planned road map. We require connectivity of roads. This subdivision, because of how traffic works, will go to Minersville Hwy. Mike said he just didn't want apartments with no roads. The question was asked about water. City Manager Dotson explained they have to bring water rights, one acre foot AF per door, and deed them to the City. There is a well on the property and we will obtain that also.

Kris Clark 4168 Quarterhorse said her concern is huge amounts of traffic already with speeding and going through the established neighborhoods. She said she asked for speed bumps and the answer was no. She asked how you monitor traffic with all the development this change would bring. Water was her biggest concern. *Chairman Tingey said the density stays the same as the current zone right now.* She went on about water concerns. *City Manager Dotson tried to explain the water rights that are given and also giving us the wells. In this instance we get the wells to increase our supply and we also have two new wells being put together now. He went on to explain taking pressure off the culinary water system by putting some areas on secondary irrigation. Everyone watered on the same days so the tanks went down too much. We are adding more irrigation wells also. Watering at different schedules makes sense.* She asked about noise and dirt saying that is also a big concern. Law enforcement and schools will need to be increased. What happens to our taxes she asked? *City Manager Dotson said we don't know at this point. Chairman Tingey said we are not doing anything except taking an application to grant their request to do what they want with their property which is this zone change. City Manager Dotson explained how property taxes work. Your tax goes up because the house is worth more. It does not follow inflation.* She said if you add all these homes what does that do to SR-130? *City Manager Dotson said UDOT has a plan and it includes the next 20 years for improvements and he explained that. It is UDOTs road anyway, not Enoch's road. If enhancements need to be made they do it.* She asked if there is a big store coming? *City Manager Dotson said we don't do that. He explained if someone wants to build a store they could do so on that corner of Midvalley and Minersville Hwy. This is only a zone change application tonight for this property. There is no map or plan required for what they intend to build at this stage of the process. Next they come in with a subdivision application and he explained that process for utilities and infrastructure saying those things are administrative.* She asked about the park in Spanish Trails Subdivision and how to get improvements for that. *That takes money City Manager Dotson said. Chairman Tingey suggested volunteerism is a good way to go about doing things like that recounting how the Rec Complex was all done by volunteers and Eagle Scout projects.*

Krista Taylor said her backyard is on the field. They know growth is inevitable and she wants to be sure what is being proposed. *The zone change application was explained again by City Manager Dotson as cited above. This will be single family homes on smaller lots.* She said that was fine with her. *City Manager Dotson explained R-1-18*

and the change to R-1-11 about four years ago. We have some developments approved for R-1-11 but only one is built in Settlers' Square. He noted we have always wanted to remain a rural area with that atmosphere and then older people and younger people did not want big lots to take care of. We also hoped for more affordable properties that smaller lots may have allowed for. People want that now, Chairman Tingey said. We hope that kids can be able to afford to live here so that sparked the change to R-1-11.

Alan Wade said to farm that they had to have a lot of water and they are giving Enoch a lot of water to do this. That helps the city to gain water for us to use in the future and not grow alfalfa.

Brent Hunter commented about water and crops and what is actually used and how that is used to irrigate. He and told about the irrigation calculations. ***City Manager Dotson explained more about water and crop growing and what is actually used. Smaller lots use less water also so that is good.***

Chase Troutner 4196 Quarterhorse said they are by the field. He said he is new and moved from SLC and traffic is not bad compared to there. What he heard so far is we do not know what they want to do after this zone change tonight. It will be a subdivision. ***City Manager Dotson explained the subdivision process. Zoning is a legislative action. We don't know what they intend to do after this as it is not required at this stage.*** His question is, is the whole property is owned by one person? Is there a purchase agreement in place contingent on the zone change? City Manager Dotson said Mr. Chatwin, listed on the map, asked for this zone change with authorization from the Pennys who own the land. He talked to us about it but no other details are known to answer the questions. Chase asked if churches and schools are allowed in subdivisions and if they need conditional use permits (CUP). ***City Manager Dotson explained our conditional uses in our Code. If they meet the requirements of the zone and the use meets requirements they don't need a CUP.*** Chase asked how churches and schools get built. ***City Manager Dotson said they are allowed in neighborhoods. In R-1-11 they are conditional. Conditional uses go to him, City Manager Dotson, and if they meet the conditions then it is approved and is administrative.*** Chase asked again if it is permitted for a church or school and he asked if there is a timetable for this to be built. ***City Manager Dotson said it depends on the developer and when he wants to start after the zone change. It could be as little as a few months but we don't know.***

Sheri Nelson said she lives by Gateway and her question is when Gateway bought land to build a new school do they have to bring plans to the City and can the public voice concerns about that. ***City Manager Dotson explained they will bring a site plan and he explained the whole building permit process. That is not open for public comment. It is an administrative action detailed in our Code. Chairman Tingey and City Manager Dotson said building regulations determine the rules on parking spaces which was her concern among other things like traffic.***

Chairman Tingey read a letter from Carol & Jesse Lundelius which is on file and in essence said they don't want to lose their reason for moving here with the agricultural atmosphere and life style. They oppose the zone change.

Commissioner Ley made a motion to close the public hearing and return to the regular meeting. The motion was seconded by Commissioner Meacham and all voted in favor.

3. CONSIDER ZONE CHANGE REQUEST FOR THE PENNY PROPERTY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chairman Tingey said we are now in the regular meeting to make a recommendation to the City Council. Commissioner Meacham said this is a single family development and this fits the plan for the area. Commissioner Ley asked about the well on this property and if it is culinary water or irrigation. City Manager Dotson said it is irrigation and will be converted by upgrading the well to culinary status. Commissioner Ley confirmed they will give well. City Manager Dotson said we don't require it but the talk is that they intend to give the well. Chairman Tingey said this is zoned single family residential now and this is no different on the application for R-1-11 with smaller lots. The current zoning with twin homes and duplexes would have brought more renters so the issues cited are less likely with this change to all single family homes. Commissioner Meacham said there are no guarantees but in general he would rather see the new zone than the old zone.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the zone change from Mixed Residential M-R-2 and Single Family Residential R-1-18 to Single Family Residential R-1-11. The motion was seconded by Commissioner Correa and all voted in favor.

4. CONSIDER MINOR SUBDIVISION AND PLAT AMENDMENT FOR THE STEAD PROPERTY ON HWY 91 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chairman Tingey said we did this already. City Manager Dotson said they did not do a plat amendment and we missed it. It was approved and we just need to redo it and send it to the City Council as a plat amendment. Nothing changed.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the minor subdivision and plat amendment for the Stead property on Hwy. 91. The motion was seconded by Commissioner Correa and all voted in favor.

5. CONSIDER THE PAREDES ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11 AND SET A PUBLIC HEARING FOR NOVEMBER 23, 2021

Steve Woolsey said he is representing the owner, Marcelo Paredes. The lot is now R-1-18 and they want to go to R-1-11. Originally they just wanted to split it in half but were short on land to do that so they are going to three lots. The location was clarified. It is on Midvalley Road across the street from Boebert Park and LDS Church. We rezoned right next to this lot for an R-1-11 development. Chairman Tingey asked if we need to know anything else. Steve said it is a simple application that meets all requirements. City Manager Dotson agreed.

Commissioner Correa made a motion to set a public hearing for 11-23-21. The motion was seconded by Commissioner Meacham and all voted in favor.

6. MINOR SUBDIVISION AND PLAT AMENDMENT FOR ALAN WADE PROPERTY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL CONTINGENT ON COMPLETION OF ANNEXATION

Chairman Tingey asked Alan Wade if he had any comments. Alan said he wanted to do this to get moving on building his new home as soon as the annexation is approved. This application is to get both approved at same time. He wants to build on Lot 2A and has water for that. He is working on the other lot to obtain the water right. He explained where the natural gas line will run. He said he may want to sell one lot later. City Manager Dotson said we just need to note the timing so this runs with the approval of the annexation on December 1st. Chairman Tingey asked for a motion.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on the minor lot subdivision and plat amendment for Alan Wade contingent on the approval of the annexation. The motion was seconded by Commissioner Correa and all voted in favor.

7. CONSIDER ORDINANCE NO. 2021-12-01, AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.1400.1407 MODIFYING REGULATIONS REGARDING SET-BACKS AND SET A PUBLIC HEARING FOR NOVEMBER 23, 2021

Chairman Tingey asked City Manager Dotson about this. City Manager Dotson said we have had a resident come with an issue and our setback ordinance is hard to understand and explain. Because of that he created pictures with the wording so it is simple to understand. The modifications are listed. He explained the minor wording changes. Commissioner Meacham suggested a wording change for side yards. He wanted it to read "shall have a minimum side yard of ten feet on each side". Commissioner Correa said the word "YARDS" covers it. Commissioner Meacham's wording is simpler so City Manager Dotson said he would change it. There was discussion of accessory buildings and ingress/egress on side streets with corner lots having other rules. There was more back and forth on the language. Fire safety and building codes influences this. Lynn Nielson, Building Inspector commented on the code and fire safety materials that are required when buildings are closer together. It is in the building code to cover these things. Some people have challenges with property on corner lots especially.

Commissioner Meacham made motion to set a public hearing for 11-23-21 with changes as discussed. The motion was seconded by Commissioner Correa and all voted in favor.

NOTE: Commissioner Ley had to leave before the vote.

8. PUBLIC COMMENTS-A lady who did not give her name asked about alcohol sales in stores in relation to churches and how the distance was measured. City Manager Dotson explained the distance is measured from building to building.

9. COMMISSION/STAFF REPORTS

Council Member Ross said the PUD ordinance was tabled at the last City Council meeting because they are still adjusting it.

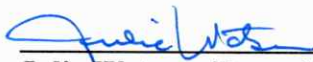
City Manager Dotson said he hoped it was okay answering the questions in the public hearing. Chairman Tingey said you have to let them talk and answer the questions. It was

fine. City Manager Dotson said we need to educate the public whenever we get the opportunity to have them here. There were a lot of misconceptions. He said there is a lot happening in the community with the Vision 2050 project. He talked about this regional planning body saying it has been going about a year and half. It is to get interested parties to discuss planning for the next 30 years. We are not coordinating together now on our planning so this was created to solve that problem. He is on the Steering Committee and that is headed by the Cedar City Chamber of Commerce. They met today and talked about how to reach out and involve stakeholders. He reported the City Council approved his request to put out an RFP for proposals for street by street drainage. He gave details of what will be in it saying it will be a phased project and will cost millions of dollars. The NRCS project started in 2014 and here we are now. It was four (4) million and is now 25 million. We need money to do projects now and they are trying to get money for us. Channels were disrupted in the flooding and we need to fix those now. This is an ongoing worry and people are concerned. He said he is updating the drainage webpage as we go and get new information. He told about the Rural Planning Transportation Study. There are a 100 some projects on it. The belt route is the first big thing and the County is acquiring property for that. Solar plants are coming in and are really big ones north of Three Peaks. The County controls that and we have no say. The ICC meeting was last week and he gave details of the new correctional facility. 40 acres was acquired for this complex and other agencies will move out there perhaps even the courts. This is big deal for the County. A bond issue may be coming. He told about testing done on Hwy. 91 for possible enhancements. City Staff did core drilling under the road to see what is there through many layers of underlayment. There are no results yet. The old layers of underlayment may not be the right stuff for more to be paved on top of it. We can't even plow very well right now. Funding takes many years to get. We will patch what we can. He said the Christmas party will be on December 15th after the City Council meeting and all are invited to come. Invitations will be sent out and it will pot luck as in the past.

Commissioner Correa said he received an email about a meeting about west desert water. City Manager Dotson said there is a group protesting the west desert project. He does not know who they are. Commissioner Correa said they say we don't need to do it. City Manager Dotson gave more details about the west desert water project and how it came about and the plan. Our City Council is very engaged in this project. We are in favor but rate increases will not be as extreme as these folks are saying. There are other things being done to find water too and City Manager Dotson elaborated. Commissioner Correa said the project is so far out there he wondered about it. He commented that solar farms are coming in and they leach chemicals into the ground and what about that? The land can't be farmed anymore.

There were no other comments.

10. ADJOURN-Motion to adjourn by Commissioner Correa. Motion was seconded Commissioner Meacham and all voted in favor. The meeting ended at 7:23 pm.

 11-23-21
Julie Watson, Recorder Date