

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch City Planning Commission

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

Join Zoom Meeting

<https://us02web.zoom.us/j/83625993449>

Meeting ID: 836 2599 3449

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Meeting ID: 836 2599 3449

ENOCH CITY PLANNING COMMISSION

NOTICE AND AGENDA

December 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 Dec. 14, 2021**
 - d. Approval of minutes for Nov. 23, 2021**
 - e. Conflict of Interest Declaration-**
- 2. CONSIDER PINEVIEW ESTATES PHASE 1, PRELIMINARY PLAT AND MAKE A RECCOMENDATION TO CITY COUNCIL - Platt & Platt Engineering**
- 3. CONSIDER SETTLER’S SQUARE PHASE 4, FINAL PLAT AND MAKE A RECCOMENDATION TO CITY COUNCIL - Go Civil**
- 4. PUBLIC COMMENTS**
- 5. COMMISSION/STAFF REPORTS**
- 6. 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 December 10, 2021.

Julie Watson, Recorder

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
November 23, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Andrew Meacham-absent
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: Cecelia Velazquez and Marcelo Paredes

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
Chairman Tingey excused Commissioner Meacham who was out of town.

- a. **Pledge of Allegiance** -Led by Council Member Ross
- b. **Invocation** -Audience invited to participate. Given by Commissioner Correa
- c. **Inspirational thought**-Given by Commissioner Correa
- d. **Approval of agenda for November 23, 2021**-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Correa and all voted in favor.
- e. **Approval of minutes for November 9, 2021**-Commissioner Ley made a motion to approve the minutes. Motion was seconded by Commissioner Correa and all voted in favor.
- f. **Conflict of Interest Declaration**-none stated

2. **PUBLIC HEARING ON THE PAREDES ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11**
Commissioner Ley made a motion to close the regular meeting and open the public hearing on the zone change. Motion was seconded by Commissioner Correa and all voted in favor.

Chairman Tingey invited public comments. There were none.

Commissioner Ley made a motion to close the public hearing and go back to the regular meeting. Motion was seconded by Commissioner Correa and all voted in favor.

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

Chairman Tingey referred to the map saying we need to make a recommendation to the City Council. He asked if there were any questions or thoughts about this zone change confirming there was nothing new from the City.

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

4. PUBLIC HEARING FOR ORDINANCE NO. 2021-12-01, AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.1400.1407 MODIFYING REGULATIONS REGARDING SET-BACKS

Commissioner Ley made a motion to close the regular meeting and go into the public hearing on the ordinance to amend the Subdivision Ordinance regarding set-backs. The motion was seconded by Commissioner Correa and all voted in favor.

Chairman Tingey invited public comments. There were none.

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

5. CONSIDER ORDINANCE NO. 2021-12-01, AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.1400.1407 MODIFYING REGULATIONS REGARDING SETBACKS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chairman Tingey asked for questions, discussion or a recommendation. Commissioner Ley wanted to change the 2-foot setback to a 3-foot setback due to maintenance issues for the small space with weeding and maintenance. There was discussion and clarification of the distances required for various types of accessory buildings. Some setbacks are based on fire codes for safety. Commissioner Losee said he likes it as is. He talked about his plans to put in an accessory building and that he wants to use as much of his yard as possible and likes the 2-foot setback so he does not have to come into his property another foot closer to the home. He noted the weed issue is a personality thing. If people are concerned about that they can set their building farther forward into the property. There was more discussion and most felt the maintenance issue of a two-foot setback was not a concern. Various scenarios between neighbors and their accessory buildings and fences were discussed. Chairman Tingey agreed maintenance is not the issue in this discussion. Commissioner Losee talked more saying it is almost like you buy land but can't use it all. Fences, roof overhangs and snow falling onto adjacent fences or property lines were discussed. Commissioner Losee said he wants to use as much land as possible in his yard. Chairman Tingey said this is a legislative action for the good of the community. It was noted smaller lots have more restrictions on extra buildings. City Manager Dotson said there have been no calls or complaints about this issue. It was confirmed if the accessory building is to be occupied it has to be five feet away from another occupied accessory dwelling for fire safety issues. It was decided there would be no changes to the ordinance as written. City Manager Dotson recapped what is in the ordinance.

Commissioner Correa made a motion to send a favorable recommendation to the City Council on Ordinance No. 2021-12-01, an ordinance amending the Enoch City Subdivision Ordinance, Chapter 12.1400. 1407 Modifying Regulations regarding setbacks. The motion was seconded by Commissioner Ley and all voted in favor except Commissioner Ley who abstained. Motion passed 3 to 1.

6. PUBLIC COMMENTS-none

7. COMMISSION/STAFF REPORTS

Council Member Ross reported the City Council passed the PUD ordinance if they would like to read it. They liked the idea of informational videos however they wanted a script in advance. There was brief discussion of topics such as what the various zone designations mean and how

subdivisions come about and the regulations for them in Code. It should be visual with simple language.

City Manager Dotson reported we have several preliminary plats coming in and he detailed them. We are finishing the Grimshaw well across the street and the piping is connected. It will be a culinary well. Chairman Tingey asked if the State inspects them and they do. City Manager Dotson said it is harder for a City public system than for an individual's well. He told about the Little Eden well and that it is now surface sealed to 100 feet deep and he explained the process to make it a culinary well. It will add 500-1000 GPM to the system. He reported we are working on a different water rate structure. It will benefit those who use less water and cost more for those who use more water. The landowner can choose in their landscaping. He gave some details saying this will be market driven. Current rates do not promote conservation. It will go to the Water Board first. The Christmas Party will be after the City Council meeting on 12-15-21 at about 6:30 pm at Enoch Elementary. Invitations will go out and it is pot luck for side dishes.

Chairman Tingey assigned the inspirational thought to Commissioner Ley for the next meeting.

8. ADJOURN-Motion by Commissioner Ley. Motion seconded by Commissioner Losee and all voted in favor. The meeting ended at 6:25.

Julie Watson, Recorder

Date

Meeting ID: 828 4192 8277

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: 6 copies of an 11"x 17" and 1 Digital in .pdf format. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

Applicant CH Development/Platt and Platt

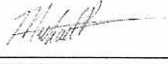
Mailing Address 195 North 100 East, Cedar City, Utah 84720

Daytime phone 586-6151 Cell phone 435-238-0418

Property Owner CH Development

Subdivision Name Pine View Estates Phase 1

Project Address 25 East and Mid Valley Road

Signature of applicant 

Date of Planning Commission Meeting December 14, 2021

Reason for meeting with the Planning Commission Preliminary Plat

If applicable: Yes or No

Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____



Plan Review Comments

PROJECT: **Pine View Estates Subdivision, Phase 1** DATE: **Nov. 22, 2021**
Within Sec 11, T35S R11W SLM
Enoch City, UT

TO: **Platt and Platt Inc.**
195 N 100 E PHONE: (435) 586-6151
Cedar City, UT 84721

ATTN: **Michael Platt** EMAIL: platt@infowest.com

RE: **Pine View Estates Subdivision, Phase 1 -
Preliminary Plat
2nd Review Submittal**

REMARKS:

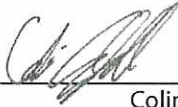
Watson Engineering Company, Inc. has been asked by Enoch City to provide a Plan Review of the above referenced subdivision – Preliminary Plat. Please provide a written response to each of the following items when the plans are submitted to the City.

1. Update the utility contacts for Rocky Mountain Power and the Public Works Director. The individuals shown have retired.
 - a. Complete.
2. Provide Public Utility Easement dimensions.
 - a. Complete.
3. Provide dimensions on south entry boundary and road widths.
 - a. Complete.
4. South entrance needs to be verified with Rob Dotson to see if allowable under current city standards and ordinances.
 - a. Complete.
5. Indicate if monuments shown were been found or not found.
 - a. Complete.

6. Provide soil classification in notes.
 - a. Complete.
7. Provide the Airport Overlay Zone in notes.
 - a. Complete.

Please do not hesitate to contact us with any additional questions.

Signed: _____



Colin Campbell
Plan Reviewer

Date: _____

11/22/21



WATSON
ENGINEERING COMPANY, INC.

