

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 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 told 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 set-back so he does not have to come into his property another foot closer to the home. He noted the weeding 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 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 the main house 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

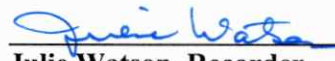
7. COMMISSION/STAFF REPORTS

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 want 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 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 1000-1500 GPM to the system. He reported we are working with the County 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 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.

 12-14-21
Julie Watson, Recorder Date

Meeting ID: 828 4192 8277