

MINUTES
ENOCH CITY PLANNING COMMISSION
December 14, 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: Mike Platt – John Staples and Dallas Buckner (zoom)

1. **CALL TO ORDER OF REGULAR MEETING-By Bob at 5:30 pm.**
 - a. **Pledge of Allegiance** – Led by Commissioner Meacham
 - b. **Invocation –Audience invited to participate.** Given by Council Member Ross
 - c. **Inspirational thought** - Given by Commissioner Ley
 - c. **Approval of agenda for December 14, 2021 – Commissioner Meacham made a motion to approve the agenda. Commissioner Ley seconded and all voted in favor.**
 - d. **Approval of minutes for November 23, 2021 – Commissioner Ley made a motion to approve the minutes. Commissioner Correa seconded and all voted in favor.**
 - e. **Conflict of Interest Declaration** - none stated

2. **CONSIDER PINEVIEW ESTATES PHASE 1, PRELIMINARY PLAT AND MAKE A RECCOMENDATION TO CITY COUNCIL - Platt & Platt Engineering**

Mike Platt asked for a map to be put up on the screen. He explained that this is a proposed subdivision just west of Dairy Glen. The property is currently zoned R-11 and they will keep it that way. The plan is to come off of Midvalley right now. They will modify the entrance, which won't affect any of the lots. They wanted to make the entrance nicer and easier to get into. Sewer will go to the North and to the East. Since they have to put in the sewer line, they have already started the Preliminary Plat for Phase 2. He asked if there were any questions. Commissioner Tingey asked what the purpose for the parking lot is. The developers will have that be an office/model home to oversee what's going on and it will keep people off of the street. Commissioner Tingey asked how far east and west is this subdivision will be located. City Manager Dotson pulled it up on the map. It's west of Minersville Highway. Mike Platt said there are 60 total lots and phase 3 will have 80. City Manager Dotson said the engineer meets all the standards for the Preliminary Plat. John Staples said the city sewer plan will go down to the west and wanted to see if there is some way that the developers can help. City Manager Dotson said Dallas Buckner has been asked to produce the easement to go through the Harden property to our outfall line. There is discussion about what that would mean. Right now, he believes that the line is upsized big enough for what the subdivision will take on. City Manager Dotson also said that they can't increase the standard for John Staples, but would pay the difference in cost. The City needs some engineering to know what the flow will be down that road. They may go to Bulldog, but are trying to figure that out. John Staples said that he is happy to participate and help where they can.

Commissioner Meacham made a motion to send a favorable recommendation to City Council to approve Pineview Estates Phase 1, preliminary plat. Commissioner Correa seconded and all voted in favor.

3. CONSIDER SETTLER'S SQUARE PHASE 4, FINAL PLAT AND MAKE A RECCOMENDATION TO CITY COUNCIL - Go Civil

Dallas Buckner said he has been working with City engineers and the construction drawings have are approved. Nothing has changed. This is almost 50 lots with 2 roads tying into half mile. Commissioner Tingey asked if there were any questions. Commissioner Ley asked if the drainage was adequate. City Manager Dotson said phases 1-4 have a storm drainage plan/analysis. The storm drainage pond was built for that. Dallas Buckner said detention basin was sized on the full development of the subdivision. There is a concrete irrigation channel that they discussed with adjacent property owners. They will construct a dirt berm and plan to clean out the concrete irrigation ditch and run all of that to Half mile. Commissioner Tingey asked how the homes in Phases 1-3 handled the flooding. Dallas Buckner said that he had a number of visits to Enoch. He met onsite during the flood and as far as the roads designed, they worked well. They weren't overwhelmed. It was offsite runoff. The majority of the water on half mile, ran down the backside of the storage units, hit the irrigation ditch along the south property line. A lot of the damage to the road that he saw in Phase 3 was mostly a result of the offsite water coming through the south in Phase 4. Commissioner Ley asked who keeps the canal clean. City Manager Dotson said the berm will be on the property of private owners, so they will have to maintain it. There will most likely be an easement which the City will maintain. City Manager Dotson said the NRCS project includes 9 detention basins and channels. There is discussion on the plan for this. He also noted that the storm that brought the flood was a natural disaster and no drainage planning could account for that in the future. Dallas Buckner said that they have done a couple of different things on the subdivision. The 42 inch storm drains are already installed in the ground. During the storms, construction was underway, when they got to Phases 3 and 4 they put in curb inlets in future roads along Half Mile. There were storm drains, but there was no road at the time of the storms for the water to drop into the storm drains. The hope is with the additional curb inlets, in phase 4, and the additional easement, utilizing the existing concrete ditch and the berm, they will be able to get more and more water into the pipe. Commissioner Tingey asked if there were any questions. There were none.

Commissioner Ley made a motion to send a favorable recommendation to the City Council to approve Settler's Square Phase 4, final plat. Commissioner Meacham seconded and all voted in favor.

4. COMMISSION/STAFF REPORTS

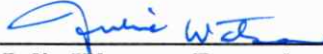
Commissioner Ley asked Hayden White how much more water could the pipe take. Hayden said they are going above and beyond. He isn't sure, but they would have to walk it and make sure it's cleaned out. Commissioner Correa said once the subdivision is built out, his concern is traffic on 4200 North. He would like the City to consider putting a stop sign in on Prospector Ln. It'd be nice to have something to slow traffic. Hayden said that's something that he can look into. He also noted that they asphalted and finished the water along Highway 91.

Council Member Ross said Merry Christmas. Wreaths Across America this Saturday at noon at the Enoch Cemetery. There will be a fly over at noon.

City Manager Dotson said the City received a grant for \$263,000 towards a new water tank. they are hiring Ensign Engineer to acquire more funding to increase funding as the price of the tanks goes up every month. The tank holds 2 million gallons. They just need to find the other half of the

funding. They sent in the impact fee analysis on our storm drainage. Commissioner Ley asked if the impact fees will cover some of that. City Manager Dotson said yes. Merry Christmas! Commissioner Tingey asked where will the tank go. City Manager Dotson said they will get Ensign to do an analysis to figure out where to put it. The water meeting was Tuesday night last week. It is available online if you didn't make it. There were 400+ people. Commissioner Tingey said he had nothing to report. Commissioner Correa said Merry Christmas. Commissioner Ley had nothing to report. Commissioner Losee had nothing to report. Commissioner Meacham had nothing to report.

5. ADJOURN – Commissioner Ley made a motion to adjourn the regular meeting. Commissioner Losee seconded and all voted in favor.

 12-28-21
Julie Watson, Recorder Date

Meeting ID: 836 2599 3449