

MINUTES
ENOCH CITY PLANNING COMMISSION
December 28, 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-Zoom
Commissioner Debra Ley
Chairman Bob Tingey

STAFF PRESENT:

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

PUBLIC PRESENT: Mike Platt and Brandon Staples were present in person. Steve Woolsey, Alex with Civil Science, John Staples, and Bygnal Dutson were present on Zoom.

1. **CALL TO ORDER OF REGULAR MEETING-**By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** –Led by Mike Platt
 - b. **Invocation (2min.)–Audience invited to participate.** Given by Commissioner Correa
 - c. **Inspirational thought-** Given by Commissioner Correa
 - d. **Approval of agenda for December 28, 2021-** Commissioner Ley made a motion to approve the agenda. Commissioner Correa seconded and all voted in favor.
 - e. **Approval of minutes for December 14, 2021-** Commissioner Ley made a motion to approve the minutes. Commissioner Meacham seconded and all voted in favor.
 - f. **Conflict of Interest Declaration-** none stated

2. **CONSIDER A MINOR SUBDIVISION AND LOT LINE ADJUSTMENT FOR TOO UNIQUE PROPERTIES AND GEORGE LUTTERMAN AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Woolsey Land Surveying**

Steve Woolsey, with Woolsey Land Surveying, said that George Lutterman owns Too Unique Properties. Parcels 1 through 3 are part of the minor subdivision. Parcel 4 is kind of a cleanup. Steve explained the history behind the Parkview subdivision. Phase 3 was vacated and it had a small park inside of it. They want to create one big nice parcel. Parcel 4 is a part of that area. There are existing utilities from the previous minor subdivision. They aren't creating any new utility easements. City Manager Dotson said that there is a gas line existing there as well. Commissioner Ley asked where the piece of property inside of the subdivision is located. City Manager Dotson showed it on a map. He also had a question about 5600 North. Should the City Council require the right-of-way? Steve said that he has talked with George Lutterman about that before he submitted it. They have most of the right-of-way established by the landowners on 5600 North. He asked George if he wanted to convey that so that they have a nice clean right of way. He said not at this time and wants to reserve that. City Manager Dotson said it complies with all of our standards. Chairman Tingey asked if there were any questions. Commissioner Ley wanted to know if there is a right of way on either side of that right now. Is there an easement on the south side already? City Manager Dotson explained where the rights-of-way are on a map. Commissioner Meacham noted that Dominion energy had installed a gas line along 5600 North. It was installed when that roadway was dedicated.

Commissioner Ley made a motion to send a favorable recommendation to the City Council to approve the minor subdivision and lot line adjustment for Too Unique Properties and George Lutterman, contingent upon having the City Council recognize that there is not a dedicated right-of-way on the south end of the property and north of the road. Commissioner Correa seconded the motion and all voted in favor.

3. CONSIDER THE PRELIMINARY PLAT OF HARDCORE INDUSTRIAL PARK AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Civil Science Eng. & Bygnal Dutson

Alex with Civil Science said that this is a 16 lot subdivision. It is located off of Highway 130 and south of 6400 North. The lots will be designed for industrial purposes. They are not all being constructed or sold at the moment. It's strictly for future use. Water will tie into 700 East. Sewer system will be septic. Once the lots are developed the septic system will be designed for each lot. There are two gas lines. One will remain and the other will be abandoned. Regarding drainage, everything will be retained on its own lot and will be self-sufficient. There will be a drainage swell developed to catch stormwater. It's a self-sufficient piece of land. Alex asked if there were any questions. Chairman Tingey asked what the dotted lines were on his map. Alex said they are existing topography. Commissioner Ley mentioned the squares on the map are retention areas. Alex said that every lot will be designed and graded so that it will retain its own storm water. It's a form of low impact development. They aren't sized exactly how they will look in the end. Chairman Tingey asked if the roads in the middle of the subdivision are future roads and are not there currently. Alex said that is correct. Their access will come off of 700 East. There are three roads on the map that are not built yet. City Manager Dotson said this is the first development that has future planned retention. It should be better for all of the neighboring properties.

Commissioner Correa made a motion to send a favorable recommendation to the City Council to approve the preliminary plat of Hardcore Industrial Park. Commissioner Ley seconded the motion and all voted in favor.

4. CONSIDER THE PRELIMINARY PLAT OF PINE VIEW ESTATES, PHASE 2 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Platt & Platt and John Staples

Mike Platt said this needs to start because they want to roll Phase 1 into Phase 2 to be able to put the sewer line in. It has 27 lots and it's pretty straight forward. Lot sizes are 11,000 sq. ft. They are working with Watson Engineering to put in a hybrid (detention and retention) pond there at about 5200 North. As the pond fills up there is a size orifice and that will be how they will release that water onto 5200 North gradually. Brandon Staples said that he owns the project and he wanted to add the vision so that everyone knows what the project is. He is from Virgin, Utah and just wants to be good neighbors. He has experience with the monsoon season in Arizona, where they use the hybrid model. They want to make that look nice and within the subdivision so they will have a park. They want to line it with trees and have it be something that will age well. City Manager Dotson said they have the easement figured out to the west with the sewer. That should make a big difference. They have met all of the requirements.

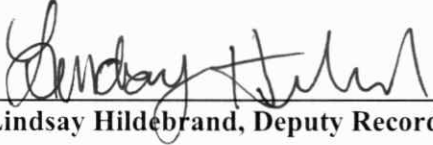
Commissioner Ley made a motion to send a favorable recommendation to the City Council. Commissioner Meacham seconded and all voted in favor.

5. PUBLIC COMMENTS – There were no public comments.

6. **COMMISSION/STAFF REPORTS**

Commissioner Correa commented on the Wreaths Across America program saying it went off very well and inspiring. The fly-over was perfectly timed. All agreed it was a wonderful program.

7. **ADJOURN – Commissioner Ley made a motion to adjourn. Commissioner Correa seconded and all voted in favor. The meeting ended at 6:15 pm.**

 1/11/2022

Lindsay Hildebrand, Deputy Recorder

Date

Meeting ID: 873 7753 0830