

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
January 25, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

**Join Zoom Meeting or in-person
<https://us02web.zoom.us/j/83713578575>
Meeting ID: 837 1357 8575
Dial by your location
+1 346 248 7799 US (Houston)**

- 1. CALL TO ORDER OF REGULAR MEETING**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought-**
 - d. Approval of agenda for January 25, 2022**
 - e. Approval of minutes for January 11, 2022**
 - f. Conflict of Interest Declaration-**
- 2. CONSIDER THE PRELIMINARY PLAT OF VALLEY GATE ESTATES SUBDIVISION, PHASE 1 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Go Civil Eng.**
- 3. CONSIDER THE COMMERCIAL MINOR SUBDIVISION OF VALLEY GATE ESTATES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Go Civil Eng.**
- 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 Jan. 21, 2022.

Lindsay Hildebrand, Deputy Recorder

Date

Meeting ID: 837 1357 8575

ENOCH CITY PLANNING COMMISSION

MINUTES

January 11, 2022 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

1. CALL TO ORDER OF REGULAR MEETING

- a. **Pledge of Allegiance** – Commissioner Ley
- b. **Invocation (2 min.) –Audience invited to participate.** Commissioner Meacham
- c. **Inspirational thought-** None
- c. **Approval of agenda for January 11, 2022** – Commissioner Ley made a motion to approve the agenda. Commissioner Meacham seconded and all voted in favor.
- d. **Approval of minutes for December 28, 2021** – Commissioner Ley made a motion to approve the minutes. Commissioner Meacham seconded and all voted in favor.
- e. **Conflict of Interest Declaration-** none

2. OPEN AND PUBLIC MEETINGS TRAINING

City Manager Dotson said that the legislature requires a yearly training on open meetings and the intent is that we take our actions openly. He defined meetings as what they are and what they are not, public bodies, public noticing, minutes and recordings. A meeting has to have an anchor location, which is the City office. There can be electronic meetings as defined in code 52-4-207. This has been changed in the code because of COVID-19. A quorum is three members of a body. The quorum can conduct meetings from the anchor location. Certain topics are not allowed to be discussed when a quorum meets by chance, or a social meeting, where no public money is expended. Meetings are open to the public and must be noticed. If only two members of a body show up, then the meeting does not take place. You can hold the meeting somewhere else, but it has to be noticed. It requires a 24 hour notice, unless it's an emergency. The notice is posted on the Utah Public notice website. You have to notice it in another location in the city. One place for every 2,000 residents, if there is a public hearing. We don't have to notice certain things in the newspaper anymore. City Manager Dotson explained that people can go to the Utah Public Notice Website to subscribe to notices. If there is a challenging subject, the recorder will make sure to add extra detail. All electronic recordings are kept forever. The only public body that can hold a public meeting is the City Council. There must be 2/3 quorum to approve. In closed meetings they can only talk about specific things as follows:

The character, professional competence, or physical or mental health of an individual, matters of pending or reasonably imminent litigation involving the City, strategy session to discuss the purchase, exchange or lease of real property if public discussion of the transaction would: (i) disclose the appraisal or estimated value of the property under consideration; or (ii) prevent the public body from completing the transaction of the best possible terms; or strategy session to discuss the purchase, exchange or lease of real estimated value of the property if: public discussion of the

transaction would: (i) disclose the appraisal of completing the transaction of the best possible terms; or strategy session to discuss the sale of real property if: public discussion of the transaction would as listed above. Discussion regarding deployment of security personnel, devices, or systems; (Taken from State Code). The only recordings saved on a disc are the recordings from closed meetings. Only a judge can open the envelopes that contain those recordings. No action is taken or approved in a closed meeting. Any action has to come back out into a reopened public meeting to announce action. Electronic meetings have to be noticed as an electronic meeting. If members of a body text or email each other, they would have to do it separately, so as not to have a discussion all together. This would not be a public record. It would be a closed deliberation and that is not allowed. City Manager Dotson said the City Council will often present each other with ideas before the meetings to state their opinions in advance. The reply should be to the individual and not "reply to all" to be ethical. Violation of a closed meeting is determined by a judge if a lawsuit is brought. It can be a Class B misdemeanor for the officials if they violate closed meeting rules. If there is a disruption of meetings people can be removed by the police if necessary. We have procedures in our code for the structure of meetings. Chairman Tingey wanted to know what the procedure was if something is not on the agenda or worded wrong. City Manager Dotson said that if an item is not on the agenda at all, it shouldn't be talked about. If it's written wrong on the agenda, then the agenda should be amended and noticed as such. The intent of the item has been made public and people may be here to review it.

3. PUBLIC COMMENTS - None

4. COMMISSION/STAFF REPORTS

Council Member Ross noted that at the last City Council meeting the Council received the favorable recommendation from the Planning Commission regarding an item last discussed which was contingent upon them knowing that a right of way had not been established. Between the two meetings, a right of way had been established. She thanked the Planning Commission for thinking of that and making it noted. A group had met regarding the bid from Sunrise Engineering for the RFP and it went well.

City Manager Dotson talked about Vision Iron County. The idea was to create a planning document to bring in as many stakeholders in the community as they possibly could and come up with a vision for what the county will be like. After two (2) years, there were focal points that communities wanted addressed. There are 12 points. The steering community wants to gather information from all stakeholders and bring it all together to a central hub. There is an Organization Directory. The idea is to have connectivity with all of the Organizations. Also, City Manager Dotson said we have potential to have 2 or 3 new subdivisions that could be introduced by the next Planning Commission meeting. In the next 2 or 3 months there may be 4 or 5 more. City Manager Dotson said that the Water Board is looking over a new water acquisition and fee schedule.

Commissioner Losee said that Council Member Jensen would like to see more online communication from the public bodies. So, a small group may start meeting a couple of times a month. They might use the minutes as substance in a video with basic information. It is a way for people to start reading the monthly Newsletter.

There was a discussion on tiny homes in regards to the needs of the community. It will be brought forward as an agenda item in a future meeting.

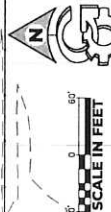
5. ADJOURN – Commissioner Meacham made a motion to adjourn. Commissioner Correa seconded and all voted in favor. Meeting ended at 6:45 pm

Lindsay Hildebrand, Deputy Recorder

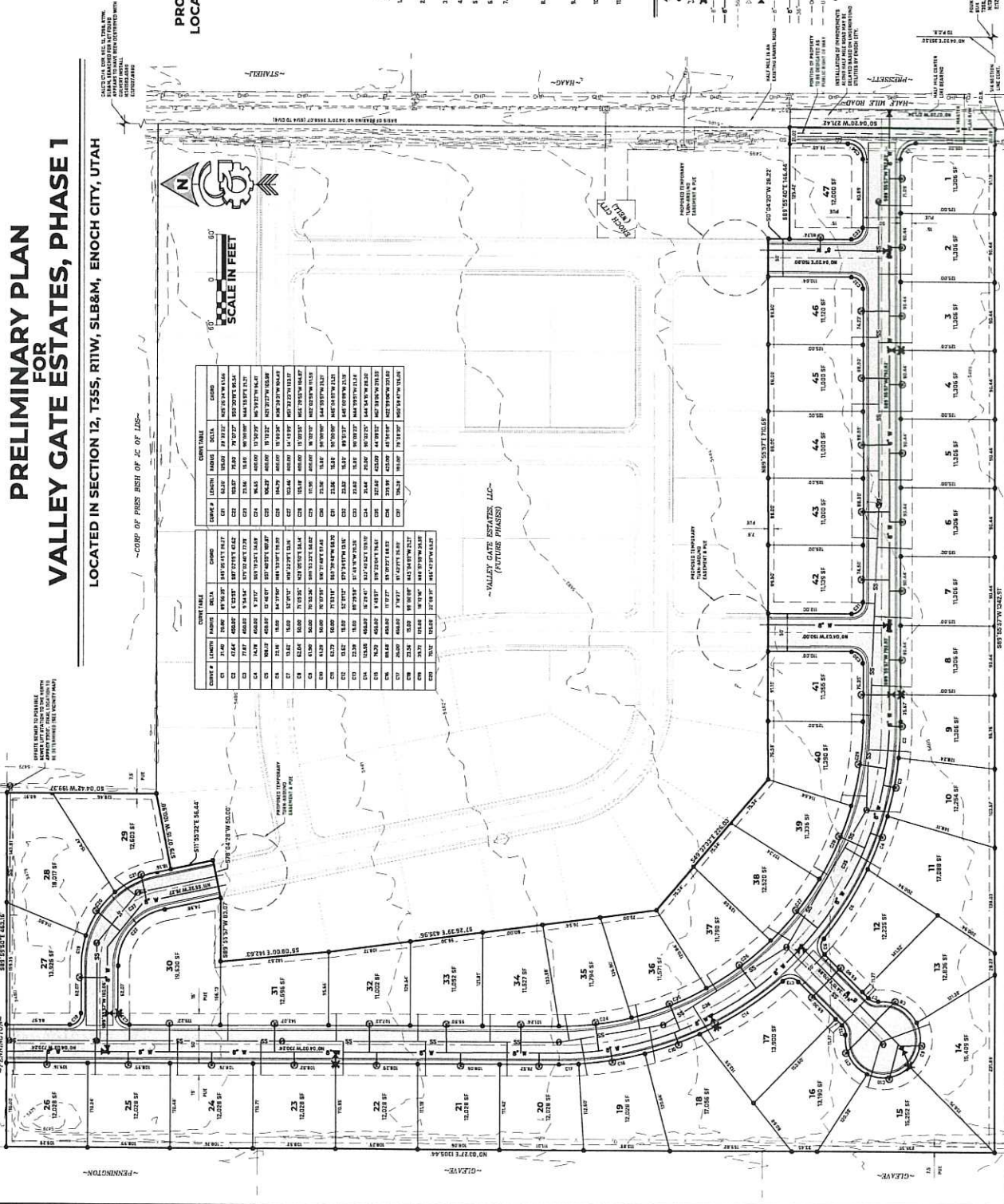
Date

USE, AND THE
OF
WITH

~SOT JO CT JO HSH KSD JO RHOJ-
-CORP OF PRES BSH OF IC OF LDS-



CONTEINER				CONTEINER			
CONTEINER #	LOCATION	DATE	COORD	CONTEINER #	LOCATION	DATE	COORD
C1	2146	08/06/97	187 57'11.7617 N	C21	2186	08/06/97	187 57'22.1033 N
C2	2148	08/06/97	187 57'11.7617 N	C22	2188	08/06/97	187 57'22.1033 N
C3	2150	08/06/97	187 57'11.7617 N	C23	2190	08/06/97	187 57'22.1033 N
C4	2152	08/06/97	187 57'11.7617 N	C24	2192	08/06/97	187 57'22.1033 N
C5	2154	08/06/97	187 57'11.7617 N	C25	2194	08/06/97	187 57'22.1033 N
C6	2156	08/06/97	187 57'11.7617 N	C26	2196	08/06/97	187 57'22.1033 N
C7	2158	08/06/97	187 57'11.7617 N	C27	2198	08/06/97	187 57'22.1033 N
C8	2160	08/06/97	187 57'11.7617 N	C28	2200	08/06/97	187 57'22.1033 N
C9	2162	08/06/97	187 57'11.7617 N	C29	2202	08/06/97	187 57'22.1033 N
C10	2164	08/06/97	187 57'11.7617 N	C30	2204	08/06/97	187 57'22.1033 N
C11	2166	08/06/97	187 57'11.7617 N	C31	2206	08/06/97	187 57'22.1033 N
C12	2168	08/06/97	187 57'11.7617 N	C32	2208	08/06/97	187 57'22.1033 N
C13	2170	08/06/97	187 57'11.7617 N	C33	2210	08/06/97	187 57'22.1033 N
C14	2172	08/06/97	187 57'11.7617 N	C34	2212	08/06/97	187 57'22.1033 N
C15	2174	08/06/97	187 57'11.7617 N	C35	2214	08/06/97	187 57'22.1033 N
C16	2176	08/06/97	187 57'11.7617 N	C36	2216	08/06/97	187 57'22.1033 N
C17	2178	08/06/97	187 57'11.7617 N	C37	2218	08/06/97	187 57'22.1033 N
C18	2180	08/06/97	187 57'11.7617 N	C38	2220	08/06/97	187 57'22.1033 N
C19	2182	08/06/97	187 57'11.7617 N	C39	2222	08/06/97	187 57'22.1033 N
C20	2184	08/06/97	187 57'11.7617 N	C40	2224	08/06/97	187 57'22.1033 N



PHASE 1 BOUNDARY (17.00 AC)

[illegible]

NOTES

- [illegible]

LEGEND

[illegible]

UTILITY CONTACTS

CENTURYLINK	ZACH MATHEWS 435-775-9639
RECON MOUNTAIN POWER	KAREN HUGGETT 435-855-2715
DOMINION ENERGY	KEELY BEELER 435-865-9255
TD9	MELLY JENSEN 435-233-7481
SOUTH CENTRAL COMMUNICATION	MARSHALL JOHNSON 435-475-4210
	LANCE DODDING 435-445-2310
CITY MANAGER	BOB DOTSON 435-585-1110
CLARK COUNTY A. REC. L.	
CLARK COUNTY S. REC. L.	
CITY WORKS, SEWER, STREETS & STORM DRAIN	HAYDEN WHITE 435-445-2655
CLARK CO.	

