

MINUTES
ENOCH CITY PLANNING COMMISSION
January 25, 2022 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 Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Dep. Rec.-absent
Hayden White-Pub. Works Dir.

PUBLIC PRESENT: Dallas Buckner

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** –Led by Commissioner Ley
 - b. **Invocation (2 min.)** –Audience invited to participate. Given by Council Member Ross
 - c. **Inspirational thought**-Given by Chairman Tingey
 - d. **Approval of agenda for January 25, 2022**-Commissioner Ley made a motion to approve the agenda. The motion was seconded by Commissioner Correa and all voted in favor.
 - e. **Approval of minutes for January 11, 2022**-Commissioner Ley made a motion to approve the minutes. The motion was seconded by Commissioner Meacham and all voted in favor.
 - f. **Conflict of Interest Declaration**-none stated
2. **CONSIDER THE PRELIMINARY PLAT OF VALLEY GATE ESTATES SUBDIVISION, PHASE 1 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**-Go Civil Eng.

Dallas Buckner of Go Civil Engineering was representing the owner. He said they did a zone change awhile back for Single Family Residential R-1-11 lots. This is the start of Phase 1 with 47 lots. He said there could be a variety of lot sizes with a minimum of 11,000 SF. This is a standard subdivision layout. Due to the very flat topography there are some challenges on the Construction Drawings side of things. They are in discussions with Watson Engineering regarding design constraints and drainage considerations. Dallas gave some other details of pending roads with curb and gutter. He noted that the big storm drain line is on Half Mile Road to move the water to the retention pond the City owns. They will be working with all of that in mind in designing and planning the subdivision drainage. Commissioner Ley expressed concerns about problems with moving water in storms because of the flat topography there. She asked Council Member Ross to note the concerns to the City Council when they review this application. It was noted that is not an issue at Preliminary Plat and comes with the Construction Drawings. Dallas said they did a topography survey and are aware of the challenges. The developer owns the 40 acres to the north and they know the elevations which are very flat. They will have to design for the topography and he explained how the roads will be graded. They are well aware of the issues from last summer and are consulting with all involved. That will come in the Construction Drawings and is not considered in the Preliminary Plat tonight. He told more about the road grading and various plans they are considering. They are also talking about doing a sewer lift station and that would require cutting roads deeper for the low points. Depending on how they plan it out with the City and adjacent parcels, they will make it work. All proposed roads for

future phases are shown on the Preliminary Plat but do not exist at this time. Chairman Tingey asked City Manager Dotson about this application. City Manager Dotson said it complies with all requirements for a Preliminary Plat and was reviewed by Watson Engineering and approved. Chairman Tingey asked for a motion.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the Preliminary Plat of Valley Gate Estates, Phase 1. The motion was seconded by Commissioner Losee and all voted in favor.

3. CONSIDER THE COMMERCIAL MINOR SUBDIVISION OF VALLEY GATE ESTATES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Go Civil Eng.

Dallas stayed for this item saying it is a commercial minor subdivision. It is on the frontage of Midvalley Road. It was zoned Community Commercial in the past. It is 325 feet wide and they are carving it into three two acre parcels with the remainder parcel on lot four being left over from the existing tax ID for the whole parcel. This application meets all requirements. Chairman Tingey said the Planning Commission Members agree they like the idea of more commercial businesses coming into the area but it is too early to ask any questions about what that might be. City Manager Dotson confirmed this meets requirements for a Minor Subdivision/ Record of Survey and was reviewed by Watson Engineering and approved.

Commissioner Correa made a motion to send a favorable recommendation to the City Council for the commercial Minor Subdivision of Valley Gate Estates. The motion was seconded by Commissioner Meacham and all voted in favor.

4. PUBLIC COMMENTS-none

5. COMMISSION/STAFF REPORTS

Hayden White was asked by Commissioner Ley asked if he is in on the water issues in new subdivisions and he said he is involved in regard to maintenance and access to maintain infrastructure. It has to be built to standards of Enoch Code. It was noted the area just discussed collected a lot of water and saved some yards in the summer floods. The area will go away with the subdivision development. Hayden elaborated on the storm drains and how the water will travel. If houses are built they will be 18" to two feet high above the crown of the road and it will be fine. That is in our Code and Engineering Standards. Chairman Tingey said we have roads that are not crowned and that does that improve the flow. It ruins the roads, Hayden said, as the water sits there and does not flow off the road. The road in question was a road done long ago and that will not happen anymore. It is not standard procedure and not allowed now here or anywhere there is a freeze thaw cycle to ruin the road.

City Manager Dotson had no comments.

Council Member Ross reported the City Council had orientation training. They talked about budgets, open meetings training and things particular to Enoch City.

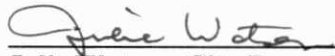
Commissioner Ley said she was at the City Council training and it was interesting and valuable information. City Manager Dotson did a good presentation and explained how they approach what they do as elected officials and the need to have balance in their actions.

Commissioner Losee reported that last week he met with Council Member Jensen and Mayor Chesnut. The intern, Ashton Weagle was in the meeting and they did some brainstorming about getting information out to the public on basic things they need to be aware of. We are trying to close that gap. We live here as neighbors and it is better for all when the public understands things and we are transparent in government. Ashton is working on avenues to create complimentary communications. We want people to share their ideas and we need to solidify what our message should be because we serve the community. Education is the key for the public.

We will start with the basics for educating them. He gave more details saying as it comes together he will report back.

Commissioner Correa commented on past experiences with local government where he used to live and it was not like it is here in Enoch. Politicians serve themselves but that is not the case here. Volunteerism is a big thing here and that is different from other places he has lived. Committees we have are for community improvement. There are lots of new people here that don't understand basic things so this type of information will be helpful. We could also make sure anyone who wants to serve can do that. All these things are to benefit the community.

6. ADJOURN-Motion to adjourn by Commissioner Ley. Motion was seconded by Commissioner Correa and all voted in favor. The meeting ended at 6:15 pm.

 2-8-22
Julie Watson, City Recorder Date

Meeting ID: 837 1357 8575