

MINUTES
ENOCH CITY PLANNING COMMISSION
March 22, 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.
Hayden White-Pub. Works Dir.

PUBLIC PRESENT: Cavett Ishihara, Spencer Jones, Ted Moleff, Mike Platt, Robert Platt , Brent Rodriquez and Worth Grimshaw. On Zoom, Christopher Wright, Holly Haymond and John Staples

1. **CALL TO ORDER OF REGULAR MEETING-**By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** –Led by audience member
 - b. **Invocation (2 min.)** –Audience invited to participate. Given by Council Member Ross
 - c. **Inspirational thought**-Given by Chairman Tingey
 - c. **Approval of agenda for March 22, 2022-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Meacham and all voted in favor**
 - d. **Approval of minutes for February 8, 2022-Commissioner Correa made a motion to approve the minutes. Motion was seconded by Commissioner Ley and all voted in favor**
 - e. **Conflict of Interest Declaration**-None stated except Chairman Tingey said he lives in Village Green Subdivision for the record, as it will be discussed later.
2. **CONSIDER THE FINAL PLAT OF PINE VIEW ESTATES, PHASE 1 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL- Platt & Platt**

Mike Platt came forward to represent the owner. He said this is the Final Plat of Pine View Subdivision, Phase 1. This phase has gone through the construction drawings which have been reviewed by the City Engineer and approved. They are bringing it forward for Final Plat to go to the City Council. There is nothing different from the original discussion and it meets all requirements which City Manager Dotson confirmed.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on the Final Plat of Pine View Subdivision, Phase 1. The motion was seconded by Commissioner Correa and all voted in favor.
3. **CONSIDER A ZONE CHANGE FOR THE MATHESON PROPERTY FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11 AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for POD 2 Holdings, LLC & The Matheson Family**

Mike Platt was representing the property owner. He said this property is east of Pine View Estates and north of Dairy Glen. They want to go from Single Family Residential R-1-18 to Single Family Residential R-1-11. City Manager Dotson said this request starts in Planning Commission for a public hearing to be set and held before it moves onto City Council. With the setting of the public hearing, the noticing process starts. City Manager Dotson explained about access to the subdivision from SR-130. The stretch on the highway was zoned commercial but gaining access from UDOT is difficult and expensive so they made that area residential instead. Now they want to go to smaller lots. The access will be through the existing subdivision and in coordination with Pine View Estates to the north to get it way from the intersection. There was brief discussion of the surrounding zoning and access.

Commissioner Ley made a motion to set a public hearing for April 12, 2022 for the zone change application for property owned by the Matheson Family from Single Family Residential R-1-18 to Single Family Residential R-1-11. The motion was seconded by Commissioner Correa and all voted in favor.

4. CONSIDER A ZONE CHANGE FOR MEGA RV STORAGE FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO COMMUNITY COMMERCIAL C-C AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for Phil Emerson

Robert Platt came up to represent the owner, Mega RV Storage. He said they were here a few months ago for a zone change and it did not go through at that time. They discovered this piece of property was actually not in Enoch. The annexation is now in process. They have worked out issues with adjacent landowners and are revisiting the zone change now. There was brief discussion of the previous issues and solutions were recapped.

Commissioner Ley made a motion to set a public hearing for April 12, 2022 on the zone change application for Mega RV Storage from Single Family Residential R-1-18 to Community Commercial C-C. The motion was seconded by Commissioner Meacham and all voted in favor.

5. CONSIDER A ZONE CHANGE FOR THE ENOCH ICE SKATING RINK-PIDDING, LLC FROM R-1-18 TO COMMUNITY COMMERCIAL C-C AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for Pidding, LLC-Spencer Jones

Mike Platt said this application is to change the zoning from Single Family Residential R-1-18 to Community Commercial C-C so they can do their project. There was brief discussion of lot boundary lines and noted this is the next discussion item so the location in regard to the new planned roadway will be clarified then. City Manager Dotson said this is unusual. This plat map is showing the zone change boundary overlaps with new lots that will be created at the time of the approval of the next item. He said the approval for this application, if approved, will be coming from the City Council and not the Planning Commission. City Manager Dotson this discussion is just for this one parcel. There will be more explanation in the next item which will change things to adjust boundaries creating parcels instead of lots when vacated. Parcel descriptions are the same as the lot descriptions. Holly Haymond, a lot owner in Village Green, participating on

Zoom, said this does meet the needs of the area for roads. This is a neighborhood and something like an Ice Skating Rink should be in a more arterial place. A lot of neighbors are concerned about the possible noise, light pollution and so on with commercial development. Chairman Tingey said tonight's action is just to set the public hearing. He suggested residents wait to make their comments in the public hearing at the next meeting. City Manager Dotson explained the process of the public hearing and then the recommendation from the Planning Commission to the City Council. He noted the Planning Commission does not grant the zone change. Chairman Tingey explained property owners have property rights to use their land as they see fit if it meets the requirements of the City. He noted if people can't attend the public hearing they can submit written comments in advance that will be considered. The question was asked if the developer is required to address general welfare issues. City Manager Dotson explained the Planning Commission will deliberate and the applicant will answer questions. Chairman Tingey said we try to do the right thing for all concerned.

Commissioner Ley made a motion set a public hearing on the zone change application for Enoch Ice Skating Rink for 4-12-22. The motion was seconded by Commissioner Correa and all voted in favor.

**6. CONSIDER VACATING A PORTION OF VILLAGE GREEN
SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY
COUNCIL- Platt & Platt for Pidding, LLC-Spencer Jones**

Mike Platt, representing the owner, noted the maps have had some corrections and the ones in front of the Commission are the corrected maps. The developer wants to vacate portions of two existing roads and the vacating process involves only his own property. An audience member asked what vacating means. City Manager Dotson explained vacating is taking the lots out of the platted subdivision in a process that creates parcels instead of lots. In this case, all of the land being vacated is owned by one person. Mike Platt explained that for the road portions being vacated, half of the roadway goes to the lots on either side of it. This creates a blank canvas out of the lots and the roadways to create other lot designations and a new roadway. City Manager Dotson explained more to say the owner is vacating a portion of the subdivision and parts of two streets. Vacating the street does not require the Planning Commission's approval but is included in this application for their recommendation to the City Council. It all goes to the City Council for their final approval. They get the Planning Commission recommendation and they review the maps. City Manager Dotson clarified the plats saying there will be another application to create a new roadway so no properties lose access. The Planning Commission's role in the context of this application is to recommend to City Council. State Code outlines this process. Access to the other properties is covered with the new roadway that will be built. The developer is required to provide access to the property of others. Chairman Tingey asked City Manager Dotson if there is any reason not to send a favorable recommendation. City Manager Dotson said this application meets all requirements of the City and State. All future access is provided and some will be better off with less traffic by some lots. He added some future things are not part of this application. He showed a map to clarify. Other required processes will follow as needed. The subdivision, as it remains, will still be zoned Single Family Residential R-1-18 until they request some other zoning. We do not require that

information at this time. City Manager Dotson said again this application is to vacate lots and build a new road. That road will connect to the previously discussed ice skating rink. Traffic to that area will not be past the properties of most owners. The challenge is this property has one owner who has property rights to use his land as he sees fit while following all City requirements. Any political calls regarding public clamor are for the City Council. City Manager Dotson gave more details of processes and confirmed again the other landowners still have access to roads and utilities. Chairman Tingey asked about the fact that we have heard that he wants to build an ice skating rink and we heard opposition to that. Is that irrelevant to the decision on the recommendation? City Manager Dotson said this is legislative and so is the zone change. The final decision is up to the City Council. The Planning Commission is not deciding if we want a skating rink in this application tonight. That is for the City Council to decide. There was brief discussion of traffic issues on existing roadways. City Manager Dotson said that issue is the responsibility of the applicant and not the City. Commissioner Ley said this seems unusual with the two different applications. She asked if there is any reason not to do this. The audience members expressed more concerns about access to their mailboxes and were told they will not be denied access to any property or mailboxes. City Manager Dotson said the City Council can have a public hearing if they want to although it is not required by law. Portions of the existing road will go away but something else will be in its place. The applicant will deed the new road, attached to Village Green Road, so all have access. No one can be cut off from mailboxes or roads to their property and this application does not do that.

Commissioner Correa made a motion to send a favorable recommendation to the City Council for the vacating of a portion of Village Green Subdivision. The motion was seconded by Commissioner Meacham and all voted in favor.

7. CONSIDER THE PRELIMINARY PLAT OF CINNAMON HILLS SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Bulloch Brothers Eng.-Worth Grimshaw

Brent Rodriquez of Bulloch Brothers Engineering represented the owner. He said this is the Preliminary Plat for Cinnamon Hills Subdivision and it meets all City requirements. They want to get this approval so they can work on the construction drawings. Chairman Tingey asked about the road at south end. City Manager Dotson said there is not one at this time. He explained the access is from Ravine Road adding at sometime in the future when Spring Hill Subdivision is built it will eventually meet this subdivision with a road to the west. He showed a map noting the locations in question. Commissioner Ley brought up flooding. She asked about Ravine Road and the drainage and erosion on that road. City Manager Dotson said the developer is required to create a retention basin to let flood water out slowly. City Manager Dotson gave more details of drainage requirements. Chairman Tingey asked if anything is amiss. City Manager Dotson said this meets all requirements and our City Engineer approved it.

Commissioner Ley made a motion to send favorable recommendation for the Preliminary Plat of Cinnamon Hills Subdivision. The motion was seconded by Commissioner Meacham and all voted in favor.

8. PUBLIC COMMENTS

Christopher Wright, on Zoom, said he wants to make a general point about planning. The nearby residents only found out about this by accident when they called for something else. Why are residents not informed? The City has a serious duty of care to do that with changes that affect them. He gave examples. He asked how these changes will affect the access of ATV riders to get to the trails and how this will affect Hwy. 91. That is an issue and the other point is he suggests the title of "Ice Skating Rink" is a misnomer. This will be some but a year round use venue with noise and music, lights and all that goes with it. Cavett Ishihara said he wants to go on record to thank this group for the work they do. He said they are new in the neighborhood and they choose Enoch City for the good planning and wonderful living environment. The massive roundabout is progressive and works well. He has lived in large cities and says he welcomes more of that. He commented on the retention pond at the end of his street saying it has been at least 25% filled with water since they moved in. He understands the floods last summer and the effect of those. He thanked the Planning Commission for their foresight and is grateful to them that drainage and retention are being required to help protect residents.

9. COMMISSION/STAFF REPORTS

Council Member Ross said we had a long break with two canceled meetings and thanked the Planning Commission for their good work.

City Manager Dotson asked the Commissioners not to speak over one another or talk at the same time. He received several comments from Zoom participants that they can't hear when everyone talks at once. He reported he met with Representative Stewart in a Town Hall meeting today. We told him about our challenges in a rural area and the costs to overcome things. He offered to help when he can. City Manager Dotson said Cedar City got three million dollars to upgrade a road from the Feds. Pine View Estates, Phase 1 will start construction after the approval of the Final Plat by the City Council. Settlers Square, Ph. 4 is midway through construction. This is the last phase for them and they have been very good to work with for all concerned on drainage specifically. He reported, in the next meeting, there may be some potential changes to land use code coming for discussion. There are more requirements for development in relation to sewers. There are some challenges. Iron County has approved the new jail facility on the north end east of Love's Truck Stop called Auto Mall Drive. He gave more details regarding the water line they will tie into and our agreement with Cedar City which will be updated for this new use. They will reimburse us if any large, high use facility is built that causes extra impact on Enoch.

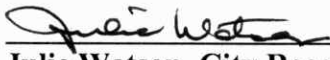
Commissioner Ley had a question about land vacated for the storm water retention area and if that could be used for other things when there is no storm water. There was brief discussion of the current uses by Enoch Road and Hwy. 91. City Manager Dotson said when we get the basin there we will fence it and not allow anyone in there. We can't allow it be torn up by RV or motorcycle use. We don't know the size of it yet. City Manager Dotson said another challenge is our City Attorney's concerns for liability for the City. He noted some retention basins are dual purpose such as for a park like in Iron Mountain Subdivision. The City Crew is working on it again with better weather. As it comes along we may have to fence it because the clay soil is not allowing the water to seep out as we thought it would. This area has to have an outlet for the water because it

doesn't percolate into the ground with clay now so now the original concept may not work as a park.

Commissioner Correa said he attended an Affordable Housing meeting today. There are a lot of things coming at small communities like ours with HB-462 passing in the Legislature. He gave some highlights of things we will be required to do to accommodate affordable housing. They want us to do things like reduce parking requirements and waive or eliminate impact fees. They will be some General Fund subsidies to waive construction related fees. He talked about deed restricted properties so they are not used for short term rentals but are owner occupied. There are some good things but there are more restrictions so it is less competitive for some developers. The State is putting many demands on cities. This is coming at us and is a future challenge. City Manager Dotson said we need to review the General Plan due to this legislation. He added we need more strategic policies in place and we also have to report to the State with more details. The process was already onerous and now it is even harder. Low-income housing in our community is required and that makes it more expensive for long-time residents and for the impact. Commissioner Correa said some nightmares of CA regulations are being conjured from his past experience. Maybe we will not see the extremes they have there. The issue is the State saying you have to do this. "Free" federal money becomes the State telling you what to do. He added "affordable housing" has to be owner occupied or it defeats the purpose. It can't be allowed to go to short term rentals.

Commissioner Losee noted the City is working on ways for better communication with residents. He has no updates now but wanted to address Christopher Wright's concerns.

10. ADJOURN-Commissioner Ley made a motion to adjourn. Motion was seconded by Commissioner Correa and all voted in favor. The meeting ended at 6:53 pm.



Julie Watson, City Recorder

4-12-22

Date

Meeting ID: 812 0463 5796