

**ENOCH CITY PLANNING COMMISSION
MINUTES**

**May 24, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT:

Commissioner Leonard Correa - excused
Commissioner Andy Losee
Commissioner Andrew Meacham - excused
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: Megan Stead

1. **CALL TO ORDER OF REGULAR MEETING-By bob at 5:30 pm.**
 - a. **Pledge of Allegiance** –Led by Council Member Ross
 - b. **Invocation (2 min.)** –Audience invited to participate. Given by City Manager Dotson
 - c. **Inspirational thought**-Given by Chairman Tingey
 - d. **Approval of agenda for May 24, 2022** – Commissioner Ley made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.
 - e. **Approval of minutes for May 10, 2022** - Commissioner Ley made a motion to approve the minutes. Commissioner Losee seconded and all voted in favor.
 - f. **Conflict of Interest Declaration**- Chairman Tingey noted that he lives in Village Green Subdivision

2. **CONSIDER ZONE CHANGE OF LOTS 3A, 3B, & 3C, AMENDED PLAT OF LOT 3, BLK 2, VILLAGE GREEN FARMS FROM R-1-1-18 TO R-1-11 AND SET PUBLIC HEARING FOR JUNE 14, 2022**

Megan Stead said there have been a few zone changes on this property. They want to cut a section off to put their house on the property. The other section would be 1.06 acres and zoned RV Park. Chairman Tingey asked if the property is currently zoned R-1-18. Mrs. Stead said yes. City Manager Dotson explained that the land owner wished to do two things. They want about an 11,000 sq. foot lot for their home. Right now there are three lots. They want to create an RV park with one lot being their home. To do that, they need to change the zones of all three lots to R-1-11 and then reduce the size of the one of the lots. Next, they will change the zone for the RV Park. On June 1st the City Council will review an application on the vacation of the three lots in the subdivision then they become parcels. They can then do a parcel boundary adjustment instead of having to amend the subdivision. Two lots will be the RV Park and because they are parcels, they can be combined into one lot. The issue is timing on the agenda and what happens in between. The problem is they have to vacate those three lots to make two of them over one acre. Chairman Tingey asked if it is possible for a land owner to request to be vacated out of a subdivision. City Manager Dotson said yes, they can. He opened the map of the location of the lots on the screen for everyone to see.

Commissioner Ley made a motion to set a public hearing for June 14, 2022 to change the zone of lots 3A, 3B, and 3C, amended plat of lot3, BLK 2, Village Green Farms from R-1-18 to R-1-11. Commissioner Losee seconded and all voted in favor.

3. CONSIDER ZONE CHANGE OF PARCELS A-0916-0002-003A & A-0916-0002-003B FROM R-1-11 TO RVP (RECREATIONAL VEHICLE PARK) CONTINGENT UPON BOUNDARY LINE ADJUSTMENT OF VACATED PARCELS TO CREATE 1.06 ACRES AND SET PUBLIC HEARING FOR JUNE 14, 2022

City Manager Dotson said boundary line adjustments do not require a municipality's approval. They take two separate deeds with new property descriptions and record them with the county.

Commissioner Ley made a motion to set a public hearing for June 14, 2022 to change the zone change of parcels A-0916-0002-003A and A-0916-0002-003B. Commissioner Losee seconded and all voted in favor.

5. SET A PUBLIC HEARING FOR NEW WATER ORDINANCE, WATER ACQUISITION, CONSERVATION TIER STRUCTURE, AND WATER UNITS FOR JUNE 14, 2022

Chairman Tingey asked how the discussion went during the last meeting. Commissioner Ley said they went over everything point by point. They took the original discussion from the Water Board and discussed their decisions. Eventually they made their own decisions. Chairman Tingey asked to see what each Commissioner decided.

Commissioner Ley made a motion to set a public hearing for June 14, 2022 for a new water ordinance, water acquisition, conservation tier structure, and water units. Commissioner Losee seconded and all voted in favor.

6. DISCUSS THE PROCESS FOR AMENDING THE ENOCH CITY GENERAL PLAN

City Manager Dotson explained that the current version was adopted and amended around 2017 to comply with affordable housing. There are six Elements. These were chosen back in 2006 or 2007. We had the assistance of the County Planner. City Manager Dotson noted that Cedar City just adopted theirs this year. The General Plan is a statement of general policy. For example: the Land Use Element. This has a general statement on pg. 11, however it doesn't show lot sizes. It isn't about not allowing, but limiting, it to the extent that it is. There is discussion on high density. They discussed the Transportation Element on pg. 18. There are different policies put in place to meet the goals. City Manager Dotson told the Commissioners that when they study the General Plan, they may have some different concepts based on their own perceptions, etc. He asked if they want to go out to the public or hire someone to facilitate this or, do they want to review it and make changes themselves. Chairman Tingey asked Council Member Ross if she knew whether the City Council had a suggestive time frame. Council Member Ross said she will update them at the next meeting. Chairman Tingey asked Commissioner Losee if he had any specific questions. Commissioner Losee thought that it would be a huge benefit for them to go through it themselves. Chairman Tingey said they are all capable of doing it. He wanted to start on this and take a different approach if

they need to later on. He noted that this will take a long time and they will really need to do their homework between meetings. He suggested that they set aside a half hour or so, at the end of every meeting to discuss this. They will be totally flexible. There are some things that will be really hard and some that won't be. Their goal would be to simplify where possible, but still be effective. They have four introductory items and the rest are Elements. They decided to take the first two introductions and start with that.

8. PUBLIC COMMENTS – There were no public comments.

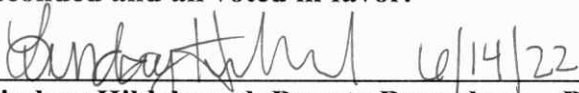
9. COMMISSION/STAFF REPORTS

Hayden White said he thought that things will start slowing down considering there is a concrete shortage and fuel costs are high, etc. In the Public Works department they went over their budget by \$23, 000 in fuel alone.

Council Member Ross said that the City Council had been talking about the budget and they set a tentative budget. They have raised a couple of things; however, they might not have raised them enough. They are also trying to get two more employees. Enoch is growing so fast and our guys are just tired. They need the help. They had also received the Commissioner's comments about the water, but they couldn't spend a lot of time on it.

Commissioner Tingey noted that Commissioner Meacham had to resign so he asked if they had any ideas for anyone who would be a good fit to serve on this commission. They will think about it.

10. ADJOURN – Commissioner Ley made a motion to close the meeting. Losee seconded and all voted in favor.



Lindsay Hildebrand, Deputy Recorder

Date

Meeting ended at 6:25pm