

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

**July 12, 2022, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

**Join Zoom Meeting
<https://us02web.zoom.us/j/81141096149>
Meeting ID: 811 4109 6149**

- 1. CALL TO ORDER OF REGULAR MEETING-By bob at 5:30 pm**
 - a. Pledge of Allegiance –Led by**
 - b. Invocation (2 min.) –Audience invited to participate. Given by**
 - c. Inspirational thought-Given by**
 - d. Approval of agenda for July 12, 2022-**
 - e. Approval of minutes for June 29, 2022-**
 - f. Conflict of Interest Declaration-none stated**
- 2. DISCUSS SECTION 3 OF THE GENERAL PLAN**
- 3. PUBLIC COMMENTS**
- 4. COMMISSION/STAFF REPORTS**
- 5. 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 July 7, 2022.


Lindsay Hildebrand, Recorder

7-7-2022
Date

Meeting ID: 811 4109 6149

MINUTES
ENOCH CITY PLANNING COMMISSION
June 29, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road
<https://us02web.zoom.us/j/88601906994>
Meeting ID: 886 0190 6994

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee-excused
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. - excused
Hayden White-Pub. Works Dir.

PUBLIC PRESENT: Steve Woolsey

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:30 pm

- a. **Pledge of Allegiance** –Led by Commissioner Correa
- b. **Invocation (2 min.)** –Audience invited to participate. Given by City Manager Dotson
- c. **Inspirational thought**–Given by Commissioner Ley
- d. **Approval of agenda for June 29, 2022-Commissioner Ley made a motion to approve the agenda. The motion was seconded Commissioner Correa and all voted in favor.**
- e. **Approval of minutes for June 14, 2022-Commissioner Correa made a motion to approve the minutes. The motion was seconded Commissioner Ley and all voted in favor.**
- f. **Conflict of Interest Declaration**-none stated

2. CONSIDER MINOR SUBDIVISION FOR RANGE 16, LLC – PARCEL #A-0963-0009-0000 AND MAKE A RECOMMENDATION TO CITY COUNCIL

Steve Woolsey came up to represent the owner, Nathaniel Pugh, Range 16, LLC adding he has done a lot of work for him in the industrial area of Enoch. This application is for two minor subdivisions and it is two different applications because the land is not contiguous. He explained the first parcel is south and east of the animal shelter. They have $\frac{3}{4}$ of 6000 north that has been dedicated to the City. He gave details of the road conveyance adding there is a small portion remaining to come to the City. City Manager Dotson gave more details of the roads. Parcel sizes were noted. Steve said basically the explanation is the same for the parcel to the south and west which is the larger parcel on the map. More details were given.

Chairman Tingey said first application is up for a motion. He asked City Manager Dotson about it and was told it meets all requirements. Chairman Tingey asked for a motion.

Commissioner Ley made a motion to send a favorable recommendation on parcel #A-09630-0009-0000 for a Minor Subdivision to the City Council. The motion was seconded by Commissioner Correa and all voted in favor.

3. CONSIDER MINOR SUBDIVISION FOR RANGE 16, LLC – PARCEL #A-0962-0008-0000 AND MAKE A RECOMMENDATION TO CITY COUNCIL

This application was explained above. City Manager Dotson concurred all is in order. Steve said all easements are in place and this meets all requirements. There was brief discussion

of the road and that the owner will be doing another process to deed more of the roadway to the City in the near future. It was noted that Bark Avenue is a Master Planned 66-foot road. Details of previous road dedications to the City by previous owners were discussed in passing. All is in order for this application.

Commissioner Correa made motion to send a favorable recommendation on parcel #A-0962-0008-0000 for a Minor Subdivision to the City Council. The motion was seconded by Commissioner Ley and all voted in favor.

4. ORDINANCE NO. 2022-07-06 WATER ACQUISITION, CONSERVATION TIER STRUCTURE, AND WATER UNITS AND MAKE A RECOMMENDATION TO CITY COUNCIL

Chairman Tingey said let's start at the beginning and deal with issues from the previous discussion. City Manager Dotson said the actual ordinance is in the packet. The other version being considered is the draft which was corrected by Kerry Carpenter who worked for the Division of Water Rights office for many years. Most of his changes are in line with what the State Engineer's office uses for terminology and that clarifies things. Kerry did not change policies or other structures within the ordinance. City Manager Dotson discussed some details saying Kerry Carpenter's version is the one being considered in the ordinance form. He said he made a few minor changes to the text based on City Council's conversation. There was discussion of the details regarding the AF of water in conjunction with a fee. Commissioner Ley confirmed each home brings an AF of water. It was noted there will be a change to fee schedule for water rights plus cash situations. City Manager Dotson started at the beginning and recapped each point for clarification for the Planning Commission. It was noted the structure is already in place to handle the funds that will come in for this as water acquisition fees and the City Council will clarify how they want it defined for its use. There was discussion of escrow accounts and how that may work for a new subdivision. It was noted there are places where we need to standardize the use of "Division of Water Rights" and State Engineer throughout the document to clarify. Points of difference of opinions were as follows:

Open space exemptions. What is the protection if they decide to put in a grass later? Can we require the water? Chairman Tingey did not think it was stated concisely. If they develop it they bring the water, City Manager Dotson said.

Commissioner Ley had issues with the small parks in the City and did not think they were a good use of water. There was discussion of creating a park and giving it to the City. She wanted to be sure they bring the rights if they make a park and give it to the City. Commissioner Ley wanted it so there are no more little parks coming in. Chairman Tingey disagreed and likes the little parks in neighborhoods. There was discussion of existing parks and noted the developer pays for small parks. City Manager Dotson said if we don't exempt parks there will be no parks. There was more discussion of entryways to subdivisions and Commissioner Ley was concerned with the City paying for the watering of it without them bringing the water rights to the city. They have to bring water rights if they develop it, City Manager Dotson said.

Commissioner Ley still did not like the word "prudent" and thought it should be "necessary" instead referring to the times when the fees for younger water rights will be updated. Chairman Tingey also thought there should be more options for updating the fees. Chairman Tingey said the final recommendation should have cautions noted on Commissioner Ley's issues. He asked how they feel about this and making a recommendation tonight. It was expressed the Commissioner's wanted to see a final corrected version before making a recommendation.

Commissioner Ley had issues with other wording. It was clarified the version in the packet she is looking at was sent before we had Kerry Carpenter's wording. His version was sent in a separate email and that is the wording used in the Ordinance being considered. Most of his changes were in the first parts. Other wording changes were reviewed for consistency and the

word "drainage" will be removed from a few places it was removed by Kerry but left in the remainder of the document to make the document the same on the wording. There was more discussion of the process for the State Engineer.

Chairman Tingey asked if it would work for the City Council if they reviewed this one more time with all the changes in place and not send a recommendation tonight. Council Member Ross recommended changes like the language are not the big issue for corrections. The specific changes are more important. Chairman Tingey said they need that for a proper motion and want to see it in final form with corrections and changes. City Manager Dotson said it will be done tomorrow.

Commissioner Ley said they agreed mostly. Her hang up is the Parks and Recreation part. They are the City Planning board and she feels strongly about that. Chairman Tingey said it is important we make a recommendation and suggested maybe we hold an emergency meeting to see the changes and vote on it. He said he wouldn't do it with this version. He suggested a motion to say that we have too many changes and want to wait for final version with this discussion included before issuing a recommendation. City Manager Dotson recapped the changes to encourage a recommendation.

#1-They will use Council Member Jensen's clarification and Kerry Carpenter's changes. With the following:

Water acquisition fee- no changes to what is there

Cash- Kerry's version- no changes

3a- Use "City Council" instead of "staff" and every "six months".

4. Transfer- no changes

The word "Drainage" left in some places will be removed.

Instead of repeating Utah State Engineer just say State Engineer throughout document. Also Division of Water Rights is to be used in a consistent manner.

5. Process to transfer - No changes.

D- no changes

F- no changes

Parks and Recreation with cautions as noted in discussion and amend document to fit the same wording used by Kerry Carpenter.

That was all changes City Manager Dotson recapped. Chairman Tingey asked if they are comfortable to make a recommendation with those changes as noted. The Commissioners were fine with that.

Commissioner Ley made a motion to send a favorable recommendation to the City Council with the changes as noted above and her concerns and cautions about parks and recreation. The motion was seconded by Commissioner Correa and all voted in favor.

5. DISCUSS SECTIONS 1 AND 2 OF THE GENERAL PLAN

Chairman Tingey suggested starting with the Vision Statement. Commissioner Ley said Enoch is becoming a suburb and quoted a fact that in the next 10 years Enoch should see a 51.5% increase in the job market. That means that we need to have industry of some sort. She sees Enoch becoming a suburb. Commissioner Tingey said they should see if Commissioner Losee could get the word out to residents to see if they have a visionary idea. Commissioner Ley wanted to go out and talk to the residents about where they see Enoch going. They thought Commissioner Losee could put a poll together for residents.

Chairman Tingey went back to the Introduction. The goal is to maintain and enhance the rural small town character of the community. City Manager Dotson mentioned that the General Plan is non-specific because definitions of certain things can be subjective. Chairman Tingey wanted to take out a sentence in the Introduction because he felt that it is not needed and the Commissioners agreed. Under "Role of the General Plan" Chairman Tingey wanted to remove

the last sentence in the first paragraph. The Commissioners agreed. Under “Value of the General Plan” Chairman Tingey wanted to remove the first sentence because it is essentially repeated in the second sentence. The Commissioners agreed.

Commissioner Tingey thought that transportation should be added to the first paragraph of Section I. Introduction. He listed a few more exclusions throughout the Introduction and they had a short conversation about each one. Commissioner Ley suggested adding a paragraph about Enoch’s history. Chairman Tingey said they should think about that.

Regarding Section II. Population, Commissioner Ley said she pulled the population census, from 2010 to 2021, off of a website and wanted to add that information. Chairman Tingey thought the first sentence after the population data was confusing and just didn’t make a lot of sense. Commissioner Ley wanted to instead say “Enoch has typically exceeded the growth projections”. There was discussion on projected growth rate. City Manager Dotson said the 3rd sentence should probably read “The growth rate may vary by potential projects”. He also suggested taking out “compared to the state and U.S. rates” in the 5th sentence. The Commissioners agreed. Commissioner Ley wanted clarification of the last sentence. Chairman Tingey suggested adding that the General Plan will be reviewed and updated in the Introduction. He also said they will look at the introduction with sections one and two again over the next two weeks and then at the next meeting they will add section three. City Manager Dotson said they could ask the Economic Development Committee to put together a survey that asks specific questions about the General Plan and the items that they want to discuss. There was no action taken.

6. PUBLIC COMMENTS- There were none

7. COMMISSION/STAFF REPORTS

Hayden White reported they are spraying weeds, working on drainage and the new well house. Council Member Ross reported they received an application from an individual to serve on the Planning Commission and that approval will be on the next City Council agenda. She said she would be away for the 7-6-22 City Council meeting. She gave details of the July 4th celebration.

Julie Watson said tomorrow is her last day of work and it is a bittersweet goodbye.

City Manager Dotson reported the Church has big push to help residents get drainage sorted out. Sand bags are available and anyone can go get them now. The Emergency Preparedness people in each Ward are going around talking to all residents about their needs. He gave details about the drainage grant and about the work that they have been doing. He talked about the ditch on Hwy. 91 and the new building going in. That basin will connect to another one on the east side. People expect to see something going on with drainage improvements. Chairman Tingey said they still think there was something we could have done to prevent the flood. City Manager Dotson said we are doing all we can with our own manpower and equipment. He talked about the changes at the City office with pavement being added and grass taken out. We are adding more parking spaces. The water system is doing really well this year so far. The odd/even watering days makes sense to balance it out. There is not a shortage per se. We just acquired a new well. That is four new wells in two years. The Garden Park well will go into the secondary system soon which takes pressure off the culinary system. The West Desert water environmental studies are almost completed. It will unleash the lawsuits that always come. Building permits are still coming in but the interest rate is up to 5.5% and building costs are coming down.

Commissioner Ley told a story about how the state of Texas alleviated drought in the 1950s by fasting and praying as a state.

Commissioner Correa noted the roundabout has had installations by Andy Funderburk of Funder Welding. He has great ideas and within two days they are done. Bobby of the Cedar Band of

Paiutes loves it. Barney Bros worked on the power to put in lights. City Manager Dotson gave more details of other donations.

8. ADJOURN- A motion to adjourn was made by Commissioner Ley. The motion was seconded by Commissioner Correa and all voted in favor. The meeting ended at 7:55 pm.

Lindsay Hildebrand, City Recorder

Date

Meeting ID: 886 0190 6994