

MINUTES
ENOCH CITY PLANNING COMMISSION
July 26, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Debra Ley
Commissioner Wade Adams
Chairman Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT: Steve Woolsey

1. CALL TO ORDER OF REGULAR MEETING- Chairman Tingey

- a. **Pledge of Allegiance** – Steve Woolsey
- b. **Invocation (2 min.)** –Audience invited to participate. Commissioner Losee
- c. **Inspirational thought-** Chairman Tingey
- d. **Approval of agenda for July 26, 2022** – Commissioner Correa made a motion to approve the agenda. Commissioner Ley seconded and all voted in favor.
- e. **Approval of minutes for July 12, 2022** – Commissioner Ley motioned to approve the minutes. Commissioner Correa seconded and all voted in favor.
- f. **Conflict of Interest Declaration** – none stated

2. ADMINISTER OATH OF OFFICE TO NEW PLANNING COMMISSION

MEMBER –Lindsay Hildebrand

The oath of office was administered to Wade Adams. Commissioner Adams gave some of his employment background and history with Enoch City.

**3. CONSIDER GRIMSHAW-BROUGH MINOR SUBDIVISION PARCELS
A-0752-0000, A-0757-0000, A-0757-0002, AND A-0757-0003 AND MAKE A
RECOMMENDATION TO THE CITY COUNCIL – Steve Woolsey**

Steve Woolsey said he was at the meeting on behalf of Grimshaw Family Trust. Mr. Woolsey displayed a map containing six parcels. The first four parcels deal with the minor subdivision. Parcels five and six are based on a boundary adjustment. He explained that parcel number three is a flag lot and has the staff. There was a small discussion about Larry Brough's property, as it is next to Carol Grimshaw's property and he previously needed some work done by Mr. Woolsey. He explained how the County records his maps and surveying work. There is a 25 foot private ingress/egress, public utility easement.

Commissioner Ley motioned to send a favorable recommendation to the City Council for the Grimshaw-Brough minor subdivision, parcels #A-0752-0000, #A-0757-0000, #A-0757-0002, and #A-0757-0003 contingent upon the City Engineer making a final pass on it. Commissioner Correa seconded and all voted in favor.

4. CONSIDER AMENDING ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, C. STREET STANDARDS, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson said this was a request from a landowner who is putting in a subdivision on the west side of town. Their lot was land locked except for one side. The land owners on the west side don't want them to travel on their private road. The landowners on the north side have agreed to an access easement with a cattle guard. The problem is, they will potentially have to have a cul-de-sac, which would be over 500 ft. They have requested that we change our code to allow for a longer length. The purpose for a cul-de-sac is for emergency vehicles to turn around. City Manager Dotson said he researched what was available in other cities. He found Parowan's code and modified it to fit Enoch. Commissioner Ley asked how many houses the owner wanted to build. City Manager Dotson said about 20 lots. Commissioner Ley asked if he is looking at this as a temporary dead end. City Manager Dotson said no. He will have to create a cul-de-sac with drainage. There is no curb and gutter because they are bigger lots. Commissioner Ley asked if we are developing part of an ordinance because someone is in need. City Manager Dotson said they don't necessarily need it if they could access the potential road to the north. This item will be brought back.

5. CONSIDER ADDING CITY CODE 12.300.323 SIGNS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – two variations

City Manager Dotson said our sign ordinance had not been reviewed for a long time and is currently outdated. The current code states that only 32 square feet is the maximum size allowed, which is not very big. New subdivisions that are being built want to show off some really nice signs. Bigger developments want to have bigger signs. A developer had submitted an application for a sign that is 16 feet tall, with columns made out of river rock and decorative metal bars. City Manager Dotson said he had to tell them that they can't build it. Chairman Tingey said the basic issue is allowing bigger signs. There needs to be a public hearing.

6. DISCUSS SECTION 4A OF THE GENERAL PLAN

Chairman Tingey said after he read through everything he had a better appreciation for the people that put it together. His only concern was that there are several redundancies. He was impressed with the document. Council Member Ley said the first two paragraphs are disclaimers. Chairman Tingey agreed and said he would separate the first sentence from the rest of the paragraph. Commissioner Correa questioned the third and fourth sentence and wanted to condense them. Chairman Tingey suggested removing "construction of such at the" from the 6th line down and remove the last sentence completely. All Commissioners agreed. He also suggested taking out the word "stated" and "of implementation" in the second sentence. Commissioner Losee asked to take out the first "or" in the same sentence. All Commissioners agreed to both suggestions.

In the second paragraph, Chairman Tingey suggested removing the last two sentences because they are redundant. All Commissioners agreed. Commissioner Ley suggested replacing "have multiple purposes that relate to" with the "overlap into" in the first sentence. All Commissioners agreed.

Number 1. Purpose

Chairman Tingey thought that the three major concepts in this section blur a bit they way they are listed. He didn't have an issue with the first paragraph. Commissioner Correa suggested taking out "and provide sufficient land" in the first sentence. There was a small discussion about using the word "provide". All Commissioners agreed. In the second paragraph, Commissioner Correa suggested adding "and advanced view" after the word "pattern" in the first sentence. He

then suggested removing the second sentence and all Commissioners agreed. Commissioner Ley suggested removing the last sentence and all Commissioners agreed.

Number 2. Land Use Map

In the first paragraph, Commissioner Ley asked if the General Plan Land Use Map is the zoning Map. Hayden said the Planning Commission zoned the land that hasn't been developed yet. Chairman Tingey suggested removing the third sentence in that first paragraph, as well as, "within the City" in the fourth sentence because they are redundant. The Commissioners agreed. Commissioner Correa questioned "preserving natural resources and agricultural lands" in the second sentence. Chairman Tingey explained that he read it differently and wanted to ask City Manager Dotson what he thought. There was a discussion on Enoch's availability to provide water.

In the second paragraph Chairman Tingey wanted clarification on whether to leave "40 years". He also suggested changing "2030 to 2040". The Commissioners agreed. Commissioner Ley suggested removing "intensity" from the second sentence. She also suggested removing "independent of the time it takes to fill the area". The Commissioners agreed. Commissioner Correa questioned the word "community" and wanted to keep it in mind. Chairman Tingey said that the Planning Commission is reflective of the community.

In the third paragraph, third sentence down, Chairman Tingey wanted to remove "in interpreting" and "realize that it". The Commissioners agreed. Commissioner Correa suggested putting a period after "map" in that same sentence, removing "in that the" and start a new sentence with "boundaries". He also suggested putting a period after "flexible", and remove the rest of that sentence. So it reads: "However, the General Plan Land Use Map is not a zoning map. Boundaries between land use designations are meant to be flexible."

Commissioner Correa questioned how the Planning Commission has the authority to use a "holding zone" in the fourth paragraph. There was some conversation about this and Chairman Tingey suggested asking City Manager Dotson.

In paragraph five, Commissioner Losee suggested removing "after adoption of this map". It was also suggested to remove the second half of the second sentence. The Commissioners agreed. Chairman Tingey suggested removing "right and" in the second sentence as well. The Commissioners agreed.

In paragraph six, Chairman Tingey suggested taking out "The land use designations of" and "are described on the following pages". Commissioner Correa suggested restructuring the paragraph to flow as one sentence. There was discussion on the purpose of reviewing the General Plan.

7. PUBLIC COMMENTS- There were no public comments

8. COMMISSION/STAFF REPORTS

Hayden White said they were test pumping another well today. It is 230 feet deep and is the biggest well Enoch has. They have also been doing a little bit of asphaltting. He had two new hires. They started within the last week. One is in parks.

Sept. 11 is a day of community service. The dump is open with new hours.

Lindsay Hildebrand said non-residents may be able to use the Enoch City dump. This is pending the City Council meeting on August 3rd. She has been busy with business licenses and helping Carrie up front.

Chairman Tingey said Paul Hardy fell and they decided to give him a new hip and is in Stonehenge for a few weeks.

Commissioner Ley said she wanted the library to be weeded.

Commissioner Correa said he wanted to replace the flag at Blue Sky, but Jolene Lee replaced it and cleaned things up.

Commissioner Losee wanted to speak about the survey regarding the Vision Statement. He wanted to ask “How would you describe Enoch City to a friend or family if you were trying to convince them to move to the area?” There was a discussion about what the survey should specifically ask. Commissioner Losee will put something together.

8. ADJOURN – Commissioner Ley motioned to adjourn. Commissioner Adams seconded and all voted in favor. Meeting ended at 7:27pm.

Lindsay Hildebrand, City Recorder **Date**