

MINUTES
ENOCH CITY PLANNING COMMISSION
August 9, 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: Mike Platt

1. CALL TO ORDER OF REGULAR MEETING-

- a. **Pledge of Allegiance** led by Commissioner Correa
- b. **Invocation (2 min.) –Audience invited to participate.** Given by Council Member Ross
- c. **Inspirational thought-** Given by Commissioner Adams
- d. **Approval of agenda for August 9, 2022 – Commissioner Ley motioned to approve the agenda. Commissioner Correa seconded and all voted in favor.**
- e. **Approval of minutes for July 26, 2022 – Commissioner Ley motioned to approve the minutes. Commissioner Losee seconded and all voted in favor.**
- f. **Conflict of Interest Declaration – none stated**

2. CONSIDER AMENDING ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, C. STREET STANDARDS, AND SET A PUBLIC HEARING FOR AUGUST 23, 2022

City Manager Dotson said the ordinance was taken from Parowan's ordinance. He explained the issue with the ordinance the way it is currently written. Mike Platt said we are starting to see longer streets with no way out. From a safety standpoint, it gives first responders a way to turn around and get to where they need to, especially the fire engines.

Commissioner Ley was concerned that it is open ended. She wanted the radius measurement in the code. City Manager Dotson said it is in the engineering standard. It states that if the right of way width is 45 feet then the radius is 50 ft. She is concerned about how long we are making these cul-de-sacs. She is concerned about no limit for length at all. Chairman Tingey asked what the benefit would be to a shorter street. Commissioner Correa said speed is a factor.. The longer the street the faster people drive it. There was discussion on how many homes should be allowed. Council Member Ross asked where the street starts measuring from. Mike said it goes from the right of way line to the center of the cul-de-sac. City Manager Dotson showed a diagram on the screen to illustrate it. He also gave an example regarding Dairy Glen Ph. IIA, which is longer than 500 ft. with no cul-de-sac. It has future roads going off of it. If there are over 80 homes then you have to have two accesses. Commissioner Ley wanted to limit the length of the roads. The American Legal Design Standard is industrial 500ft. and residential 700 ft.

Mike said the reason this came about is, as Enoch has grown the City meets the County. There is a right of way but it's in the County so, then you provide a cul-de-sac. In this case, it is right at the border of the County and the City.

Commissioner Correa motioned to set a public hearing for the amendment of Enoch City Code 12.3100.3102 Design Standards, C. Street Standards for August 23rd 2022.
Commissioner Losee seconded and all voted in favor.

3. CONSIDER THE REVISION OF THE PRELIMINARY PLAT FOR DAIRY GLEN SUBDIVISION PH. 2A AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Wade Wilcock said all the engineering is the same. The sewer is already installed. It is just fewer lots. Chairman Tingey said this is one we have already looked at. Commissioner Ley asked about the shared retention ponds. Mike Platt said Pine View Estates has theirs and Dairy Glen has theirs. So, there would be two next to each other. The developers on both sides will be able to keep more land and then they could make the ponds bigger.

Commissioner Ley motioned to send a favorable recommendation to the City Council on the revision of the preliminary plat for Dairy Glen Subdivision, Phase II A.
Commissioner Losee seconded and all voted in favor.

4. CONSIDER THE FINAL PLAT OF DAIRY GLEN SUBDIVISION PH. 2A AND MAKE A RECOMMENDATION OF THE CITY COUNCIL

Mike Platt said this is just the final plat.

Commissioner Correa motioned to send a favorable recommendation to the City Council to approve the final plat of Dairy Glen Subdivision Ph. II A.
Commissioner Adams seconded and all voted in favor.

5. DISCUSS SECTION 4A OF THE GENERAL PLAN – Starting with
Agriculture/Urban Reserve

Chairman Tingey thought that the bolded subjects should be labeled as a., b., c., etc.
Commissioner Ley wanted to remove the last sentence.

Open Space/Limited Development

There was discussion about non-developmental purposes, including sinkage and radon. Chairman Tingey asked Hayden White to inquire about radon with City Inspector, Lynn Nielson. Chairman Tingey also said this would apply to holding zones. Commissioner Ley suggested removing the seconded sentence because we don't have any private lands with this designation. Commissioner Tingey said we should tentatively remove it. Commissioner Ley asked if we have ever limited development. They couldn't think of any. Chairman Tingey wanted to ask Attorney Waymont about whether we should keep this paragraph.

Low-Density Residential

Council Member Ross said she checked and there is no requirement to test for radon. Chairman Tingey suggested removing the last part of the sentence starting with "consisting of".

Medium-Density Residential

There was a conversation about twin homes and townhouses. Commissioner Ley suggested changing the dwelling units from between "three (3) and six (6)" to "of three (3) to four (4)". She also suggested removing "with some options for attached housing (e.g. twin homes and townhouses)". Commissioner Tingey disagreed and suggested leaving it. He wanted to refer to the ordinance. Commissioner Losee said that Commissioner Ley's concern is regarding too much land for twin homes. Is there a sq. footage limit to create a townhome? Could we create something that says you can have a quarter acre or half acre lot for a certain amount of square.

feet? Commissioner Ley said yes we can, in an ordinance. Chairman Tingey said when we look at the ordinance, we can talk about that again.

High-Density Residential

Commissioner Losee asked what high density means. Chairman Tingey said it is the size of the lot including all of the right of ways and easements. Commissioner Correa said the City Council approved PUDs, however, there is a minimum requirement of 150 acres. There was discussion on that. He wanted to work off of PUDs. Ley suggested adding PUDs into the General Plan.

Commercial

Council Member Ross said there are residential units in commercial developments. Commissioner Losee said it's becoming more popular, especially since COVID started. There was discussion about freeway service zones. Commissioner Correa said the belt way may be a freeway service zone. Commissioner Losee said once that happens there could be more businesses. Commissioner Correa suggested removing a portion of the second sentence. The Commissioners agreed. Commissioner Ley said we don't have an ordinance allowing people to reside in a commercial zone.

Industrial

Commissioner Ley suggested removing "that would create a level of service issues". Commissioner Tingey suggested removing everything from "intended" to "appropriate" in the first sentence under ii. The Commissioners agreed.

Civic

Commissioner Ley said that we should create a zone for this in ordinance form. She also suggested taking out "more detailed". The Commissioners agreed.

Goal A-1

Chairman Tingey suggested removing everything after the word "while". Commissioner Losee suggested removing "rural". The Commissioners agreed to both.

Policies:

Chairman Tingey suggested removing A-1.1. The Commissioners agreed.

A-1.2

Chairman Tingey and Commissioner Ley suggested removing "is of a use configuration and location that".

A-1.3

Chairman Tingey said zoning ordinances allow for farm animals. Commissioner Correa said CCNRs prohibit them, but people look the other way. Commissioner Losee asked if agritainment should be included as other agricultural activities. There was discussion about all of the businesses in Enoch related to agritainment. Chairman Tingey suggested removing "agricultural" after the word "other". Losee suggested removing "and encourage". The Commissioners agreed.

A-1.4

There was discussion about the meaning of in-fill. Commissioner Ley suggested removing the last sentence.

Chairman Tingey said next time they will start with A-2 and go for about an hour. He wanted to assign each member to be the facilitator and assigned Commissioner Correa to lead the discussion.

6. PUBLIC COMMENTS – There were none.

7. COMMISSION/STAFF REPORTS

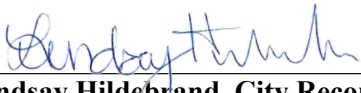
Council Member Ross said the City Council has been talking about water rates. They have come to a consensus and sent it back to the Water Board for a recommendation. She explained the two water proposals that were suggested.

Hayden White said all of our drainage has been working. Our ponds are full. They have been working on some parks. There are no big projects going on right now.

Lindsay Hildebrand said the Water Board is meeting on Thursday.

Commissioner Losee said he got the survey out regarding the Vision Statement and are waiting for responses. He came up with four questions.

8. ADJOURN – Commissioner Ley motioned to adjourn. Correa seconded and all voted in favor. Meeting ended at 7:20

	8/23/2022
Lindsay Hildebrand, City Recorder	Date