

ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
September 13, 2022, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Join Zoom Meeting
<https://us02web.zoom.us/j/83747908942>
Meeting ID: 837 4790 8942

1. **CALL TO ORDER OF REGULAR MEETING-**
 - a. **Pledge of Allegiance –**
 - b. **Invocation (2 min.) –Audience invited to participate.**
 - c. **Inspirational thought-**
 - d. **Approval of agenda for September 13, 2022**
 - e. **Approval of minutes for August 23, 2022**
 - f. **Conflict of Interest Declaration**
2. **PUBLIC HEARING FOR THE ZONE CHANGE OF THE NIELSON PROPERTY PARCEL #A-0880-0001 FROM MOBILE HOME PARK (MHP) TO NEIGHBORHOOD COMMERCIAL (N-C)**
3. **CONSIDER THE ZONE CHANGE FOR NIELSON PROPERTY PARCEL #A-0880-0001 FROM MOBILE HOME PARK (MHP) TO NEIGHBORHOOD COMMERCIAL (N-C) MAKE A RECOMMENDATION TO THE CITY COUNCIL**
4. **DISCUSS SECTION 4A OF THE GENERAL PLAN – Starting with Goal A-5. Signs and Billboards**
5. **PUBLIC COMMENTS**
6. **COMMISSION/STAFF REPORTS**
7. **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 September 9, 2022.

 **9/9/2022**
Lindsay Hildebrand, City Recorder **Date**

MINUTES
ENOCH CITY PLANNING COMMISSION
August 23, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

PUBLIC PRESENT: Brandon Hunt, Ryan Judd, Cameron Romney, and Amy Nielson

1. CALL TO ORDER OF REGULAR MEETING-

- a. **Pledge of Allegiance** – Given by Cameron Romney
- b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Adams
- c. **Inspirational thought-**
- d. **Approval of agenda for August 23, 2022 – Commissioner Ley motioned to approve the agenda. Commissioner Adams seconded and all voted in favor.**
- e. **Approval of minutes for August 9, 2022 – Commissioner Ley motioned to approve the minutes. Commissioner Correa seconded and all voted in favor. and all voted in favor.**
- f. **Conflict of Interest Declaration** – none stated

2. PUBLIC HEARING FOR AMENDING ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, C. STREET STANDARDS

Commissioner Ley motioned to close the regularly scheduled Planning Commission meeting and open a public hearing for amending Enoch City Code 12.3100.3102 Design Standards, C. Street Standards. Commissioner Adams seconded and all voted in favor.

Cameron Romney said he thinks it would help because they are running into property that isn't developed. They need more than 500 feet. Their concern is firetrucks being able to turn around. Commissioner Ley asked how long the streets are that they are working with. Mr. Romney said 2600 feet. with about 26 lots. They would have three or four "knuckles". They would have an easement through someone's property but on the Countryside. Chairman Tingey asked if there are any roads attached to it. Mr. Romney said no. "Knuckles" means turn around spot. Brandon Hunt said Cedar City allows for those knuckles. They explained where the knuckles would go and why they are necessary. They do have a legal access into the County. Mr. Romney said approving these will make their proposed development better and enhance the City.

Commissioner Correa motioned to close the public hearing and return to the regularly scheduled Planning Commissioner meeting. Commissioner Ley seconded and all voted in favor.

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

Commissioner Ley said she had concerns about the way it's read. She agrees with the knuckles, however, there are no limitations on this. She suggested limiting the development to 30 homes or less and the street with a limit of $\frac{3}{4}$ mile. Hayden White said you could keep the ordinance as is, but add knuckles after every 600 feet. Commissioner Ley said she is still concerned about having a whole group of those in a line. Commissioner Correa said he liked a street length limitation of a half mile. He is concerned about people speeding through longer streets. Chairman Tingey asked if they wanted to put a length limitation of half a mile. Commissioner Ley asked if they need to disclose how many knuckles need to be within that half mile. Commissioner Ley suggested putting knuckles every 700 to 800 feet. Chairman Tingey asked if it made a difference depending on the size of the lots. Mr. Judd said for the purpose of their developments, 700 feet is what will be needed. There was discussion on the definition and measurements of a turnaround. Chairman Tingey suggested 700 feet between knuckles. They discussed that the ordinance should be read as follows: **Dead end streets, including cul-de-sacs, shall not exceed twenty eight hundred (2800) feet in length and must include turnarounds no further apart than seven hundred (700) feet in accordance with Enoch Engineering Standards.**

Commissioner Ley made a motion to send a favorable recommendation to the City Council to amend the Enoch City Code 12.3100.3102 Design Standards with changes noted. Commissioner Adams seconded and all voted in favor.

4. CONSIDER THE ZONE CHANGE FOR NIELSON PROPERTY PARCEL #A-0880-0001 FROM MOBILE HOME PARK (MHP) TO NEIGHBORHOOD COMMERCIAL (N-C) AND SET A PUBLIC HEARING FOR SEPTEMBER 13, 2022

Amy Nielson said that this last spring she purchased the property. She wanted to change the inside of the home for her private mental health practice. It's not a residential treatment center. It is outpatient. They want it to look like a home. They will have to add parking for staff and clients to come. They eventually want to utilize animals for mental health. Her builder can't get the permit until the zone is changed. Commissioner Correa asked if this would affect the mobile home park. She said no. Commissioner Adams asked what the access is like off of the highway. She said there is one entrance. They will be widening it by double to 24 feet. They will have it paved with an apron up to the road. At some point she wants to petition UDOT to give her a turning lane. It's a group practice. They have 10 clinicians and will be adding the animal component when they have the space. People really love the more quiet area of Enoch instead of Cedar City's main street bustle.

Commissioner Ley motioned to set a public hearing for September 13, 2022 regarding the zone change for the Nielson property parcel #A-0880-001 from Mobile Home Park (MHP) to Neighborhood Commercial (N-C). Commissioner Correa seconded and all voted in favor.

5. DISCUSS SECTION 4A OF THE GENERAL PLAN – Starting with Goal A-2. Design Concepts and Quality Control for the Community

This discussion was led by Commissioner Correa. He suggested removing “and promote a pleasing addition to the community”. The Commissioners agreed. Chairman Tingey suggested removing “for the Community” in the title. They all agreed.

A-2.1

The Commissioners decided to leave this as is.

A-2.2

Chairman Tingey said he didn’t know how to encourage architectural variety. There was discussion on different ways to encourage these aspects of the General Plan.

A-2.3

The Commissioners decided to leave this as is.

A-2.4

There was discussion about adding something regarding water conservation. Commissioner Ley suggested changing this sentence to read “Encourage a water wise landscape.” The Commissioners agreed.

A-2.6

Commissioner Ley suggested that the sentence reads “Regulate lighting in new development to diminish visual pollution and glare.” The Commissioners agreed.

Goal A-3. Types and Mix of Land Use

Commissioner Ley questioned “financially sound”. Chairman Tingey said this could mean development that has more risk to the City, although he didn’t know what the risk would be. They decided to leave the sentence as is.

Policies: A-3.1

There was discussion on utility corridors. Chairman Tingey suggested taking out “future”, both “corridors” and both “sites”. The sentence will read “Provide for the reservation of land to meet projected civic, capital facility and infrastructure needs, such as roads, utilities, schools, parks, and cemeteries.”

A-3.2

Commissioner Correa suggested removing “Seek to” and start the sentence with “Provide”. Commissioner Ley suggested listing the subjects in the last sentence as examples. The Commissioners agreed.

A-3.3

There was discussion on what visitor-serving accommodations are. They decided to leave the sentence as is.

A-3.4

Chairman Tingey suggested removing “of the planning area”. The commissioners agreed.

A-3.5

There was discussion about the process for zone changes and what the ordinance requires. There was also discussion about affordable housing. Commissioner Ley wanted to delete the last sentence. Chairman Tingey said he wanted to keep it. The Commissioners agreed to leave it.

A-3.6

Chairman Tingey asked if there are any exceptions to being on an arterial roadway. Hayden said the ice rink would be on an arterial roadway. The Commissioners agreed to leave it as is.

A-3.7

Commissioner Ley suggested adding the belt route to the list of roadways. The Commissioners agreed.

Goal A-4. Commercial Centers

Chairman Tingey asked why we sold the land next to us if we were considering a city center. Commissioner Ley asked about possibly needing another facility for the Police Department. Chairman Tingey said he thought that this was a legitimate goal for the City.

Policies: A-4.1

The Commissioners agreed to leave this sentence as is.

A-4.2

Commissioner Correa asked if they should give examples of innovative zoning techniques. Chairman Tingey said he doesn't know what innovative means in this context. Commissioner Ley suggested adding "for example, live-work development and PUDs, etc." The Commissioners agreed.

A-4.3

Commissioner Ley said this is more of an urban thing. Commissioner Correa agreed and said this is for more densely populated cities. Commissioner Ley suggested leaving it as is. The Commissioners agreed.

6. **PUBLIC COMMENTS** – There were no public comments.

7. **COMMISSION/STAFF REPORTS**

Council Member Ross said they are still talking about water and there will be some public hearings. She went over the proposed water rate structure. They have a lot of questions like the water budget and future financial plans. At the end of the fiscal year the structure will be revisited every year. At the last Council meeting there was a group of mothers who came to talk about school. They would really like Enoch to support Canyon View as the City's school. Chairman Tingey asked if we could get game days in the Newsletter. Commissioner Ley asked if they gave a reason why they are concerned. Commissioner Correa explained their reasoning as he was in attendance at the meeting. Chairman Tingey said he wasn't aware of the issues.

Hayden White said he missed the City Council last week. They got a bunch of new water meter installs. They are working on asphalt. They have had some work orders pending for 2 years and have been able to finish them.

Commissioner Ley said she had two residents approach her for two separate issues. Children coming down from Saddleback and that whole area are crossing Midvalley and Horseshoe where there is no stop sign and it's dangerous. She suggested that the parents talk to the school. She also asked about the

property on the corner of Horseshoe. There is a porta potty on the street. Hayden said it has to be on the property, not on public land.

8. ADJOURN – Commissioner Ley motioned to adjourn. Commissioner Adams seconded and all voted in favor.

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Lindsay Hildebrand, City Recorder

Date

Meeting ID: 893 7968 0027



Legend

Enoch Zoning Districts

- C-C - Community Commercial
- M-R-2 - Multiple Residential
- MHP - Mobil Home Park
- RVP - RV Park
- MXR-18 - Mixed Residential
- N-C - Neighborhood Commercial
- P-O - Professional Office
- R-1-11 - Residential 11
- R-1-18 - Residential 18
- R-C - Regional Commercial
- R-R-1 - Rural Residential 1
- R-R-2 - Rural Residential 2
- R-R-5 - Rural Residential 5
- R/I-P -Research Industrial Park

Enoch Municipality



**ENOCH CITY
REQUEST FOR ZONE CHANGE**

OWNER'S NAME(S) Amy Nielson , Jan Colin Nielson
Peace Balance and Joy Consulting Inc.
ADDRESS 3922 N Minersville Hwy
Enoch UT 84721
TELEPHONE 435 - 590 - 4417
E MAIL amyphandj@gmail.com

LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED

2 acre parcel currently with residence request rezone
to commercial for purpose of Mental Health Private
Practice Out Patient (Not a residential facility)
(neighborhood commercial)

With this application, include 7 copies of 11"x17" size of plat map showing areas to be rezoned including surrounding area within ½ mile of this property.

Your request will be reviewed by the Enoch City Planning Commission, who, if they approve, will hold a required public hearing after ten (10) days notice is published in the local newspaper, on the City website and at the City Office. The area to be rezoned will also be posted with signs to inform the nearby residents. The Planning Commission will then make a recommendation to the City Council, who will deliberate the matter and either approve or deny the zone change by ordinance.

The fee for the zone change request is \$500, payable upon submission of the request and plat maps.

Paid \$500.00 Check # _____ Date 8/16/22

I, Lindsay Hildebrand, Enoch City Recorder, accept this zone change request and will begin the process to facilitate the requested zone change.

Lindsay Hildebrand 8/16/22
Lindsay Hildebrand, Enoch City Recorder Date