

MINUTES
ENOCH CITY PLANNING COMMISSION
September 13, 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: Amy Nielson

1. CALL TO ORDER OF REGULAR MEETING-

- a. **Pledge of Allegiance** – Led by Commissioner Adams
- b. **Invocation (2 min.)** –Audience invited to participate. Given by Commissioner Correa
- c. **Inspirational thought-**
- d. **Approval of agenda for September 13, 2022** – Commissioner Ley made a motion to approve the agenda. Commissioner Adams seconded and all voted in favor.
- e. **Approval of minutes for August 23, 2022** – Commissioner Ley made a motion to approve the minutes. Commissioner Correa seconded and all voted in favor.
- f. **Conflict of Interest Declaration** – There were none

2. PUBLIC HEARING THE ZONE CHANGE OF NIELSON PROPERTY PARCEL #A-0880-0001 FROM MOBILE HOME PARK (MHP) TO NEIGHBORHOOD COMMERCIAL (N-C)

Commissioner Correa made a motion to close the regular meeting and open a public hearing for the zone change of the Nielson property parcel #A-0800-0001 from Mobile Home Park (MHP) to Neighborhood Commercial (N-C). Commissioner Adams seconded and all voted in favor.

There were no comments.

Commissioner Ley motioned to close the public hearing and open the regular the Planning Commission meeting. Commissioner Correa seconded and all voted in favor.

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

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the zone change of the Nielson Property Parcel #A-0880-0001 from Mobile Home Park (MHP) to Neighborhood Commercial (N-C). Commissioner Adams seconded and all voted in favor.

4. **DISCUSS SECTION 4A OF THE GENERAL PLAN – Starting with Goal A-5. Signs and Billboards**

Commissioner Correa wanted to add something regarding the Dark Sky ordinance. Commissioner Ley wanted to remove the word “comprehensive”. The Commissioners agreed.

A-5.2

Commissioner Ley suggested changing the word “distinctive” to “attractive”. City Manager Dotson said the word “attractive” is subjective. Commissioner Losee and Commissioner Adams suggested leaving the word “distinctive”. The decision was to leave it as is. Chairman Tingey suggested that Business Licenses should have something that mentions the signs.

A-5.3

The Commissioners decided to leave the sentence as is.

A-5.4

The Commissioners decided to leave the sentence as is.

A-5.5

Chairman Tingey asked City Manager Dotson if there is anything that we are doing address illegal signs. City Manager Dotson said yes, but those provisions are decided by the courts. Chairman Tingey asked if business licenses address signage. City Manager Dotson said no. Once the sign ordinance is finalized, then business owners can be notified. They left sentence as is.

Goal A-6 Landscape Architecture

There was discussion on using the word “superior”. Commissioner Ley wanted to remove it. The commissioners agreed.

Policies: A-6.1

Chairman Tingey talked about a community awareness/pride approach to clean up the City. Commissioner Correa mentioned a neighborhood cleanup where the city provides large dumpsters for people to clean yards and hauled away. At some point Chairman Tingey would like to have a conversation about an event like that.

A-6.2

Commissioner Ley asked if we have an ordinance about this one. City Manager Dotson explained the ordinance regarding a landscape buffer. They agreed to leave this as is.

A-6.3

Commissioner Ley asked if this is sub category of 6.2. Chairman Tingey thought that it could be. They decided to leave this sentence as is.

Goal A-7 Implementation of Land Use Element

Policies: A-7.1

There was a discussion about what regulations meant. City Manager Dotson said ordinances and policies are regulations. He suggested that they leave this general.

A-7.2

Chairman Tingey questioned “Continue to”. The Commissioners decided to leave this sentence as is.

4. Parks and Recreations Goals and Policies

Goal A-8 Comprehensive System Development/Identification of Park Need

Policies: A-8.1

There was discussion about the trails that Cedar City built. Commissioner Ley defined what a linear park is.

A-8.2

Chairman Tingey thought that this was a good goal. We have not addressed safety in parks. Is that something that we should have a sentence about in the General Plan? Commissioner Correa said he had discussed fencing with City Manager Dotson. City Manager Dotson said the City has an insurance company come and audit our parks. Chairman Tingey – when we built the wall at the rec. center they talked about making that fence low so that someone couldn't get assaulted without anyone seeing it. Commissioner Losee suggested putting cameras at these parks. City Manager Dotson said we haven't had them because of cost. Chairman Tingey asked if they thought that a statement about considering a safety factor in the parks and rec should be added. Commissioner Adams thought that we should. Commissioner Ley said that "provide and maintain" covers the notion of safety.

Goal A-9 Provision of Recreational Facilities

Policies: A-9.1

The Commissioners decided to leave this sentence as is.

A-9.2

Commissioner Losee said we don't have any of those. The ice skating rink is coming.

A-9.3

The Commissioners decided to leave this sentence as is.

A-9.4

The Commissioners decided to leave this sentence as is.

Goal A-10 Development of Design Criteria for Parks

Policies: A-10.1

Chairman Tingey noted that we have a Parks and Recreation advisory committee.

A-10.2

The Commissioners decided to leave this sentence as is.

A-10.3

The Commissioners decided to leave this sentence as is.

A-10.4

City Manager Dotson said we are already doing this. He gave an example. Sunview Subdivision came in and asked if the City wanted it or if they could keep it. We said keep it and develop it. There was discussion about land owners developing and maintaining their private park.

A-10.5

Chairman Tingey asked if a sentence about safety would be appropriate here. Commissioner Ley said no.

Goal A-11 Parks, Trails, and Open Space Acquisition

Policies: A-11.1

Commissioner Ley asked if this one is part of the Planning Commissions responsibility. Chairman Tingey suggested adding donation. Commissioner Ley said donation is an innovative technique.

A-11.2

City Manager Dotson said he is doing this with drainage basins right now.

A-11.3

The Commissioners decided to leave this sentence as is.

A-11.4

Commissioner Ley asked if we require developers to provide park and recreation facilities. City Manager Dotson said the first half of this sentence is illegal, however 11.1 says the same thing. You can take that out. Commissioner Ley suggested taking this one out altogether. The Commissioners agreed.

Goal A-12 Park and Trail Maintenance

Policies: A-12.1

Ley asked Hayden White if this is the public works department. He said yes. City Manager Dotson said when we buy playground equipment it has be installed by someone certified.

A-12.2

The Commissioners decided to leave this sentence as is.

A-12.3

Commissioner Ley said Arbor Day does some of this. Right now some of the maintenance at the Rec. Complex is being done by the Canyon View Football team.

A-12.4

The Commissioners decided to leave this sentence as is.

Goal A-13 Trails and Linear Parks

Policies: A-13.1

The Commissioners decided to leave this sentence as is.

A-13.2

City Manager Dotson said in the Impact Facilities Plan we have planned for connecting trails throughout the community. Chairman Tingey asked if they finished that trail head side at the south end of the Rec. Complex. City Manager Dotson said we just got the tentative plans and described where there will be a trail head for biking that will go all the way up through the hills. They want to start that trail from BLM.

A-13.4

Commissioner Correa said this should focus on the historical point.

A-13.5

Commissioner Ley asked if this was the same as 13.2. City Manager Dotson said 13.2 defines different uses of the trail sand 13.5 talks about pathways.

A-13.6

City Manager Dotson said this sounds like 13.1. Chairman Tingey suggested removing this. The Commissioners agreed.

5. Implementation of the Land Use Element

Commissioner Losee asked if the City has ever done a promotional video for Enoch. With all of these bike trails and things, we could take kids out on mountain bikes and talk about things going on. City Manager Dotson showed a video on the City's website. We need to update it and we could redo it.

Commissioner Ley asked if there was anything that the Commissioners wanted to add to this list. City Manager Dotson pointed out that on number 5, "Capitol" is spelled wrong. Commissioner Losee asked what the volunteer maintenance corps was. City Manager Dotson

explained what it is and said that is a tough one because we have to insure volunteers. Commissioner Ley suggested removing number 22. Chairman Tingey said the only thing he thought to change is to put number 8 either first or last. Commissioner Ley said she would put it first.

5. PUBLIC COMMENTS – There were no public comments.

6. COMMISSION/STAFF REPORTS

Hayden White said he has been finishing up asphalt for before winter, as well as, winter-maintenance to parks. There isn't anything big going on right now.

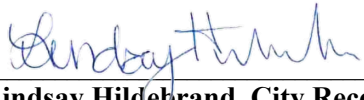
Council Member Ross said the City Council was still talking about water. They had their first public hearing and had one gentleman who was upset. City Manager Dotson pulled up a rate usage calculator at the meeting for this particular gentleman. He said he used 200,000 gallons so the bill was quite high. There was a suggestion about adding a calculator to the City website for anyone to use. The cul-de-sac ordinance amendment was accepted. They liked the recommendation from the Planning Commission.

City Manager Dotson said he's been to the Public Information Officers Association conference the last two days. Subdivisions are winding down. Settlers Square Phase 4 is starting construction. Pine View Estates are starting to build. Dairy Glen Phase 2 and we got the easement for sewer. He's in negotiations for property for drainage basins.

Lindsay Hildebrand said she will be attending the UMCA conference next week and the UBLA conference the following week.

Commissioner Losee suggested utilizing the entire police department in the next video.

7. ADJOURN - Commissioner Ley made a motion to adjourn. Commissioner Losee seconded and all voted in favor. The meeting ended at 7:10pm.

	9/27/2022
Lindsay Hildebrand, City Recorder	Date