

MINUTES
ENOCH CITY PLANNING COMMISSION
October 11, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

PUBLIC PRESENT: Daryl Brown - Zoom

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** - Led by Hayden White
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by City Manager Dotson
 - c. **Inspirational thought** - none
 - d. **Approval of agenda for October 11, 2022 – Commissioner Ley motioned to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for September 27, 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 A PLAT AMENDMENT FOR LEGACY ESTATES SUBDIVISION, PHASE 3 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Daryl Brown said they are proposing to amend lots by combining lots 45 & 82 and 46 & 83. There are homes on lots 45 and 46 and they are seeking approval to combine them as shown on the plat. Commissioner Losee asked if the two big lots on the map provided are just going to make one long lot. Daryl said yes. Commissioner Ley wanted to know if access to the lots would be a problem. Daryl said the existing homes currently front the cul-de-sac. Chairman Tingey asked since it's not changing the ordinance is it legislative or administrative? City Manager Dotson said its legislative and will go to the City Council.

Commissioner Ley motioned to send a favorable recommendation to the City Council to amend the plat for Legacy Estates Subdivision, Phase 3. Commissioner Losee seconded and all voted in favor.

3. **CONSIDER AMENDMENT TO ENOCH CITY CODE 12.1100.1107 – RV-TEMPORARY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Dotson said this is a new change to the ordinance. It currently says the permit is for one year. It wasn't clear if they could renew after one year.

We have an RV park zone and this is not an RV park zone. We have interpreted that as someone can rent an RV and park it, but can they rent space out for someone else to park it? We have said no. In this ordinance, 1-a allows people to rent a space on a concrete RV pad. Commissioner Losee liked having the concrete pad in the ordinance. Commissioner Ley said we originally had people who, during COVID, had such hardship that they allowed people to park on their driveways. Now we see people taking advantage and are trying to rent a space. The City Council wants input as to why the concrete pad would be important. Chairman Tingey said the bigger issue is the concrete pad allows for connections to the RV. City Manager Dotson said the council wanted to change it to say that if the owner violated this particular ordinance then the application can be denied. Commissioner Ley said that she wanted it to be in any type of housing ordinance. Chairman Tingey said the concrete pad is a big expense. Commissioner Ley asked if RV utility connections were a problem. Commissioner Losee asked what does “temporary” mean. Are we saying that they can be temporary on their own property? City Manager Dotson said if the ordinance said temporary rental is permitted then yes. There was discussion about people living in an RV temporarily vs permanently. Commissioner Losee was conflicted. City Manager Dotson said we don’t need to be heavy handed. He wrote the amendment based on the RV park zone and a residential zone. He explained the difference. Commissioner Ley and Chairman Tingey agree with the City Council’s recommendation. City Manager Dotson said it currently says for one year. Commissioner Losee was ok with removing the concrete pad. However, he wanted to leave the connections aspect. Commissioner Ley said Council Member D. Harris wanted them to have their own waste area. They didn’t put that in. She also agreed to remove the concrete pad but leave the connection. She wanted to make sure that 1-c meant that if a violation of THIS ordinance were to happen then the application can be denied, not ANY City ordinance. Chairman Tingey and Commissioner Losee wanted to keep the utility connections. Commissioner Losee said maybe after a year they have to put connections in and after 2 or 3 years they have to put a concrete pad in. He thought that if there wasn’t a time stipulation in the code then there are people who may live in the trailer permanently. Chairman Tingey said he doesn’t agree. Hayden said he lived in his RV for 3 years while he built this house and he would have been mad if he was required to have a concrete pad because it’s so expensive to do. He would have been fine with it if he knew that he was going to be living there longer. Chairman Tingey said controlling RV connections and concrete pads reminds him of places like St. George and don’t really like it.

Commissioner Ley motioned to send a favorable recommendation to the City Council to approve Enoch City Code 12.1100.1107, Recreational vehicles/travel trailers –Temporary as printed, with a recommendation of adding, in section 1-a, the requirement of a utility connection. In section 1-c, add “after the year, applicants must reapply for an additional year. If a violation to this Enoch City ordinance has been committed within the previous year, the application will be denied”. Commissioner Losee seconded and all voted in favor.

4. DISCUSS SECTION D OF THE GENERAL PLAN

Chairman Tingey recommended discussing this item at the next meeting.

5. PUBLIC COMMENTS

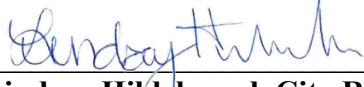
6. COMMISSION/STAFF REPORTS

Hayden White said they had been working on some drainage on 5200 up by the baseball park. They are over by Iron Mountain Park and doing a mastic overlay because it is inverted. Next week they will install the secondary water line.

Lindsay Hildebrand said we have always gone through Cedar City to have people apply and obtain a soliciting license. The Cedar City recorder gave some helpful information if we want to start doing these ourselves.

Commissioner Ley mentioned the holding pond on Highway 91. She asked how that will be drained. A lot of water came out of that area. Haven't we created more of a problem? Hayden explained what was happening with that pond. There is a subdivision out by the dog park that is a business subdivision. They have specific requirements for drainage.

7. ADJOURN Commissioner Ley motioned to adjourn. Commissioner Losee seconded and all voted in favor. Meeting ended at 6:35

	10/25/2022
Lindsay Hildebrand, City Recorder	Date