

MINUTES
ENOCH CITY PLANNING COMMISSION
October 25, 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:

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** – Led by Commissioner Adams
 - b. **Invocation (2 min.)** –The audience is invited to participate. – Given by Commissioner Ley
 - c. **Inspirational thought** – Given by Commissioner Correa
 - d. **Approval of agenda for October 25, 2022** – Commissioner Ley made a motion to approve the agenda. Commissioner Correa seconded and all voted in favor.
 - e. **Approval of minutes for October 11, 2022** – Commissioner Ley made a motion to approve the minutes with three noted changes. Commissioner Adams seconded and all voted in favor.
 - f. **Conflict of Interest Declaration-** none stated
2. **SET A PUBLIC HEARING TO AMEND CITY CODE**
12.1100.1107-RV-TEMPORARY FOR NOVEMBER 9, 2022
Commissioner Ley motioned to set a public hearing for November 9, 2022.
Commissioner Correa seconded and all voted in favor.
3. **RESCHEDULE THE PLANNING COMMISSION MEETING FOR NOVEMBER 8, 2022 TO NOVEMBER 9, 2022 FOR ELECTION DAY VOTING**
Commissioner Ley motioned to reschedule the Planning Commission meeting from November 8, 2022, to November 9, 2022. Commissioner Adams seconded and all voted in favor.
4. **DISCUSS SECTION D OF THE GENERAL PLAN**
Commissioner Adams read through each section.

Goal: D-1 Energy Conservation

D-1.1 Chairman Tingey asked if we use international building codes. City Manager Dotson said yes we do. There was a discussion about energy-efficient devices.

Goal: D-2 Recycling of Natural Resources

D-2.1 City Manager Dotson said recycling is no longer economically feasible, so there are no recycling bins throughout Cedar City anymore. Commissioner Correa suggested leaving this in for possible future needs. Commissioner Ley noted that our dump still recycles limbs and branches.

Goal: Noise Pollution Standards

D-3.1 Commissioner Ley asked if we follow the State's standards for noise level. City Manager Dotson said we have a decibel reader. There was a short discussion about development proposals. City Manager Dotson said the challenge is if an industrial business changes ownership and the noise level increases, then we have to take measures. This is why we have a noise ordinance. Commissioner Correa asked if our business licensing program would take care of commercial noise issues. City Manager Dotson said no not typically.

Goal: Water Conservation and Landscaping

D-4.1 Commissioner Ley said SUU had a list of different trees and plants that are good for this area. She asked if Enoch City has a similar list. City Manager Dotson said we have that in our shade tree ordinance.

D-4.2 Commissioner Ley said we have salt grass here. It's grown in this valley.

D-4.5 Chairman Tingey asked if we regulate reclaimed water. City Manager Dotson said the State does. Commissioner Ley asked if they should add anything else. She wondered about adding adjusting fees. The commissioners didn't feel that anything else needed to be added.

Goal: D-5 Water Resource Preservation

D-5.1 Chairman Tingey said we rely on the Water Board for this. City Manager Dotson said yes and also relationships with other organizations.

D-5.3 City Manager Dotson said every well has a protection zone where people can't build certain things. He gave an example.

D-5.5 Commissioner Ley asked what the word impoundment meant. City Manager Dotson said this means to retain.

Goal: D-6 Hazardous Materials

Commissioner Correa spoke about solar panels. There was a discussion about pollution control and material waste. Chairman Tingey said at Maverik they put in charging stations and then covered them over. Maverick said they had to take them out because of the flood. There is a detention basin to the east of them. Commissioner Ley said D-6.1 takes care of solar. The Commissioners agreed.

D-6.2 Chairman Tingey asked if the City will be dealing with very much hazardous waste. City Manager Dotson said yes if we created a place for it. There was a discussion about the landfill and creating our own city landfill. City Manager Dotson said to create a new landfill means millions of dollars.

Goal: D-7 Wildlife Habitat

City Manager Dotson said we have a prairie dog wildlife habitat.

Goal: D-8 Development in Natural Areas

Commissioner Ley asked if we require development. How is it defined? Chairman Tingey said "natural area" is not defined.

D-8.2 Chairman Tingey suggested taking out the word "are" in the first line. The Commissioners agreed. He also asked what mass grading and excessive cuts/fills meant. Commissioner Correa

explained and City Manager Dotson gave an example. Chairman Tingey wanted to define what a natural area is. City Manager Dotson said maybe the Commissioners should come up with that. The requirement is based on vegetation. That's the only place that says require.

D-8.3 Commissioner Ley suggested removing "that" from the first line. There was a discussion about defining "natural area". Chairman Tingey asked what they are trying to accomplish. Commissioner Ley said to be sensitive to our rural aesthetic environment. Commissioner Correa said the idea of a natural area is preserving the land. There was more discussion of what a natural area should mean. Commissioner Losee asked if the City can designate land where people can't build. Commissioner Ley said we don't want to over control. She also said, because it's too hard to define, we should use "encourage" instead of require". City Manager Dotson said the intent was to protect areas that the City wanted to protect from destruction. Most people in Enoch had a ravine throughout their property. This means are we going to regulate those areas. Commissioner Losee asked if we can designate areas to be natural areas. Chairman Tingey said that's telling people that they can't do what they want with their property. Commissioner Ley said maybe we need to go through the city and look at drainage and designate those areas. Chairman Tingey said we could leave it in and change the name or take it out altogether. He suggested that the Commissioners give it some thought and talk about it at the next meeting.

Goal: D-9 Development in Geologically Hazardous Areas

D-9.1 Commissioner Losee asked if we work with the Utah Geological Survey. City Manager Dotson showed a map with all of the geological studies. When someone wants to build in the red zone, which is a flood zone, they have to get a geological engineer to review their plans to make sure it fits that geological hazard. In the Flood plain Management Process, because we are members of the National Flood Insurance Program, their flood plain will be based on current infrastructure and elevation. When a new subdivision comes in, they have to match or mitigate for that and it will be digitally updated to our maps. You build to manipulate a flood plain to not negatively affect anyone. There was a discussion about Enoch being in a flood plain and how that fits into the General Plan. Chairman Tingey said 9.2 and 9.3 are basically the same thing. Chairman Tingey wondered if the historical aspect should be part of the environmental aspect. City Manager Dotson said it's in Section E.13.

Commissioner Losee will start with section E at the next meeting. Commissioner Adams has the inspirational thought.

5. PUBLIC COMMENTS – There were no public comments

6. COMMISSION/STAFF REPORTS

Hayden White said they have half the sidewalk poured at Iron Mountain Park. They did the pipeline on Minersville Hwy. They are hoping to have warmer days.

City Manager Dotson said they had a Vision Iron County (VIC) town hall with panelists talking about agriculture and resident and commercial development. He asked if the Planning Commission is interested in being involved. Chairman Tingey asked if they have routine meetings. City Manager Dotson said they meet once a month. It was good to hear different ideas and thoughts about how to continue to have agriculture in this growth that we are experiencing. There haven't been very many developments come in at the moment.

Lindsay Hildebrand said the staff had a Zoom training on how to take other payments in the My City Inspector software program.

Commissioner Ley said she went to a meeting where someone commented that some cities think of themselves as great big HOA.

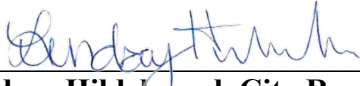
Commissioner Losee thought they should start their videos with how to utilize the Enoch City website.

7. ADJOURN - Commissioner Ley motioned to adjourn. Commissioner Correa seconded and all voted in favor. The meeting ended at 7:02 pm.

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 October 21, 2022.

	<u>11/09/2022</u>
Lindsay Hildebrand, City Recorder	Date