

MINUTES
ENOCH CITY PLANNING COMMISSION
November 22, 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 Hayden White**
- b. Invocation (2 min.) –Audience invited to participate. – Given by Commissioner Losee**
- c. Inspirational thought – Given by Wade Adams**
- d. Approval of agenda for November 22, 2022 –Commissioner Ley made a motion to approve the agenda. Commissioner Adams seconded and all voted in favor.**
- e. Approval of minutes for November 9, 2022 – There were two changes to the minutes. Lindsay made the corrections. Commissioner Correa made a motion to approve the minutes. Commissioner Ley seconded and all voted in favor.**
- f. Conflict of Interest Declaration-none stated**

2. REVIEW A ZONE CHANGE REQUEST FOR ASPEN ACRES SUBDIVISION FROM SINGLE FAMILY RESIDENTIAL (R-1-11) TO RURAL RESIDENTIAL (R-R-1) AND SET A PUBLIC HEARING FOR DECEMBER 13, 2022 – Platt & Platt

Chairman Tingey asked the Commissioners if they had any questions regarding the zone change. There were none.

Commissioner Ley made a motion to set a public hearing for a zone change request for the Aspen Acres Subdivision from Single-Family Residential (R-1-11) to Rural Residential (R-R-1) on December 13, 2022. Commissioner Correa seconded and all voted in favor.

3. REVIEW ENOCH CITY CODE 12.2600.2602 AND SET A PUBLIC HEARING FOR DECEMBER 13, 2022 – A Secondary irrigation requirement for developers (See Water Board Rec.)

Hayden White said the idea is to require new subdivisions to run secondary water through the subdivision if they are within a certain amount of feet of a secondary water line. It would help keep the drinking water wells down on usage, and there would be less maintenance, less testing, etc. Chairman Tingey asked if there would be a high cost to the developer. Hayden said it's about \$5,000 extra per lot and maybe even \$7,000 now. There

are no watering restrictions on secondary water like there are with culinary. We also don't require more water rights to hook up to secondary. Commissioner Ley had questions about the impact of the subdivision and charging impact fees. Hayden said there is not a requirement now, but there may be in the future. We need to replace our infrastructure, which is part of the reason for increasing the water rate structure. Council Member Ross said the expert that helped with the water structure changes said he was a little worried because the first two years it shows a drop in money to set aside for other things. We are still not setting enough money aside for the West Desert water. The fee for that would have been too high. Commissioner Ley said part of the West Dessert money should come from impact fees from new homes. Council Member Ross said we can only use impact fees on certain things and there is a time limit on when we use it. Commissioner Correa asked if the proposed fee schedule would be higher or lower than it is now. Hayden said it didn't raise it much. No action was taken.

4. DISCUSS THE GENERAL PLAN STARTING WITH GOAL E-10

Council Member Ross said we might have to add more about low-income housing because we are lacking some definitions in the General Plan.

Goal: E.10 Emergency Preparedness

E-10.1

Commissioner Losee asked if the Commissioner thought they should leave "an emergency event" or change it to "any emergency event". Commissioner Ley said it should stay. Chairman Tingey said he wasn't sure if "which includes, but is not limited to" should be removed. Commissioner Losee said it sounded fine. Chairman Tingey suggested replacing "which includes, but is not limited to" with "for example;...".

E-10.2

Commissioner Ley suggested removing "available at all times". The Commissioners agreed. Council Member Ross said the CERT team we used to have put things related to emergency preparedness in the Newsletter.

E-10.3

Chairman Tingey asked if we do this now. Council Member Ross said when we had the flood we coordinated with those groups listed.

Goal: E-11 Fire and Other Emergencies

E-11.1

Chairman Tingey asked how to provide adequate water supply in an emergency. Hayden said each subdivision must meet a standard for fire flow. Chairman Tingey said that's assuming the water line is intact. This doesn't have anything to do with storage and more infrastructure.

E-11.3

Commissioner Ley suggested removing "except for". She also said 11.1 is very similar. Chairman Tingey said 11.3 almost refers to the code and suggested coming back to it for consideration. Commissioner Ley suggested removing 11.3. Chairman Tingey suggested asking City Manager Dotson.

E-11.5

Commissioner Ley asked about enforcing a vegetation/weed-control ordinance. Chairman Tingey suggested it should read "encourage". Chairman Tingey suggested removing "enforce a" and "ordinance". The Commissioners agreed. They decided the sentence should read "Encourage vegetation/weed-control to minimize fire hazard around buildings."

E-11.7

There was a conversation about what it would take to create a fire department here in Enoch.

Goal: E.12 Property Maintenance

E-12.3

Chairman Tingey suggested replacing “provide” with “promote”. The Commissioners agreed.

E-12.4

Chairman Tingey said you have to have a culture of pride in the community. Hayden gave an example of an abandoned car on the City’s property. Commissioner Ley said we would have to have an ordinance for this one. Commissioner Correa said there is a state law that law enforcement can enforce. Hayden said if you don’t have curb and gutter then you can’t park anywhere in front of the house.

Chairman Tingey suggested removing “require” and adding “Consider an ordinance for the”. He also suggested removing “that are visible to the public”. The Commissioners agreed.

Goal: E.13 Preservation of Historical, Cultural, and Archaeological Resources

E-13.1

Chairman Tingey suggested adding a historical committee. The Commissioners agreed to add 13.5 to say “Encourage the creation of a historic committee”.

Goal: E.14 Intergovernmental Coordination and Planning

E-14.2

The name of the Iron County Coordinating Council has changed to Iron County Coordinating Council of Government. This needs to be changed.

Commissioner Correa will facilitate F next time.

Chairman Tingey asked that they look back as a whole and make sure they don’t want to change anything within the General Plan.

5. PUBLIC COMMENTS – There were no public comments.

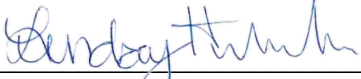
6. COMMISSION/STAFF REPORTS

Council Member Ross said at the last City Council meeting they approved a proclamation that celebrated the 20th anniversary of the Old Spanish Trail. The celebration is on December 4th. The RV ordinance passed as the Planning Commission recommended. They had another public hearing on the water rate changes. There were no public comments.

Hayden White said they have been working on roads to prep before it snows again next week. It is a holiday week and they are shorthanded.

Council Member Ross spoke about Wreaths Across America, which will be on Dec. 17th at noon. They still need donations. Wreaths are \$17, but they would appreciate any dollar amount. It’s about \$1500 to cover Enoch City Cemetery. They try to be a year in advance. This is our 3rd year doing this.

7. ADJOURN - Commissioner Losee motioned to adjourn. Commissioner Adams seconded all voted in favor.



Lindsay Hildebrand, City Recorder **12/13/2022**
Enoch City Council Meeting **Date**
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