

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

January 24, 2023, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/87403163378>

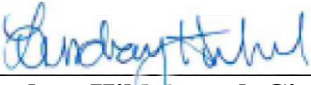
Meeting ID: 874 0316 3378

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought**
 - d. Approval of agenda for January 24, 2023**
 - e. Approval of minutes for January 10, 2023**
 - f. Conflict of Interest Declaration-none stated**
- 2. SET A PUBLIC HEARING FOR THE MODERATE-INCOME ELEMENT OF THE GENERAL PLAN FOR FEBRUARY 14, 2023**
- 4. PUBLIC COMMENTS**
- 5. COMMISSION/STAFF REPORTS**
- 6. 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 January 20, 2023.


Lindsay Hildebrand, City Recorder **1/20/2023**
Date

MINUTES
ENOCH CITY PLANNING COMMISSION
January 10, 2023 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: There were none.

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** – Led by Commissioner Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Adams
 - c. **Inspirational thought** – Given by Commissioner Ley
 - d. **Approval of agenda for January 10, 2023 – Commissioner Ley made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for December 27, 2022 - Commissioner Adams made a motion to approve the minutes. Commissioner Ley seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration - none stated**
2. **PUBLIC HEARING FOR ENOCH CITY CODE 12.2600.2602**

Commissioner Correa made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for Enoch City Code 12.2600.2602. Commissioner Adams seconded and all voted in favor.

There were no public comments.

Commissioner Ley made a motion to close the public hearing and resume the regularly scheduled Planning Commission meeting. Commissioner Adams seconded and all voted in favor.
3. **CONSIDER ENOCH CITY CODE 12.2600.2602 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Commissioner Ley asked about the first paragraph that says the Planning Commission will approve improvement specifications. Hayden White said that part was removed. Commissioner Ley mentioned that they had all talked about the distance between the closest boundary of development and an active municipal irrigation source. They had decided on 1,320 feet as recommended by the Water Board.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding the amendment of Enoch City Code 12.2600.2602, with the changes requested to remove The Planning Commission from the first paragraph and add 1320 feet. Commissioner Correa seconded and all voted in favor.

4. FINISH THE GENERAL PLAN

City Manager Dotson said the first strategy was changed. It has to actually state the exact strategy. The challenge is the actions have to be what we are going to do. For example, We are going to create a new zoning designation or an actual action. It has to be measurable and something that we can report on. Or, C-5.2 we need to say “we are going to add a sewer line to a certain area of town that is close to transportation where moderate-income housing will be built.” We can’t say evaluate. We have to have an action in place that fulfills that strategy. Every year we have to report whether we have accomplished it or not. Chairman Tingey asked if they had a timeline to get this completed. City Manager Dotson said it has to be in place by February 23rd. We also have to say when we will have the action completed. There will also need to be a public hearing and then it has to go to the City Council. Commissioner Correa asked if there are any plans to add middle schools or elementary schools close by that would help reduce the need for transportation. He gave an example. Chairman Tingey asked if the PUD is the only thing that complies with moderate-income housing. City Manager Dotson said yes. You could create and maintain the PUD ordinance with the zoning for smaller lots and higher density. Commissioner Correa said we know where the PUDs are expected to go in right? City Manager Dotson said yes, up next to Highway 91 and one other place. Commissioner Correa said we have the transportation aspect covered. This is a push for moderate-income housing. Do we know how many units are required? Chairman Tingey asked if they have to have a public hearing to put a new zone on the zoning map. City Manager Dotson said yes we could use “create and maintain a zoning overlay called the PUD overlay that allows or provides an avenue for Moderate-income housing. The densities available are up to (x) amount of residential units. “Create and maintain quarter acre lot densities in a planned unit development (PUD) that allows the construction of multi-family moderate and low-income housing.” Rob City Manager Dotson said he could show where the PUDs are allowed on a map.

City Manager Dotson said we will install a sewer and water structure along SR-130 and an additional outfall line from Pineview Estates to our existing outfall line. We could put specifics in there. We would Increase water lines and sewer lines. Commissioner Ley asked if the City will pick up the cost. City Manager Dotson said we would pick them up completely. “Install new sewer and water infrastructure within or adjacent to existing and future Planned Unit Development (PUD) areas that provide access without additional financial burden.”

Commissioner Ley said we will apply to the Utah Housing Corporation. Chairman Tingey suggested, “Make application for Utah Housing Corporation and other funding agencies”. Commissioner Ley said we have to investigate institutions that will work with us on this. There was a discussion about attending Land Use Seminars. Commissioner Ley suggested saying that we will apply to at least two funding agencies. She also said you have to identify and apply for funding sources. She asked if they will be assisting City Manager Dotson in this element. Chairman Tingey said if this is ok, then we don’t need to do anything. We need the wording on where the PUDs will be. Someone will have to write the applications.

Chairman Tingey said they wanted to find out with the residents thought about Enoch staying rural. In section E, Chairman Tingey said they talked about a Historic Preservation Committee and wanted to change it to a Commission. He has been working on the ordinance for that. Council Member Ross noted that the City Council would be interested if there are volunteers

for it. Commissioner Correa said they still haven't addressed open space. Chairman Tingey said the open space could go under the historical aspect. Chairman Tingey asked if this would be better served as a committee or commission. Council Member Ross said it would be unpaid. Chairman Tingey said if it's a commission created by ordinance, it would be taken more seriously. It's not a paid position because they aren't making decisions regarding ordinances. He says he would leave it as "Committee". They discussed how the committees report to the City Council. They went over parks and open space acquisition. Commissioner Correa wondered if they could combine the land use, wildlife corridor, archaeological, etc.

Chairman Tingey read F. Economic Development. They went over their old notes and compared them with the draft that was given to them. Commissioner Ley said she questioned number four, development agreements on the section just after F. She also wondered what industrial development bonds were. Council Member Ross said it is for infrastructure. Chairman Tingey read through the City Ordinance. Chairman Tingey questioned the word "circulation". Commissioner Correa suggested changing it to "traffic patterns". Chairman Tingey asked if they had any other questions. Commissioner Losee asked if we have a GIS program. Does it have water lines and trails? Commissioner Losee thought it would be nice for residents to get online and be able to see everything.

5. PUBLIC COMMENTS – There were no public comments.

6. COMMISSION/STAFF REPORTS

Council Member Ross reported that the City Council passed the water rate changes. We also had a really short meeting.

Hayden White reported that the trash route changed last week. They are looking forward to a dry spring, if possible.

Lindsay Hildebrand reported about a Jr. Rugby program potentially coming to Enoch. She also renewed 30 business licenses for the month of January.

Commissioner Ley read a BYU article about drought.

Commissioner Correa asked about putting a note in the Newsletter about picking up their dog's poop when it happens on neighbor's yards.

Commissioner Losee reported that City Manager Dotson will meet with him next week to potentially post city-wide educational videos.

There was a discussion about water conservation. Chairman Tingey discussed the Pine Valley water project.

7. ADJOURN Commissioner Ley made a motion to adjourn. Commissioner Correa seconded and all voted in favor. The meeting ended at 7:17.

Lindsay Hildebrand, City Recorder

Date

Goal C-5. Meeting Moderate-Income Housing Needs/Programs

To address the promotion, funding and development of moderate-income housing.

Policies: **C-5.1** Encourage opportunities for the development of adequate housing for low and moderate-income households by using land-use regulation techniques, i.e. ~~zoning ordinances~~. rezone for densities necessary to facilitate the production of moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Additionally, Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

State Strategy A: Rezone for densities necessary to facilitate the production of moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

- Action: Create and maintain quarter acre lot densities in a planned unit development (PUD) that allows the construction of multi-family moderate and low-income housing.
- Projected completion: August of 2023

C-5.2 ~~Consider the impact of proposed ordinances, assessments and fees on moderate and low income housing affordability and availability by avoiding service that increase costs.~~ Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

State Strategy B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

- Action: Install new sewer and water infrastructure within or adjacent to existing and future Planned Unit Development (PUD) areas that provide access without additional financial burden.
- Projected completion: August of 2023

C-5.3 Encourage the development of affordable housing by government agencies and non-profit organizations by facilitating simple and effective application processes.

State Strategy O: Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

- Action: Attend State and County Land Use seminars so we can identify potential sources of Moderate-income housing funding. Make application for at least two funding agencies.

Projected completion: March 2023

~~C-5.4—Inform the public about programs such as low cost loans, equity sharing, deed restrictions and other resources to facilitate more moderate income housing. (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;~~ Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

State Strategy A: Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

- Action:

- Projected completion: August 2023

C-5.5 Maintain the required County, State, and Federal reporting mechanisms and use the data as a resource for land-use regulation decisions:-

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- Action: Create and maintain quarter acre lot densities in a planned unit development (PUD) that allows the construction of multi-family moderate and low-income housing.
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State Strategy B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

- Action: Install new sewer and water infrastructure within or adjacent to existing and future Planned Unit Development (PUD) areas that provide access without additional financial burden.
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- Action: Attend State and County Land Use seminars so we can identify potential sources of Moderate-income housing funding. Make application for at least two funding agencies.

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