

MINUTES
ENOCH CITY PLANNING COMMISSION
January 24, 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: James Thelin

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** – Led by Commissioner Adams
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Correa
 - c. **Inspirational thought** – Given by Commissioner Ley
 - d. **Approval of agenda for January 24, 2023 – Commissioner Ley made a motion to approve the agenda. Commissioner Adams seconded and all voted in favor.**
 - e. **Approval of minutes for January 10, 2023 – Commissioner Ley made a motion to approve the minutes. Commissioner Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration - None**

2. **SET A PUBLIC HEARING FOR THE MODERATE-INCOME HOUSING ELEMENT OF THE GENERAL PLAN FOR FEBRUARY 14, 2023**

City Manager Dotson said he had a meeting with a woman from the state of Utah in the Division of Workforce Services and she reviews all Moderate- Income housing and reports. She advises cities regarding that element of the General Plan. She gave some pointers on what needed to be done. For example: in C-5.1 it has to be directly quoted with the code. We have to be specific about with whom we are going to apply. We have contact with the Utah Housing Authority. If there is no application to fill out, we have it in the plan and a date on which to do it. Chairman Tingey asked if what they have is acceptable to him and the State. City Manager Dotson said yes and the completion date will be the application date. We just have to create the policy in the Community Development and Renewal Agency (CDRA). Regarding C-5.4, Commissioner Ley said she was concerned because it seemed that it would start giving enticements to not pay taxes for a certain period of time. Council Member Ross gave an example. Fosters Market would pay taxes and then we could take 5% of that and put it towards low-income housing. There was a conversation about property tax reimbursement. Chairman Tingey asked what the time span was on the discounted property tax. City Manager Dotson said 100% for 5 years and it reduces a certain percentage for the next 5 years. That's a tool that bigger communities use. Most of the solar farms are RDAs, so they get reimbursed a percentage or dollar amount back to them. Council Member Ley asked if C- 5.5 needs a completion date. City Manager Dotson said no, we don't have to do anything.

Commissioner Ley made a motion to set a public hearing for the Moderate-Income Housing Element of the General Plan for February 14, 2023. Commissioner Adams seconded and all voted in favor.

Chairman Tingey asked Commissioner Losee to address what his opinion was on the Vision Statement survey. Commissioner Losee asked if anyone had any questions. Some of the responses say that “what brought them to Enoch” and “how they describe it” are very different. He said the majority of the responses showed that people wanted a small quiet feel. The community involvement and the people, in general, have kept them here. They would describe Enoch to their friends as a quiet, simple, etc. place. He thought they could do another round of questions. Chairman Tingey said there was a good spectrum of people and answers. They all felt like it was pretty positive. Commissioner Correa said there was a recurring theme, which was that residents thought Enoch was safe, had good neighbors, etc. Commissioner Losee said there wasn’t a lot of negativity. Chairman Tingey said they posted the survey because they weren’t sure about doing a Vision Statement. Commissioner Ley said the current Vision Statement is so general. It could describe any city in the world. Commissioner Losee suggested inserting “and do what we can to keep the small town feel”. Chairman Tingey said one thing that gives Enoch a small-town feel is that there is no community center or strip malls, etc. Commissioner Losee asked if the vision statement was designed for the Planning Commission or Enoch as a city. Chairman Tingey said it was for the General Plan and the development of the Community. Commissioner Ley said on page four, the idea of maintaining the rural small-town character of the community was inserted in the Introduction. There was a conversation about keeping the original Vision Statement. Chairman Tingey suggested leaving the Vision Statement as is. They wanted to make an update and change “2011” and “2023”. Commissioner Losee suggested changing the word “character” to “feel”. Chairman Tingey said people relate to what “feel” means more than “character”. They all decided to use the word “feel”. Commissioner Correa asked about the dark sky ordinance. Chairman Tingey said we looked at a model ordinance. There was a small conversation regarding dogs at large. Chairman Tingey said the population census needs updating. Commissioner Ley said she thought they placed themselves in a position where they need to work with City Council on ordinances. Commissioner Correa wanted to discuss billboards. Chairman Tingey said one thing that came up in the land use meeting, was if a developer wants a zone change, you are allowed to ask what they want to do with the land. He wasn’t aware that they could ask a developer that when changing the zone.

3. PUBLIC COMMENTS

James Thelin said he has been doing research on what the Planning Commission does. It mentions business, growth, recreation, culture, convenience, and health & wellness. He wished the City could work on the convenience. As a commission, they are the first line to how to incentivize keeping our culture and convenience. He has spent roughly \$1,000 with Fosters. He asked how he could help the Planning Commission encourage growth and make the community “walkable”. How can we as a City recruit businesses locally? He wanted to encourage the community to build, develop and support growth within the community. What can we be doing to create positive growth that we can control to build Enoch up? Chairman Tingey said the umbrella for what they do is land use and most people are not aware that the Planning Commission body is a recommending body to the City Council. There are two committees, the Economic Development Committee and the other is Recreation Committee. They work with the park and trails. Commissioner Losee said he is pro-growth if it’s managed properly. They are able to look at all angles. Chairman Tingey said we don’t get enough residential feedback. That’s why they put out the survey regarding the Vision Statement. Commissioner Correa said when running for City Council he knocked on doors and found that most residents want the convenience of local businesses. Commissioner Losee said he is trying to make videos with public information to post

for residents. Council Member Ross said our Economic Development Committee was going to have a business expo which is a good way for people to give their input.

4. COMMISSION/STAFF REPORTS

Council Member Ross reported at the last City Council meeting, Enoch has chosen to join the B.I.G. Chamber of Commerce. It is for businesses to reach out to different communities. It's new this year so we don't know what the benefits will be yet. The ordinance to require developers to hook into secondary water passed. They had an issue with the word 'may', however, they liked the way it was written.

Lindsay Hildebrand reported that she has been working on setting up a way for residents to pay and register for Jr. Rugby online. She has also been working on a lot of business licensing.

Chairman Tingey reported that he went to the land management meeting and it was about three hours long.

Commissioner Losee said he and City Manager Dotson are trying to get together and create a bunch of videos. They want to get some information out to residents. Last year Jeff painted lines for T-ball and everyone loved it.

5. ADJOURN

Commissioner Correa made a motion to adjourn. Commissioner Ley seconded and all voted in favor.

	2/14/2023
Lindsay Hildebrand, City Recorder	Date