

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

May 23, 2023, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/86897425353>

Meeting ID: 868 9742 5353

- 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 May 23, 2023**
 - e. Approval of minutes for April 25, 2023**
 - f. Conflict of Interest Declaration**
- 2. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY PENNY LIVING TRUST, PARCELS #A-0856-0000, #A-0846-0003, AND #A-0846-0000 FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND SET A PUBLIC HEARING FOR JUNE 13, 2023**
- 3. PUBLIC COMMENTS**
- 4. COMMISSION/STAFF REPORTS**
- 5. 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, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on May 19, 2023.


Lindsay Hildebrand, City Recorder **5/19/2023**
Date

MINUTES
ENOCH CITY PLANNING COMMISSION
April 25, 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 - excused
Chairman Bob Tingey

STAFF PRESENT:

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

PUBLIC PRESENT: There were none.

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey
 - a. **Pledge of Allegiance** – Led by Commissioner Correa
 - b. **Invocation (2 min.)** –Audience invited to participate. Given by Commissioner Ley
 - c. **Inspirational thought** – Given by Chairman Tingey – Commissioner Correa has the thought on May 9, 2023. Commissioner Losee has the thought on May 23, 2023
 - d. **Approval of agenda for April 25, 2023 – Commissioner Ley made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for April 11, 2023 - 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. **CONSIDER AMENDING ENOCH CITY CODE 12.500.502 SIZE AND MAKE A RECOMMENDATION TO THE CITY COUNCIL** - Off-Street Parking - City Manager Dotson

City Manager Dotson said the dimensions of off-street parking are given in the ordinance. A commercial contractor asked about the space between parking stalls. He asked what the minimums are and won't have it in our ordinance. We also don't reference ADA in the ordinance. He found the code in Cedar City, which seems to work. It would be nice to be consistent when it comes to the construction of parking lots. There needs to be some site planning put in place to remain compliant. Commissioner Ley asked about the current ordinance. She read the portion of the code that talks about the Planning Commission having a recommendation for this. City Manager Dotson said the law is worded such that there could be some changes to "A" if the Planning Commission sends a recommendation to the City Council. There is a little bit of leeway in "A" for the Planning Commission. Commissioner Ley also mentioned "H". Commissioner Correa said the one part he is opposed to is the compact parking and felt that section A is not useful. He wanted full-sized parking spaces. Chairman Tingey said there is no regulation that requires us to include compact parking. Commissioner Correa asked if they could take the compact

parking out. Chairman Tingey said we have the 20% regulation in here so we can limit it because if we take it out then they can put as much in as they want. City Manager Dotson suggested eliminating section A. The Commissioners all agreed. There was a discussion about ADA standards.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding Enoch City Code 12.500.502 size with the elimination of A. Commissioner Correa seconded and all voted in favor.

3. PUBLIC COMMENTS

4. COMMISSION/STAFF REPORTS

Commissioner Ley said the Blue Prints of Liberty by Glen Beck event will be held at the end of June. He has collected a lot of historical documents and he will be showing them in St. George. Lindsay Hildebrand reported that she has been working with Pelorus, the city's software, to maintain Business Licensing.

Council Member Ross reported that at the last City Council meeting they talked about the Public Safety Impact Fee for police and fire. Commissioner Ley also mentioned that the City Council followed their recommendation regarding the multiple water rights in lieu of an acquisition fee.

City Manager Dotson said SB 174 was passed and it requires a two-step process to approve new subdivisions. This new bill will need to be in our ordinance by February 1st, 2024. He read the bill. There is no approval by the City Council for any subdivision anymore. Staff or Planning Commission members can be designated as members of the Land Use Committee. This committee will be reviewing the requirements and different aspects of the subdivision. We will have to change our code to fit this new law.

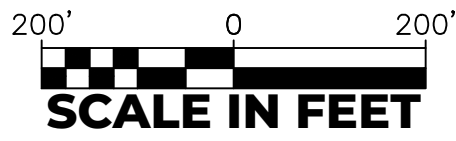
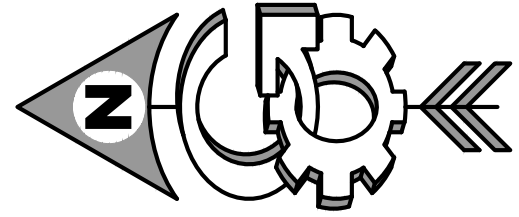
Commissioner Correa asked how we would avoid time constraints. City Manager Dotson said we probably just don't accept the application until it's 100% complete. There isn't a whole lot of clarity about how this works. The Utah City and League Attorney had a meeting where he answered questions. City Manager Dotson read through some of those questions and answers. There will be no more public hearings on subdivisions, which means no notice. Commissioner Ley said usually the public hearing happens because of zone changes for subdivisions. The other issue is in neighborhood streets. We can't require more than 32 feet of asphalt. Commissioner Correa said he understood the frustrations with delays, but rushing the process is not good. City Manager Dotson explained what the process would look like to Enoch City. Commissioner Correa was worried that if something important got left out, the city would be liable. Commissioner Losee suggested having a very detailed checklist of review. Commissioner Ley said if we had two or three people at the same time applying, it would be overwhelming and our engineer would have to review everyone within 15 days. She suggested that we would have to have a full-time engineer. City Manager Dotson said it's almost the same thing as what our building inspector does. He has a certain time limit. He gave an example. Commissioner Correa wanted to put something in the code regarding public access to historical trails and hills. He didn't want access restricted. Commissioner Losee asked who reports that the application is complete. City Manager Dotson said the administration if the City Council decides.

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

Lindsay Hildebrand, City Recorder

Date

DRAFT



LEGEND

- ZONE CHANGE BOUNDARY
- SECTIONAL MARKER AS NOTED

ZONE CHANGE BOUNDARY (23.95 AC)

BEGINNING AT A POINT S89°49'03"E ALONG THE SECTION LINE 1,007.81 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'57"E 2,329.79 FEET; THENCE S89°39'15"E 330.00 FEET TO A POINT ON THE WEST RIGHT OF WAY MINERSVILLE HIGHWAY; THENCE S00°03'57"W ALONG SAID R.O.W. 2,328.85 FEET; THENCE S00°11'22"W ALONG SAID R.O.W. 833.89 FEET; THENCE N89°49'03"W 328.20 FEET; THENCE N00°03'57"E 833.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,043,097 SQUARE FEET OR 23.95 ACRES, MORE OR LESS.

NOTES

- THIS ZONE CHANGE HAS BEEN PREPARED ON BEHALF OF SARA PENNY BASED ON THE PROPOSED PUD FOR THIS PROPERTY. THIS ZONE CHANGE IS ONLY REQUESTED IF THE ZONE CHANGE IS APPROVED WITH THE PUD IS APPROVAL.
- THE ZONE CHANGE REQUEST IS TO CHANGE FROM THE COMMUNITY COMMERCIAL ZONE TO RESIDENTIAL 11.

PLANNING COMMISSION APPROVAL

I, _____, CHAIRPERSON OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE WAS APPROVED BY SAID COMMISSION.

ENOCH CITY CHAIRPERSON

DATE

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESTNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY THE CITY COUNCIL AS ORDINANCE _____ AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 20____.

ATTEST: _____
ENOCH CITY MAYOR

ENOCH CITY RECORDER

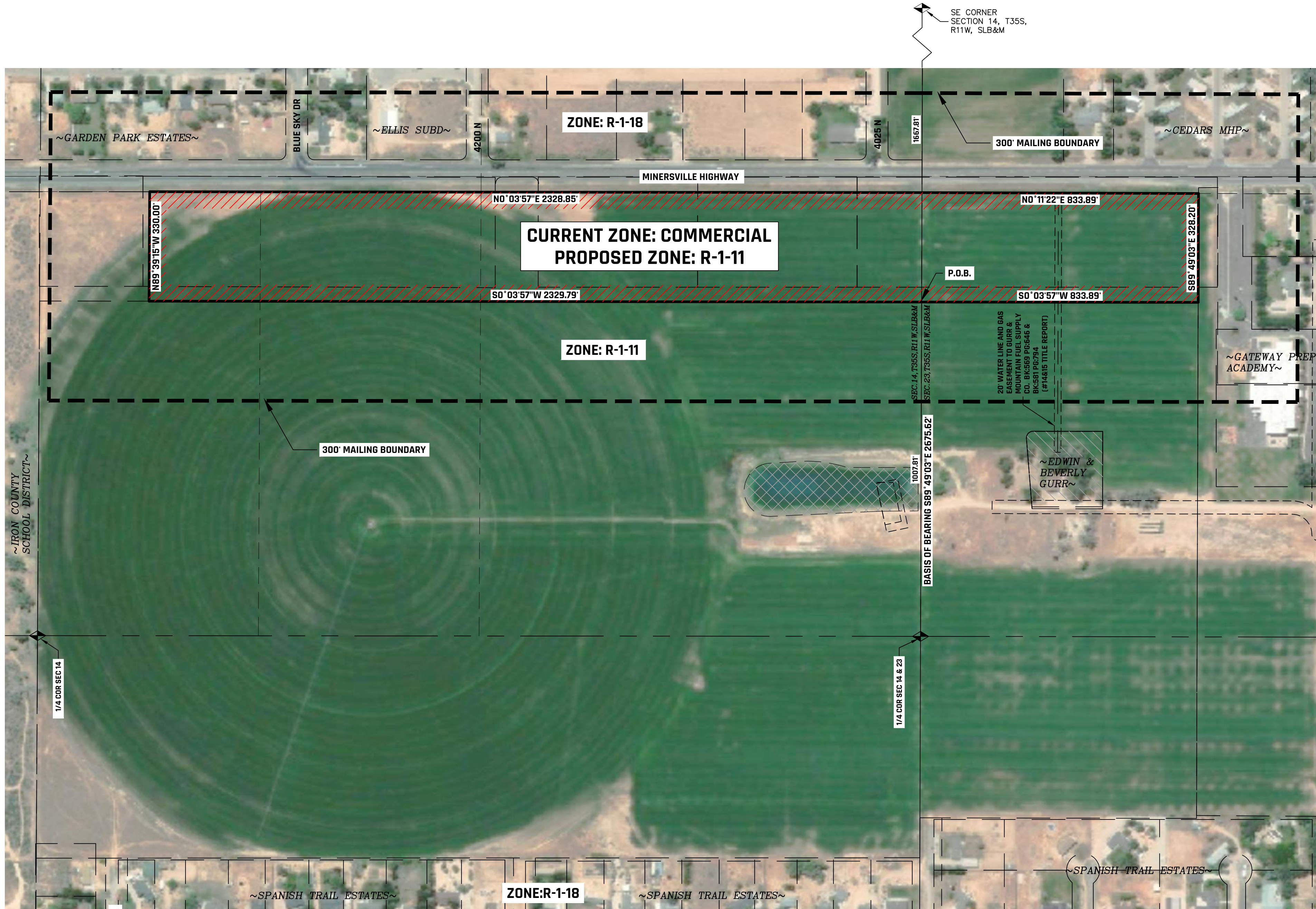
CITY ATTORNEY'S APPROVAL

I, _____, CITY ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS ZONE CHANGE AND THAT SAID PLAT MEETS THE REQUIREMENTS OF ENOCH CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 20____.

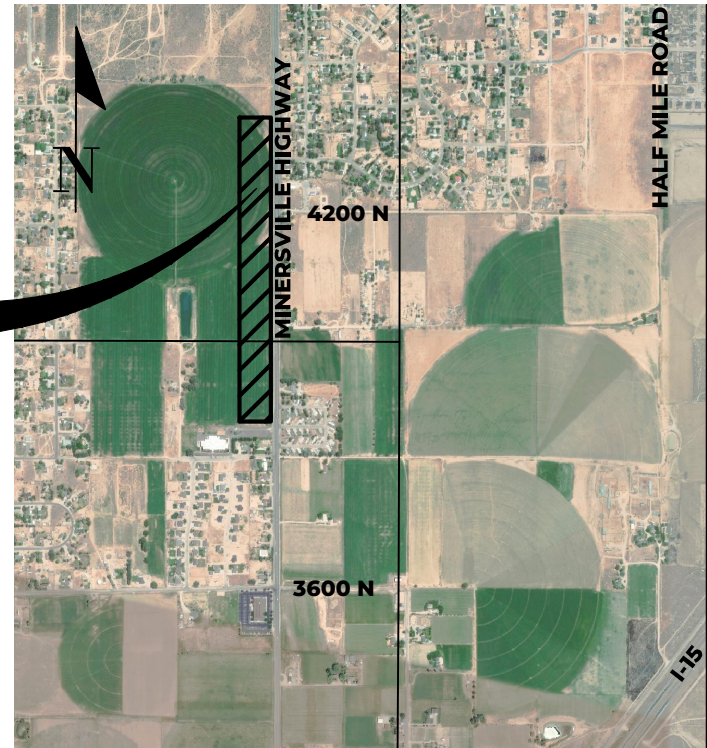
ENOCH CITY ATTORNEY

ZONE CHANGE FOR PENNY LIVING TRUST

LOCATED IN SECTIONS 14 & 23, T35S, R11W, SLB&M, ENOCH CITY, UTAH



PROJECT LOCATION



VICINITY MAP

N.T.S.



ZONE CHANGE FOR PENNY LIVING TRUST

LOCATED IN SECTIONS 14 & 23, T35S, R11W, SLB&M, ENOCH CITY, UTAH

CHECKED:

SCALE:

DATE:

3/9/23

DRAWN:

AW

SHEET:

1 OF 1

11 X 17 SHEETS ARE NOT TO SCALE