

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

July 11, 2023, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/84944515856>

Meeting ID: 849 4451 5856

- 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 July 11, 2023**
 - e. Approval of minutes for June 13, 2023**
 - f. Conflict of Interest Declaration**
- 2. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY PENNY LIVING TRUST, FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO COMMUNITY COMMERCIAL (C-C) AND SET A PUBLIC HEARING FOR JULY 25, 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 July 7, 2023.



Lindsay Hildebrand, City Recorder **7/7/2023**
Date

MINUTES
ENOCH CITY PLANNING COMMISSION
June 13, 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

PUBLIC PRESENT: Steve Woolsey and Jesse Mavel

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey**
 - a. **Pledge of Allegiance – Led by**
 - b. **Invocation (2 min.) –Audience invited to participate. – Given by City Manager Doston**
 - c. **Inspirational thought – Given by Commissioner Ley**
 - d. **Approval of agenda for June 13, 2023 – Commissioner Correa made a motion to approve the agenda. Commissioner Ley seconded and all voted in favor.**
 - e. **Approval of minutes for May 23, 2023 – Commissioner Ley made a motion to approve the minutes. Commissioner Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration – None stated**

2. **PUBLIC HEARING FOR 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)**

City Manager Dotson reviewed the zone change for the public. He showed the property on a map for all to see. The property is currently Community Commercial and the request is for Single-Family Residential.

Commissioner Correa made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding the 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). Commissioner Ley seconded and all voted in favor.

There were no public comments.

Commissioner Ley made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Correa seconded and all voted in favor.

Commissioner Ley mentioned that she thought it was interesting that once the PUD was approved, other people could buy into it. City Manager Dotson said the property is split into pods, but they are limited to the total density of that pod. There are no rules to the size of the pods as long as the density stays the same for the whole development.

3. 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 MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding the zone change request for the property owned by Penny Living Trust from Community Commercial (C-C) to Single-Family Residential (R-1-11). Commissioner Losee seconded and all voted in favor.

4. CONSIDER PENNY FARM PUD AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Arlo Fawson with Go Civil Engineering showed the map on the screen and where the pods will be. The total number of units will be capped by what the zone is. Pod two will only be used for water management. No homes will be built there. Commissioner Ley said the homes would be on smaller lots because of that. City Manager Dotson said they can build multi-family housing or 2-acre lots, etc. The total number of units is limited. City Manager Dotson said that once approved, a development agreement will come with it. The Master Plan Roads will be set. Zone R-1-11 requires curb and gutter. The development will still have to bring in water rights. If our model showed that they need to bring in actual water, then they will. Multi-family requires 3-acre feet per door. There was a short discussion regarding the difference in the requirement for townhomes and single-family homes. Commissioner Ley said this was a possibility for seniors who need less property but wanted to stay in the area. City Manager Dotson said this is our very first PUD. There was a requirement for us to facilitate the availability of moderate-income housing and this is one of the strategies to provide an avenue for that. Chairman Tingey asked if an HOA was required with a PUD. City Manager Dotson said no it's not required, however, we invite that. There was a discussion regarding the details between developers and property owners requiring an HOA.

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding the Penny Farm PUD. Commissioner Losee seconded and all voted in favor.

5. CONSIDER PARCEL BOUNDARY ADJUSTMENT/MINOR SUBDIVISION/RECORD OF SURVEY FOR BILLS TRUST AND JASON & JAMIE BATT AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Steve Woolsey with Woolsey Land Surveying said he was representing Jason and Jamie Batt and Bills Family Trust. The minor subdivision is part of the review process. Parcels one and two are part of the minor subdivision. Parcels three and four are part of the adjustment. It's originally three long pieces of property. City Manager Dotson showed it on a map for all to see. This sits on 3600 North. City Manager Dotson wanted to be clear that the Bills were long-time residents and have been gracious with Enoch City. They have worked closely with City Manager Dotson. They are leaving a legacy with their family.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the parcel boundary adjustment and minor subdivision for Bills Trust and Jamie and Jason Batt. Commissioner Correa seconded and all voted in favor.

4. PUBLIC COMMENTS

There were no public comments.

5. COMMISSION/STAFF REPORTS

Council Member Ross said she looked up the current PUD ordinance and if they have a common area, they need to have a Homeowners Association. City Council is working on end-of-the-year items. The 4th of July celebration is coming up. There will be a parade and fireworks on the 24th of July.

City Manager Dotson said there are multiple subdivisions that are coming in. Aspen Acres should be starting soon.

We started one of our Natural Resource Conservation Service projects at the north end of Enoch. That's project one of two. It's a \$340,000 project. We received a letter from the BLM approving the drainage project on the other side of the freeway. They are a partner now. The plan will be done by the end of the year. NRCS has pre-planned to provide us with a grant to complete those projects.

City Council approved us to apply for the "Safe Streets and Roads for All" grant program geared towards planning for the safety of our roads and transportation. He met with the Five County Association of Governments. They have offered to put the application together. The county planner suggested doing a county-wide plan.

Everything is almost ready for the Dollar General to come in just west of the Enoch Pharmacy. We just got word about another chain store next to Fosters Market.

A reporter from the New York Times flew out from Washington DC. He met with Mayor Chesnut and City Manager Dotson about doing a story in the west regarding water. He heard through sources that Enoch had a fissure and it was a great meeting. He asked a lot of really good questions.

Lindsay Hildebrand said she had been busy working upfront while Carrie was on vacation. She worked on regular office duties.

Commissioner Ley asked if Public Works had the time to spray the weeds along Midvalley Road. City Manager Dotson explained that they spray every minute they can. There are only two people certified to spray and they can only spray noxious weeds.

Commissioner Losee said TBall started last week. There were about 135 kids registered. There was a small hiccup where anyone who signed up in May didn't get put on a team.

City Manager Dotson said AYSO is thinking about bringing 5 soccer fields to Enoch.

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

Lindsay Hildebrand, City Recorder

Date