

MINUTES
ENOCH CITY COUNCIL
August 5, 2015 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Robert Rasmussen
Council Member Destry Griffiths
Council Member Steve Johnson
Council Member Kirk Lovell-absent
Council Member Gary Wilcken
Council Member Mike Olenslager

Staff present:

Julie Watson, Recorder
Dan Jessen, Treasurer
Nick Turner, City Atty.
Earl Gibson, Public Works
Jackson Ames, PD Chief
Robert Dotson, City Manager

Public present: Michelle & Donna Pritchard, Kay Ayers, Cassie Easley, Rich Nielsen, David & Lisa Owens, Courtney Villanueva, Ivan & Patricia Matheson, Dilworth Armstrong, Bob Tingey, Ken & Carolyn Bauer, Michael O'Rourke, Jared & Lisa Baker, Ryan & Melanie Johnson, Dennis Ayers, Ryan Rayburn, Carolyn Jones, Shawn Stoor, Karl Stevens, Tim Beery, Lisa Brown, Bob Gaul, Tim Watson, JD Price, Elizabeth Boucher and Gary Zabriskie

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**-Called order by Mayor Rasmussen at 6:00pm. He welcomed the audience.
 - a. **Pledge of Allegiance**-Led by Council Member Wilcken
 - b. **Invocation**-Audience invited to participate-Given by Bob Tingey
 - c. **Inspirational Thought**-Given by Council Member Griffiths
 - d. **Approval of Agenda for August 5, 2015**-**Council Member Olenslager made a motion to approve the agenda. Motion seconded by Council Member Wilcken and all voted in favor.**
 - e. **Approval of Minutes for July 15, 2015**-**Council Member Wilcken made motion to approve the minutes. Motion was seconded by Council Member Griffiths and all voted in favor.**
 - f. **Conflict of Interest Declaration for this agenda**-none stated

2. **APPOINT POLL WORKERS FOR PRIMARY ELECTION**-**City Recorder**
City Recorder, Julie Watson told the Council that our poll workers have served for many years and make our elections run smoothly. She nominated Carolyn Jones, Shirleen Camp and Betty Talbot as poll workers for the Primary Election on August 11th. **Council Member Olenslager made a motion to approve the poll workers as named. Motion was seconded by Council Member Wilcken and all voted in favor.**

3. **DISCUSS AND TAKE ACTION ON MATHESON AGREEMENT PROPOSAL**
City Manager Dotson gave the history of the 2007 agreement for a water line easement referring to the history the applicant gave in the packet. The Mathesons gave the City a water line easement for a water line that was installed years ago. There was an agreement drawn up to give the Mathesons a waiver of impact fees, water connection fees and sewer connection fees for one residence located within Enoch City to be designated in the future. The agreement was never signed. Now the Matheson's are dealing with their father's estate and trying to get things settled. They are asking this Council to approve the former agreement. Council Member Wilcken

confirmed we owe them these fee concessions for the water line easement. It was noted the quit claim deed for the easement was signed but the agreement was not. Ivan said they want it on the record so it is valid and complete for a future time. City Manager Dotson said our attorneys checked and could not find any agreement on file. City Attorney Turner said the Council can motion tonight and then submit the agreement which will be updated with the current date and correct names to sign. **Council Member Wilcken made a motion to accept the agreement as outlined and that it goes onto the record and when they want to make the claim they present the documents. The motion was seconded by Council Member Johnson and all voted in favor.** Ivan asked when this is all put together that we call them to sign it.

4. DISCUSS CHANGES TO SIGN ORDINANCE

Mayor Rasmussen asked City Manager Dotson to explain this. He said last City Council meeting we discussed changing the sign ordinance because currently no signs are allowed in public right-of- ways. At the Council's request and after discussing this with our City attorneys who say we cannot regulate content per the Supreme Court, he and Chief Ames propose to add item 1 to 10-449-A. This clause is an exception for political signs within 21 days before an election and to be removed 24 hours after the election. That is their recommendation because currently most political signs are in violation of our ordinance. City Attorney Turner said this is a great suggestion and if not for the Supreme Court decision they would approve it. Now anytime there is a content based restriction which this is, if sued it would not stand up in court. As our attorneys they cannot recommend this be passed as amended.

Council Member Wilcken suggested we get rid of the sign ordinance altogether for the election. City Attorney Turner suggested we take out subpart A and sub category 1 of the sign ordinance. The real question is, "do we want people to be able to post signs on public property"? If you allow one type of sign you have to allow all signs. Council Member Wilcken said for clarification as it is now no one could post any sign in City rights-of-way. City Manager Dotson said we have a situation now because almost all signs are posted illegally. He discussed the need for the handbill portion of the ordinance to control littering. Our idea was not to have an ordinance we don't enforce and that is why it came up.

Council Member Wilcken said much of the current wording is archaic and refers to things we don't have such as bridges and telegraph poles. He proposes to eliminate this ordinance and have staff rewrite it so it makes sense. City Attorney Turner said the direction staff needs is to answer the question do you want signs to be allowed on public property. If so, you have to allow all signs at all times. There was a discussion of offensive signs and people removing or stealing signs. City Attorney Turner said to clarify the Supreme Court does not define public right-of-way. Mayor Rasmussen said his concern is any type of sign posted anywhere and cleaning it up. Council Member Wilcken said he would like staff to rewrite it so it is simpler and allows signs to be posted in public rights-of-way. City Manager Dotson said as of right now we are not enforcing the law and signs are illegally posted. We know this does not meet Supreme Court standards however this ruling is so new almost no one has had time to implement it and court challenges are out in the future.

Council Member Johnson said he would like to abolish the whole ordinance. Council Member Griffiths suggested the Council pass this tonight and then come back and rework it later so signs currently posted are not in violation. Council Member Wilcken said City Attorney Turner suggested striking letter A and item 1. City staff can come back with something else later. That way we are not unprotected. He said he is not in favor of having the signs removed. He also wants to have an ordinance we are able to enforce. City Attorney Turner said staff needs to know if the Council wants to impose other restrictions such as size, type etc. There was more discussion of issues with signs in public rights-of-way and noted that when signs are placed by people's homes they need to have permission as that appears to be an endorsement of the

candidate. We want to protect against that and not make it a nuisance. Most municipalities allow political signs in public rights-of-way. City Manager Dotson said we will have all signs removed if they don't pass this. If the Council chooses to take out Item A and #1 then the signs will remain in place. We will still have the handbill clause.

5. ORDINANCE NO. 2015-08-05-A AN ORDINANCE AMENDING THE ENOCH CITY CODE OF REVISED ORDINANCES, CHAPTER 10-449 REGARDING CAMPAIGN SIGNS

Council Member Wilcken made a motion to strike letter A and item 1 and keep B, C & D with instruction to staff to rewrite an ordinance for future approval. Motion was seconded by Council Member Griffiths and a roll call vote was held as follows:

Council Member Griffiths-yes	Council Member Olenslager-no
Council Member Johnson-no	Council Member Wilcken-yes
Council Member Lovell-absent	Mayor Rasmussen-yes (to break tie)
Motion passed	

City Manager Dotson was assigned to rewrite the ordinance for next Council meeting.

6. PUBLIC HEARING ON NUISANCE ORDINANCE

Mayor Rasmussen asked for motion to enter the public hearing. **Council Member Johnson so moved. Motion seconded by Council Member Wilcken and all voted in favor.**

Mayor Rasmussen invited public comments. There were no comments.

Mayor Rasmussen asked for motion to end the public hearing. **Council Member Olenslager made a motion to end the public hearing. Motion seconded by Council Member Wilcken and all voted in favor.**

7. DISCUSS AND GIVE DIRECTION ON NUISANCE ORDINANCE WORDING

City Manager Dotson said Council Member Johnson submitted his changes to the Council by email. Council Member Johnson said he took the attorneys suggestions on his original version and removed all mention of God and religion from it. He gave more details about inalienable rights, citizens resolving disputes themselves and the right to face our accusers. He said he also added in some state nuisance items. He took what City Manager Dotson submitted and he added an element which bases nuisances on inalienable rights which is core of American life. Nuisances can be many things and he thought about just going with City Manager Dotson's version but he sees encroachments on our freedoms. Accepting informed risk is included even though our attorney did not see what that had to do with nuisances. There was more discussion of that point and laws that mitigate risk, such as seatbelt laws. There was also more discussion of the right to face your accusers and factors related to that.

Mayor Rasmussen said we have two proposals on the table; the Staff version which is largely based on State Code and Council Member Johnson's revised version. Council Member Wilcken said we have talked about this for months and he appreciates Council Member Johnson's efforts. He said City Manager Dotson cleared this up and made it better and he proposes we accept the staff version as written as the new nuisance ordinance with the understanding that the Council can make changes as needed when circumstances come up.

Council Member Wilcken made a motion to write the ordinance using the staff recommendations and put it on the next agenda for action. Council Member Olenslager seconded the motion to approve the staff recommendation for the nuisance ordinance. This was not an action item so the Council will vote on the finalized ordinance at the next meeting. Staff was instructed to write the ordinance for the August 19th meeting.

8. DISCUSS PLANNING COMMISSION RECOMMENDATION FOR CHANGES TO THE ZONING ORDINANCE

Mayor Rasmussen invited David Owens and JD Price of the Economic Development Committee (EDC) to come up and give background on this item. David said basically they wanted to make changes to the commercial zoning ordinance. The ordinances we have now are very vague and outdated. City Manager Dotson said the EDC was assigned to look at ordinances to see if there are things that hamstring or create more challenges for economic development. This was also a charge from the Governor's Office of Economic Development for municipalities to review ordinances and remove roadblocks to commercial development. They worked on this project for months and months. David Owens added that as a committee they also had questions about zoning ordinances and whether they are proper or violate rights.

It was noted that when the Planning Commission sent this to the City Council they had some negative responses opposing zoning. David Harris, Planning Commission Chairman who had to be out of town tonight wrote a letter to the Council. JD Price read the letter. (*See attached letter*). The letter essentially said that eliminating zoning would not be beneficial and he wanted to highlight the reasons they made this recommendation. One is to better communicate to developers what is allowed in the various commercial zones. These things were not communicated well in the current ordinance. The advantages are to give the community some control over uses which in turn enhances property values. JD stressed this is a plan. The current Zoning Ordinance was disorganized and they basically organized it to be a guide for businesses considering coming into Enoch. This is about property rights and protecting them. This is the most unrestrictive way to not infringe on others rights so all can live together and be compatible.

Council Member Wilcken asked how long they worked on the plan and was told about one year. He said the City Council has had this for only four days and they need more time to review it. Council Member Wilcken said he would like to table this tonight so they can digest it better. He has questions about landscaping requirements for one. Council Member Johnson said he appreciates the hard work and time that went in to this but he also thinks the public should be able to hear more about the example of Houston that he likes. Our country is progressing and trying to exert more control. He does not want more government control and wants freedoms. He cited more comments about Houston and their lack of zoning policies. He thinks this is too strict and will repel business. Mayor Rasmussen said the Planning Commission went through a process including holding a public hearing. He added the City Council would be open to people getting in touch with them so they can decide this matter in the best interests of the community as a whole. JD Price quoted Benjamin Franklin saying "failing to plan is planning to fail". David Owens added there are elements of state law in here that we can't change.

City Manager Dotson clarified what this says. The EDC started the process by viewing different types of commercial entities and what the property looks like. In the Zoning Ordinance now the Neighborhood Commercial (N-C) and Community Commercial (C-C) were very brief so they elaborated to clarify and make it mean something. He referred to the zoning map saying Regional Commercial (R-C) is where you go to do business not in the residential neighborhoods. Regional Commercial zones are where transportation comes together and has sufficient land to manage big business. Almost anything can come in on Highway 91 or Minersville Highway. Those types of businesses make no sense in context of Neighborhood Commercial (N-C). We see an example of that on 200 North in Cedar City where many homes have been converted to small commercial businesses. The new ordinance puts more specifics into force to protect the neighbors from something that could change property values. He explained the Community Commercial (C-C) and Regional Commercial (R-C) where we reduced restrictions for big stores who already know what they are doing from past experience. He explained the Administrative and Professional Office (P-O) zone and the Research/Industrial Park (R/I-P).

Council Member Wilcken said to clarify this does not change any zoning in the City but just redefines it. Council Member Olenlager said he was in attendance at the Planning Commission meetings and they did a good job. Those meetings are public meetings and the Council keeps putting things off. Businesses tend to flock together and we are trying to provide the environment for that. Cam Findlay, also an EDC member added they took a lot from other cities that have paid big fees to have their plans made. Much comes from Lehi which attracts more business than anywhere else in the State. This helps us plan for the future so we don't have to reinvent the wheel each time a business wants to come in.

Mayor Rasmussen asked the City Council when they would like to vote on this. City Attorney Turner added that City Attorney Kuhlmann looked this over and is good with it. Using Lehi is one of the best examples we could have. Council Member Wilcken suggested giving them a month to study this. Mayor Rasmussen asked for a motion to table. **Council Member Wilcken made a motion to table the changes to the Zoning Ordinance until September 3rd. The motion was seconded by Council Member Griffiths and all voted in favor except Council Member Olenlager who voted no.** Motion passed 3 to 1.

9. ORDINANCE NO. 2015-08-05-B AN ORDINANCE AMENDING THE ENOCH CITY ZONING ORDINANCE, CHAPTERS 17 AND 18 TO FURTHER DEFINE REQUIREMENTS IN COMMERCIAL ZONES

Tabled until September 3, 2015.

10. PRESENTATION FROM HALF MILE ROAD RESIDENTS ON FUNDING OF CURB, GUTTER AND SIDEWALK

City Manager Dotson said he and Melanie Johnson have discussed this at length and he recapped the discussion adding the sewer re-compaction has been completed and all tests were above 90% with the average at 94%. All culverts have been realigned and the barrow ditches are 4 inches deeper to allow for weed block and gravel between culverts. He clarified that the asphalt to be laid is paid for from Class C road funds which can only be used for that purpose. Some are concerned that the drainage discussion will be over if asphalt is laid but that is not so.

City Manager Dotson said we want to be part of a solution and it is not just Half Mile Road that needs to be considered. One thing that needs to happen is a comprehensive storm drainage plan. We have a basic plan in the Capital Facilities Plan (CFP) but it is not comprehensive enough to cover the whole City. The challenge is what the standard should be in relation to all roads. When you change any structure you affect others. He gave more details about the drainage plan in the CFP and what we could afford at the time it was prepared. In discussion with Melanie, the engineers and with Gary Zabriskie of Five County Association of Governments they came up with a challenge. One is financing a change in Half Mile Road and how to pay for that but also how any change there would affect others. A plan is needed.

City Manager Dotson introduced Gary Zabriskie who explained how the CIB Board makes decisions. They receive revenue from federal lands leased for mineral extraction; coal, natural gas and oil mainly. Half of the royalties from extracted materials goes to the federal government and half comes to Utah and then to the Community Impact Board or CIB to alleviate impacts from mineral extraction. Any municipality can apply for funding as all are affected. Iron County is considered a non-producing county. Typically projects in non-producing counties can only get low interest loans and the applicant might have to match 50%. They generally approve projects that will benefit the whole community not just one area and that is the main issue. Melanie said the last time they presented to the City Council she had hoped they understood the residents of Half Mile Road are not just concerned about their street but care about all of Enoch and would love to see a plan in place. Gary said the CIB wants well planned projects. The standard interest rate is 2 ½ %. If you have a revenue stream to fund a loan then there is no

problem on getting a loan from CIB. He gave examples in the “five county area” of projects that have been funded. He recommends doing the planning study first for the whole community to determine a drainage plan and to know what you need for cost estimates. This project has been included on our prioritized lists for many years. There was a brief discussion of the culinary well and that this drainage planning project would not compete with that for funding because planning is separate from a construction project.

City Manager Dotson said we do have basic drainage plans. The issue for staff is fixing the choke points. We have a fund now for storm drainage to be used to fix choke points and we need to continue to do that anyway. The NRCS project was huge and solved some problems but not all. If the Council chooses to create a comprehensive drainage plan we can use that plan for various things including for our impact fee analysis. We can’t implement a fee without the study. A comprehensive plan could require some ordinance changes too. Now when development occurs we make sure the storm water goes by the property. We may want to require a developer to retain water on the property. He gave the example of The Ridge, Phase 11B which will be a retention pond instead of a house.

City Manager Dotson said to be sustainable we request that we go forward to create a comprehensive drainage plan and apply to CIB for the funding. That will protect properties and would be for the whole City. This will be planned by an engineer and it makes sense to do that for the whole City for a certain size event. The City Council is representing everyone and we would be doing our job in this area.

Council Member Wilcken asked about the asphalt for Half Mile Road expressing concern about getting that done now. It was noted again that the paving is covered by Class C road funds and could go ahead now. There was more discussion about details of the drainage study and what the definition of “comprehensive” could mean. Right now there are unknown factors like what size event we should plan for. In talking with different engineers we could be looking at \$30,000 to \$40,000 for this planning grant of which the City would pay half. If this includes an impact fee study it could be a bit more. Gary Zabriskie confirmed that is realistic based on his experience.

City Manager Dotson said zoning makes a big difference in this too. If zoning creates hard surfaces where water runs off that is a factor. Council Member Wilcken asked Gary Zabriskie about the timetable on this noting that prairie dog issues held up our NRCS project and caused us to be working in the winter to meet deadlines. Gary said all we are talking about now is the planning which does not have deadlines. We then move to construction are there timeframes for that but it would be a separate project.

Gary explained the CIB cycles. Next October is application time. Funding is in June. Council Member Wilcken asked if we do the planning for a citywide project does that commit us to build the whole thing. Gary said CIB expects follow through but the actual construction can be in phases. There would be a loan element in each phase and there are bonding costs and legal costs. We would do that in accordance with the plan if we are able to cover the funding and repayment schedule with our City revenue. Gary said the plan will decide the phasing and match it to revenue from fees. The study can look at the fees to see if they are adequate Gary said.

Council Member Olenslager said we would have to increase our fees significantly for these loans. City Manager Dotson said we don’t know the numbers and need the planning study first. They want the City Council to give them consent to apply for the planning grant. Dan said tonight we are asking for the money to put up the match for the study and with that we get an impact fee study too. Gary said doing the planning gives a leg up for funding for the project later on. The CIB will buy into this when it is well planned. City Manager Dotson said the trade-off is administratively we were saving money to fix a little problem here and there. Fixes are based on choke points so we are reacting to an issue when it happens and we often don’t know how that affects others down the road. Our CFP is not a comprehensive plan and a comprehensive long

term plan will help us. Council Member Johnson said we can either fix choke points or we can buy a plan. City Manager Dotson said we will still do fixes as needed throughout this process. It is not either/or. Dan said the drainage fund accumulated \$35,000 last year and will get \$42,000 this year so the City Council could appropriate up to \$77,000 to be spent this year.

There was more discussion of other details about time frames for the study to be done. Council Member Olenlager expressed concerns about being able to finance projects with limited revenue. It was noted that things change when homes are built but existing roads won't change. The CIB does not limit the time frame. City Manager Dotson said if you create a plan and don't do anything what good is it. We do not have a Capital facilities finance plan. That has to come to be able to finance these things. Dan concurred this has to include a look at our fee structure and a study would help. Our current fees won't cover much. A fee is a tax we levy and is for a specific service. We will have to review that too. When we get to an actual construction project the Council will have to look at what the financial obligation is.

Gary Zabriskie said the CIB loves to fund this type of project. Enoch is currently on the list for drainage. The culinary well is #1 and then storm water drainage improvements. Nothing would preclude the City Council from applying for a cash match. He has to vet projects like this and it is clearly needed in this community.

11. DISCUSS AND TAKE ACTION ON HALF MILE ROAD ISSUES

Mayor Rasmussen said it is proposed to apply to the CIB for the funding of the comprehensive drainage study. Gary Zabriskie said the application requires a separate public hearing between now and the time of application. **Council Member Wilcken made a motion to authorize moving forward with the comprehensive drainage plan application from CIB funds knowing we have to pay a 50% match. Council Member Griffiths seconded the motion and all voted in favor except Council Member Olenlager who voted no.** Motion passed 3 to 1.

Council Member Johnson said there is one more aspect of this. A resident of Half Mile Road came to him and adamantly wished to have Half Mile paved before this winter so we have to act now noting this is paid with Class C Road Funds. **Council Member Johnson made a motion to pave Half Mile Road now and finish all else later. Council Member Olenlager seconded the motion and all voted in favor.**

12. PUBLIC COMMENTS

Kay Ayers made comments about our community being safe and secure. Last month her son ran away and while others looked for him she called the police. The officer came out and she described the child. The officer called her to say he stopped a child who said he was not Wyatt Ayers although it turned out it was him. She expressed concern that the officer did not ask for a picture of the child before searching adding this is the quality of PD for which we spend ½ million. She added they need better training although the City should not pay for that. She expressed concern about the security of the City Office that her child had just wandered through unattended during the meeting.

David Owens said he has seen more action taken tonight than all year and he thanked the City Council. He said the Half Mile Road situation has been the source of much frustration and a comprehensive drainage plan is a good first step to fix all problems.

Lisa Baker thanked the City Council for finally making a plan adding this is a good first step. She said the City has to plan with zoning and drainage and she thanked City Manager Dotson. Now we can act and be productive. She said her daughter fell into one of the open drainage ditches at the Pioneer Day parade and was injured. Open trenches are not a good plan for the City and this is setting us up for lawsuits.

Cam Findley said he too wanted to thank the City Council for approving CIB application for the drainage plan. He reiterated that paving the street is getting it back to normal which is a street that was flooding often and as plan goes forward Half Mile Road should stay a priority. Make that clear.

Melanie Johnson added her thanks too.

13. CORRESPONDENCE-none

14. COUNCIL/STAFF REPORTS

Council Member Olenlager said he has been to Planning Commission meetings and they do a lot of good work there. They are trained and knowledgeable and the City Council should not disregard their recommendations.

Council Member Griffiths said in regard to the Half Mile Road situation sometimes we put things off but sometimes you have to take the time to get good information. They have been trying to gather the best options before action was taken and better ideas came out. He also addressed Kay Ayers regarding the PD in defense of them. *Mayor Rasmussen interrupted to say we should not address comments in this forum.*

Earl Gibson said he will call the contractor to get the asphalt ordered for Half Mile Road.

Dan Jessen said we need to remember the road paving is a multi-step process. The first patch will still be messy but it will be flush coated later before winter to smooth it out.

Tim Watson, City Engineer said to the Council to make sure they look into all options for zoning and planning. He cited a case in Cedar City he is working on where a large development was stopped due to issues like this. The lack of planning has caused development not to go in.

City Manager Dotson passed out a memo saying the power will be out next Monday, August 10th from 1:00am to 11:00am. He met with Rocky Mountain Power today and this planned outage is a great opportunity to exercise our emergency plans. Utility interruption is a Level 2 emergency. He gave details of how a drill would work and how staff will practice their various duties for this emergency. We will use Facebook, Twitter, the newspaper, the website and on Citizen Alert, formerly reverse 911, to send a message to all residents registered with cell phones or land lines. This is an opportunity to practice for a long term outage event.

15. ADJOURN-Council Member Olenlager made a motion to adjourn. Council Member Johnson seconded the motion and all voted in favor. The meeting ended at 8:35pm.

Julie Watson, Recorder

Date

Members of the Enoch City Council,

I understand that one of the items on the agenda for Wednesday is regarding planning and zoning. It has been suggested that eliminating zoning and planning for the city would somehow be beneficial to Enoch city. I respectfully disagree with this opinion. As the planning commission chairman, I can safely say that the planning commission I have worked with has always strived to allow property owners as much latitude as possible to do what they would like with their land. We have had very few issues that have come before the commission in which zoning has been in conflict with people's desired land use. It has, however, prevented conflict between neighbors on several occasions.

The city of Houston has been brought up as the only major city without traditional zoning, and how we would do well to be more like Houston. I have investigated that situation, and I assure you that the idea of Houston having no zoning is not entirely accurate. While they may not have traditional zoning, which could allow the occasional strip club to be located next to a day care center, or pig farm next to a restaurant, Houston does have many restrictions, regulations, codes, and ordinances that have effectively replaced the traditional zoning in most cases. You can read the articles I have attached to learn more.

I believe that eliminating zoning will quickly lead to a situation in which people will demand more ordinances and codes that will effectively replace the zoning that you have eliminated. There is a good reason that every major city except Houston has zoning laws: they are wanted and needed. In Houston's case, people have demanded laws to compensate for less zoning and planning.

Please look closely at this issue and don't take it lightly. As a community, there are things that we inevitably share, whether we like it or not. The zoning and planning are designed to help us live in close proximity with one another while decreasing potential conflict. I feel that it has worked well. As you have probably witnessed in the past, there are many unintended consequences associated with decisions made in government. I think there will be many negative, unintended consequences without zoning and planning.

I would like to be in attendance at the city council meeting on Wednesday, but will be unable to be there. I hope you don't feel it inappropriate for me to express my thoughts beforehand. I do so with respect and appreciation for each of you.

Thanks,

David Harris

Enoch City Planning Commission

<http://www.planetizen.com/node/109>

<http://urbanleasing.com/blog/five-ways-houstons-lack-of-zoning-affects-city-life>