

MINUTES
ENOCH CITY COUNCIL
July 18, 2018 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Jolene Lee
Council Member Dave Owens
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

Julie Watson, Recorder
Ashley Horton, Treasurer
Justin Wayment, Atty.
Robert Dotson, City Mgr
Jackson Ames, PD Chief-absent
Earl Gibson, PW Dir.

Public present: Dilworth Armstrong, Franklin Tilley, Bob Platt and Bryan Randall

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING-**By Mayor Chesnut at 6:00pm.
 - a. **Pledge of Allegiance-**Led by City Manager Dotson
 - b. **Invocation-**Audience invited to participate-Given by Council Member Stoor
 - c. **Inspirational thought-**Given by Council Member Ross
 - d. **Approval of Agenda for July 18, 2018-Council Member Harris made a motion to approve the agenda. Motion was seconded by Council Member Stoor and all voted in favor.**
 - e. **Approval of Minutes for June 20, 2018-Council Member Harris made motion to approve the minutes. Motion was seconded by Council Member Ross and all voted in favor.**
 - f. **Conflict of Interest Declaration for this agenda-**none stated

2. **DISCUSS PLANNING COMMISSION RECOMMENDATION ON CHANGES TO GENERAL PLAN REGARDING MODERATE INCOME HOUSING**

Mayor Chesnut asked Council Member Harris to explain. He said the State legislature passed a law regarding affordable housing to change the language to moderate income housing and we made those changes in Planning Commission. The general idea does not change but the language is adjusted. We encourage this by using land use techniques like zoning. Council Member Lee asked about C-5.2 asking why they added that language regarding increased costs. Council Member Harris explained that Enoch has always tried to keep our services as low as possible providing for basic needs. We avoid projects like swimming pools which increases the burden on property owners with increased taxes to fund those things. Council Member Harris said the State wants language understandable and clear about what are we doing to make housing affordable in our community. We are saying we consciously keep costs to residents low. Council Member Lee said she still did not like it worded that way. Council Member Harris said this is the General Plan and not an ordinance. It is a guideline for ordinances. Mayor Chesnut suggested we could say "by attempting to avoid service that increase costs". City Manager Dotson said we can take that wording out and leave it as it was before. To clarify the underlined portion in the packet material with the ordinance was removed. Council Member Harris said we are cognizant of not creating extra services that cost residents more in property taxes. Council Member Ross asked how we are informing the public about services as referred to in C-5.4. Council Member Harris said we can use the bulletin board and the newsletter when we become aware of beneficial programs that can help the public. Council Member Harris said the goal is to encourage

affordable housing by using things like zoning. The goal is to keep costs low. He agreed it would be fine to remove the language in C-5.2 per Council Member Lee's preference.

3. ORDINANCE NO. 2018-07-18-A AN ORDINANCE AMENDING THE GENERAL PLAN TO INCLUDE THE DESIGNATION REGARDING MODERATE INCOME HOUSING

Mayor Chesnut asked for a motion. Council Member Harris made motion to adopt Ordinance No. 2018-07-18-A, an ordinance amending the General Plan to include the designation regarding moderate income housing with the noted edit as discussed. Motion was seconded by Council Member Ross and a roll call vote was held as follows:

Council Member Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member Owens-yes
Council Member Lee-Yes	Motion passed

4. DISCUSS PLANNING COMMISSION RECOMMENDATION ON AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 20 ACRES OF PROPERTY OWNED BY TIM ALLEN FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO SINGLE FAMILY RESIDENTIAL (R-1-11)

Mayor Chesnut asked Council Member Harris to explain. He said you can see the 20 acres is the shaded area on the map. This is the first R-1-11 zone we have since we put this zone in the Zoning Ordinance a couple of years ago. This is something we are encouraging for an affordable housing option with smaller lots. Many have expressed interest in having smaller lots in Enoch as the larger lots are difficult for some to maintain. This is off of 3600 North and Driftwood Lane is to the east. In the public hearing the Planning Commission held there was one letter from a resident requesting that a fence be placed between zones but there is no requirement for that between residential zones so we can't require that of the developer. We abide by our ordinances. It meets all the City requirements and this will be a good location for this zone.

Council Member Lee said she sees no problem except about water and roads. The zone is good. She wanted to talk about what is not addressed. She asked Dilworth about the water requirement wondering if it is equitable with the smaller lots. When property is developed the owner is required to bring an AF per door of 1934 or older water rights. Council Member Lee said likes that but is not sure if that is fair to the smaller lots. She asked if they should be able to bring less water for a smaller lot. Dilworth Armstrong of the Water Board explained the City requires one AF per household. If you look there is approximately anywhere from 350 to 450 gallons per day used by four people in a household. Multiply that for the year and that takes an AF of water regardless of lot size. If they water outside and go over the 30,000 gallons allowed they pay more for it. This is based on the household use and not outside watering so it is equitable. That is why we have that requirement. Council Member Lee said there is a finite amount of water rights and at some point it will stop growth. We are faced with that Dilworth said and he gave more details of the groundwater management plan being developed. Council Member Lee just she just wanted to present the issue as we move ahead. It appears it is equitable. Household use is the key.

Council Member Lee said the other concern is roads. When the Allen's came to do a minor lot subdivision we discussed with them that as they subdivide we would like to look at putting an access road on the north end. It was noted they are not subdividing the north end which was sold to another party. Council Member Lee asked if there something that we can do to encourage a road if this develops further so that not all of the traffic will come out onto 3600 North. We would like and egress out onto Spanish Trails Road. Council Member Harris said we

could put a planned road on the map. We don't know what is planned yet. This is just a zone change and we are not yet talking about how it will be developed. Council Member Lee said she just wants to bring it up when they come to develop that we look at the roads for this. We need a plan to move people. Council Member Harris this zone change meets all of the City's requirements and the Planning Commission has sent a favorable recommendation for approval.

5. ORDINANCE NO. 2018-07-18-B AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 20 ACRES OF PROPERTY OWNED BY TIM ALLEN FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO SINGLE FAMILY RESIDENTIAL (R-1-11)

Mayor Chesnut asked for a motion. Council Member Harris made a motion to adopt Ordinance No. 2018-07-18-B; an ordinance amending the General Plan Land Use Map and the Enoch Zoning Ordinance Zoning Map by changing the zoning of approximately 40 acres of property owned by Tim Allen from Single Family Residential R-1-18 to Single Family Residential R-1-11. Motion was seconded by Council Member Owens and a roll call vote was held as follows:

Council Member Harris-Yes
Council Member Ross-Yes
Council Member Lee-Yes

Council Member Stoor-Yes
Council Member Owens-yes
Motion passed

6. DISCUSS PLANNING COMMISSION RECOMMENDATION ON A MINOR LOT SUBDIVISION FOR THOMAS HANSEN

Mayor Chesnut asked Council Member Harris to explain. He said Tom Hansen is subdividing one piece of property into two lots. One piece is for the existing home and the larger part of the land will be separated off for another use in the future. It meets all requirements and the Planning Commission sent a favorable recommendation to approve the minor lot subdivision. We do not know the plans for the lots at this time.

7. RESOLUTION NO. 2018-07-18 A RESOLUTION GRANTING APPROVAL OF THE MINOR LOT SUBDIVISION FOR THOMAS HANSEN

Mayor Chesnut asked for a motion. Council Member Lee made a motion to approve Resolution No. 2018-07-18, a resolution granting approval of the Minor Lot Subdivision for Thomas Hansen. The motion was seconded by Council Member Harris and a roll call vote was held as follows:

Council Member Harris-Yes
Council Member Ross-Yes
Council Member Lee-Yes

Council Member Stoor-Yes
Council Member Owens-yes
Motion passed

8. PUBLIC COMMENTS-Mayor Chesnut invited public comments. There were none.

9. COUNCIL/STAFF REPORT

Earl Gibson reported the animal shelter got the stem walls and footings poured and are backfilling it. The plumbers and electricians are coming and all is in process. He ordered drop boxes for the storm drainage pond in Iron Mountain Park and they will start digging next week.

Ashley Horton reported she is just paying bills.

City Manager Dotson reported we received the 50% grant for the Water Impact Fees Facilities Plan. We are getting the agreement signed now. It will help us to see where are for the next six years and some things may change such as impact fees.

Mayor Chesnut reported the 4th of July was great. The turnout was good and in fact, we ran out of hot dogs and had to go buy more. Johnny Trujillo was the big winner. There were seven Enoch residents and five non-residents who entered so we drew lots and three got in. They were miserable and suffered. We will build from there for next year. He said we need a closed meeting tonight to discuss personnel matters and real estate transactions.

Council Member Ross reported there was no Water Board meeting this month but we are talking about getting reclaimed water from Cedar City and need to stay on that.

Council Member Stoor reported the Tree Committee/Rec Committee will meet tomorrow for more discussion about Iron Mountain Park and Iron Works Park and the path forward on those projects. The plans are being developed. Also on the Rec Complex pavilion we feel confident we can get donations to pull that off. He said we may need an agenda item next time about the scouts from Cameron Greenhalgh.

Council Member Harris said tonight was the culmination of several Planning Commission meetings. They do a good job. He gave kudos to all for the July 4th event. It was great. He thanked Ashley for the foam machine which went over great with the kids. Others have talked about other things they want to do on the 4th next year.

Council Member Lee reported she met with City Manager Dotson, Earl and some UDOT people but there is no report now.

Council Member Owens said the EDC will not be meeting. He wanted to say thanks to all for the great way the 4th of July turned. More people than ever came out. The fireworks were great and it was a blast. We have plans to build on this great start for next year.

10. CLOSED MEETING REQUESTED TO DISCUSS PERSONNEL MATTERS, IMMEDIATE LITIGATION OR REAL ESTATE TRANSACTIONS-(Requires a roll call vote w 2/3 majority)

Council Member Harris made a motion to close the regular meeting and go into a closed meeting for the discussion of personnel and real estate. The motion was seconded by Council Member Owens and a roll call vote was held as follows:

Council Member Harris-Yes

Council Member Stoor-Yes

Council Member Ross-Yes

Council Member Owens-yes

Council Member Lee-Yes

Motion passed

11. ACTION FROM CLOSED MEETING-Instruct City Manager to continue negotiations.

12. ADJOURN-The regular meeting ended at 6:59 pm.



Julie Watson, Recorder

8-1-18

Date