

**MINUTES
ENOCH CITY COUNCIL
July 1, 2020 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

Members present:

Mayor Geoffrey Chesnut-Zoom
Council Member David Harris
Council Member Jolene Lee
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

Julie Watson, Recorder
Ashley Horton, Treasurer
Justin Wayment, Atty.
Hayden White, PW Dir.
Robert Dotson, City Mgr.
Jackson Ames, PD Chief

Public present: Derek Nelson

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING-**By Council Member Stoor for Mayor Chesnut at 6:00 pm in the Council room and on Zoom.
 - a. **Pledge of Allegiance-**Led by Ashley Horton
 - b. **Invocation-Audience invited to participate-**Given by Council Member Harris
 - c. **Inspirational thought-**Given by Council Member Stoor
 - d. **Approval of Agenda for July 1, 2020-Council Member David Harris made a motion to approve the minutes. Motion was seconded by Council Member West Harris and all voted in favor.**
 - e. **Approval of Minutes for June 17, 2020-Council Member David Harris made a motion to approve the minutes. Motion was seconded by Council Member Lee and all voted in favor.**
 - f. **Conflict of Interest Declaration for this agenda-**none stated

2. **PUBLIC COMMENTS-**none

3. **RESOLUTION NO. 2020-07-01 A RESOLUTION APPROVING THE FINAL PLAT OF THE RIDGE, PHASE 12B**

Mayor Chesnut asked Council Member Ross about this and she said the Planning Commission sent a favorable recommendation and there were no issues. City Manager Dotson said this originally started in 2006 when the preliminary plat went through. Since there was no construction for two years the design review process was implemented and it was reviewed by the City Engineer. Nothing had changed and it meets all requirements. We have been given the water rights and all requirements met. There was a question about the lot sizes and City Manager Dotson explained this is in a cluster overlay zone so it allows for smaller lots with more open space. The density allowed is the same as R-1-18. The Ridge itself is basically all R-1-18 with more open space and that is called the cluster overlay. Some lots are smaller and some larger but this complies with our ordinance. Mayor Chesnut asked for questions and there were none.

Council Member David Harris made motion to approve Resolution No. 2020-07-01, a resolution approving the final plat of The Ridge, Phase 12B. The motion was seconded by Council Member Ross and a roll call vote was held as follows:

Council Member David Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member West Harris-Yes
Council Member Lee-Yes	Motion passed unanimously

4. ADD ITEMS TO THE SURPLUS PROPERTY LIST

Mayor Chesnut asked City Manager Dotson about this. City Manager Dotson said in the last meeting we added some items and we want to add the Dodge Dakota discussed in relation to Earl Gibson's retirement. Earl wanted to buy the truck from the City so we want to add it to the list. We are also considering added the 2007 Chevy Malibu. We took an offer to lease two RAV 4's for \$100 a month from the leasing company. That is a good deal and will give us better gas mileage. Council Member David Harris said there no reason not to do this unless we need to keep the Malibu for social distancing purposes unless it is too old and causes us liability. City Manager Dotson said he does not mind driving it. We have two office cars for staff for training trips and errands. If we keep the Malibu then we have an extra vehicle which he does not mind driving. Purchasing any new vehicles is hard to justify on the Cares Act money. Ashley suggested seeing what the Malibu books for and then decide what to do. It has 143,000 miles on it. City Manager Dotson said he brought that up as just a thought. He does not mind keeping it. Council Member David Harris said we should keep it then. The main issue is to put the truck on the list.

Council Member Harris made a motion to add the Dodge Dakota to the surplus property list. The motion was seconded by Council Member Ross and all voted in favor.

5. DISCUSS ZONING ORDINANCE, CHAPTER 11, PLANNED UNIT DEVELOPMENT AND REFER TO PLANNING COMMISSION IF CHANGES ARE NEEDED

Mayor Chesnut said he and City Manager Dotson talked about this because City Manager Dotson has been receiving calls from developers regarding building higher density housing in Enoch City. City Manager Dotson noted most of Enoch is single family homes which creates a certain culture. A Planned Unit Development (PUD) which is defined in our Zoning Ordinance in Chapter 11 is not very detailed regarding what can be done and where it can be located. This zone allows for apartments, twin homes, and single family residential on larger lots to be mixed together. Ideally developments like this are located in areas that are walkable to commercial businesses and are adjacent to collector roads for easier transportation needs to be met. It is a mixed development of types of housing. Our zoning allows for PUD's but what we currently have on the books is not very descriptive of what can be done there. This would not require open space but still requires the same density. Open space provisions are based on what an HOA sets so it is very hands off for the City. These developments have created challenges for other cities. It is not uncommon for HOA's to fail to follow through and then it can fall to the City for the maintenance. People who choose to live in these areas want the regulation. The City still provides the infrastructure and services. One downside to revising this ordinance is that it could drastically change our General Plan and Impact Fee Facilities Plan because that is based on future planning modeling for the density we have now. City Manager Dotson said he wants to know if the City Council wants to make revisions to create conditions for PUD's that would fit in with our view for the future of Enoch. Do we want to keep it like it is now or do we want more density allowed in high traffic areas such as collector roads like SR-130 and Midvalley Road that don't impact existing neighborhoods.

There are developers coming that will request a PUD and we need to be prepared with regulations that fit our General Plan for Enoch. It is coming and we need to be able to regulate it or to drastically change our vision for the City. Mayor Chesnut said our plans as a City are for single family homes. We do have zones available such as the MR-2 where townhomes and twin homes can be built now. If the City Council wants the Planning Commission to look at this it could be broader to allow this type of development and depending on how far they want to take it, could result in us having to redo our General Plan, road plans and many other future plans we

have made. We want to be sure we want to allow this in our City if this is the direction we want for our City. The question is do they want to have the Planning Commission draft something to add regulations to this PUD zone or leave it as is? It is not too helpful as now written. If someone did a PUD they could do whatever they want in our existing code. Current code does not protect us or allow us to stop it. Administration would like guidance from the City Council to proceed. We don't have any rules or requirements in it and that is not good for anyone. City Manager Dotson said he has drafted some ideas from other cities and he listed many things that could be included. That gives some rules to play by. The City has to be protected if the HOA fails and disbands and there is no maintenance of the property.

There was a discussion of HOA's and CC&R's and noted that the active HOA's enforce their rules. The City is not involved in that. He told about the three HOA's that are active in three subdivisions. It says in the PUD ordinance that the HOA maintains the common areas. That can be good until the HOA disbands or fails and then it falls to the City. There was also brief discussion of how water requirements would be determined and noted there is formula for that. Council Member Ross said this would have to be written in and it is not in place now. Council Member David Harris said in regards to PUD's we have talked about this before. Our values have always been to allow people to do what they want with their land. The other side is to maintain the single family larger lot atmosphere of town. Trying to come to terms with that is tough. We are also pressured by the State to promote affordable housing. We do that through zoning and even if we do expand on the PUD zone it does not mean they would build affordable homes. We can decide if the property is appropriate or not for that use. If we do changes to the PUD zone and we say in our plan that we would allow about 5 to 8 % of our City to be allowed to use that zone we could still maintain the current atmosphere and not be overrun with apartments or other types of smaller homes. Those zones should be close to commercial zones which are on collector arteries. That minimizes the impact on other roads. It could be limited by those things to place them where it works for that. In Enoch using that point along Midvalley Road or on Minersville Highway would be the only places where this would work. It creates a better buffer if you go with commercial areas and then allow PUD's and higher density next to that. Council Member West Harris said we have to get this written for guidance for the developers inquiring about this zone. Council Member David Harris said we can create a place for it and have it for developers and maybe it would even create affordable housing. We can't make developers build affordable homes but smaller units are usually more affordable. Council Member Lee said she was in favor of the R-1-11 zone because we need smaller lots for folks. She likes having higher density but close to access roads and walking distance of amenities. The walkable community concept is desirable. City Manager Dotson added in context of this discussion from administrative standpoint we have to be able to provide utilities for these areas too. We may not have that ability in a lot of areas in Enoch. That increases the cost of the PUD if they have to bring in all utilities. That has to be in the conversation. Resources have to be available. Council Member David Harris said we can identify now where we can provide services and limit it to those areas. Council Member Ross said she is in favor of sending this to the Planning Commission for them to work through it.

Council Member Lee made a motion to direct the Planning Commission to make changes and give guidelines to the PUD zone that would work within the plans of Enoch City to have access to good arterial roads and businesses based on what we want Enoch to be and have it come back to the City Council on the agenda soon. The motion was seconded by Council Member Harris and all voted in favor.

6. COUNCIL/STAFF REPORT

Hayden White reported they are working on the pond and working on parks and weeds cutting for fire prevention. He loves the job so far.

City Manager Dotson reported on the Cares Act funding. He said Dan Jessen and others at the County level met with an Assistant Deputy Counsel for the Treasury Dept. in Washington DC. They asked questions. He brought up a few that relate to use of the funds. The money can go to public health and safety and they are assuming there has been a shift in duties of employees. If they are out sick with Covid because of community interaction the funds can go to pay for PD wages and benefits until Dec. 30th from March 30th. If we have someone dealing with the public daily and they acquire Covid and they are quarantined we can use this money to pay for the wages for that period of time. It is presumed responsibilities shifted. Local businesses who have been affected can apply for funding so the County is setting up a business grant we would participate with. Mayor Chesnut said in ICCC they talked about participating to put together a small business program for allocations to businesses that can prove they were hurt by Covid. They have to show documentation and other things that prove they incurred financial losses due to this pandemic. It is not open to everybody. The committee will be appointed and we will have one seat on the committee. Enoch City money will go to Enoch businesses. We would actually issue the check from Enoch and the committee would decide if that is valid. Iron County, Cedar City, and all other local municipalities might be involved. They will review applications and based on approvals the money for Enoch would go to the respective businesses proving losses. We have to spend it right so as not to have to repay it. In talking to Dan and the County Commissioners we talked about the strongest person able to understand audit related changes. We thought Council Member David Harris would be a good fit for the committee to be appointed by Mayor Chesnut. Given his background and the financial work he does he is a good fit. The office remodel is almost done where we are walling off the front. The glass will be installed in a couple of weeks. We purchased numerous laptops for the City Council and staff who may need to work from home. The main use is Zoom meetings. City Manager Dotson said we also ordered the heavy duty rugged laptops for the PD because of the harder use they get. Also the new public works director and building inspector will have one. We got a camera for the Council Room for zoom meetings and hand sanitizer in touchless dispensers. He will be meeting with YESCO signs to talk about marquees to give information to the public. Other ideas have come out from the conversation with Washington but it all has to be justifiable due to the Covid pandemic. There was brief discussion of other ideas such as outfitting restrooms with touchless faucets and the like. The decision making has to be documented and justified.

Mayor Chesnut noted this was discussed in the ICCC meeting today.

Council Member Ross said in Planning Commission meeting they sent The Ridge, Phase 12B with a favorable recommendation. She said on the next Council agenda the DAR group will be here for a presentation on "Wreaths Across America."

Council Member West Harris said the EDC will meet tomorrow night. There was brief discussion about fireworks. The school shut down their parking lot for fireworks so they can only be set off here at the City Office parking lot.

Council Member Lee said she liked the newsletter that went out. It looked great in the electronic format.

Council Member Stoor said the irrigation is in at the dog park. We hope to have water in the lines next week sometime.

Chief Ames came in on Zoom. He said he just got back from picking up the Rav 4 vehicles. He noted that police departments all over the country are under attack but our community is very supportive. He thanked the City Council for their support and confidence. Community policing has always been our policy.

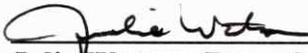
7. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER**

RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS;
INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT. (Requires a
roll call vote with 2/3 majority)

Council Member David Harris made a motion to close the regular meeting to go into a closed meeting to discuss the purchase, exchange or lease of real property including any form of water rights or water shares. The motion was seconded by Council Member Stoor and roll call vote was held as follows:

Council Member David Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member West Harris-Yes
Council Member Lee-Yes	Motion passed unanimously

8. **ACTION FROM CLOSED MEETING-** Approve or deny purchase of well and water rights. No decision was made but assignments were given out.
9. **ADJOURN-**The regular meeting ended at 7:15pm.

 7-15-20
Julie Watson, Recorder Date