MINUTES
ENOCHE CITY PLANNING COMMISSION
June 11, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Commissioner Leonard Correa
Commissioner Andy Losee - Excused
Commissioner Debra Ley
Chairman Bob Tingey

STAFF PRESENT:
Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT: 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 City Manager Dotson
   c. Inspirational thought – Given by Commissioner Ley – Commissioner Ley will have the thought for the next meeting.
   d. Approval of agenda for July 11, 2023 – Commissioner Correa made a motion to approve the agenda. Commissioner Ley seconded and all voted in favor.
   e. Approval of minutes for June 13, 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. 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.

   City Manager Dotson stated that this was a request for a zone change within the Master Community Plan that was presented to the Commission and City Council. Our city code doesn’t clarify some things about zone changes. This is to specifically move the previous zone change in which the commercial was spread over a wider area. The question comes up as staff and engineers, what does that do to the residential portion that is already in that Master Community Plan? The way the code is written the housing density stays the same throughout the entire zone even though they are moving that commercial to residential. In commercial they can put residential and the intent is so that people could put in a commercial building and live above it, as an example. Commissioner Ley said they are dividing the property into pods to be developed. Will the inspector make sure the density is correct? City Manager Dotson explained that because the Master Community Plan is already established when someone comes in with a preliminary plat, we will take whatever density that PUD preliminary plat is and subtract it from the Master Community Plan density. They also have to look at setbacks, water rights, height regulations, etc that limit the density. There are a bunch of other factors. Commissioner Correa said access is another consideration for commercial. City Manager Dotson showed the area on a map. There was a discussion about the boundary of the PUD.
Commissioner Correa made a motion to set a public hearing for July 25, 2023 regarding the zone change request for property owned by Penny Living Trust, from Single-Family Residential (R-1-11) to Community Commercial (C-C).

3. PUBLIC COMMENTS – There were no public comments.

4. COMMISSION/STAFF REPORTS

Hayden White
- They are still working on the drainage ditch off of Highway 91 up by Village Green Subdivision.
- The well across the street is up and running.
- The dump has been really busy. There was a discussion about the flow of water at the bottom of Ravine Road during flooding events.
- Commissioner Ley said we have homes and corner lots with high weeds. She wondered about fire issues. He said we have been trying to keep up with mowing. City Manager Dotson said when we mow, we have to run a water truck as well. There was a discussion about where fires were started within the city. Commissioner Ley said the stagnated water in Settler Square Pond is there. Hayden said that is because the residents their water their lawn too much and the runoff puddles there.

Council Member Ross
- She appreciated Wade’s service.
- The 4th of July celebration went well. She reported on the food-eating contests.
- She had questions about PUDs at the council meeting.

City Manager Dotson
- We have more opportunities to get more wells. Surprisingly, our culinary system is doing with the new well. Hayden is shutting some off. We also did an analysis and for every house, we put on an irrigation system, which saves enough water to have two houses on culinary. We are looking at investing more in irrigation wells rather than our culinary system. Now we need more irrigation wells as the demand has increased.
- City Council approved us adding 56 residential homes to our irrigation system that aren’t built yet. They are in Dairy Glen Ph. 2A. That will have 151 homes available off of the culinary system.
- They had a conversation with UDOT to do a feasible study to expand transportation and connect to Cedar City, basically to Auto Mall Dr. and Canyon Ranch Rd. This is the south side of Enoch just down the hill where you can go under the freeway.
- Valley Gate Estates are starting construction across the street from the city office and Aspen Acres will start pretty soon.

Lindsay Hildebrand
- She reported on the cemetery transcript information. We sold 24 plots since January 2023
- She also renewed 17 business licenses. Four were commercial and the rest were home licenses.

Commissioner Ley
- Her relatives commented on the dead grass at the cemetery. City Manager Dotson said our parks and churches are really brown. The irrigation system is taxed. We are providing irrigation to two farmers. We have more people on irrigation than ever before. There are plans to add Garden Park well and potentially another well to help mitigate those concerns. Commissioner Ley also said when the letter went out regarding the watering hours, at one time it was 10 am, which is what the county works with. City Manager Dotson said 8am – 8pm gives us 12 hours to recharge our tanks. Evaporation happens
after 8am in the summer hot months. At 10 am it’s like 85 degrees. It’s an attempt to provide enough time at night.

**Commissioner Correa**

- He asked about the damage at the pickleball court. City Manager Dotson said we don’t know what exactly happen. The manufacturing company was supposed to replace it today. Commissioner Correa noted that said the community that it serves wasn’t asked about what type of park they would want. Council Member Ross said the person designing equipment at that park was asking for things that were out of price. Commissioner Ley asked as a Planning Commission have they ever looked at locations for community parks? City Manager Dotson said the Impact Facilities Plan shows locations for community parks or at least their general location.

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

Lindsay Hildebrand, City Recorder 7/25/2023