

MINUTES
ENOCH CITY PLANNING COMMISSION
September 25, 2018 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy-absent
Commissioner Greg Peterson-absent
Commissioner Josh Killian
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Mgr.
David Harris, Council Member
Julie Watson, City Recorder

PUBLIC PRESENT: Council Member Jolene Lee and Franklin Tilley

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30pm. He noted Commissioners Hardy and Peterson were absent.
 - a. **Pledge of Allegiance** –Led by Jolene Lee
 - b. **Invocation** –Audience invited to participate. Given by Franklin Tilley
 - c. **Inspirational thought**-Given by Commissioner Killian
 - c. **Approval of agenda for September 25, 2018-Commissioner Killian made a motion to approve the amended agenda. Motion was seconded by Commissioner Ley and all voted in favor.**
 - d. **Approval of minutes for September 11, 2018-Commissioner Ley made a motion to approve the minutes. Motion was seconded by Commissioner Killian and all voted in favor**
 - e. **Conflict of Interest Declaration**-none stated

2. **DISCUSS AND MAKE RECOMMENDATION TO THE CITY COUNCIL ON RESOLUTION NO. 2018-10-03 FOR THE FINAL PLAT OF THE RIDGE SUBDIVISION, PHASE 12a**

Chairman Tingey asked City Manager Dotson to explain this to the Planning Commission. City Manager Dotson said the preliminary plat went through in 2006. He explained when no construction is done in two years it has to come back to the City for review and adjustments if needed to meet our current requirements. There was a review committee who reviewed the final plat and found that it met all requirements with no changes needed. They are here with their final plat for Phase 12a and are ready to sell lots but need the final plat approved. This does not come to the Planning Commission until everything is in order and is signed off. The Planning Commission makes a recommendation to the City Council who then approves the final plat so it can be recorded. Chairman Tingey confirmed everything is in order and signed off. There was no further discussion. City Manager Dotson noted the Planning Commission has to approve it because this is an administrative process. **Commissioner Killian made a motion to send this to the City Council with a favorable recommendation for the final plat of The Ridge Subdivision, Phase 12a. The motion was seconded by Commissioner Ley and all voted in favor.**

3. DISCUSS AND MAKE REC TO THE CITY COUNCIL ON RESOLUTION NO. 2018-10-03-B REGARDING THE BELT ROUTE

City Manager Dotson went to the map where he had drawn the lines for new roads that were discussed including the new belt route that is farther south than the current options proposed. City Manager Dotson told about the three options from the past study. Commissioner Killian said people in Summit want the belt route to start there because they own the land that would be developed if the belt route and interchange were there. Horrocks Engineers is doing the study for the plans of the route options. The one closest to Enoch is 6400 North on our feasibility study. Council Member Lee has been talking about this for some time now. We propose to Horrocks Engineers and Iron County that they bring the belt route closer to Enoch City but still in the industrial area. City Manager Dotson gave more details of things on the map. We are working with the County to vacate the Parkview Subdivision to allow for development in the parts not affected by the fissure. The Industrial zone is removed from residential areas and the belt route would be right there which is ideal and would get them on I-15 instead of going down SR-130 by the choke point at the Maverik. If we can put some drivers on the freeway further north or on the belt route out to Hwy. 56 it would help resolve the congestion at the Maverik. City Manager Dotson said in Option B from the 2007 study they projected traffic. Almost 10,000 cars could have to go through there. In the 2015 speed and traffic signal study we had done the number was 4000 cars in a seven hour period. That intersection is 40% of projections already from the data.

The idea of this resolution is to express in a formal and unanimous way the idea of bringing the belt route further south and how important the interchange is to Enoch. Summit is still #1 on the County's list. Council Member Lee said this is like flipping a coin. They have not considered this place and there are strong points to this argument. Now is the time to get this out there as they will be choosing something soon. Commissioner Killian said we can see how this will benefit Enoch City and we want to get that idea to the County. Iron County is growing and so in Parowan but Enoch is growing by a higher percentage. City Manager Dotson said in addition to the Resolution he has created a map and will be getting some statistics together to go with the Resolution recommending 6000 north to be considered. In discussing the map Chairman Tingey suggested we clarify the black line on the map so it is apparent this is a new road we have drawn on the map. City Manager Dotson said he would put it in a different color.

Council Member Lee referred to the letter the City Council sent a year or two ago. This would be a follow up to that, Council Member Lee said. Back then it was suggested that because of the LDS Temple coming in a belt route closer to Enoch would be a good idea to take pressure off of Hwy. 56. That does not seem to have become a problem. She suggested adding a "whereas" about the cost to construct the belt way which would be substantially less to build further south. The only thing would be acquiring easements and there are only a few landowners now so that would not be too difficult. City Manager Dotson got a copy of the letter. It was signed by the Planning Commission and the City Council and was sent to Clayton Wilson who is the Regional Director of UDOT. Council Member Lee read the letter and there was brief discussion of the points made. Commissioner Killian said we should not refer to Enoch as a "bedroom community" because we are growing so fast now and businesses will soon be coming making us a destination. Our problems are because of the choke point at Hwy. 91 and SR-130 by the

Maverik. Council Member Lee said Mr. Wilson of UDOT “gets it” now that saw the letter and toured Enoch. Council Member Harris said we had a road on the map to connect to the belt route. He saw that as a vital east/west connector road. Council Member Lee said a road does not necessarily mean growth. Her emphasis in urging this plan is because it will alleviate some of the problems. We can debate growth but we are growing no matter who wants it. We don’t want to become a Lehi.

Commissioner Ley asked about mentioning costs in one of the “whereas” clauses. She suggested a change to “whereas” #2 to remove the word “becoming” because it already is a problem. The Summit option would cost about 31 million and the more southern route would only be about 10 million. This route will be less expensive for many reasons. Cost has to be deciding factor to add as a “whereas”. The interchange is 25 million no matter where they put it. Council Member Lee said we are suggesting this option be number one on the list. City Manager Dotson said he would add that about the cost factor. Commissioner Killian said the lowest cost option is responsible government. There would be significant savings and fiscal responsibility. City Manager Dotson said this is subjective and to us in Enoch that the Maverik it is a choke point but it is not a problem to everyone in Cedar.

Commissioner Killian made motion to make a favorable recommendation to the City Council on Resolution No. 2018-10-03-B regarding the belt route and include language including some changes to “whereas” 2 and language regarding costs. The motion was seconded by Commissioner Ley and all voted in favor.

4. REVIEW EAST/WEST ROAD MAP

City Manager Dotson said at the last meeting we discussed putting these east/west roads on the map. He explained the map starting with 3600 North. He reviewed each road. The purpose is to connect roads that do not go through now to link with major collector roads like SR-130 and Hwy. 91 out of Enoch. He pointed out each road and where it would extend on the map on General Plan Land Use Road Map. The point is to have the roads we need on the map so when developers come in they can see where they are expected to connect the roads in their subdivisions. Chairman Tingey asked for questions and there were none.

5. DISCUSS NORTH/SOUTH ROADS TO BE ADDED (5)

City Manager Dotson said we have currently have Bulldog Road that goes north but does not go farther than Midvalley Road. It is a county road and is already there so we should put it on our map for future annexations and development. Bulldog Road could go all the way out as a connector to the belt route. Moving east we have Driftwood Lane that ends at Midvalley Road now but could also go through to the belt route. He told about the road easement we already have. This will go through at some time when they develop the fields there now. If these roads are on the map we will be able to tell developers to connect to the roads when they develop. The whole point is to direct developers on where roads need to meet up. Chairman Tingey said that is best for traffic and curving the road there is fine for slowing traffic referring to Driftwood Lane. Moving east we have SR-130 and Enoch Road on the map now. Tomahawk is on the map as a proposed secondary road. There was a discussion of Heather Hue and an easement to get access to a property where there is a locked gate there now. We own the easement and

have a key to open the gate. The north/south roads are about as good as they can get now except to extend the lines on the map farther north. City Manager Dotson drew the lines on the map. There was brief discussion of the need for two accesses into subdivisions. Commissioner Ley said we don't want another Ravine Road. There was more discussion that we only have a thirty foot easement through there and can't put a road in. The lock on the gate is to protect private property. Commissioner Killian asked if the easement is of any value to the City. City Manager Dotson said at this point, no. The east topography is problematic. These are all mobility roads regarding the north/south roads. City Manager Dotson added California Trail to go through to the north. That would decrease the pressure on Half Mile Road. They decide what they want to do with the roads as long as they hook onto existing roads. When it comes to the General Plan we look at mobility with some land use element from zoning. There was brief discussion of the east side of the freeway. It is mostly BLM and SITLA land which is to sell for the schools for funds. Chairman Tingey asked if there was more discussion and there was not. He asked if City Manager Dotson if he would draw this out with what we have discussed so we can review it at the next meeting. This is for compliance in the future. City Manager Dotson said he would make a map for next time.

6. PUBLIC COMMENTS-none

7. COMMISSION/STAFF REPORTS-none

8. ADJOURN-Commissioner Killian made motion to adjourn. Motion was seconded by Commissioner Ley and all voted in favor. The meeting ended at 6:52 pm.

Julie Watson, Recorder

Date