

MINUTES
ENOCH CITY COUNCIL
November 2, 2016 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Steve Johnson
Council Member Jolene Lee
Council Member Dave Owens
Council Member Shawn Stoor

Staff present:

Julie Watson, Recorder
Dan Jessen, Treasurer
Gary Kuhlmann, Atty.-absent
Robert Dotson, City Manager
Jackson Ames, PD Chief
Earl Gibson, Public Works

Public present: Dilworth Armstrong, Michelle Pritchard and Cordelle Morris

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING-**By Mayor Chesnut at 6:00pm. He welcomed the audience.
 - a. **Pledge of Allegiance-**Led by Council Member Stoor
 - b. **Invocation-**Audience invited to participate-Given by Council Member Owens
 - c. **Inspirational thought-**Given by Dan Jessen
 - d. **Approval of Agenda for November 2, 2016-Council Member Harris made a motion to approve the agenda. Motion seconded by Council Member Owens and all voted in favor.**
 - e. **Approval of Minutes for October 19, 2016- Council Member Harris made a motion to approve the minutes. Motion seconded by Council Member Owens and all voted in favor.**
 - f. **Conflict of Interest Declaration for this agenda-**none stated

2. **APPOINT NEW ECONOMIC DEVELOPMENT COMMITTEE MEMBER**

Mayor Chesnut turned the time to Council Member Owens. He said they have had a few applications and would like to appoint Cordelle Morris to the EDC. Cordelle designed the Enoch logo and has done many things for the City. He has a good civic mind and is willing to serve. Cordelle said he understands the balance of family lifestyle with economic development. **Council Member Harris made a motion to approve Cordelle Morris to serve on the EDC. Motion was seconded by Council Member Stoor and all voted in favor.**

3. **DISCUSS GUEST HOUSES IN RESIDENTIAL ZONES**

Mayor Chesnut asked City Manager Dotson to tell the City Council what this is about. He said zones R-1-18 through R-5 all are based on one dwelling per lot. Regulating that is done by the Zoning Ordinance. Currently there is not an allowance for any other separate unit to be built and used for a second residence. Right or wrong some residents are doing this already. Council Member Harris clarified it is allowed for a homeowner to rent out his basement but we are talking about a separate building in addition to the original home. City Manager Dotson said we had someone come in wanting to build a small "mother-in-law" house but that is not allowed in residential zones now. We said we would bring it to the City Council see if there is interest in exploring this change. We have done research on this and talked to other cities about it. Most cities have the allowance for this "guest house" use, but with restrictions such as square footage.

There was a brief discussion of the challenges of planning for infrastructure with increased population. It was noted the type of dwelling being discussed could be regulated by

square footage to only allow for one or two people to live there and would not impact density for planning purposes. If the City Council is interested in exploring this possibility it would go to the Planning Commission first. They would formulate language and hold a public hearing before recommending to the City Council. There was more brief discussion of other things the Planning Commission is considering and some of the different ideas being brought out. Council Member Harris noted there is quite a bit of contention on smaller lot sizes.

The Council discussed various aspects of the issue noting past resident response to increased density concerns. They also discussed changing social needs with an aging population. They discussed possible restrictions to guest houses, casitas or mother-in-law homes or whatever they might be called. The Council Members were in favor of sending it to the Planning Commission for further consideration.

4. PUBLIC COMMENTS-none

5. COUNCIL/STAFF REPORT

Chief Ames said he is working with City Manager Dotson and Mayor Chesnut to get a part time officer hired and sending him to POST early next year. Josh is now full time with Ryan leaving. He said he just got back from a Police Chief's conference and they discussed politics and other bills like legalized marijuana and asset forfeiture. He said he would out of the office for ten days.

Earl Gibson reported they are working on their ongoing projects to get ready for winter.

Dan Jessen said his news is reported with mixed emotions. He has taken the job of County Auditor to fulfill the last two years of Gene Adam's term and will start with them January 1st. He loves it here and will miss us. We will get a replacement and he will help to train that person. He noted the County Auditor needs to be independent and accountable to the people.

City Manager Dotson said there are certain personalities who can work with anybody and Dan is that type of person. He will be missed but this is a great opportunity for him. He said on Nov. 8th there will be a special Planning Commission meeting to train with the State Property Rights Ombudsman and all are invited. We will meet in the break room due to the General Election. Susan Lewis' last day is Friday. She is going to the Washington County auditor's office. Aly is moving into her job and we will hire a utility clerk. We will review resumes next week and hopefully interview and hire someone quickly. The floor plan is done for the animal shelter. GO Civil Engineering did it pro bono and will design the whole building when the floor plan is approved. The building will be expandable for growth. We test pumped the shelter well and it pumped about 100 GPM. At 300 GPM the water got dirty like it caved in. We will "camera" the well to see what is going on. He said there has been some discussion with Cedar City on re-use of treated water for irrigation but no conclusions yet. He told about the pipes that our crew helped to install out at Worth Grimshaw's land for Coal Creek water to run through in the winter. The 1000 feet of pipe is to where the springs used to be. They turned the water on it is running through the pipes and into the ground as was hoped for. The water is flowing to a place it has always gone for centuries and there is a good chance this will help to recharge the aquifer.

Council Member Stoor said he would like it on an agenda to relook at wages with our revolving door of employees leaving. Council Member Harris said when we did the budget in March we addressed that and the intent was to get wages up to be competitive. The decision was to do it in two steps. He was on the committee for that wage issue and the first wage increase took place July 1st. We already have the plan in place. Council Member Stoor said he wants to look at it again to get it moving faster. Council Member Stoor reported the tree inventory is done and cataloged. That was part of their management plan requirements for the grant.

Council Member Johnson asked for a print out of City employee wages and benefits to see where we stand. Mayor Chesnut added we have seen comparisons to other cities and we are low.

Council Member Harris said congrats to Dan and thanks for all of his great input. He asked the City Council to think about perhaps considering an R-1-11 zone because it is coming up in Planning Commission. Some Planning Commission members are having heartburn about the M-R-2 lot size. The point is it is harder to understand the requirements of M-R-2. An R-1-11 zone would be straight forward. The Planning Commission does anguish over it. City Manager Dotson said it is not their job to consider emotion and personal feelings or how residents feel about issues. They are supposed to look at planning for growth and how it impacts the infrastructure, The City Council makes policy. Our population has increased and what was true back when the quarter acre lot referendum was held may not be true now.

Council Member Lee said on October 24th they went on a field trip with several folks to identify some historical sites. They found 17 sites which we hope we can incorporate into our trails planning. She gave an update on the disc golf which will arrive tomorrow. She talked with an SUU intern to work with the schools in the area to educate the students. On Monday she and City Manager Dotson are doing a grant presentation to the tourism board to apply for some restaurant tax funds to be allocated for our disc golf and trail development. Garden Park residents had some money to finish phase one of the project. They purchased a camera which is hoped will deter vandalism.

Council Member Owens said they now have a quorum on the EDC and will do some training for them. He thanked those who work for the City and those leaving. Referring to a recent PD shooting, he said we are blessed to have a good Police Chief and good training for our officers.

8. ADJOURN-Motion to adjourn by Council Member Harris. Motion seconded by Council Member Owens and all voted in favor. The meeting ended at 7:10pm.

Julie Watson 11-16-16
Julie Watson, Recorder Date