

MINUTES
ENOCH CITY PLANNING COMMISSION
February 11, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commission Andy Losee - Excused
Commissioner Elliot Lake
Commissioner Delaine Finlay
Commissioner Bryce Poulson

STAFF PRESENT:

City Manager Dotson
Lindsay Hildebrand
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

Public Present: Cindy Laffoon

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance** – Led by audience member
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Lake
 - c. **Inspirational thought** – Given by Commissioner Lake. Commissioner Finlay will have the thought at the next meeting
 - d. **Approval of agenda for February 11, 2025 – Commissioner Poulson made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.**
 - e. **Approval of minutes for January 28, 2025 - Commissioner Lake made a motion to approve the minutes. Commissioner Finlay seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration** – None stated

2. **PUBLIC COMMENTS**

3. **PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST BY ENOCH CITY PARCEL A-1010-0469-0000, BRAD KIDMAN PARCEL A-1010-0471-0000, AARON ALTON PARCEL A-0961-0030-0000, AND RICHARD BRONSEMA PARCEL A-1010-0474-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO RESEARCH INDUSTRIAL PARK (R/IP)**

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding a zone change request by Enoch City parcel A-1010-0469-0000, Brad Kidman parcel A-1010-0471-0000, Aaron Alton parcel A-0961-0030-0000, and Richard Bronsema parcel A-1010-0474-0000 from Single-Family Residential (R-1-18) to Research Industrial Park (R/IP).

Cindy Laffoon asked what research industrial meant. City Manager Dotson showed it on the Enoch City website. He explained that there can't be an airport. He continued to list all of the permitted uses. Pretty much everything commercial is permitted except for a few things. Cindy lived in Cedar City. She asked if there was an application or intended use for this property these properties. What is the reason for the zone change? City Manager Dotson said in 2007 this area was a subdivision and it went bankrupt and then an earth fissure was discovered. So, it was disposed of through a tax sale through four different entities. Half was converted to industrial and

the other half wasn't ever converted. It's in use now. He showed what property was already industrial. This is a technicality to convert it to what it's being used for now. If someone decides to build, they will have to do a bunch of geological engineering.

Commissioner Poulson closed the public hearing and reconvened the regularly scheduled Planning Commission meeting. Commissioner Lake seconded all voted in favor.

4. CONSIDER A ZONE CHANGE REQUEST BY ENOCH CITY PARCEL A-1010-0469-0000, BRAD KIDMAN PARCEL A-1010-0471-0000, AARON ALTON PARCEL A-0961-0030-0000, AND RICHARD BRONSEMA PARCEL A-1010-0474-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO RESEARCH INDUSTRIAL PARK (R/IP) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson read a comment from a property owner. The comment asked to include his property in the zone change request because it was in the middle of the properties in this zone change request. He also offered to sell the property. City Manager Dotson explained the history of the utilities in the area. He talked about the power company, gas, water and sewer. Commissioner Finlay asked what can be built around the properties in the area. City Manager Dotson said if they are within 100 feet of fissure they can build, but will have to have a geologic engineer to mitigate potential issues. Commissioner Lake asked if the standards for industrial are stricter. City Manager Dotson stated that they can basically have the floor and the building. There cannot be residential units with life safety issues. They will have to have fire protection, however, most of these people will not put buildings on them. Commissioner Finlay asked if changing the zone to industrial will tax them less. City Manager Dotson said not necessarily. If they want to put a dwelling unit in the industrial building, they could, but would have to do things with water, roads, sewer, etc. Commissioner Poulson asked if the other property mentioned in the written comment would have to do this process at a different meeting. City Manager Dotson said yes.

Commissioner Poulson made a motion to send a favorable recommendation to the City Council to change the zone of property owned by Enoch City parcel A-1010-0469-0000, Brad Kidman parcel A-1010-0471-0000, Aaron Alton parcel A-0961-0030-0000, and Richard Bronsema parcel A-1010-0474-0000 from Single-Family Residential (R-1-18) to Research Industrial Park (R/IP). Chairman Correa seconded and all voted in favor.

City Manager Dotson noted that this zone change is congruent with what we are trying to accomplish in the General Plan. It is south of the new belt route for heavy truck traffic as well.

5. PUBLIC HEARING REGARDING AMENDMENTS TO LAND USE APPEAL AUTHORITY ORDINANCE 12.100.122, 12.100.123, AND 12.100.128

Commissioner Lake made a motion to close the regularly scheduled meeting and open a public hearing regarding amendments to the Land Use Appeal Authority Ordinance 12.100.122, 12.100.123, and 12.100.128. Commissioner Poulson seconded and all voted in favor.

There were no public comments.

Commissioner Poulson made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Lake seconded and all voted in favor.

**6. CONSIDER AMENDMENTS TO LAND USE APPEAL AUTHORITY
ORDINANCE 12.100.122, 12.100.123, AND 12.100.128 AND MAKE A
RECOMMENDATION TO THE CITY COUNCIL**

City Manager Dotson noted that we have a five-member Land Use Authority and it doesn't have to be 5, it could be any number. Most municipalities are now turning it over to an attorney. Our attorney suggested not to because he wouldn't show any mercy. So, this allows the people appointed to this position to act on behalf of the public in a way. It's quasi-judicial. It was suggested to have three and a few members to substitute. Chairman Correa asked if there is a public notice for those. City Manager Dotson said yes, but there is no public participation. The public won't have a comment period. Commissioner Lake asked if the mayor removes a total of 8 potentially, what does "b" mean in the ordinance? City Manager Dotson said this is something our attorney would be involved with because there is a criminal charge for something. There could be a conflict of interest that isn't declared.

Commissioner Finlay wondered about the rules regarding variances. City Manager Dotson said this is taken from the state code. There was a conversation regarding unreasonable hardships. City Manager Dotson gave an example.

Commissioner Lake made a motion to send a favorable recommendation to the City Council to approve amendments to the Land Use Appeal Authority Ordinance 21.100.122, 12.11.123, and 12.100.128. Commissioner Poulson seconded and all voted in favor.

7. COMMISSION/STAFF REPORTS

Hayden White

- They have been working with the county on 5200 N. putting in a storm drain.
- There have been a couple of water breaks that they have repaired.

Council Member Ross

- In the City Council, all of the items that the Planning Commission had sent forward with a favorable recommendation had passed.

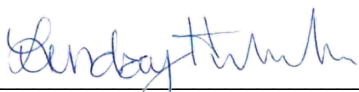
City Manager Dotson

- A bunch of changes will be coming in the Land Use Element Act. Building officials will have to have 6 years of experience in the building trade and 40 hours of mana training. There will be a reporting mechanism on any building inspecotrs that are not good enough. This is partially interesting because they are hard to find. Commissioner Finlay asked about the definition of building experience. City Manager Dotson explained. It'll put a bind on those entities trying to hire. The good thing is that in the affordable housing report, they are looking at changing it to every 3 years. They give us strategies to use.

Lindsay Hildebrand

- Enoch City Sports registrations are live.
- The County is requesting to send reports of new business licenses every month or every quarter.

8. ADJOURN – Commissioner Poulson made a motion to adjourn. Chairman Correa seconded and all voted in favor.



Lindsay Hildebrand, City Recorder

02/26/2025

Date