

MINUTES
ENOCH CITY PLANNING COMMISSION
March 25, 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 - Excused
Commissioner Delaine Finlay
Commissioner Bryce Poulson

STAFF PRESENT:

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

Public Present: None

- 1. CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. Pledge of Allegiance – Led by Chairman Correa**
 - b. Invocation (2 min.) –Audience invited to participate. – Given by Commissioner Poulson**
 - c. Inspirational thought – Given by Commissioner Finlay**
 - d. Approval of agenda for March 25, 2025 – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. Approval of minutes for March 11, 2025 - Commissioner Finlay made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.**
 - f. Conflict of Interest Declaration – None stated**

2. PUBLIC COMMENTS

3. DISCUSS ENOCH CITY ORDINANCE NO. 12.2600.2603 RELEASE OF COMPLETION ASSURANCE

City Manager Dotson explained that when someone is planning a subdivision, the city requires an engineer's estimate and an assurance of 125% of that estimate, usually a letter of credit from a financial institution or a bond. The city will hold that money in escrow until the subdivision is completed, inspected, and approved. At that point, a portion could be returned.

For construction projects, contractors typically installed water lines, had them inspected, and then wanted payment. Some cities released bond amounts based on project stages, such as 25% when the underground infrastructure was done. Cedar City released portions based on completed work. If a contractor got approval for installed water, the developer could request that part of the bond be paid to pay them.

Commissioner Finlay asked about the last 10%. City Manager Dotson explained that the city will hold onto it for a year as a safety net. If issues arose and weren't fixed, the city could use that money to cover repairs.

There was also a discussion about how bonds or completion assurances could tie up cash. Chairman Correa wanted to ensure the city wouldn't be left with unpaid bills. Commissioner Poulson asked if developers wanted to free up funds to pay contractors, and City Manager Dotson confirmed that was the case. Since developers paid interest on letters of credit, reducing the held

amount could help them financially. Commissioner Finlay clarified that it wouldn't affect the city but would benefit developers, and Dotson agreed. When asked who requested the change, Dotson said it was a developer, as that's how things were done in other cities.

Chairman Correa made a motion to set a public hearing for April 8th to discuss changes to Enoch City Ordinance 12.2600.2603 Release of Completion Assurance. Commissioner Poulson seconded and all voted in favor.

4. COMMISSION/STAFF REPORTS

Hayden White

- They got a sewer line installed on Driftwood and another by the Homestead well.
- They finished the water line for the new PD building.
- They have been getting parks ready for the summer months.
- They will get some security cameras at the rec center to deter kids from vandalism.

Katherine Ross

- In the City Council meeting, it was nice to have the review of water rights from the Planning Commission meeting because it came up.
- April 26th is the Arbor Day celebration. They usually plant trees. They are still deciding what they will do.
- A building permit lasts 180 days, and as long as they are working on the project, the permit can be extended.

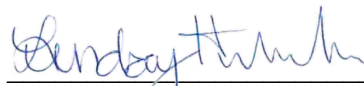
City Manager Dotson

- We are having a July 4th celebration at the church on Minersville Highway. It'll be in the ball field behind it with the pavilion. Council Member Ley is putting together a tractor parade, and we have limited parking at the Old Enoch Park. The Mayor does the Wings of Death competition. We will do the 5K in the morning. In the evening we cook hot dogs. Typically the City Council helps. We set up the Enoch Orchestra, the Book Mobile, a children's eating contest, and after that, it's the hot wing competition.

Lindsay Hildebrand

- She has been working on minutes and packets.
- She has also been working on business licenses.

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



Lindsay Hildebrand, City Recorder

04/09/2025

Date