

MINUTES
ENOCH CITY PLANNING COMMISSION
April 8, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present:

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 Losee
 - c. **Inspirational thought** – Given by Chairman Correa. No Inspirational Thought was assigned for the next meeting.
 - d. **Approval of agenda for April 8, 2025 – Commissioner Finlay made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for March 25, 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** – There were no public comments.

3. **PUBLIC HEARING REGARDING ENOCH CITY ORDINANCE NO. 12.2600.2603 RELEASE OF COMPLETION ASSURANCE**
Commissioner Losee made a motion to close the regularly scheduled Planning Commission meeting. Commissioner Finlay seconded and all voted in favor.
There were no public comments.

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

4. **CONSIDER ENOCH CITY ORDINANCE NO. 12.2600.2603 RELEASE OF COMPLETION ASSURANCE AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Dotson explained the process regarding the release of the completion assurance. We release a portion of the bond back. There is a letter of credit from a bank. The bank sends us a letter that says they have credit of 125% of the engineer's estimate. They could also get a bond, the third way is cash of 125% of the engineer's estimate. We put it in escrow, and when a

portion is completed, we release a percentage depending on which phase of the project is completed and approved. Then we keep 10% of that for a year, and everything is complete to our standards, we hold that for a year. After that, if there is anything that needs to be fixed, we will call a contractor to fix it, or when it's all done after that year, we can release that 10% back to them. If they are funding the development on a loan, they will hurry to finish so the interest rate is an issue. Sometimes they are funding that with cash. There have been instances where the cash needs to be released so the developer can pay their contractor. Some cities do this, some don't. Some will reduce the amount based on the portion of every item, on the engineer's estimate. It's been proposed to change it and release it based on what's been completed. Administratively, it doesn't make a big difference. To them, it's fundamentally different because they can get their funding done faster. Commissioner Lake asked if the 90% return is arbitrary based on what they have completed. City Manager Dotson said this means that as they go through the development process, they will get up to 90% back once completed. It is relative to the contractor billing once a month.

Commissioner Lake made a motion to send a favorable recommendation to the City Council regarding the amendments proposed to Enoch City Ordinance No. 12.2600.2603, Release of Completion Assurance. Commissioner Losee seconded and all voted in favor.

5. CONSIDER AN AMENDED PLAT OF SPANISH TRAILS ESTATES LOT 1, BLK 4 AND SET A PUBLIC HEARING FOR APRIL 22, 2025

Commissioner Finlay asked what the difference of an amended plat and a minor subdivision. City Manager Dotson said one is a parcel and one is a lot. In a subdivision, they change one big parcel into different lots. They will record a plat. If you want to subdivide, it would be a plat amendment. If the property is not in a subdivision, then you can subdivide up to four lots. An amended plat is legislative, and a minor lot subdivision is administrative. In this zone, the minimum lot size is 18,000 square feet. This is taking a larger piece of property and reducing it to not less than 18,000 square feet. The total lot is an acre. They want to split it into two that are over 18,000 square feet.

Commissioner Losee made a motion to set a public hearing for April 22, 2025 regarding the amended plat of Spanish Trails Estates Lot1, BLK 4. Commissioner Lake seconded and all voted in favor.

6. COMMISSION/STAFF REPORTS

Council Member Ross

- April 26th is Enoch Arbor Day. It will be at the cemetery from 10am to 2pm.

Lindsay Hildebrand

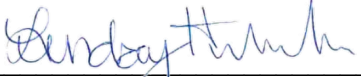
- She has been spending the week at SUU for the Utah Municipal Clerks Institute & Academy. It's training for recorders.

Commissioner Losee

- He is working on the T-ball and Machine Pitch program. Registration ends the 1st of May.

7. ADJOURN

Commissioner Losee made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.



Lindsay Hildebrand, City Recorder

04/23/2025

Date