

ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA

**April 22, 2025, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road**

Join Zoom Meeting:

<https://us02web.zoom.us/j/83342867729>

Meeting ID: 833 4286 7729

1. **CALL TO ORDER OF REGULAR MEETING**-By Commissioner Poulson
 - a. **Pledge of Allegiance** – Led by Commissioner Lake
 - b. **Invocation (2 min.)** –Audience invited to participate. – Given by Commissioner Lake
 - c. **Inspirational thought** – Given by Commissioner Lake
 - d. **Approval of agenda for April 22, 2025** – **Chairman Correa made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.**
 - e. **Approval of minutes for April 8, 2025** – **Commissioner Finlay made a motion to approve the minutes. Commissioner Losee 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 AN AMENDED PLAT OF SPANISH TRAILS ESTATES LOT 1, BLK 4**

Chairman Correa made a motion to close the Planning Commission meeting and open a public hearing for the amendment to Plat of Spanish Trails Estates Lot 1, Blk 4. Commissioner Finlay seconded and all voted in favor. City Manager Dotson showed the location of the property on the screen. It's in a platted subdivision and wants to split the lot into two lots. Because it's in the platted subdivision, they have to go through this process. The zone is R-1-18 and each lot would be over that.

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

4. **CONSIDER AN AMENDED PLAT OF SPANISH TRAILS ESTATES LOT 1, BLK 4, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

There was no discussion.

Commissioner Lake made a motion to send a favorable recommendation to the City Council for the amended plat of Spanish Trails Estates, Lot 1, Block 4. Commissioner Finlay seconded and all voted in favor.

5. **CONSIDER A ZONE CHANGE REQUEST BY WILLIAM LEONESIO, PARCEL A-0794-0002-0000, AND ELDEN TRENT GLEAVE PARCELS A-0794-0004-0000 AND A-0794-0003-0000. SET A PUBLIC HEARING FOR MAY 13, 2025**

City Manager Dotson said one of the property owners is running an auto repair shop in a Professional Office zone. Many years ago, his father requested that he be able to do this. Back then, the City Council gave him a conditional use permit to run his business with certain conditions. Since then, Juan Ortego has done this every day. There was no actual permit written and handed to him back then. We don't do this now. He wants to expand his business, and it

would require another conditional use permit to run the auto repair shop. Instead, he's requesting to change the zone to Community Commercial. In the meantime, after that was requested, the neighboring owner is running a feed store in a Professional Office zone. He requested to modify the zone to Community Commercial also.

The zone change map needed to be modified. City Manager Dotson said another property owner called and asked that they could remove one of the parcels from the request. It is the orange boxed portion of the petition. This property is under contract. Commissioner Lake asked if this was changing the zone to what they are going to use the business for. Commissioner Finlay asked what the zones are around this request. City Manager Dotson told them that the property to the right is Community Commercial. City Manager also noted that the strip along the left in the orange box is really only wide enough for a road and has easements.

Commissioner Losee made a motion to set a public hearing for May 13, 2025 regarding the zone change request by William Leonesio, Parcel A-0794-0002-0000, and Elden Trent Gleave Parcels A-0794-0004-0000 and A-0794-0003-0000. Commissioner Lake seconded and all voted in favor.

6. COMMISSION/STAFF REPORTS

Hayden White

- The Dump will be open from 7am to noon for Arbor Day and city cleanup. They will be at the Cemetery from 10am to noon planting trees. There is an arborist who will teach you how to plant a tree.
- They are getting ready to asphalt. The cemetery will be done tomorrow.
- A lot of yards are being cleaned up. It keeps them busy. There was a discussion about tires.

Council Member Ross

- They have started their budget meetings in the City Council.

City Manager Dotson

- There is a lot of commercial growth in our city. Until there is dirt moving, don't believe everything you hear. There are multiple subdivisions coming in.
- Earmarks – federal money that came from Congress, we are sending our list of projects that we would like funding for. In Cedar City, they are working on an industrial road. The money came from that funding.
- We are requesting to do a new water and sewer impact fee analysis. We will need to review in the next 6 months the water portion and conservation of our general plan. That will go to the Planning Commission.

Commissioner Losee

- We are close to closing baseball registration. Kids love it, and we get a good response from the community.

7. ADJOURN

Chairman Correa made a motion to adjourn. Losee seconded and all voted in favor.



Lindsay Hildebrand, City Recorder

05/14/2024

Date