

ENOCH CITY COUNCIL NOTICE AND AGENDA

May 21, 2025 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/85684241186>

Meeting ID: 856 8424 1186

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-**
- b. **Invocation (2 min.)-Audience invited to participate-**
- c. **Inspirational thought-**
- d. **Approval of Agenda for May 21, 2025**
- e. **Approval of Minutes for May 7, 2025-**
- f. **Ratification of Expenditures-**
- g. **Conflict of Interest Declaration for this agenda-**

2. PUBLIC COMMENTS

**3. PUBLIC HEARING FOR A ZONE CHANGE REQUEST, PARCELS
A-0794-0002-0000, A-0794-0004-0000, AND A-0794-0003-0000 FROM
PROFESSIONAL OFFICE (P-O) TO COMMUNITY COMMERCIAL (C-C)**

**4. CONSIDER ORDINANCE NO. 2025-05-21 AN ORDINANCE AMENDING
THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING
ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY, PARCELS
A-0794-0002-0000, A-0794-0004-0000, AND A-0794-0003-0000 FROM
PROFESSIONAL OFFICE (P-O) TO COMMUNITY COMMERCIAL (C-C) – See
Planning Commission Recommendation**

**5. OPEN THE BUDGET FOR 2024-2025 TO MAKE YEAR-END ADJUSTMENTS
AND SET A PUBLIC HEARING FOR JUNE 4, 2025**

**6. CONSIDER RESOLUTION NO. 2025-05-21-A A RESOLUTION
TO AMEND THE ENOCH CITY ENGINEERING STANDARD DETAILS
FOR ALL WATER METERS**

**7. CONSIDER A LETTER OF INTENT TO ACQUIRE REAL PROPERTY FOR
PUBLIC FACILITY USE - FIRE STATION**

**8. CONSIDER RESOLUTION NO. 2025-05-21-B A RESOLUTION
SUPPORTING AMERICA250 UTAH AND RECOGNIZING AND APPROVING
THE ENOCH CITY UTAH250 COMMUNITY COMMITTEE**

**9. CONSIDER RESOLUTION NO. 2025-05-21-C A RESOLUTION
ADOPTING THE ENOCH CITY WATER CONSERVATION PLAN – See Water
Board Recommendation**

10. COUNCIL/STAFF REPORT

11. CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.

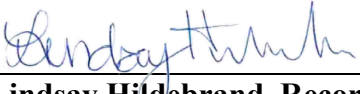
12. ACTION FROM CLOSED MEETING-

13. ADJOURN

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 435-586-1119, giving at least 24 hours advance notice. Meetings of the Enoch City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the City Council, posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on 05/19/2025.



Lindsay Hildebrand, Recorder

05/19/2025
Date

MINUTES
ENOCH CITY COUNCIL
May 7, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Mayor Geoffrey Chesnut
Council Member Katherine Ross
Council Member David Harris
Council Member Shawn Stoor
Council Member Bob Tingey
Council Member Debra Ley

STAFF PRESENT:

Robert Dotson, City Manager
Ashley Horton, Treasurer
Justin Wayment, City Attorney-Excused
Hayden White, Public Works Dir.
Lindsay Hildebrand, City Recorder
Jackson Ames, Police Chief

Public Present: Delaine Finlay, Clark Arnold, Jonathan Wilson, and Doug Grimshaw

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING** by Mayor Chesnut
 - a. Pledge of Allegiance-** Led by Council Member Stoor
 - b. Invocation (2 min.)-Audience invited to participate-** Given by Council Member Harris
 - c. Inspirational thought-** Given by Council Member Ley
 - d. Approval of Agenda for May 7, 2025 - Council Member Harris made a motion to approve the agenda. Council Member Ross seconded and all voted in favor.**
 - e. Approval of Minutes for April 16, 2025- Council Member Ross noted that the motion from the closed portion of the meeting was missing from the minutes. Council Member Harris made a motion to approve the minutes with the addition to direct staff to proceed with negotiations as stated. Council Member Tingey seconded and all voted in favor.**
 - f. Ratification of Expenditures-** There were none.
 - g. Conflict of Interest Declaration for this agenda-** There were none.

2. PUBLIC COMMENTS

Dallen Stahl stated that he had Hayden out to look at the drainage on Half Mile Road. He lives on Half Mile Road. Recently, there have been lots of developments being built. The elevation of Half Mile Road is a big problem. His yard is on a corner, and all of the rainwater flowing down the road runs into his yard and his shop. He spoke at a City Council meeting about a year or two ago and pitched an idea to help. Some of those development approvals and road improvements are likely to cause him serious issues. He noted that he didn't get flooded in the 2021 flood. The same pipe and ditch were there that take 10-20% of the water. A lot of the water went to the field, which is no longer possible, and the elevation is not the same. He asked that there be some thoughts on how to keep his yard from being a drainage basin.

3. PRESENTATION BY MCM ENGINEERING II, INC. FOR PROPERTY BETWEEN 700 EAST – 800 EAST MIDVALLEY RD. – Byron Black

Byron Black wanted to speak about an opportunity he wanted to share. MCM Engineering has been operating in Enoch since June 15, 2009, on Grimshaw Lane. They merged with LS Electric back in 2022. He shared a clip from a video of a recent open house on Feb. 3rd, 2025.

They have been the recipient of a lot of interest from local and state opportunity leaders. They help get access to funds set aside for rural development. In 2022, they merged with LS America. The synergy of their resources and the resources they have here in the community has exceeded the expectations of current and previous ownership. They expect to double the number of jobs sustained in their business. They are currently under contract for the property behind the feed store at E.T. Lands. They hope to close on the property next Wednesday. In the Enoch General Plan is the theme to improve and maintain the quality of life for the citizens of Enoch. This is important to work together. He is here to share what they want to do. There is a project from Samsung to build battery energy storage systems. That project is a billion-dollar enterprise over 5 years. It could potentially add 100 new jobs to whoever gets that project. Their intent is to prepare for these opportunities. He understood that this area is currently zoned for medium-density residential. They want to rezone that to light industrial manufacturing. He wanted to let the council know that this was their intent and to hear any questions or concerns as they approached this zone change. He showed everyone pictures of an event they had in April in Texas. The scope of the plan that they have for that site, compared to Enoch and Iron County in general, has as much or more to offer than in Texas. They have an engineering team of about 20. The majority of this group comes from SUU. Council Member Stoor said this was exciting. He asked what the projections for the square footage expansion were. Mr. Black said 80,000 square feet, which would double the size. They received feedback that he thinks would be well applied to further expansions. They mainly considered buffers between residential areas. The work that they do is not loud. They do sheet metal fabrication, panel wiring, and assembly. There are no smells, and everyone goes home at 5:30. They take care of their scrap. Council Member Harris said some residential areas are up against this property. Residential built around them. He noted that it's quiet and clean, and they have been a great addition to Enoch. Mr. Black said they have people who came to the company about 15 years ago as entry-level wiring technicians who have progressed to leadership and now work in their engineering department. Council Stoor asked about the potential for even more growth. Mr. Black said his interest is to develop to the extent that they can direct this. They can soften the space between other properties around this. Council Member Tingey asked if they could engineer to order. Mr. Black said yes and explained further. Their customer base is primarily in California. They also have customers from Colorado, Alaska, Guam, etc.

Doug Grimshaw asked how the traffic flow would work. Mr. Black showed the map and talked about the recorded easements. That is something they will need to collaborate on. They need to be smart about how to utilize it. Mayor Chesnut said tonight is just a discussion. The actual plans are in the future. MCM has been a consistent and valued part of the community. Mr. Black wanted to find out if there were any strong objections moving forward.

**4. CONSIDER ORDINANCE NO. 2025-05-07-A AN ORDINANCE TO
APPROVE AN AMENDED PLAT OF SPANISH TRAILS ESTATES LOT 1, BLK**

4. – See Planning Commission Rec.

Council Member Ross said this came forward with a favorable recommendation from the Planning Commission.

Council Member Harris made a motion to approve the amended plat of Spanish Trails Estates Lot 1, Blk 4. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

**5. CONSIDER ORDINANCE NO. 2025-05-07-B AN ORDINANCE
REPEALING ENOCH CITY CODE SECTION 13.300.331 REGARDING NOISE
DISTURBANCES**

City Manager Dotson said that as the Chief and he have been working through issues regarding ordinances, noise issues came up. Our current ordinance is subjective and this is redundant. There are other places in the ordinance where it's regulated. There is a description of the decibel levels allowed. Enforcement can be at the right place and determine if the ordinance has been violated.

Council Member Harris made a motion to approve Ordinance No. 2025-05-07-B, an Ordinance Repealing Enoch City Code Section 13.300.331 Regarding Noise Disturbances. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

**6. CONSIDER ORDINANCE NO. 2025-05-07-C AN ORDINANCE REVISING
SECTION 14.100.114 – APPLICATION FOR WATER CONNECTION**

City Manager Dotson said we have had questions from the general public and developers who are trying to understand. There are issues about words such as dedicate, deed, transfer instead of multiple, etc. Other than that, it simplifies it. Council Ley read a specific section and wondered what the difference between dedicated and deeded meant. There was a discussion. Mayor Chesnut said people use those words synonymously. Deed is probably the best word to use in this situation.

Council Member Harris made a motion to approve Ordinance No. 2025-05-07-C, an ordinance revising Section 14.100.114, Application for Water Connection, with the revision that we use the single word “deed” to describe the transfer of ownership of the water shares. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

**7. CONSIDER RESOLUTION NO. 2025-05-07-A A RESOLUTION TO
GRANT A FRANCHISE AGREEMENT TO CENTURYLINK**

City Manager Dotson said we have had an agreement with CenturyLink for a while. They provided the city with service. Since then, we have had CenturyLink in the community. This is a revised agreement. City Attorney Wayment went through it and had no concerns. Council Member Ley asked if 48 hours, as stated in the agreement, had ever been an issue when closing roads in an emergency. City Manager Dotson said no.

Council Member Harris made a motion to approve Resolution No. 2025-05-07-A, a resolution to grant a franchise agreement to CenturyLink. Council Member Tingey seconded and a roll call vote was held as follows.

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

8. CONSIDER RESOLUTION NO. 2025-05-07-B A RESOLUTION TO AMEND THE ENOCH CITY ENGINEERING STANDARDS FOR STREET SIGNS

Hayden White said we are changing signs for private drives to the color blue. This is to help the snow plow and trash truck employees recognize that those streets are private drives.

Council Member Harris made a motion to approve Resolution No. 2025-05-07-B, a resolution to amend the Enoch City Engineering Standards for Street Signs. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

9. CONSIDER THE 2025 ENOCH CITY FRAUD RISK ASSESSMENT

Ashley said this is our yearly checklist. The total is 330 points, which puts the city in the low-risk category. Mayor Chesnut said we did a couple of things on the list to help. Ashley agreed and gave examples of what the employees are doing and what the Council could do, to help lower the fraud risk numbers. The Council could complete training. Council Member Harris said he would put together an audit committee. Council Member Tingey asked what mitigating control meant. Ashley explained. The different things we do to have controls in place.

Council Member Harris made a motion to accept the 2025 Enoch City Fraud Risk Assessment. Council Member Ross seconded and all voted in favor.

10. CONSIDER APPROVAL OF THE 2025-2026 TENTATIVE BUDGET

Ashley said there were a couple of small changes. They found an error with salaries and wages. When they correctly refigured it, it saved some money. There is a developer who opted for a cash bond as completion assurance. She released it back to him in the current budget. It was a pass-through. So, that's been removed. There are some minor changes she listed in the note section. Mainly in utilities, and the two companies used to process credit cards. That's because there are more residents, and staff are taking more credit card payments. She bumped those lines up in next year's budget. Council Member Ley asked if it costs the city to take care of the credit cards. City Manager Dotson said yes, it's a discount rate. Council Member Harris said credit cards pay a fee, and we are guaranteed payment, and ease of convenience increases our collection rate. Council Member Ley said we have more bills paid, so it saves the city. Ashley noted that they need to set a public hearing and approve the final budget. This will be on display to the public until then. There was a discussion about savings and balancing the budget. Ashley said we will add the certified tax rate.

Council Member Harris made a motion to approve the 2025-2026 tentative budget. Council Member Ross seconded and all voted in favor.

Council Member Harris made a motion to set a public hearing for the final budget on June 18th, 2025. Council Member Ross seconded and all voted in favor.

11. CONSIDER RESOLUTION NO. 2025-05-07-C A RESOLUTION APPROVING THE FIRST EXTENSION OF THE INTERLOCAL AGREEMENT FOR THE CONSTRUCTION, USE, OPERATION, AND MAINTENANCE OF THE CEDAR CITY REGIONAL WASTEWATER TREATMENT FACILITY

City Manager Dotson said there is a 30-year agreement with Cedar City on this. They have asked if we could have a renewal of that agreement. It is regarding the wastewater treatment facility. The way we pay for this is fantastic. The county counts how many connections they have

and sends it to Cedar. He explained the process. We have a meter and pay a percentage of the flow. Its about 3.5 million gallons per day and our flow is about 8-9% per year. In the meeting last week, they asked if we had this agreement and it's really a resolution to continue on. Council Member Tingey asked how the 9% correlates to our number of hookups. City Manager Dotson didn't have that number. He said it was pretty close to 9%.

Council Member Harris made a motion to approve Resolution No. 2025-05-07, a Resolution approving The First Extension Of The Interlocal Agreement For The Construction, Use, Operation, And Maintenance Of The Cedar City Regional Wastewater Treatment Facility Council Member Tingey seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Harris: Yes

Council Member Ley: Yes

Council Member Stoor: Yes

Council Member Tingey: Yes

12. COUNCIL/STAFF REPORT

Chief Ames

- There are a little over 500 cases for the year. It's higher than we have averaged over the past year.
- They finished putting insulation in the new PD building and will start drywall soon.

Hayden White

- They have found more places with water problems after the rain.
- They paved the cemetery and are getting it ready for Memorial Day.
- There are a lot of work orders for meter placements on new homes. Council Member Harris asked about the Half Mile Road issue. Hayden thought it needed to be designed. There should be a small ditch, a walking path, and culverts under their driveway. Little Eden Road needs a culvert. Council Member Ross said she thought the worst spots were Homestead, Half Mile and the City Office parking lot.

Ashley Horton

- She has been finishing up the budget and quarterly reports.

Rob Dotson

- The sewer treatment plant is building the reuse filter facility. He explained an issue they are having. Right now, the Conservancy District, with us, is submitting a request for federal funding. The state of Utah has changed how they are doing loans and grants. He explained.
- We have contacted and are working with the RCAC that did our water rate study in 2022. They are working to update that to see where we will be in the next 5 years. Every asset they have is on the list. We are talking to them about doing the same for storm drainage and sewer.
- There have been a bunch of legislative changes. We have to have a privacy program, and we are going through that process. The moderate-income housing report is due August 1st. Building officials have changed. They have to have 40 hours of experience. Regarding business licenses, parking dimensions have changed, along with what our requirements are.
- The Cedar City Council is having their budget hearings. They probably have upwards of 50-70 hours on their budget. Today, we are partners with the fire department. City Manager Dotson said we appreciate having the partnership we have had and the time the fire department takes to provide services. He listed those. The fire department would like to build a station closer to the freeway interchange. They want to add 3 full-time and 2 part-time positions. He explained how it would all work and be funded. They want to create a fire district. Council Member Ley asked who would be over the

district. A board would run this, just like the water conservancy district. That feasibility study is starting now.

Lindsay Hildebrand

- She finished the candidate declaration packets. She has also been working on City Council, Planning Commission, and Water Board packets.
- She has been working on business license renewals as they come in.
- There have been questions regarding baseball and soccer registration.
- She has been working on subdivision invoicing.

Mayor Chesnut

- There were requests and interest by the Utah Summer Games to come to Enoch. One of the additional needs is a baseball field. A requirement was the improvement the field at Old Enoch Park. It would be fit to become a venue for the Summer Games. We were fortunate enough that Maria Twitchell, of the County Tourism, found money for us. Now our field will be fit to participate in the Summer Games. They did propose that we build a stadium.

Council Member Ross

- Maria Twitchell is heading up a committee for America250. They have asked to look at a resolution to do an event or two on the calendar. The kick-off starts on July 4th of this year and ends on July 4th next year. They are encouraging us to do things we are already doing. Wreaths Across America, etc., We need to pass a resolution and then we can apply for a grant of up to \$1500 to help fund those events. Council Member Ley noted that we could use the 4th of July committee as a starting point.

Council Member Stoor

- He noted when Arbor Day was celebrated. There were 11 trees planted at the Cemetery. Hayden and Council Member Ley were there.

Council Member Harris

- There is a Water Board meeting tomorrow. The Water Conservancy poured a 4 million gallon concrete tank in the Iron Springs area.

Council Member Ley

- 4th of July – They are settled on the church park on Midvalley Road. We have to have a sign stating no alcohol or smoking on the grass. There is a committee. The Model car club would participate in the parade down Midvalley Road.

13. CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.

Council Member Harris made a motion to close the regularly schedule City Council meeting and move into a closed meeting for the purpose of buy sell or exchange of real property, personnel matters, or potential litigation. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

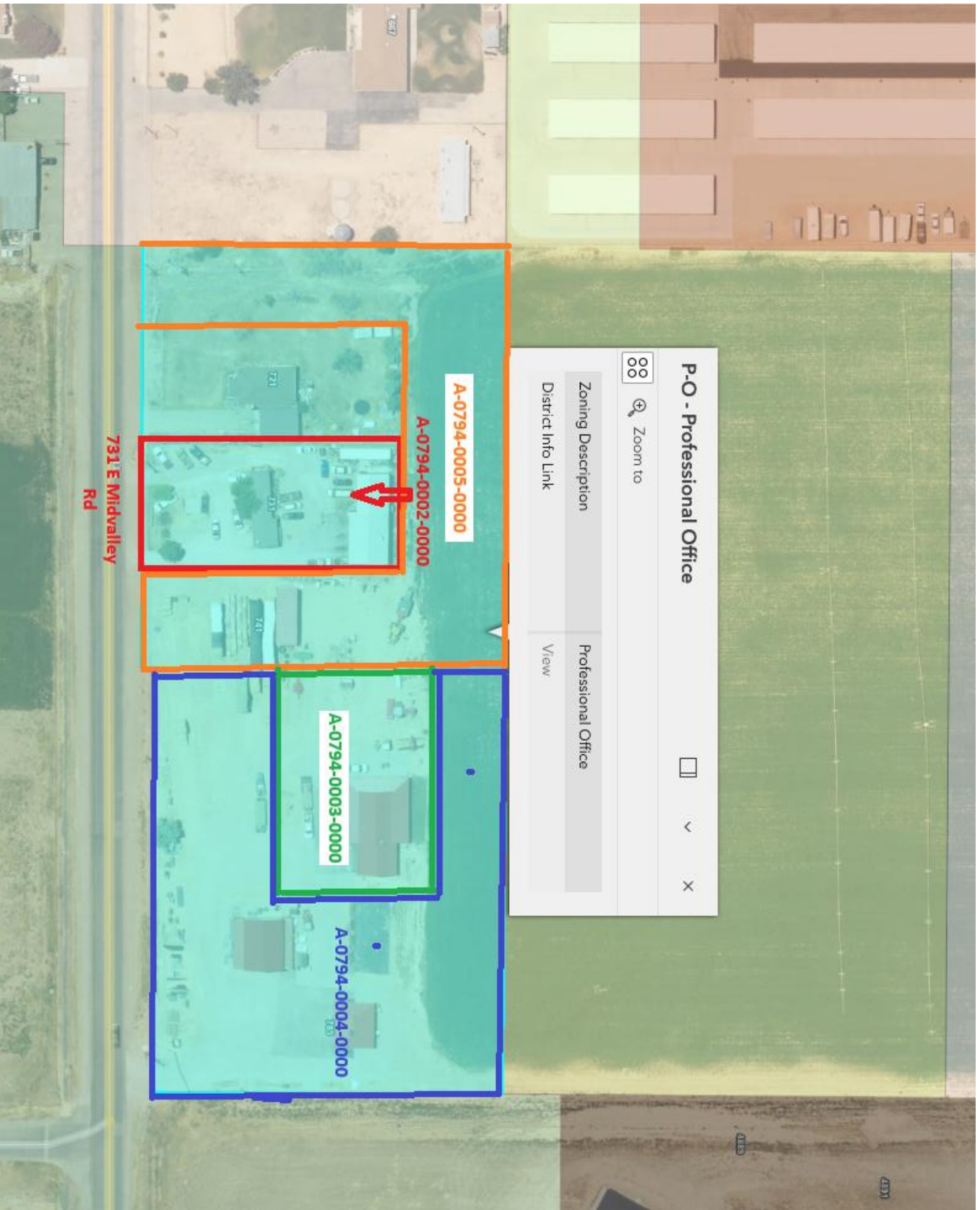
14. ACTION FROM CLOSED MEETING- Council Member Harris made a motion to follow legal counsel's advice and engage with the law firm to move forward with the discussion. The motion was seconded and all voted in favor.

15. ADJOURN – Council Member Harris made a motion to adjourn. The motion was seconded and all voted in favor.

Lindsay Hildebrand, Recorder

Date

DRAFT



**ENOCH CITY CORPORATION
ORDINANCE NO. 2025-05-21**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE
ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY
PARCELS A-0794-0002-0000, A-0794-0004-0000, AND A-0794-0003-0000 FROM
PROFESSIONAL OFFICE (P-O) TO COMMUNITY COMMERCIAL (C-C)**

WHEREAS, the owners of property owned by ET Land And Investments LLC, Gleave Family Trust and Juan Ortigas Auto Inc., Parcels A-0794-0002-0000, A-0794-0004-0000, And A-0794-0003-0000 have applied to have the zoning changed from Professional Office (P-O) To Community Commercial (C-C); and

WHEREAS, the Enoch City Planning Commission held a public hearing on May 13, 2025 after noticing as required by State law; and

WHEREAS, the Planning Commission discussed the matter and made a favorable recommendation for the zone change; and

WHEREAS, the Enoch City Council has determined that the zone change request meets City requirements;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that the zoning of property owned by ET Land And Investments LLC, Gleave Family Trust, and Juan Ortigas Auto Inc. shall be changed from Professional Office (P-O) To Community Commercial (C-C) per the attached map and legal descriptions.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 21st day of May 2025. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 21st day of May 2025

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

VOTING:

Katherine Ross	Yea___	Nay___
David Harris	Yea___	Nay___
Shawn Storr	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

SEAL:

Lindsay Hildebrand, City Recorder

ET Land and Investments LLC

Parcel Number A-0794-0004-0000

Legal BEG AT PT N89*55'57"E 1007.11 FT ALG SEC LN & N00*03'14"E 33.00 FT FR SW COR OF SEC 12,T35S,R11W, SLM; SD PT BE ON N R/W LN OF MIDVALLEY RD; ALG SD R/W LN N89*55'57"E 335.71 FT TO PT ON W 1/16 LN OF SD SEC; DEPART SD R/W LN & ALG SD 1/16 LN N00*03'27"E 324.50 FT; DEPART SD 1/16 LN S89*55'57"W 335.73 FT TO PT ON W LN OF E/12E1/2SW1/4SW1/4 OF SD SEC; ALG SD SEC LN S00*03'14"W 100.00 FT; DEPART SD SEC LN N89*55'57"E 175.00 FT; S00*03'14"W 124.50 FT; S89*55'57"W 175.00 FT TO PT ON SD SEC LN; ALG SD SEC LN S00*03'14"W 100.00 FT TO POB

Gleave Family Trust

Parcel Number A-0794-0003-0000

Legal BEG AT PT N89*55'57"E 1007.11 FT ALG SEC LN & N00*03'14"E 133.00 FT FR SW COR OF SEC 12,T35S,R11W, SLM; ALG W LN OF E1/2E1/2SW1/4SW1/4 N00*03'14"E 124.50 FT; DEPART SD SEC LN N89*55'57"E 175.00 FT; S00*03'14"W 124.50 FT; S89*55'57"W 175.00 FT TO POB. TOG W/ EASE DESC REC BK 1708/1571

Juan Ortegas Auto Inc

Parcel Number A-0794-0002-0000

Legal BEG S89*40'38"E 829.95 FT & N0*26'52"E 33 FT FR SW COR SEC 12,T35S,R11W, SLM; N0*26'52"E 198.00 FT; S89*40'38"E 99.00 FT; S0*26'52"W 198.00 FT TO N LN OF MID VALLEY RD; N89*40'38"W 99.00 FT TO POB.

MINUTES
ENOCH CITY PLANNING COMMISSION
May 13, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commission Andy Losee
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: Carlynn Barton, Matt Barton, Julie MacKay, Kaylene Zobell, Matt & Loni Pace, and Su Wells

3. PUBLIC HEARING FOR A ZONE CHANGE REQUEST PARCEL A-0794-0002-0000, AND PARCELS A-0794-0004-0000 AND A-0794-0003-0000 FROM PROFESSIONAL OFFICE (P-O) TO COMMUNITY COMMERCIAL (C-C)

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for the zone change request. Commissioner Poulson seconded and all voted in favor.

Lacy Alton is married to Aaron Alton, who owns Grimshaw Drilling. They have lived here for 23 + years. They loved this area because its rural. Mr. Alton developed the subdivision that they are in now, Legacy Estates. There was nothing between the Enoch yard and east. They were established before the building behind them (MCM Engineering) and Salt City. Enoch allowed that building to be built up against their residential area. Since then recently in the last year they have added on to MCM. She is on the corner of that building, along with the Bergs and Holmes. She noted that she understood that MCM purchased the 16 acres to the east and wanted to expand. She mentioned the community in what Enoch stands for. However, she personally know a lot of people on the committee and not one person came to her house to give her a heads up. As a business owner, they have the rights to build what they want, but because it butts up against residential, she felt that we should have some sort of code that they both retain rights. She passed around pictures of their backyard. Workers stand outside, smoke, and gather. She didn't know if there were any cameras pointed into her backyard. She was sure that her home or her name wasn't brought up in a meeting. She doesn't know the people who work there and was concerned. They planned on getting a pool, but she had to tell her daughter that she can't lay out. When the building was being built, not one person asked about the hours, the noise, or what they made. Not only has it made an impact on the sale of their home, but they don't want 16 acres behind their home to be added to this building. Their neighbor, the Bergs, were denied access to the building's plans. They didn't know how high it was going to be the pitch of the roof. Maybe if the board had said something about putting in trees or made the fence higher to protect the homeowner's rights, things would be different. She can't build a garden because it's shaded most of the day. She feels like the community doesn't care about her rights. Her home has decreased in value. She's been in that home for 17 years. She no longer feels like her kids are safe outside. The employees walk up and down the street when they have breaks. When this new part comes in, how many more employees, traffic, and semis will go down that street? Their bus stop is on the same street. She doesn't want her concerns to be void. No one would want to live where they live. The Bergs feel like they are in a prison. She feels like she doesn't have any respect from anyone she knows.

She would have given someone a heads-up. She doesn't want those 16 acres going in as commercial. She doesn't think we should go further east. She suggested going parallel to the freeway or going way north. She thought it was silly as a city to put commercial buildings in the middle of residential. City Manager Dotson said this item being talked about is next on the agenda. He explained the zone change for Juan Ortega and Trent Gleave.

Matt Barton wanted to know to what end this zone change would make sense. City Manager Dotson explained the history and why they are requesting the change. Mr. Barton said that without knowing, they've gone to Hollywood film-making in China. He has had someone try to break into his home. Aesthetics, extra traffic, home value, etc., are a challenge. They designed that neighborhood with an HOA and CCNRs to have good property values. City Manager Dotson noted this application is for the particular businesses. Nowell Wells said he was concerned that the city is getting itself into something they don't want. He gave an example of an experience he had regarding an airport near a residential. That 30-foot red building coming up leaves the city in a very awkward position. He is worried about serious legal repercussions.

Carlyn Barton is a resident of Legacy Estates. She asked if this was zoned for office, but they are doing commercial stuff. She wondered if it was a gateway to do industrial things. City Manager Dotson said these businesses are already acting as commercial, one had a conditional use to do what they are doing years ago, which were never written down. This is a correction to change the zone to comply with what they are already doing. Mrs. Barton said they were the first home in Legacy Estates. They are very invested in this area, and they have watched growth all around. To have the industry, she is concerned. She talked about kids coming home from school and the bus stop. She thought it would bring in the risk of other types of people. Industrial would be better out by Cedar Equipment Rental.

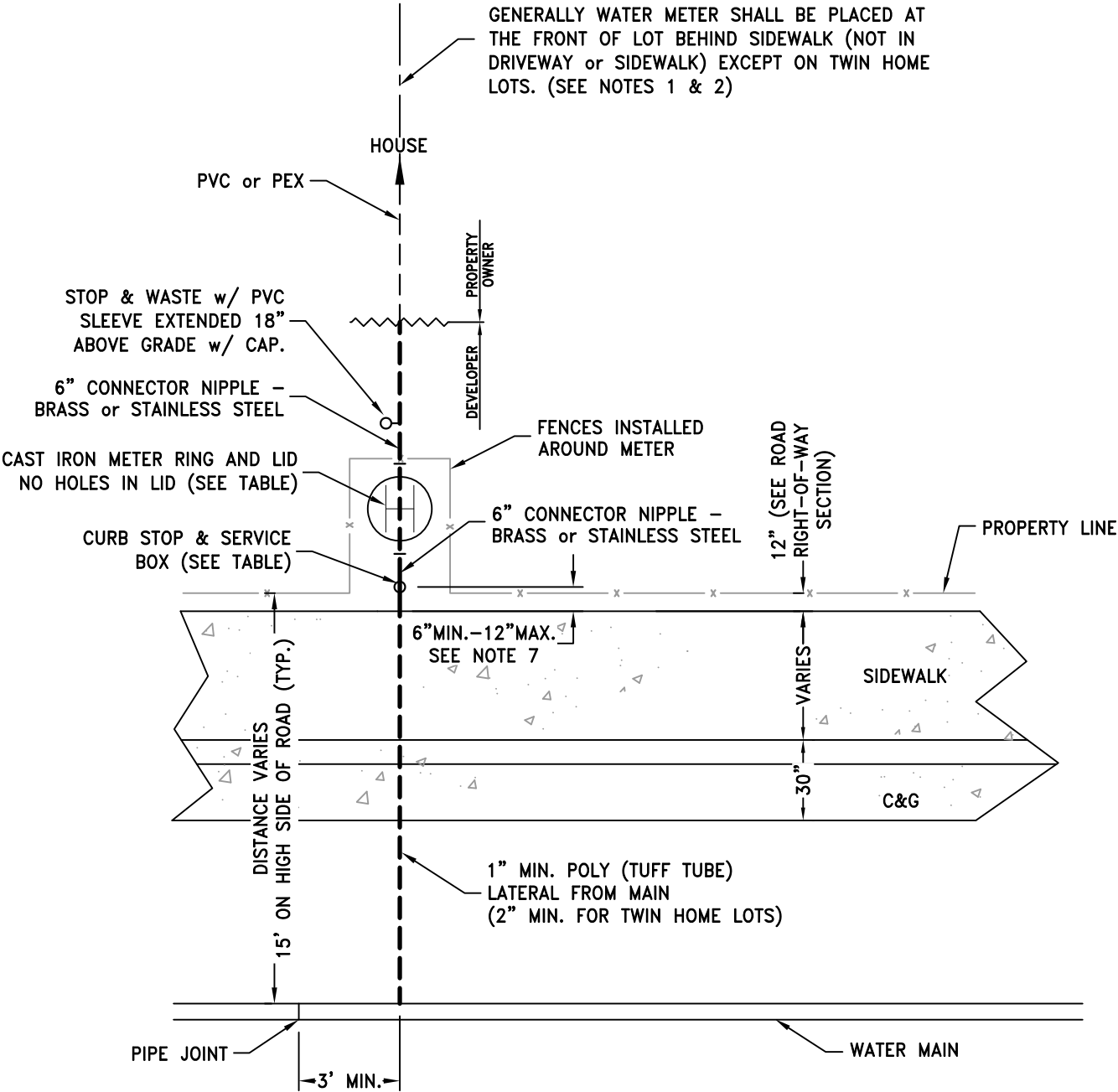
Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled planning commission meeting. Commissioner Poulson seconded and all voted in favor.

4. CONSIDER A ZONE CHANGE REQUEST, PARCEL A-0794-0002-0000, AND PARCELS A-0794-0004-0000 AND A-0794-0003-0000 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL.

City Manager Dotson explained that the city council had approved a conditional use permit years ago, requiring Mr. Ortega to move vehicles into the first building each night and back out each morning. He said that with the proposed zone change, they would continue that same routine. Commissioner Finlay asked about the purpose of the original conditional use. City Manager Dotson responded that the requirements had changed over time and used to be very subjective. He mentioned that the state legislature stepped in and required clearer regulations through ordinances. He gave an example involving adult treatment centers and noted that under the current community commercial (C-C) zoning, Mr. Ortega could continue operations without needing a conditional use permit. Finlay pointed out that C-C zoning allows a wide variety of uses, some more contained and less bothersome, while others could be more disruptive. She questioned whether it was wise to lump all of those uses into one zone. Dotson said the Planning Commission and City Council had revised the list, and it wasn't meant to be all-inclusive. He added that the list represents general commercial types, noting that something like an airport wouldn't be allowed in community commercial. Finlay commented that zoning could potentially change what the area becomes.

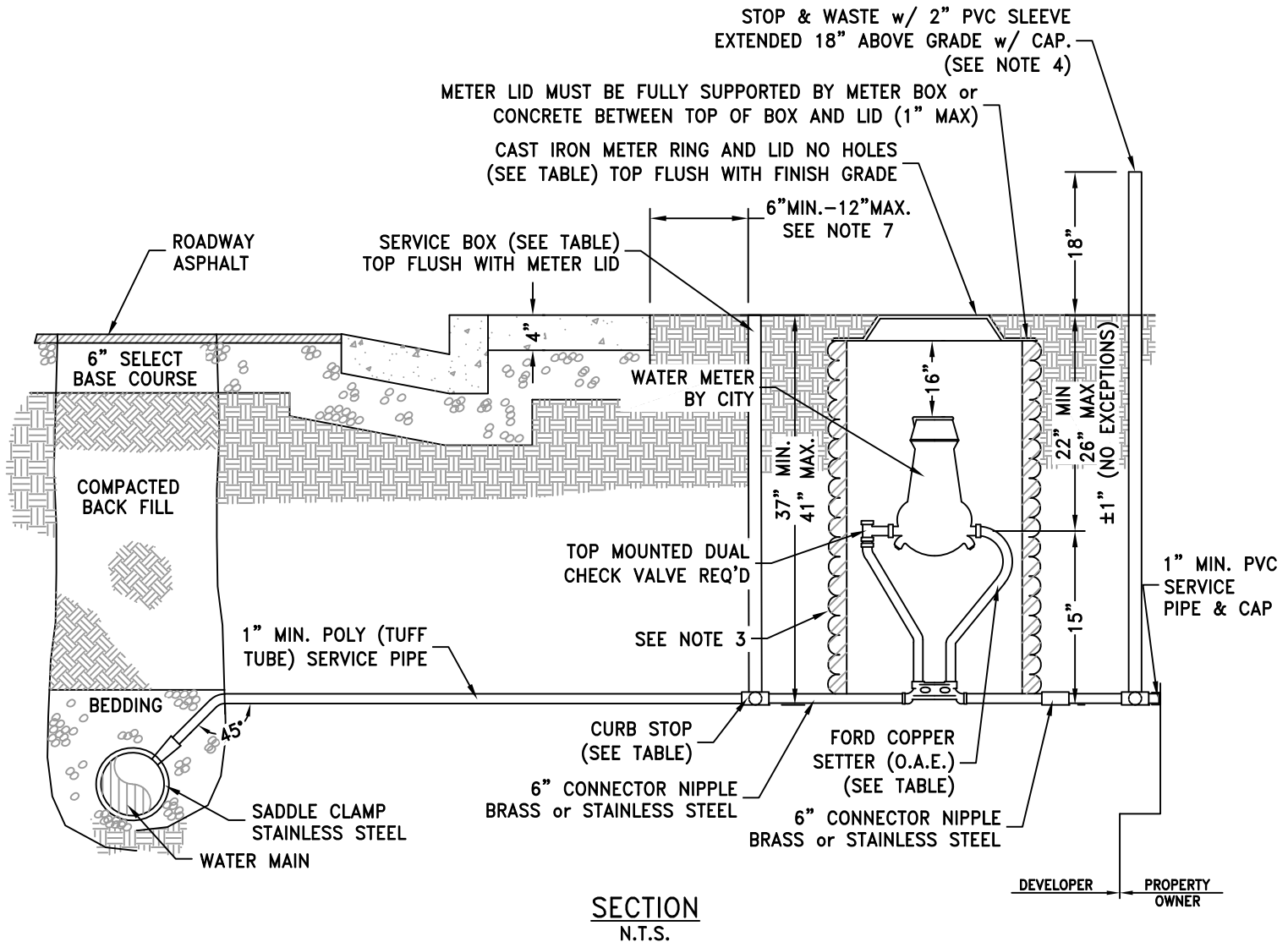
Commissioner Poulson made a motion to send a favorable recommendation for parcels A-0794-0002-0000, A-0794-0004-0000 AND A-0794-0003-0000 to change the zone from Professional Office (P-O) to Community Commercial (C-C). Commissioner Lake seconded and all voted in favor.

METER SIZE	BOX DIAMETER	BOX COLOR	D&L RING & COVER, OAE	FORD SETTER, OAE	CURB STOP	SERVICE BOX
1"	21"	WHITE (SEE NOTE 6)	L-2242 (SEE NOTE 5)	VBHC 74-15W-44-44-G or Q	FORD MODEL B11-444 (O.A.E.) 1" BALL VALVE 1" FM I.P.T. x 1" FM I.P.T.	FORD-EA2 40-40-30R (O.A.E.)



PLAN
N.T.S.

METER SIZE	BOX DIAMETER	BOX COLOR	D&L RING & COVER, OAE	FORD SETTER, OAE	CURB STOP	SERVICE BOX
1"	21"	WHITE (SEE NOTE 6)	L-2242 (SEE NOTE 5)	VBHC 74-15W-44-44-G or Q	FORD MODEL B11-444 (O.A.E.) 1" BALL VALVE 1" FM I.P.T. x 1" FM I.P.T.	FORD-EA2 40-40-30R (O.A.E.)



NOTES:

- ON TWIN HOME LOTS THE WATER METERS SHALL BE PLACED 10' FROM EACH SIDE OF LOT LINE.
- ON INDUSTRIAL ZONED ROADS WHERE SIDEWALKS ARE NOT REQUIRED OR INSTALLED THE WATER METERS SHALL BE INSTALLED BEHIND THE CURB & GUTTER.
- METER BOX HDP A.D.S. N-12 (O.A.E.) CORRUGATED POLYETHYLENE PIPE CORRUGATED EXTERIOR/ SMOOTH INTERIOR (SEE TABLE). BOX TO BE A CONTINUOUS PIECE OF PIPE WITH NO EXTENSIONS.
- STOP & WASTE NOT REQUIRED TO BE INSTALLED IF SECONDARY WATER IS AVAILABLE.
- USE D&L B-5021 FOR WATER METER LIDS THAT WILL BE INSET IN CONCRETE.
- BLACK CAN BE USED IF WHITE COLOR IS NOT AVAILABLE THROUGH NORMAL SUPPLY CHAINS & CITY WATER SUPERINTENDENT GIVES APPROVAL PRIOR TO INSTALLATION.
- IN SUBDIVISIONS WITH NO SIDEWALK, CURB STOP SHALL BE LOCATED BETWEEN 2 FEET MIN. TO 3 FEET MAX. BEHIND THE EDGE OF THE DRAINAGE SWALE.



ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

1" WATER METER

SCALE:
N.T.S.

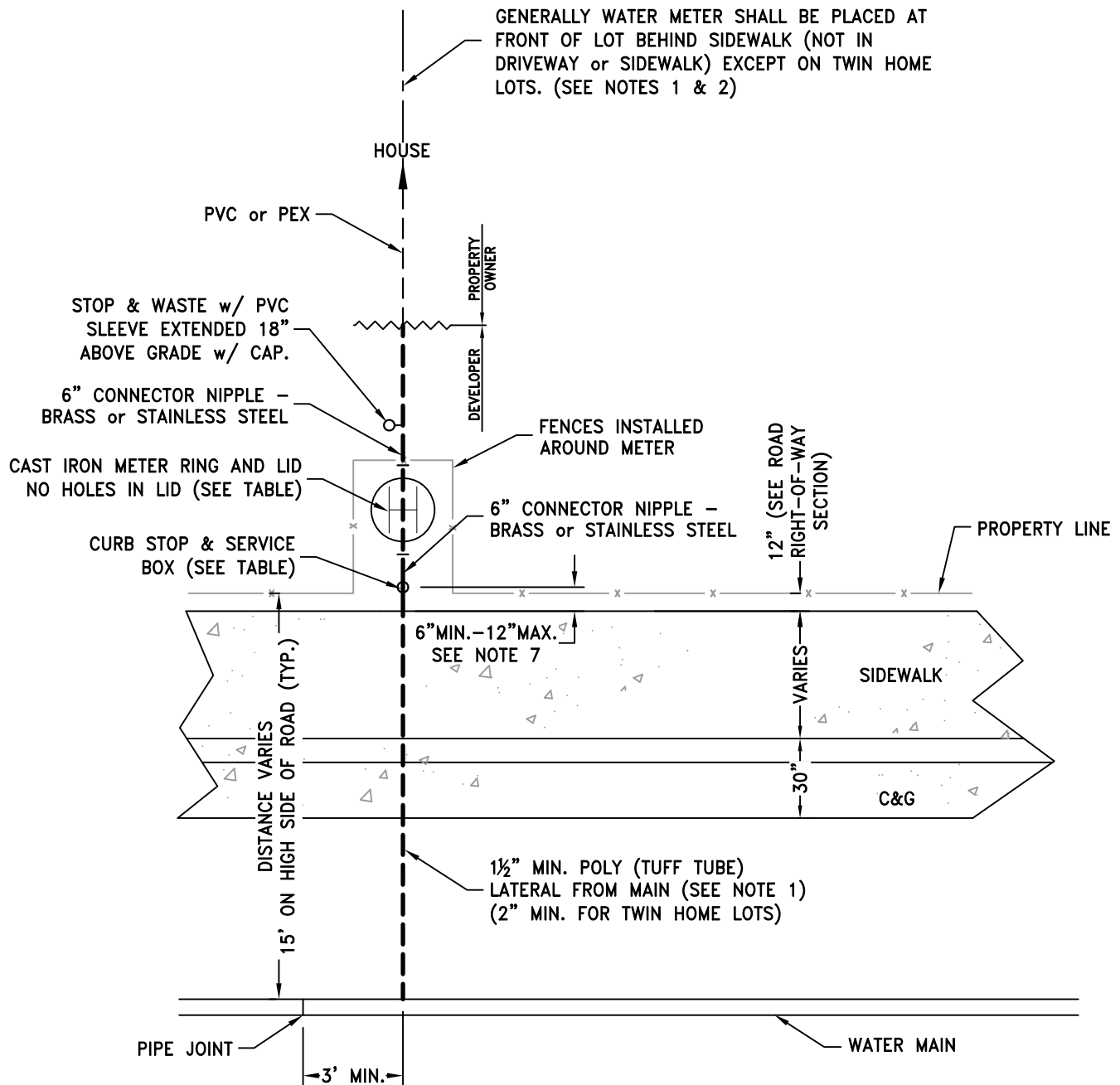
DATE:
JAN. 2025

DETAIL No.:

W5.1B

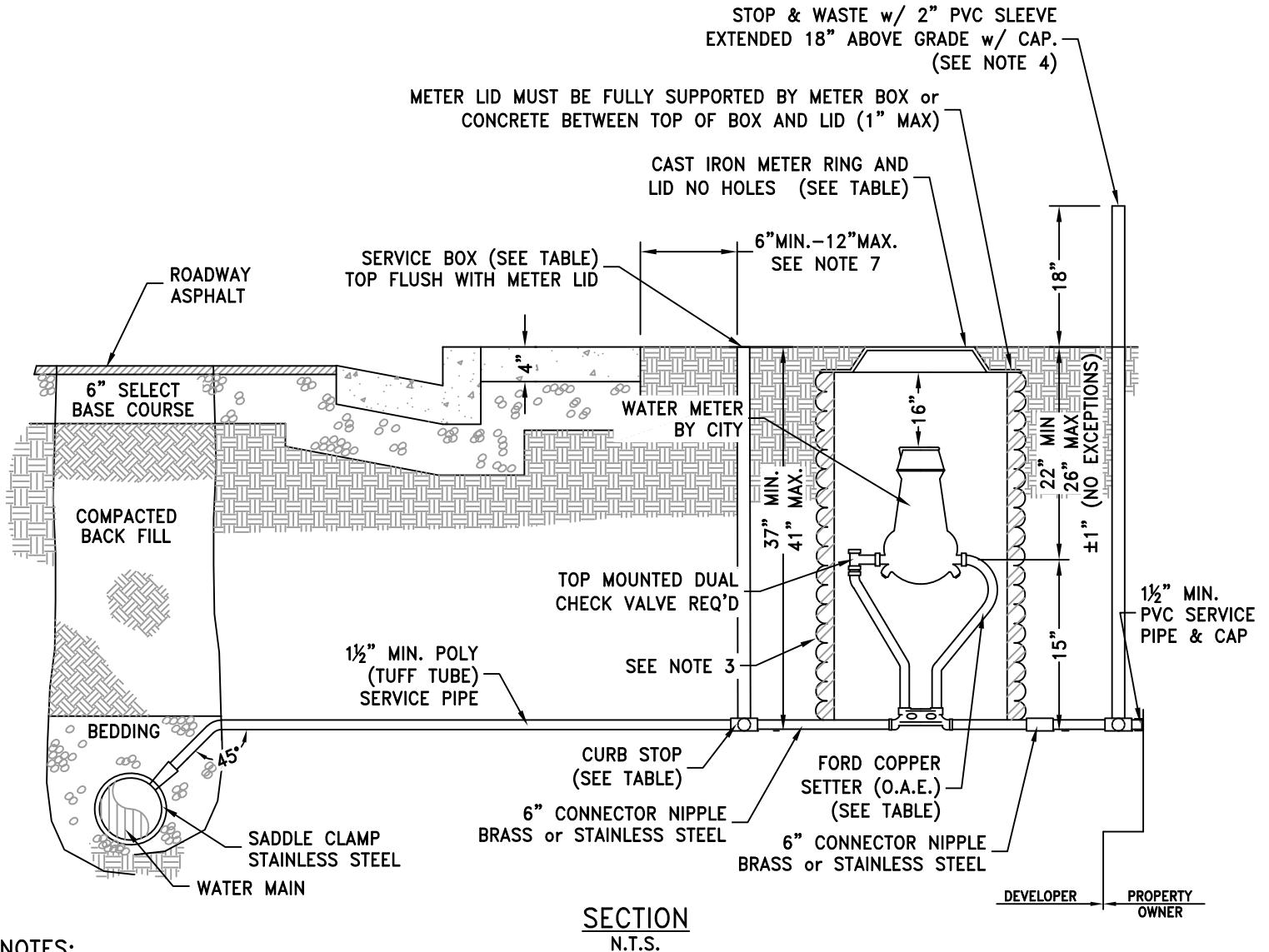
SHEET:
2 of 2

METER SIZE	BARREL DIAMETER	BOX COLOR	D&L RING & COVER, OAE	FORD SETTER, OAE	CURB STOP	SERVICE BOX
1½"	24"Ø	WHITE (SEE NOTE 6)	L-2241 (SEE NOTE 5)	VBHH 76-18-44-66-G or Q	FORD MODEL B11-444 (O.A.E.) 1½" BALL VALVE 1½" FM I.P.T. x 1½" FM I.P.T.	FORD-EA2 40-40-30R (O.A.E.)



PLAN
N.T.S.

METER SIZE	BARREL DIAMETER	BOX COLOR	D&L RING & COVER, OAE	FORD SETTER, OAE	CURB STOP	SERVICE BOX
1½"	24"Ø	WHITE (SEE NOTE 6)	L-2241 (SEE NOTE 5)	VBHH 76-18-44-66-G or Q	FORD MODEL B11-444 (O.A.E.) 1½" BALL VALVE 1½" FM I.P.T. x 1½" FM I.P.T.	FORD-EA2 40-40-30R (O.A.E.)



NOTES:

- ON TWIN HOME LOTS THE WATER METERS SHALL BE PLACED 10' FROM EACH SIDE OF LOT LINE.
- ON INDUSTRIAL ZONED ROADS WHERE SIDEWALKS ARE NOT REQUIRED OR INSTALLED THE WATER METERS SHALL BE INSTALLED BEHIND THE CURB & GUTTER.
- METER BOX HDP A.D.S. N-12 (O.A.E.) CORRUGATED POLYETHYLENE PIPE CORRUGATED EXTERIOR/ SMOOTH INTERIOR (SEE TABLE). BOX TO BE A CONTINUOUS PIECE OF PIPE WITH NO EXTENSIONS.
- STOP & WASTE NOT REQUIRED TO BE INSTALLED IF SECONDARY WATER IS AVAILABLE.
- USE D&L B-5074 FOR WATER BARRELS THAT WILL BE INSET IN CONCRETE.
- BLACK CAN BE USED IF WHITE COLOR IS NOT AVAILABLE THROUGH NORMAL SUPPLY CHAINS & CITY WATER SUPERINTENDENT GIVES APPROVAL PRIOR TO INSTALLATION.
- IN SUBDIVISIONS WITH NO SIDEWALK CURB STOP SHALL BE LOCATED BETWEEN 2 FEET MIN. TO 3 FEET MAX. BEHIND THE EDGE OF THE DRAINAGE SWALE.



ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

1½" WATER METER

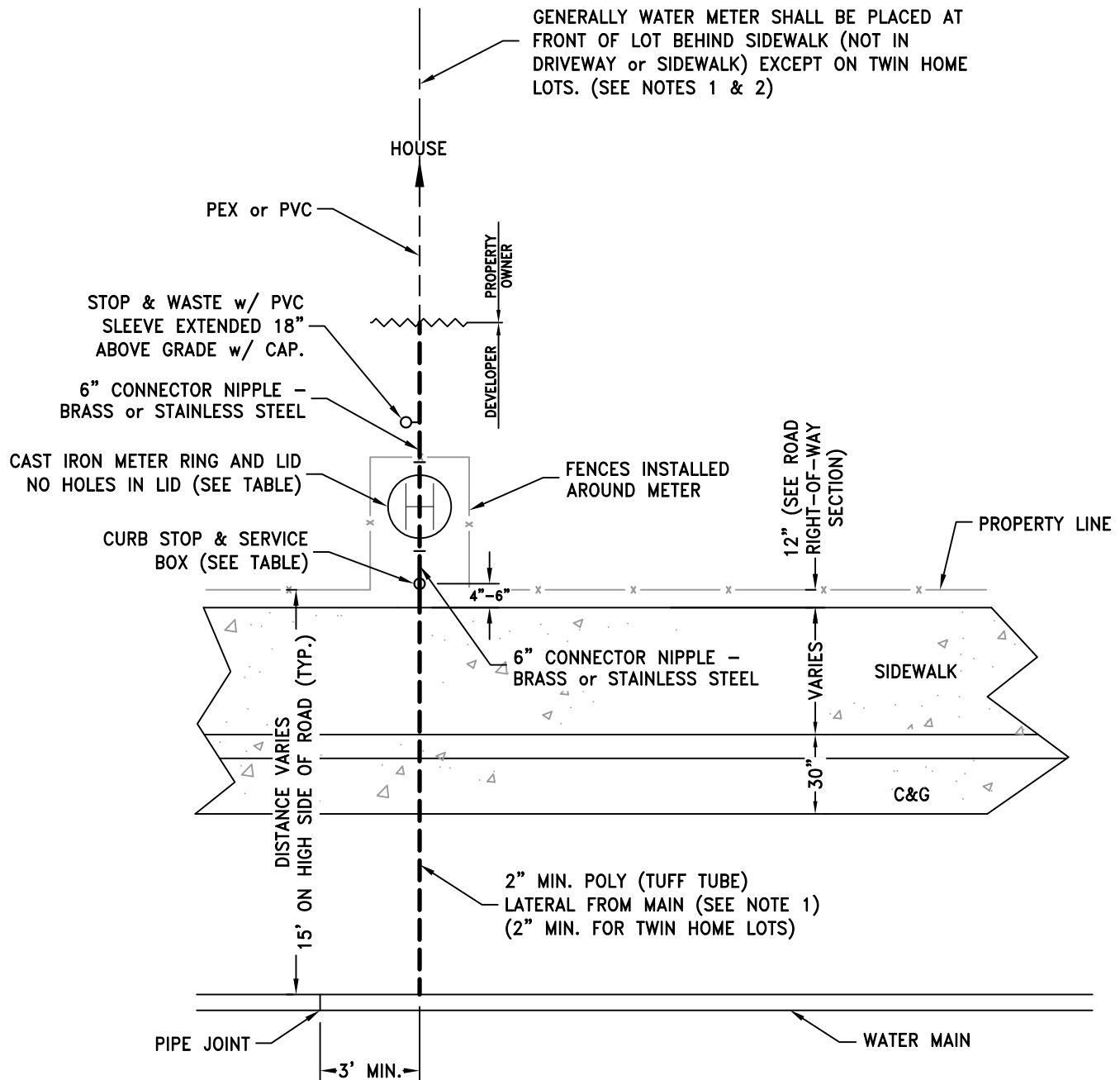
SCALE:
N.T.S.
DATE:
JAN. 2025

DETAIL No.:

W5.2B

SHEET:
2 of 2

METER SIZE	BARREL DIAMETER	BARREL COLOR	D&L RING & COVER, OAE	FORD SETTER, OAE	CURB STOP	SERVICE BOX
2"	30"Ø	BLACK	B-5076	VBHH 77-18-44-77-G or Q	FORD MODEL B11-444 (O.A.E.) 2" BALL VALVE 2" FM I.P.T. x 2" FM I.P.T.	FORD-EA2 40-40-30R (O.A.E.)



PLAN

N.T.S.



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Enoch, UT 84721
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2" WATER METER

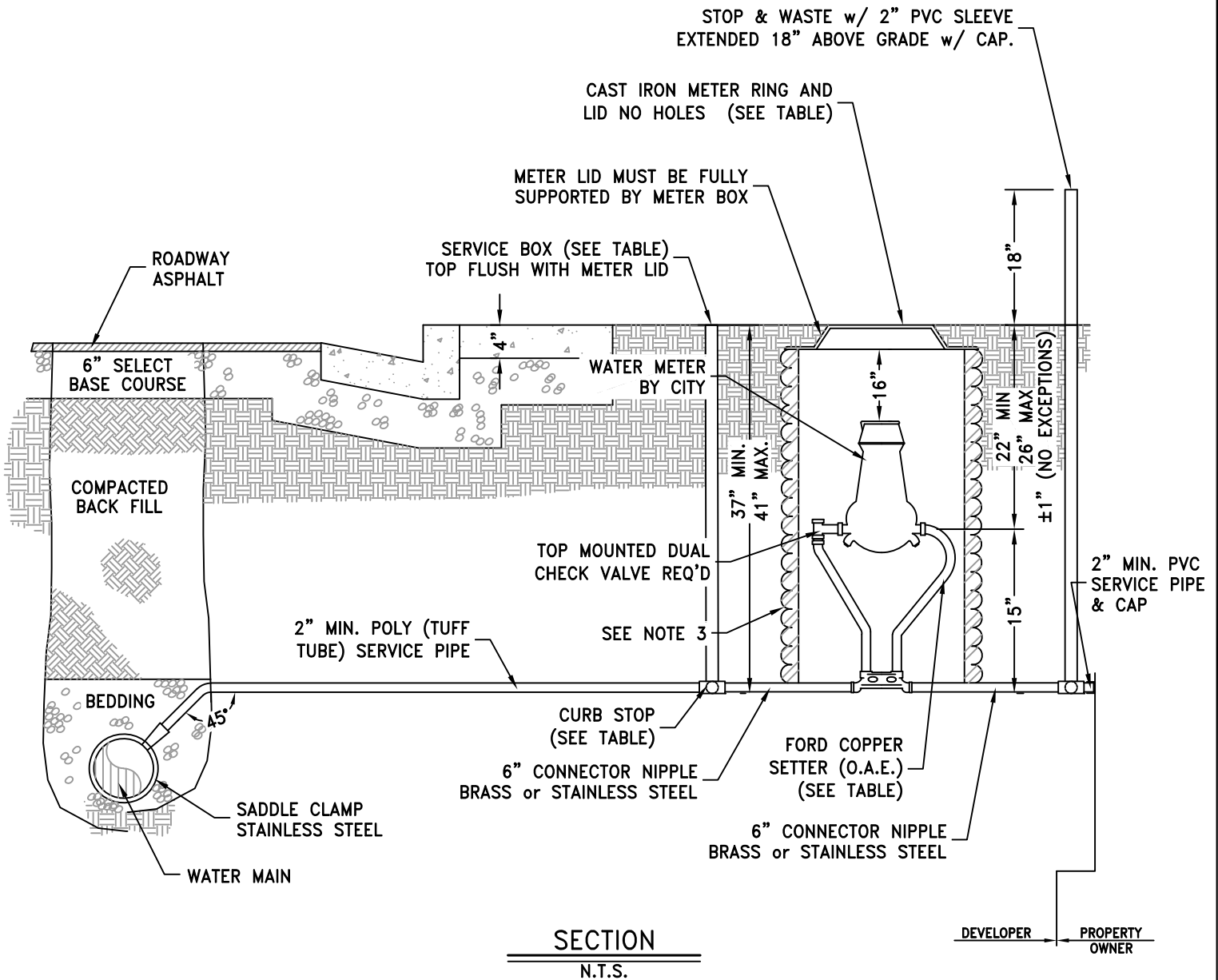
SCALE:
N.T.S.
DATE:
MAY 2025

DETAIL No.:

W5.3A

SHEET:
1 of 2

METER SIZE	BARREL DIAMETER	BARREL COLOR	D&L RING & COVER, OAE	FORD SETTER, OAE	CURB STOP	SERVICE BOX
2"	30"Ø	BLACK	B-5076	VBHH 77-18-44-77-G or Q	FORD MODEL B11-444 (O.A.E.) 2" BALL VALVE 2" FM I.P.T. x 2" FM I.P.T.	FORD-EA2 40-40-30R (O.A.E.)



NOTES:

- ON TWIN HOME LOTS THE WATER METERS SHALL BE PLACED 10' FROM EACH SIDE OF LOT LINE.
- ON INDUSTRIAL ZONED ROADS WHERE SIDEWALKS ARE NOT REQUIRED OR INSTALLED THE WATER METERS SHALL BE INSTALLED BEHIND THE CURB & GUTTER.
- METER BOX HDP A.D.S. N-12 (O.A.E.) CORRUGATED POLYETHYLENE PIPE CORRUGATED EXTERIOR/ SMOOTH INTERIOR (SEE TABLE). BOX TO BE A CONTINUOUS PIECE OF PIPE WITH NO EXTENSIONS.
- STOP & WASTE NOT REQUIRED TO BE INSTALLED IF SECONDARY WATER IS AVAILABLE.



ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

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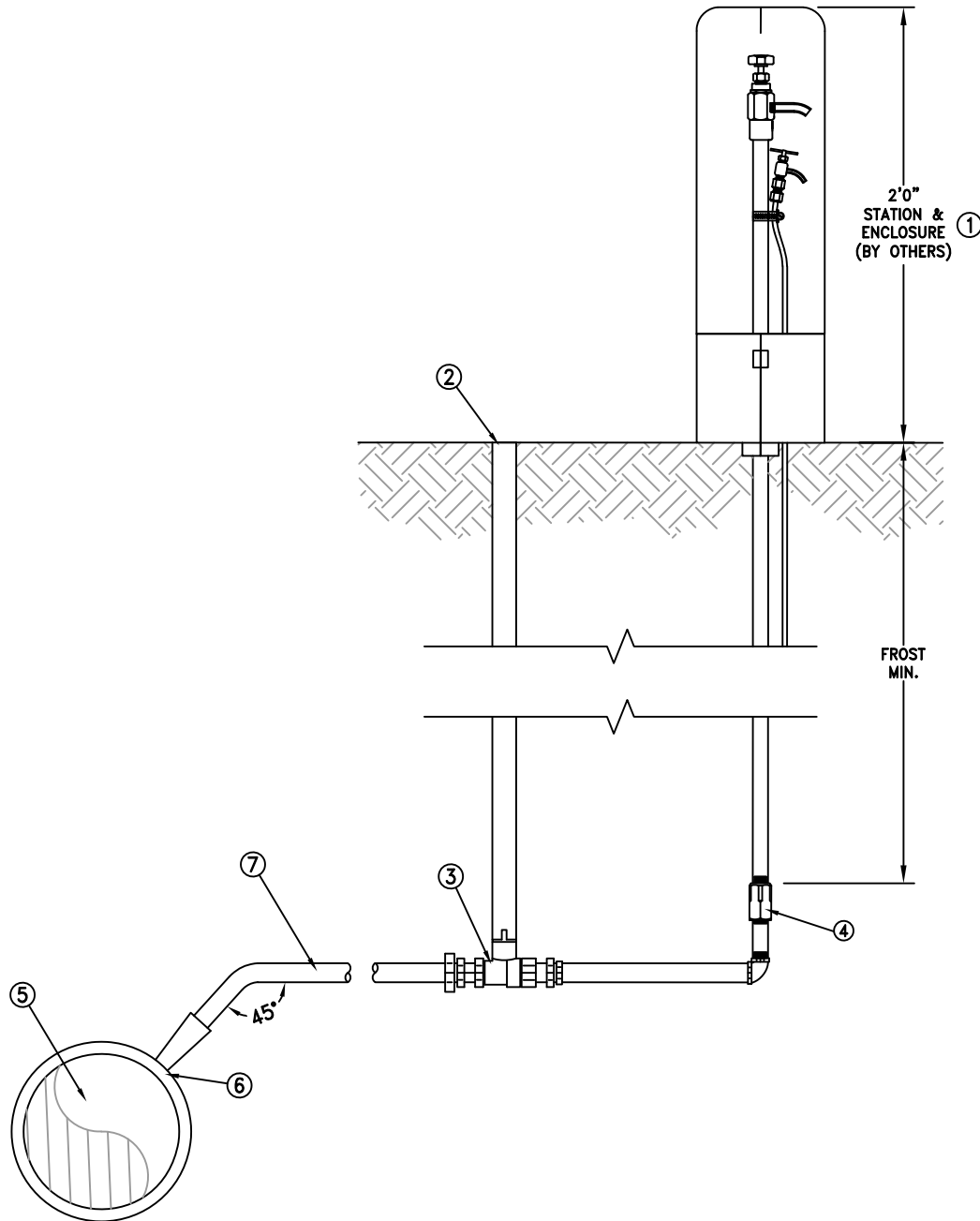
2" WATER METER

SCALE:
N.T.S.
DATE:
JAN 2025

DETAIL No.:

W5.3B

SHEET:
2 of 2



NOTES:

1. STATION SHALL BE MODEL #24-SS AS MANUFACTURED BY KUPFERLE FOUNDRY, ST. LOUIS, MO, 63102 or APPROVED EQUAL.
2. WHEN INSTALLED ON A CONCRETE SLAB FOLLOW MANUFACTURER'S GUIDELINES AND SPECS.
3. WHEN INSTALLED IN CORROSIVE SOILS, FOLLOW MANUFACTURER'S GUIDELINES AND SPECS TO PROTECT THE PIPE & FITTINGS.
4. SAMPLING STATION TO BE LOCATED AT THE MIDDLE OF SUBDIVISION or AT THE PROPERTY LINE.

ITEM	ITEM / DESCRIPTION
1	#24-SS SAMPLING STATION
2	CURB STOP VALVE BOX
3	1" CURB STOP BALL VALVE
4	VALVE BODY
5	WATER MAIN
6	STAINLESS STEEL SADDLE CLAMP
7	1" PVC (TUFF TUBE) SERVICE PIPE



ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

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WATER SAMPLING STATION

SCALE:
N.T.S.

DATE:
APR. 2025

DETAIL No.:

W11.0

SHEET:
1 of 1

ENOCH CITY CORPORATION

RESOLUTION NO. 2025-05-21-A

A RESOLUTION TO AMEND THE ENOCH CITY ENGINEERING STANDARD DETAILS FOR ALL WATER METERS

WHEREAS, the City staff and consultants found it expedient to amend the Engineering Standard Details and procedures in regards to all water meters; and

WHEREAS, the City Engineer has amended the language and diagrams in the Enoch City Engineering Standard Details; and

WHEREAS, the City Council has reviewed and discussed the Engineering Standard Details; and;

WHEREAS, the City Council finds it is in the best interest of Enoch City, after taking into consideration the public health, safety and welfare of its citizens, future needs of Enoch City and determining the same to be in the best interest of the City and its citizens that the Street Signs Engineering Details should be amended to read as follows in “Exhibit A” which is attached.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the changes to the Enoch City Water Meter Standard Details be approved and adopted.

This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 21st day of May 2025.

DATED this 21st day of May 2025

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea___	Nay___
David Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

City Council Members

David Harris
Debra Ley
Robert Tingey
Katherine Ross
Shawn Stoor



Geoffrey Chesnut – Mayor
Rob Dotson – City Manager
Jackson Ames – Chief of Police
Lindsay Hildebrand – City Recorder
Ashley Horton – City Treasurer
Lynn Nielson – Building Inspector
Hayden White – Public Works Director

May 7, 2025

Goodboro Development
C/o Steve Nelson
1366 N Fairway Dr
Cedar City, UT 84720

Subject: Letter of Intent to Acquire Real Property for Public Facility Use

Dear Steve,

Enoch City, a municipal corporation organized and existing under the laws of the State of Utah ("City"), hereby submits this non-binding Letter of Intent ("LOI") to express its interest in negotiating the acquisition of a portion of real property owned by Result Happiness LLC ("Owner") for the purpose of constructing and operating the Cedar City North Fire Station, a joint public safety facility in partnership with Cedar City, Enoch City, Iron County, and Kanarraville Town.

1. Property Description

The City intends to acquire approximately **three (3) acres** of real property located within **Parcel #A-0845-0013-0000**, within Enoch City limits. The final legal description will be determined following a formal survey.

2. Intended Use

The acquired land will be used solely for the development and operation of a public fire station, including administrative offices, vehicle bays, training areas, and associated public infrastructure.

3. Proposed Terms (Subject to Formal Agreement)

- **Acquisition Type:** Fee simple purchase
- **Purchase Price:** To be determined through good-faith negotiation and appraisal
- **Earnest Money Deposit:** To be defined in a future purchase agreement
- **Due Diligence Period:** 60 days from execution of a purchase agreement, allowing for:
 - Environmental assessment (Phase I)
 - Survey and legal description
 - Zoning and utility access confirmation
- **Closing:** Within 90 days of mutual agreement or as extended by mutual consent

City Council Members

David Harris
Debra Ley
Robert Tingey
Katherine Ross
Shawn Stoor



Geoffrey Chesnut – Mayor
Rob Dotson – City Manager
Jackson Ames – Chief of Police
Lindsay Hildebrand – City Recorder
Ashley Horton – City Treasurer
Lynn Nielson – Building Inspector
Hayden White – Public Works Director

4. Contingencies

This LOI and any resulting transaction will be subject to the following:

- Approval by the Enoch City Council & Cedar City Council at public meetings
- Satisfactory results of due diligence investigations
- Mutual agreement on final terms in a purchase and sale agreement

5. Non-Binding Effect

This LOI is intended solely as a basis for further discussion and is not intended to create any binding legal obligation on either party, except for any confidentiality obligations and good faith in negotiating. A binding commitment will arise only upon execution of a definitive purchase and sale agreement approved by both parties.

6. Next Steps

The City respectfully requests a meeting with the Owner or their designated representatives to discuss this proposal and initiate the formal negotiation process. Please contact us at your earliest convenience to schedule.

We appreciate your consideration of this important public safety initiative and look forward to working with you.

Sincerely,

Mayor Geoffrey L. Chesnut

**ENOCH CITY CORPORATION
RESOLUTION NO. 2025-05-21-B**

**A RESOLUTION SUPPORTING AMERICA250 UTAH AND RECOGNIZING AND
APPROVING THE ENOCH CITY UTAH250 COMMUNITY COMMITTEE**

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state; and

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and

WHEREAS, this partnership will be formed by creating a local committee called the Enoch City Utah250 Community Committee; and

WHEREAS, the Enoch City Utah250 Community Committee will focus on important events, people, and places within Iron County to commemorate and celebrate Iron County's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah, hereby recognizes the Enoch City Utah250 Community Committee as its official committee and will partner with America250 Utah. A motion for approval of this resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 21st day of May 2025. This resolution shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 21st day of May 2025

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea___	Nay___
David Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

**ENOCH CITY CORPORATION
RESOLUTION NO. 2025-05-21-C**

A RESOLUTION ADOPTING THE ENOCH CITY WATER CONSERVATION PLAN

WHEREAS, Enoch City, recognizes the critical importance of water conservation in ensuring a sustainable and reliable water supply for current and future residents; and

WHEREAS, Enoch City has experienced significant reductions in per capita water use over the past decade; and

WHEREAS, the population of Enoch City is projected to nearly double by the year 2054, increasing demand on limited water resources and requiring strategic planning to meet future needs; and

WHEREAS, Enoch City is committed to complying with the Utah Water Conservation Plan Act, as amended in 2017, which requires water providers to develop and adopt conservation plans to promote efficient water use; and

WHEREAS, the Enoch City Water Board and Staff have collaborated in preparing the Plan and have recommended its adoption by the Enoch City Council to support coordinated, long-term water management efforts; and

WHEREAS, the Enoch City Council finds that adoption of the Water Conservation Plan serves the public interest and promotes the health, safety, and welfare of the community;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of Enoch City, Enoch City Water Conservation Plan was voted upon and adopted by the Enoch City Council at a regular City Council meeting held on the 21st day of May 2025.

DATED this 21st day of May 2025

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
David Harris	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder