

ENOCH CITY COUNCIL NOTICE AND AGENDA

June 4, 2025 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/86224124966>

Meeting ID: 862 2412 4966

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 June 4, 2025
- e. Approval of Minutes for May 21, 2025-
- f. Ratification of Expenditures-
- g. Conflict of Interest Declaration for this agenda-

2. PUBLIC COMMENTS

3. CONSIDER ADJUSTMENTS TO THE 2024-25 BUDGET

4. CONSIDER ADJUSTMENTS TO THE 2025-26 BUDGET

5. SET A PUBLIC HEARING FOR EXECUTIVE STAFF COMPENSATION AMENDMENTS FOR JUNE 18, 2025

6. CONSIDER A PARTIAL ROAD VACATION PLAT OF 410 EAST FOR RICHPEG, LLC, AND SET A PUBLIC HEARING FOR JUNE 18, 2025

7. COUNCIL/STAFF REPORT

8. 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.

9. ACTION FROM CLOSED MEETING-

10. 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 06/02/2025.


Lindsay Hildebrand, Recorder

06/02/2025

Date

MINUTES
ENOCH CITY COUNCIL
May 21, 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
Hayden White, Public Works Dir.
Lindsay Hildebrand, City Recorder
Jackson Ames, Police Chief

Public Present: Delaine Finlay, West Harris, Bryce Poulson, and Jonathan Wilson

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Led by Council Member Tingey
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Harris
- c. **Inspirational thought-** None
- d. **Approval of Agenda for May 21, 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 May 7, 2025- Council Member Harris made a motion to approve the minutes. Council Member Ross seconded and all voted in favor.**
- f. **Ratification of Expenditures- Council Member Harris made a motion to ratify the expenditures for the month. Council Member Ross seconded and all voted in favor.**
- g. **Conflict of Interest Declaration for this agenda-** None stated

2. PUBLIC COMMENTS

There were no 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)

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the 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). Council Member Ross seconded and all voted in favor.

There were no public comments.

Council Member Harris made a motion to close the public hearing and reconvene the regularly scheduled City Council meeting. Council Member Ross seconded and all voted in favor.

**4. CONSIDER ORDINANCE NO. 2025-05-21-A 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**

Council Member Ross noted that this came forward from the Planning Commission. A Lot of the public stood up to speak about this. However, they had the wrong parcel. At the end of the public comment, they still had the same opinion. All of the commenters were from Legacy Estates. They were concerned about what a current business looks like in their backyard. The employees take smoke breaks near their backyard, and they don't have a view. They can't garden because they are in the shade. They are also worried about traffic and feel that they have had more break-ins since the commercial has been approved around them. Someone was worried about how the city is growing. There is a bus stop where one commercial business enters the main road, and it's next to a bus stop, and they feel that they drive too fast by the bus stop. The zone change that is to be considered now is right up against Midvalley Road and is to clean up something that had already been done.

City Manager Dotson showed the property on the screen. He showed the property that is requesting a zone change. The residents of Legacy Estates were concerned about a different property. It was Professional Office and they want to change to community commercial. They are already acting as community commercial. Council Member Ley wanted clarification. Council Member Ross noted that at the meeting, Mr. Black said he was willing to meet with the residents and see what they could do to fix some of the problems. Ross asked if the home in the horseshoe area of the map was also professional office. City Manager Dotson said yes, it is grandfathered in. There was a house there. City Attorney Wayment asked if this conforms with our general plan? City Manager Dotson said everything on the east side is community commercial, and the west side of it was built in the 80s or so.

Council Member Harris made a motion to approve Ordinance NO. 2025-05-21-A, 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).

Council Member Ross seconded and a roll call voted 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. OPEN THE BUDGET FOR 2024-2025 TO MAKE YEAR-END ADJUSTMENTS AND SET A PUBLIC HEARING FOR JUNE 4, 2025

Ashley said she was trying to get all of the changes to present to her. If they open it now, she will present the changes at the next meeting. It will still be displayed before the June 4th meeting. They need to set the hearing for June 18th 2025.

Council Member Harris made a motion to open the budget for 2024-2025 to make year-end adjustments and set a public hearing for June 18th, 2025. Council Member Tingey seconded and all voted in favor.

City Manager Dotson said these are the plans by engineering. One of the previous standards showed that the water meter had to be in the middle of the lot. This changes that so it is not. There is a flawed design that shows a coupler where a coupler is not wanted. We added a standard, which was number 7. Regarding the drainage swell, Council Member Ross asked if they are supposed to have one, are they considering the space for the drainage swell. City Manager Dotson said 2 feet to 3 feet behind the drainage swell is still behind the utility easement of the home. If they fill it in and put it in a culvert, then it's taken care of. Council Member Ley asked how all of this is determined. Hayden said Cedar City and Iron County both went to this. We changed our standard to match theirs and be uniform. We have a meter lid that can go in concrete. That is the only thing that we do differently.

Council Member Harris made a motion to approve Resolution No. 2025-05-21-A, a resolution to amend the Enoch City Engineering Standard Details for all water meters.

Council Member Stoor seconded and all 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

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

Mayor Chesnut said the Penny Property is being developed North of Gateway, on Minersville Highway. The fire chief is happy about that. The property owner is committed to doing it.

Council Member Harris made a motion to approve the letter of intent. Council Member Stoor seconded and all voted in favor.

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

Council Member Ross said this is something that Iron County has put together. There is a committee for Iron County. They are doing activities and wanted each city to do its own thing. There is a grant that is available if we have a committee. They had discussed having the 4th of July committee as this community committee. They are doing it across the whole country. Council Member Ley said it's a wonderful idea. She didn't like the last WHEREAS listed in the resolution. It stated that local projects will enhance tourism. She didn't think a patriotic event should have economic processes as an objective in the celebration. She liked the idea of building community and celebrating freedom. Council Member Ross asked if there was a line she would like instead. Council member Tingey said he read this as a statement of fact. He thought those things would happen whether we want them or not. Council Member Harris said tourism is one of the primary industries with the national parks so close. He didn't mind having that in there. He understood her sentiment. Council Member Ley said economic development will come as a process, but shouldn't be an objective as what we do to celebrate the 4th of July. City Attorney Wayment said that with the local projects, all of those things will naturally occur. It's not promoting tourism.

Council Member Harris made a motion to approve Resolution No. 2025-05-21-B, A Resolution supporting America250 Utah and recognizing and approving the Enoch City Utah250 Community Committee. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Harris: Yes

Council Member Ley: Abstained

Council Member Stoor: Yes

Council Member Tingey: Yes

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

City Manager Dotson said this is required to be updated every 5 years. He worked as the backbone on this, and then Christopher Daughton, who is a member of the Water Board, has been working on it. The Water Board sent it on with a favorable recommendation. Council Member Ley noted page 11. She would prefer “educating our citizens in those areas,” but rebates use taxpayers' money, and she thought that was a process that people should decide for themselves. Mayor Chesnut said he didn't know that you were adopting a rebate. That it would be explored. We don't have to adopt them. Council Member Harris said he didn't think taking it out negates a future council from being able to add it. City Manager Dotson said the state sent us an outline of things that they want to have in it. The rebate was something suggested. Mayor Chesnut said some of the things that we end up adopting is facilitated at the state legislature. Council Member Harris said if we are rebating something that reduces cost, then it's reasonable.

Council Member Ley noted another concern. “The city will implement requirements”. Are these requirements from the state? This is paragraph 4. Mayor Chesnut said yes, very little of this came from the administration. City Manager Dotson said they gave us the outline of what we should have in there. We have to have a water and preservation element in the general plan. It's part of the conversation. In there, the Water Board thought it would be softer to add certain words like promote. There was a discussion about mandating certain elements for landscaping. Council Member Harris said that when we discuss specific things, we can say we aren't going to restrict things. The other option is to heavily penalize. City Manager Dotson said numbers one and four on the list are already in place. They are related to an incentive rather than a restriction. There are 600 points on our water system right now that can be taken off if we pass this. City Attorney Wayment said this is the state's deal even though we may not like it. Council Member Harris noted that this just says that we will have the conversations when specifics come to the table. He is ok to say we will have those conversations.

**Council Member Harris made a motion to approve Resolution No. 2025-05-21-C
a resolution adopting the Enoch City Water Conservation Plan. Council Member Ross
seconded and a roll call vote was held as follows:**

Council Member Ross: Yes

Council Member Harris: Yes

Council Member Ley: No

Council Member Stoor: Yes

Council Member Tingey: Yes

10. COUNCIL/STAFF REPORT

Chief Ames

- A few weeks ago, there was an open house at the sheriff's office. It's a community outreach event. It went well.
- We had a vacancy and ended up hiring Austin. He's going through FTO now.
- He sent a few officers to cryptocurrency training. There has been a lot of fraud and things with that.
- The Police Department building is progressing.

Hayden White

- They finished the curb and gutter on 600 East. They are working on a water break right now.
- They fired up Little Eden well and sent in a request.
- They are gearing up for chipping at the first of June.
- Some seasonals will start next week, so the full-time employees can work on more road projects.

Ashley Horton

- She has been staying busy with financial things. They are in open enrollment with insurance.

City Manager Dotson

- We were approached by a company called Lumen. We can potentially get some savings and cost reductions from our utilities. He showed the flyer. It gives them 50% of the savings over 5 years. He researched them. They have a history with our state. Council Member Stoor said it seems like it's not a bad idea. Council Member Tingey said if we don't have a plan to do that or figure it out ourselves, it'd save us money. Stoor asked if it was contractual. City Manager Dotson replied that it was for 5 years. There's no fee if there are no credits or cost reductions. They negotiate with utility companies. Council Member Tingey said he doubted if it would be a lot of money. Council Member Ross wondered if we could get another option for a shorter term.
- We have an issue. He explained and gave an example of when a development comes in and there is a 12-inch water line that they need to connect to and build. If they only need an 8-inch water line, we can't require that they put in a 12-inch, even though there is a 12-inch on both sides. He explained. Can we send out the RFPs and get the ball rolling before June? So they could start in July. That'll help us as we update our impact analysis as we take on these issues. We have a developer who needs an 8-inch line, and we would like to upsize it to 12. He has agreed to take an impact fee credit. It amounts to \$12,336 which is less than 3 houses. Then we don't have to come up with the cash. It leads to the other issue. We have in the budget to update our water impact fee analysis. We will be able to look at these types of projects and change things, and charge impact fees for those projects. The Council all agreed to send out.
- Council Member Ross asked about updates to the Highway 91 project. City Manager Dotson said the plan for the old Highway 91 improvements is done. They will potentially go out to bid, but whoever is awarded the project will get the opportunity to complete it by 2026. We got a 2-million-dollar grant from the State of Utah.

Lindsay Hildebrand

- She has been working on updating all forms where we collect personal data on.
- There have been new business license requests.
- Subdivision invoicing, Newsletter, and Planning Commission packet

Council Member Ross

- In the Planning Commission, they are working on changes that will affect us from the state legislature.
- She thought those who commented knew the Planning Commission listened to them. They did a great job.

Council Member Stoor

- Do we have dead trees at the cemetery? There may be.
- We had a Rec meeting unofficially on Thursday and talked about Iron Works Park and

some historical things. There will be a meeting next month and get some engineer plans together, etc.

Council Member Harris

- What we have been doing with water is on the agenda. He will miss the next meeting on June 4th.

Council Member Tingey

- The school board is so interesting. The big deal now is to figure out how to get some money for an elementary school. They will continue to do portables, but there are no bathrooms. There is an old school that could be renovated, but that's not practical.

Council Member Ley

- She is working on the 4th of July. The antique car club will lead the parade down Midvalley Road. They are hoping to invite the public to bring bikes, 4-wheelers, trucks, etc. There will be a fun run at the old Enoch Park. So far, there is the Enoch Orchestra, food trucks, kids' eating contest, wings of death, Friends of the Library book and bake sale, we have the dunk tank, the foam machine.

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.

Council Member Harris made a motion to close the regularly scheduled City Council Meeting and move into a closed meeting for the purpose of buying, selling, or exchanging real property, or imminent litigation or discussion of personnel matters. Council Member Ross seconded and a roll call vote was held as follows:

12. ACTION FROM CLOSED MEETING-

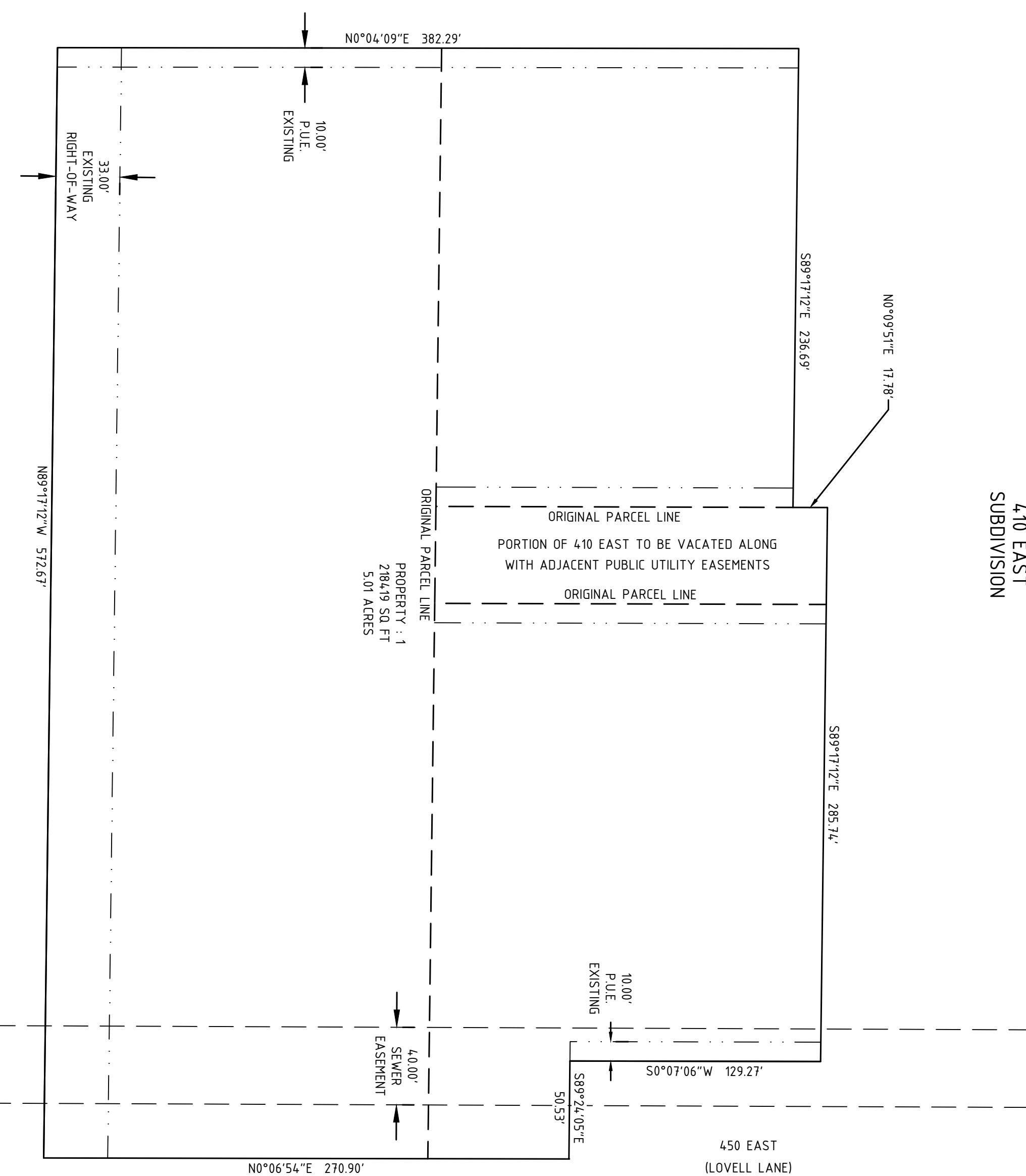
Council Member Harris made a motion to direct staff to move ahead with negotiations with the water district on the water line situation. They will put the interlocal on the next agenda. Council Member Ross seconded and all voted in favor.

13. ADJOURN

Council Member Harris made a motion to adjourn. Council Member Ross seconded and all voted in favor.

Lindsay Hildebrand, Recorder

Date



STREET VACATION PLAT FOR
RICHARD FULLER/ORTI

RICHARD ELLSWORTH
WITHIN THE NE1/4 OF SECTION 14, T. 35 S., R. 11 W., SLB&M

PLATT & PLATT, INC.

CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E. CEDAR CITY, UTAH 84720
TEL: (435) 586-6151

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<p>SCALE: 1" = 50'</p>	
<p>DATE: Jun 02, 2025</p>	
<p>CHECKED BY: R.B. PLATT</p>	
<p>DRAWN BY: M.E. PELLEGRINI</p>	
<p>PROFESSIONAL LAND SURVEYOR ROBERT B. PLATT 164659</p>	
<p>STATE OF UTAH</p>	