

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

- 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 – None**
 - d. Approval of agenda for May 13, 2025 – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. Approval of minutes for April 22, 2025 – Commissioner Poulson made a motion to approve the minutes. Commissioner Finlay seconded and all voted in favor.**
 - f. Conflict of Interest Declaration – None stated**

2. PUBLIC COMMENTS

There were no public comments.

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

knows 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 right 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 for 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.

5. CONSIDER A ZONE CHANGE REQUEST BY MCM ENGINEERING II INC., FOR A PORTION OF PARCEL A-0794-0005-0000 FROM RURAL RESIDENTIAL (R-R-1) TO RESEARCH INDUSTRIAL PARK (R/I-P) AND SET A PUBLIC HEARING FOR MAY 27, 2025.

Byron Black, a Cedar City resident and general manager at MCM Engineering since 2009, spoke to the Planning Commission about a property they purchased north of ET Land and Investments. He shared that he felt lucky to hear from neighbors who may be affected by future plans for the property and wanted to get as much feedback as possible before moving forward. In his role, he said he has influence over things like where employees take smoke breaks and where security cameras are placed. He also expressed interest in expanding the business further and mentioned looking at Enoch City's General Plan, specifically items A2, A3, and A6, with hopes of collaborating with city staff. He had read the General Plan and saw potential opportunities, especially after hearing the concerns from nearby residents. He wanted to address issues like traffic flow around current and future developments and referenced Grimshaw Lane, where kids catch the school bus.

Mr. Black mentioned that many MCM employees live in Enoch and that they've been lucky to hire some of their engineering team from SUU, creating a tight-knit, professional culture. He acknowledged the challenges that come with his job but said the strong relationships at MCM make a big difference. He believed they could be more considerate of nearby homeowners and asked to be connected with city staff who manage the General Plan standards. Commissioner Finlay noted that it was mentioned during the previous City Council meeting that MCM had been quiet and hadn't received complaints from neighbors. Mr. Black added that a Council member once described them as a "good neighbor." He explained that their manufacturing work involves mostly quiet processes like assembling metal boxes and wiring panels. He said they took steps to minimize noise and privacy concerns, such as putting offices on the north side and leaving out windows facing homes. According to him, none of the complaints from neighbors had reached

him directly, but he's open to hearing anything residents want to share and even gave out his phone number.

Chairman Correa brought up the idea of a buffer zone and said the city still needed to figure out where catch basins would go. Commissioner Losee mentioned that he's friends with people at the public hearing and noted that many decisions had already been made before a lot of the Planning Commissioners were on the board. He tried to see things from both sides and appreciated Mr. Black showing up. He pointed out how the state had taken away some local decision-making powers but said it was important to keep having these conversations. Mr. Black admitted that trying to fix things now might feel like "too little, too late," but he still wanted to talk and see how they could lessen the impact. Chairman Correa wrapped things up by saying this was a rare opportunity to be able to connect with the property owner, who would listen to the public and act on their input.

Commissioner Finlay made a motion to set a public hearing for May 27, 2025 for the zone change Request by MCM Engineering Inc., Parcels A-0794-0005-0000 and A-0794-0006-0000 from Rural Residential (R-R-1) to Research Industrial Park (R/I-P)... Commissioner Poulson seconded and all voted in favor.

6. CONSIDER AMENDING ENOCH CITY ORDINANCE 12.2400.2413 WATER RIGHTS AND SET A PUBLIC HEARING

We've had individuals who are confused by the wording. The City Council reviewed and passed Chapter 14 of our ordinance. This is the same thing in the subdivision ordinance. Because of its land use, it has to go to the Planning Commission for a public hearing. Commissioner Finlay noted that we aren't changing anything except the wording.

Commissioner Lake made a motion to set a public hearing for May 27, 2025. Chairman Correa seconded and all voted in favor.

7. CONSIDER AMENDING ENOCH CITY LAND USE ORDINANCE TO INCORPORATE MANDATES OF H.B. 368 (2025) AND SET A PUBLIC HEARING

City Manager Dotson spoke about House Bill 368. This new section is basically for an appeal authority. They don't have to have a public hearing. It is a quasi-judicial group that interprets the law and makes a decision based on certain criteria. He went over all of the changes. For example, when a subdivision is being built and the homes are identical, there can be an expedited review of the building permit. We cannot require landscaping plans to anything but safety and health concerns. We are working on the new water conservation plan right now, which was going to include those requirements. It was going to include landscaping requirements for conservation to limit 50% of front and side yards of sod. They talked about townhomes. Commissioner Lake asked if these were changes made at the state level. City Manager Dotson said changes needed to be made to incorporate changes in HB368. Because these are land use ordinances, there needed to be a public hearing.

Commissioner Poulson made a motion to set a public hearing regarding the proposed amendment of the Enoch City Land Use Ordinance to incorporate mandates of HB 368 on May 27, 2025. Commissioner Losee seconded and all voted in favor.

8. CONSIDER AMENDING ENOCH CITY ORDINANCES – TITLE 12 BY ADDING SECTION 12.300.324 – FOUNDATION ELEVATION REQUIREMENTS AND SET A PUBLIC HEARING

City Manager Dotson said this is not mandated by state code. We have always required the top of the foundation be 18 inches from the crown of the road. It has never been in our

ordinance. It's a different number in the building code. This is moving into the floodplain management ordinance. We potentially create ordinances that require other construction envelopes. This puts us into compliance with what we have been doing for years. Commissioner Finlay asked if it isn't like that already, can we go back? City Manager Dotson said no. We are a part of the National Flood Insurance Program. Parowan is, too, and they were audited. Now they have to force people to raise their houses. Their City Manager and the public are upset about it. It's based on new information that they didn't have when they built the house. Chairman Correa asked in regards to construction envelope, is it costly to the city? City Manager Dotson said it is for the home buyer. This is a good idea. Some were not done that way, and we've seen the disaster that has occurred because of it. Valley Gate Estates, in their CCNRS, require it.

Commissioner Finlay made a motion to set a public hearing for May 27, 2025 regarding the proposed amendment to Enoch City Ordinances, Title 12 by adding Section 12.300.324, Foundation Elevation Requirements. Commissioner Poulson seconded and all voted in favor.

9. CONSIDER AMENDING ENOCH CITY ORDINANCE 12.700.706 – LOCATIONS FOR ENFORCEMENT OF PERFORMANCE STANDARDS – Manufacturing Districts AND SET A PUBLIC HEARING

City Manager Dotson said that this narrows the scope. This came up as we were discussing law enforcement. The City Council had removed a portion of the noise ordinance because it was subjective. We made it more restrictive by saying these are exactly what the nuisances are. This used to say that if it's noisy, it's basically against the law. In residential, it's at the lot line; in manufacturing, it's further. We have a noise meter and a light meter, and if it fits within the decibel levels allowed, then it's not subjective. It would be objective to have a measurement taken at a point 500 feet away. Chairman Correa asked why 500 feet. City Manager Dotson said it works, and we don't reinvent the wheel. There was a cabinet shop in a commercial area, and next to it was a home. He thought the commercial zone was built first. He has a paint spraying booth in it and an exhaust fan points into the neighbor's backyard. Those neighbors have complained about the smell. We measured it, and he wasn't in compliance, so he spent \$10,000 to fix it. Chairman Correa would like to know what other cities do. He gave an example.

Commissioner Poulson made a motion to table number 9 until they get more information. Chairman Correa seconded and all voted in favor

6. COMMISSION/STAFF REPORTS

Hayden White

- His department had been fixing a road in the Dairy Glen subdivision.
- He had been working on the Little Eden well house. They are waiting for electricity. Could start it soon.
- They have been getting the cemetery ready for Memorial Weekend. They have had a lot of calls all weekend.
- Chairman Correa asked how potholes were going. Hayden noted that on Magnolia and east, they did 7 tons of pothole patching.

Council Member Ross

- At City Council, they made a couple of ordinance changes; they passed the amended plat in Spanish Trails.
- The city scored well in the fraud risk assessment.
- The budget should be posted to see the tentative budget.

City Manager Dotson

- The Old Highway 91 improvements are still in process. We hoped they could do construction this fall, but it might be next spring.
- The Enoch and Cedar feasibility study for the south side, where Enoch and Cedar connect, has a firm that is reviewing all of those issues. Where the roads connect down through Love's will be reviewed. There is potential for 2200 residential units to be proposed north of Second East.
- The Utah Trail network is working on plans for an active transportation trail into Cedar City.
- The Cedar re-use project is ongoing.
- The Red Cross blood drive is on May 21st at the Enoch church on Midvalley. There has been some miscommunication. There is no one available to host that. The Enoch City is sponsoring it. It will be pretty much all day. The blood has been committed to hospitals. We need someone to be there all the time. It'd be nice to have 5 or 6 people to volunteer.

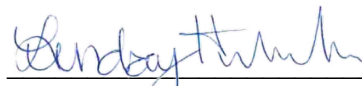
Lindsay Hildebrand

- She has been working on packets and regular office duties.

Andy Losee

- Registration is closed for baseball. So, we have ordered shirts and hats. We will start in June. We have T-ball and machine pitch. Parents and kids love it.

7. ADJOURN – Commissioner Poulson made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.


 Lindsay Hildebrand, City Recorder

06/11/2025
 Date