

**MINUTES – CANCELED NO QUARUM
ENOCH CITY PLANNING COMMISSION**

**June 10, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Carlynn and Matt Barton, Sue and Noel Wells, Scott and Marti Ber, Gary and Brenda Funderburk, Stephen Ashworth, Arlo Fawson, Lody Orton, Preston Arrington, Coby and Kaylene Zobell, Alan Caplin, Tammy Martin, Mark Melheim, Kjell Martin, Terry Davidson, Frank Bruce LaHargoue, Macy Funderburk, Camilla Tiede, Aaron, Sabrina and Lacey Alton, and Linda Hahne

1. CALL TO ORDER OF REGULAR MEETING-Chairman Pro-tem Andy Losee called the meeting to order at 5:37 PM

- a. Pledge of Allegiance – Leg by Commissioner Finlay**
- b. Invocation (2 min.) –Audience invited to participate. – Aaron Alton**
- c. Inspirational thought – Given by Commissioner Lake**
- d. Approval of agenda for June 10, 2025 – Commissioner Finlay made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.**
- e. Approval of minutes for , 2025 – Commissioner Finlay made a motion to approve the Minutes. Commissioner Correa seconded and all voted in favor.**
- f. Conflict of Interest Declaration – There were none.**

2. PUBLIC COMMENTS

Terry Davidson, a resident at 4926 North Winchester Drive, expressed concern about how the proposed zoning changes might affect property values in the area. He specifically asked about the impact on the house he recently purchased.

Commissioner Lake clarified that the zoning change in question referred to agenda item 3, regarding MCM Engineering's request.

Coby Zobell, a real estate agent and concerned citizen, stated that while current property values in Valley Gate were fine, he believed they would decline if the proposed changes were implemented. He shared his opinion that the highest and best use for the land in question would be to keep it residential. Zobell expressed particular concern about properties on 5020 North, near where MCM built their large red building, stating that several houses on that street would likely face significant price reductions when sold.

Noel Wells, a resident at 632 5140 North, presented information from the Enoch City General Plan revised in 2023. He read sections pertaining to industrial zoning designations and policies aimed at protecting neighborhood character and quality. Wells showed before and after photographs of the Berg's home, illustrating the impact of Enoch City Planning Commission Meeting

June 10, 2025

MCM's building on their property. He expressed concern about potential future developments if the parcels in question were rezoned, citing issues such as increased traffic and safety concerns for children at nearby bus stops.

Alan Caplin, owner of AJ Caplin Custom Homes, stated he owned 11 lots in Valley Gate subdivision and had built 4 houses there. He expressed concern about the potential devastating impact of the proposed zoning changes on his business and the community. Caplin provided information about MCM's ownership structure and emphasized the importance of maintaining the residential character of the area for the safety and quality of life of residents.

Marti Berg, whose property is directly affected by MCM's recent building, shared that the large red building behind her house has significantly impacted their lifestyle and property value. She stated that, according to her real estate agent, their house has potentially lost \$150,000 to \$200,000 in value due to the industrial development.

Matt Barton, a resident at 691 East 5020 North, shared his experience living in the affected area for 19 years. He recounted a conversation with Byron Black and his attorneys, who admitted to not being aware of the neighborhood when planning the building. Barton expressed concerns about various issues, including water runoff and potential fire hazards.

Kody Orton, an excavation company owner living at 525 East 4960 North, addressed the potential impact on property values and expressed concern about making Grimshaw Lane an access for larger, heavier trucks, citing safety concerns for the numerous children in the neighborhood.

Preston Arrington, a resident at 4802 North Springfield Circle, expressed strong concern for his children's safety, particularly his 4-year-old autistic son, if large vehicles were to increase in the area due to industrial development.

3. SET A PUBLIC HEARING FOR JUNE 24, 2025 REGARDING A ZONE CHANGE REQUEST BY MCM ENGINEERING II INC. FOR PARCELS A-0794-0005-0000 AND A-0794-0006-0000 FROM RURAL RESIDENTIAL (R-R-1) TO RESEARCH INDUSTRIAL PARK (R/I-P)

Chairman Pro-tem Losee explained that the commission would be voting to set a public hearing for the zone change request, not making a final decision on the change itself. He emphasized the importance of public input and encouraged residents to attend the upcoming public hearing on June 24, 2025.

Commissioner Lake clarified that the planning commission's role is to send a favorable or unfavorable recommendation to the City Council, who would make the final decision.

A motion was made by Commissioner Lake to set a public hearing for June 24, 2025, regarding the zone change request by MCM Engineering II Inc. for Parcels A-0794-0005-0000 and A-0794-0006-0000 from Rural Residential (R-R-1) to Research Industrial Park (R/I-P). Commissioner Finlay seconded and the motion passed unanimously.

4. CONSIDER A PLAT AMENDMENT OF VALLEY GATE ESTATES, PHASE 1, LOST 13 AND SET A PUBLIC HEARING FOR JUNE 24, 2025 – Go Civil

Hayden White, the Public Works Director, explained that the property owner, who owns both lots in question, is seeking to adjust the boundary line to avoid having to remove part of their driveway. This adjustment would essentially align the property boundaries with an existing feature and avoid the expense and hassle of relocating it.

Preston Arrington, the owner of an adjoining lot (Lot 14), participated in the discussion to express his concern regarding the implications of the proposed plat amendment. He explained that the shift in the boundary line would impact the cost of fencing his property significantly. Initially, he had received a fencing quote amounting to \$13,000. However, following the proposed changes, the estimate surged to \$23,000, resulting in financial strain. Arrington admitted during the meeting that he was not fully aware of why the boundary realignment was necessary, highlighting the lack of clear initial communication in this matter. The discussion during the meeting made it evident there would be further exploration of these concerns in the public hearing to ensure the decision accommodates all affected parties.

A motion was made by Commissioner Lake to set a public hearing for June 24, 2025, to consider a plat amendment for Valley Gate Estates Phase 1, Lot 13. The motion was seconded and passed unanimously.

5. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY SUNVIEW DEVELOPMENT, LLC PARCEL A-0907-0019-0000 FROM MULTIPLE RESIDENTIAL (M-R-2) TO NEIGHBORHOOD COMMERCIAL (N-C) AND SET A PUBLIC HEARING FOR JUNE 24, 2025– Go Civil

Hayden White explained that the property in question is a triangular piece bordering Highway 91. The owner wants to rezone it to commercial because it will have access off Highway 91, not through the subdivision, in hopes of selling it.

A motion was made by Commissioner Correa to consider the zone change request for property owned by Sunview Development, LLC, Parcel A-0907-0019-0000 from Multiple Residential (M-R-2) to Neighborhood Commercial (N-C) and set a public hearing for June 24, 2025, was made by Leonard Correa and seconded by Commissioner Finlay. The motion passed unanimously.

6. SET A PUBLIC HEARING FOR JUNE 24, 2025 REGARDING THE AMENDMENT OF ENOCH CITY ORDINANCE 12.2400.2413 WATER RIGHTS

The commission briefly discussed that this item had been previously reviewed and was now ready for a public hearing.

A motion was made by Commissioner Finally to set a public hearing for June 24, 2025, regarding the amendment of Enoch City Ordinance 12.2400.2413 Water Rights and seconded by Commissioner Lake. The motion passed unanimously.

7. SET A PUBLIC HEARING FOR JUNE 24, 2025 REGARDING THE AMENDMENT OF ENOCH CITY LAND USE ORDINANCE TO INCORPORATE MANDATES OF H.B. 368 (2025)

Commissioner Lake mentioned that this amendment was related to new state requirements that the city must implement.

A motion was made by Commissioner Lake to set a public hearing for June 24, 2025, regarding the amendment of Enoch City Land Use Ordinance to incorporate mandates of H.B. 368 (2025) and seconded by Commissioner Finlay. The motion passed unanimously.

8. SET A PUBLIC HEARING FOR JUNE 24, 2025 REGARDING THE PROPOSED AMENDMENT OF ENOCH CITY ORDINANCES – TITLE 12 BY ADDING SECTION 12.300.324 – FOUNDATION ELEVATION REQUIREMENTS

Hayden White explained that this amendment would require foundations to be 18 inches above the crown of the road, which had not previously been an ordinance in Enoch.

Commissioner Finlay expressed concern that over 50% of existing houses on the downhill side of streets are below this level and worried about potential requirements for existing homes to be changed.

Hayden White reassured the commission that he had spoken with a flood insurance expert who knew how to address such situations without requiring changes to existing homes.

A motion was made by Commissioner Lake to set a public hearing for June 24, 2025, regarding the proposed amendment of Enoch City Ordinances – Title 12 by adding Section 12.300.324 – Foundation Elevation Requirements and seconded by Chairman Pro-tem Losee. The motion passed unanimously.

9. COMMISSION/STAFF REPORTS

Hayden White

- He reported on recent road maintenance in Iron Mountain subdivision, storm drain work around the city building and, on Half Mile Road, and the current water situation. He mentioned that two wells were still off, which was unusual for this time of year, but overall, the water situation was good.

Chairman Pro-tem Losee

- He reported on the ongoing Enoch City t-ball and machine pitch programs, noting positive feedback from participants.

Commissioner Correa

- He thanked everyone for their get-well wishes and prayers during his recent health issues.

Council Member Ross

- She was participating remotely due to recent surgery. She reported that the City Council was currently working on budget adjustments for both the current and upcoming fiscal years.

10. ADJOURN – A motion was made by Commissioner Lake to adjourn. Commissioner Finlay seconded and all voted in favor.



Lindsay Hildebrand, City Recorder

06/25/2025
Date