

ENOCH CITY COUNCIL NOTICE AND AGENDA

July 2, 2025 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/83441313278>

Meeting ID: 834 4131 3278

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 July 2, 2025
- e. Approval of Minutes for June 18, 2025-
- f. Ratification of Expenditures-
- g. Conflict of Interest Declaration for this agenda-

2. PUBLIC COMMENTS

3. PUBLIC HEARING 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)

4. CONSIDER ORDINANCE NO. 2025-07-02-A AN ORDINANCE APPROVING A PLAT AMENDMENT OF VALLEY GATE ESTATES, PHASE 1, LOT 13 – See Planning Commission Rec.

5. PUBLIC HEARING FOR 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)

6. CONSIDER ORDINANCE NO. 2025-07-02-B AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY, PARCEL A-0907-0019-0000 FROM MULTIPLE RESIDENTIAL (M-R-2) TO NEIGHBORHOOD COMMERCIAL (N-C) - See Planning Commission Rec.

7. CONSIDER ORDINANCE NO. 2025-07-02-C AN ORDINANCE AMENDING THE CODE OF REVISED ORDINANCES OF ENOCH CITY, ORDINANCE NO. 12.2400.2413 WATER RIGHTS - See Planning Commission Rec.

8. CONSIDER ORDINANCE NO. 2025-07-02-D AN ORDINANCE AMENDING THE CODE OF REVISED ORDINANCES OF ENOCH CITY TO INCORPORATE MANDATES OF HB 368 (2025) REGARDING LAND USE - See Planning Commission Rec.

9. CONSIDER ORDINANCE NO. 2025-07-02-E AN ORDINANCE AMENDING THE CODE OF REVISED ORDINANCES OF ENOCH CITY TITLE 12 BY ADDING SECTION 12.300.324 – FOUNDATION ELEVATION REQUIREMENTS -

See Planning Commission Rec.

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.

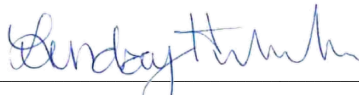
12. ACTION FROM CLOSED MEETING-

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 06/30/2025.



6/30/2025

Lindsay Hildebrand, Recorder

Date

MINUTES
ENOCH CITY COUNCIL
June 18, 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.
Mindy Kropf – Admin Asst.
Jackson Ames, Police Chief

Public Present: Jim Rushton, Jonathan Wilson, Delaine Finlay, Su & Noel Wells, Kimberlee Trower, Joe & Barb Kotcher

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- 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-** CM volunteered
- d. **Approval of Agenda for June 18, 2025** Council Member Harris made a motion to approve the agenda. Council Member Stoor seconded and all voted in favor.
- e. **Approval of Minutes for June 4, 2025-** Council Member Harris made a motion to approve the minutes. Council Member Tingey seconded and all voted in favor.
- f. **Ratification of Expenditures-** Council Member Harris made a motion to ratify the expenditures. Council Member Stoor seconded and all voted in favor
- g. **Conflict of Interest Declaration for this agenda-** none stated

2. PUBLIC COMMENTS

None

3. ADMINISTER THE OATH OF OFFICE TO OFFICER AUSTILE- [Mindy Kropf](#)

Sworn in by Mindy Kropf. Officer Austile told us about himself. Formerly flew with SUU, became expensive, wanted to serve the public and wanted the challenge of this job and help remedy the conflict of the current climate. Katrina is his wife and is currently pregnant.

4. PUBLIC HEARING FOR A PARTIAL ROAD VACATION PLAT OF 410 EAST FOR RICHPEG, LLC

Council Member Harris made a motion to open the public hearing. Council Member Stoor seconded and all voted in favor.

Noel Wells – questions: When this was discussed, that street had a cul-de-sac bulb; this

business has no provision, and the thought is that people can assume they can turn around in the business parking lot. Will this change require a change in zoning? Mayor Chesnut explained that these things happen in steps, one decision at a time. City Manager Dotson said it's a temporary cul-de-sac; it was never going to be permanent. They had to put it in temporarily for fire. Mayor Chesnut said any future development would require the radius. **Council Member Harris made a motion to close the public hearing. Council Member Stoor seconded and all voted in favor.**

5. CONSIDER ORDINANCE NO. 2025-06-18 AN ORDINANCE APPROVING A ROAD VACATION PLAT FOR ENOCH CITY – Platt & Platt

Mike Platt was online as the representative. Council Member Harris asked for it to be pulled up on the map so he could see it since he was gone last meeting. City Manager Dotson pulled the map up. Council Member Harris asked if it was over by the Dollar General and asked if it would be redesigned. Mike Platt said that when it is redesigned, it will be to Enoch's engineering standards. Mayor Chesnut asked where Dollar General was. Vacating the portion of the road to the South. City Manager Dotson pointed out a road that's already been dedicated to the city, coming off Highway 130. Council Member Harris said he wasn't sure what the length was.

Council Member Harris made a motion to approve Ordinance No. 2025-06-18, an ordinance approving a road vacation plat for Enoch City. Council Member Stoor seconded and a roll call vote was held as follows:

**Council Member Ross: Yes
Council Member Tingey: Yes
Council Member Stoor: Yes**

**Council Member Ley: Yes
Council Member Harris: Yes**

6. PUBLIC HEARING FOR ADJUSTMENTS TO THE 2024-2025 BUDGET

Council Member Harris made a motion to open the public hearing. Council Member Tingey seconded and all voted in favor. Ashley said we received funding, added to misc. category. Council Member Ley asked if it will be in next years budget. Ashley said it will be in this year. Council Member Harris made a motion to close the public hearing. Council Member Stoor seconded and all voted in favor.

7. CONSIDER RESOLUTION NO. 2025-06-18-A A RESOLUTION APPROVING THE REVISED 2024-2025 BUDGET AND CLOSING THE BUDGET

Council Member Harris made a motion to approve Resolution No. 2025-06-18-A, a resolution approving the revised 2024-2025 budget and closing the budget. Council Member Stoor seconded and a roll call vote was held as follows:

**Council Member Ross: Yes
Council Member Tingey: Yes
Council Member Stoor: Yes**

**Council Member Ley: Yes
Council Member Harris: Yes**

8. PUBLIC HEARING FOR EXECUTIVE STAFF COMPENSATION AMENDMENTS

Council Member Harris made a motion to open the public hearing. Council Member Stoor seconded and all voted in favor. Mayor Chesnut explained that state code says we have to have a separate hearing for executive staff compensation in the budget. There were no public comments.

Council Member Harris made a motion to close the public hearing. Council Member Stoor seconded and all voted in favor.

9. PUBLIC HEARING FOR THE 2025-2026 FINAL BUDGET AND CERTIFIED TAX RATE APPROVAL

Council Member Harris asked what the tax rate was. Ashley couldn't remember what the actual rate was, but that we accepted the county tax rate and explained it depends on the number of residents. Mayor Chesnut explained why we don't have to have an increase. We balanced our budget. Council Member Harris made a motion to open the public hearing. Council Member Tingey seconded and all voted in favor. Mayor Chesnut said it's always nice when we go balanced. There was discussion about how the tax rate works.

Council Member Harris made a motion to close the public hearing. Council Member Stoor seconded and all voted in favor.

10. CONSIDER RESOLUTION NO. 2025-06-18-B A RESOLUTION ADOPTING A CERTIFIED PROPERTY TAX RATE AND BUDGET FOR THE FISCAL YEAR ENDING JUNE 30TH 2026

Mayor Chesnut talked about the months of work that went into looking into the budget, meeting with department heads.

Council Member Harris made a motion to adopt Resolution No. 2025-06-18-B, a resolution adopting a certified property tax rate and budget for the fiscal year ending June 30th 2026. Council Member Tingey seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Ley: Yes

Council Member Tingey: Yes

Council Member Harris: Yes

Council Member Stoor: Yes

11. COUNCIL/STAFF REPORT

Hayden White

- They were chipping roads.
- They were fog sealing Iron Mountain on Friday.
- They have been working on water by making sure it stays in the tanks.
- They have been working on parks. The Summer Games went great. There were a lot of compliments on the parks. Mayor Chesnut talked about people speaking about parks and rave reviews. All Saturday games got moved to Enoch.
- Council Member Ley asked about a pump for the BLM well. Hayden said the wire was damaged and they had to order \$50,000 spool of wire. Council Member Harris asked about levels in tanks. Hayden said they're kind of low. There are subdivisions coming in, and having to keep the dust down is contributing. We're catching up on weekends.

Chief Ames

- He put a vest on and stood in the heat the other day. They are staying busy.
- The PD building is on track.
- They are excited to have Officer Austile with us. They rode around the other day and Austin was very personable.
- There have been an increase in fraud cases, "actors" reaching out and trying to con people, so be vigilant. There are texts about money owed or warrants, so be careful.
- Council Member Ley, spoke about a citizen calling and being concerned about candy being thrown at the parade and asked Chief his opinion. Chief talked about some jurisdictions having lines. There are inherent risks in any activity. Mayor Chesnut mentioned the kid who was hit in the Cedar parade a couple of years ago. Council Member Ley asked about insurance liability issues. Chief Ames said we

should stress that people are throwing candy off the road. He mentioned a plumbing company throwing a plunger at a parade he was at last year, and he would discourage those.

Ashley Horton

- She is getting ready for audit and has been busy with budget.

City Manager Dotson

- He talked about sewer and water proposals for impact fees facilities.
- He mentioned the Safe Streets grant application. There are several agencies applying together. He talked about the grant to stripe Midvalley Rd and Hwy 91, 3600 N, and interactive speed signs in a couple places. Council Member Tingey asked what interactive meant. City Manager Dotson explained what they are and spoke about other grants. He met with our engineering firm that does our sewer monitoring today. It needs to be replaced at certain capacity levels. They've been talking about putting a whole new line out to the treatment plant parallel the other one.
- He met with NRCS, USDA, and the rural development division. He asked permission to apply for grants and a loan for construction, but we don't charge enough to get a grant for construction. Council Member Ley asked if it was secondary. City Manager Dotson explained it's the sewer. Council Member Tingey said he's good with it, and everyone else seemed to agree.
- He also met with consultants from the Utah Trail network about which areas would be better for trails based on different criteria. They scored everything and will be getting numbers back to decide where the best place. Council Member Stoor asked if it would be part of the roadway. City Manager Dotson spoke about municipal building authority and how that works to be able to get loans better, etc. Mayor Chesnut spoke about how Cedar used it for Heritage, etc.
- Associated Foods has submitted plans for their parcels and are subdividing for different businesses. Lin's says they are pretty confident they will be getting us a permit application within a month or so. Lin's has been talking about coming for 20 years.
- Council Member Tingey asked if anyone has been applying for sidewalk replacement. One has applied and Hayden is meeting with them tomorrow.

Mindy Kropf

- There are about 300 building permits last fiscal year. Approximately 1/3 is residential and quite a few commercial lately.

Mayor Chesnut

- He gave Wings of Death updates.

Council Member Ross

- The Planning Commission has been busy. The next meeting will have 4 public hearings. There were 9 people against MCM zone change at last hearing.
- America 250 wants a spot in the parade.

Council Member Stoor

The Rec. Committee meeting will be tomorrow. They will be talking about Iron Works Park.

Council Member Harris

- Mayor Green has formed a Water Advisory Council, which Harris is on. He thinks the plan is great and wishes we'd had it for 10 years. Not a quick process, but it will be a huge benefit, decreasing costs for everyone. The district will probably be taking the lead on most. It is modeled after the Washington County system, which

has worked well. It could be a pretty significant shift in how our water system works. It represents what we've done with ICWCD.

Council Member Tingey

- He attended the school board meeting. This afternoon he attended a subcommittee meeting of the Homeless council. They're looking for more data. Each group generates their own data. The Mayor is on the board of Care and Share and explained what he knows about homelessness here in our county. Different definitions of homelessness. Tingey really supports this and would like to see the committee generate good things to help. There are about 1100 people in 5 counties, a couple hundred mentally ill, and some addicted to drugs. He is happy to be on the committee.

Council Member Ley

- The 4th of July is coming soon. She said the marquee is wonderful. The Parade will start at 5:30, hot dogs 6:30, 7:00 games, 7:30 wings of death. They are trying. Tingey asked if there would be a band. Debra said the orchestra is coming. City Manager Dotson asked about who will be cooking the hot dogs, and doesn't want to ask employees to work on a holiday. Harris and Storr both said they would help. Ley is looking for help with games and the parade.

12. 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 go into a closed session for the discussion of buy sell or exchange of real property. The motion was seconded and a roll call vote was held as follows:

**Council Member Ross: Yes
Council Member Storr: Yes
Council Ley: Yes**

**Council Member Harris: Yes
Council Member Tingey: Yes**

13. ACTION FROM CLOSED MEETING- None

14. ADJOURN – Council Member Harris made a motion to adjourn. Council Member Ley seconded and all voted in favor.

Lindsay Hildebrand, Recorder Date

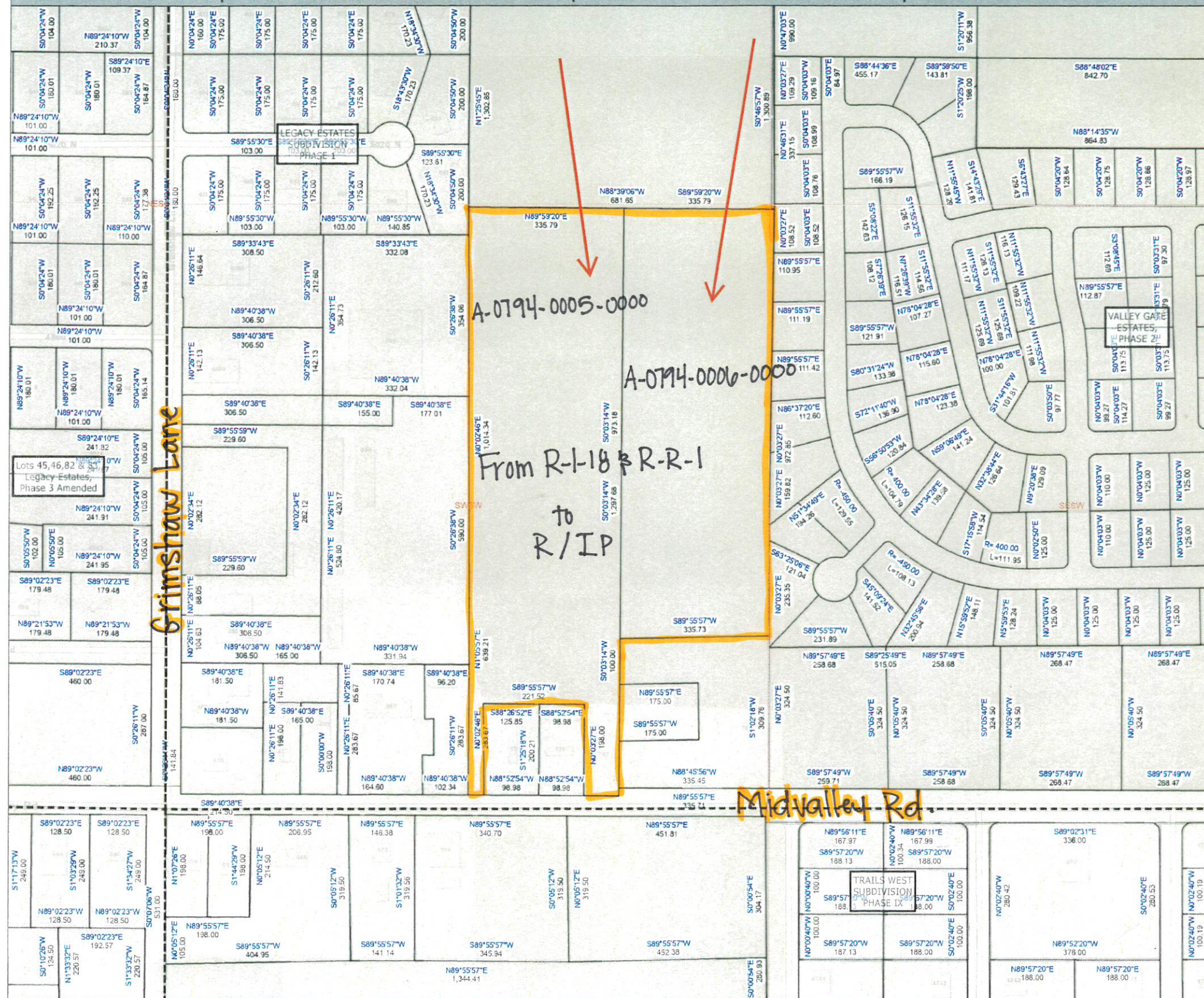


IRON COUNTY

For taxing
purposes only

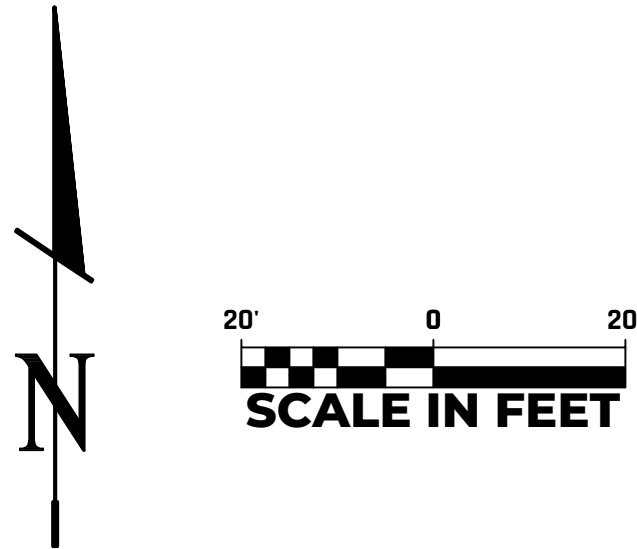
SEC 12 T35S R11W | SEC 13 T35S R11W | SEC 14 T35S R11W | SEC 11 T35S
R11W

Lots 45,46,82 & 83, Legacy Estates, Phase 3 Amended | Valley Gate Estates Phase 1 | LEGACY ESTATES SUBDIVISION PHASE 1 | LEGACY ESTATES
SUBDIVISION PHASE 2 | LEGACY ESTATES SUBDIVISION PHASE 3 | TRAILS WEST SUBDIVISION PHASE VI | TRAILS WEST SUBDIVISION PHASE



AMENDED FINAL PLAT: VALLEY GATE ESTATES, PHASE 1, LOTS 13 & 14,

LOCATED IN SECTION 12, T35S, R11W, SLB&M, ENOCH CITY, IRON COUNTY, UTAH



LEGEND

- SECTIONAL MARKER AS NOTED
- FOUND MONUMENT AS NOTED
- SET "GO CIVIL ENG" R/C

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED HEREON, HAVING CAUSED SAID LOTS 13 AND 14 OF VALLEY GATE ESTATES, PHASE 1 TO BE AMENDED AND EASEMENTS GRANTED AS SHOWN HEREON.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D. 20 ____.

PRESTON ARRINGTON

NATASHA ARRINGTON

ACKNOWLEDGEMENT

STATE OF UTAH)

S.S.

COUNTY OF IRON)

ON THIS THE ____ DAY OF ____, 20 ____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, _____ & _____, THE SIGNERS OF THE OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION No. _____
EXPIRATION DATE: _____
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED HEREON, HAVING CAUSED SAID LOTS 13 AND 14 OF VALLEY GATE ESTATES, PHASE 1 TO BE AMENDED AND EASEMENTS GRANTED AS SHOWN HEREON.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D. 20 ____.

TIM STEWART, MANAGING MEMBER
STEWART ENTERPRISES LC

ACKNOWLEDGEMENT

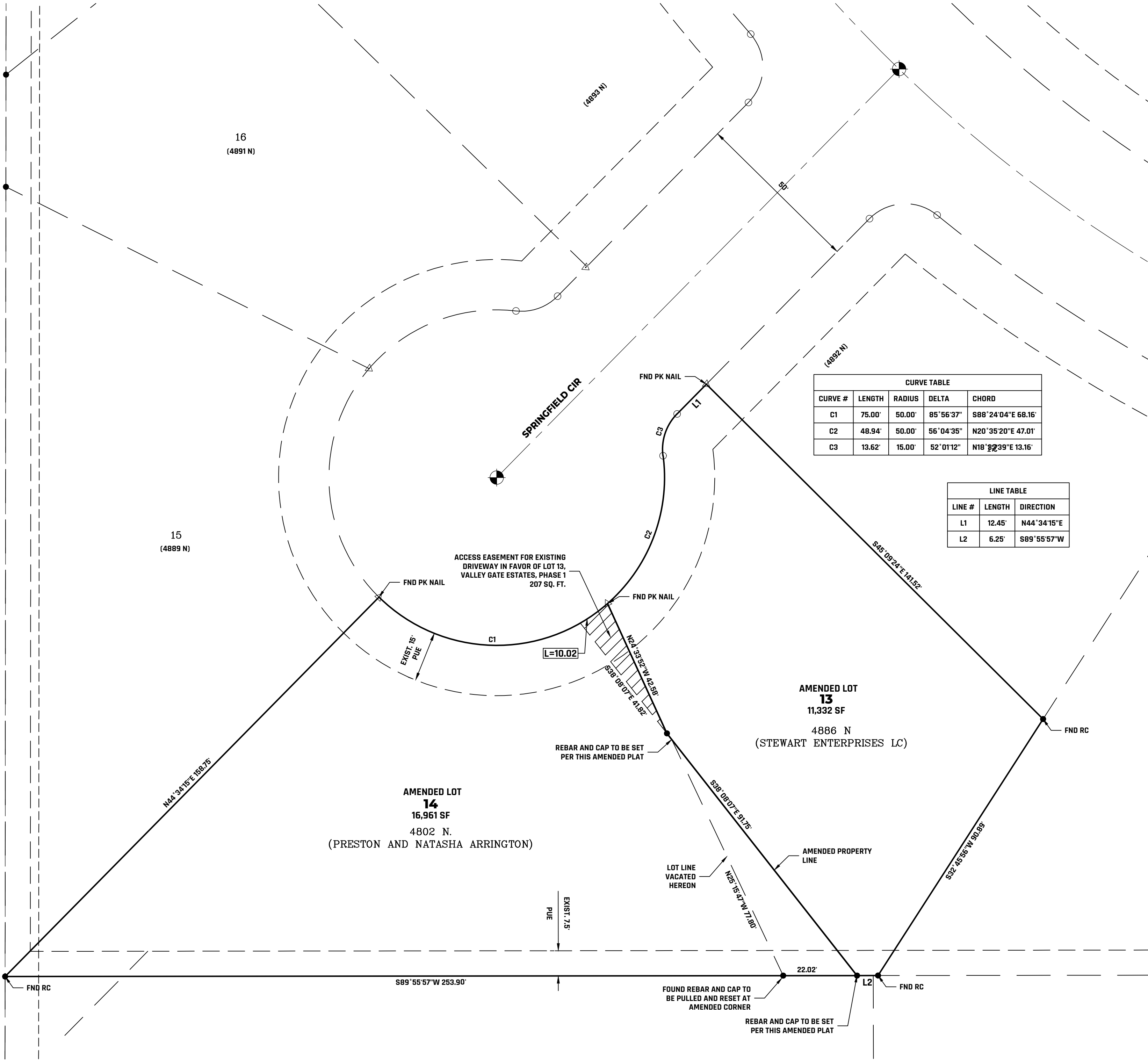
STATE OF UTAH)

S.S.

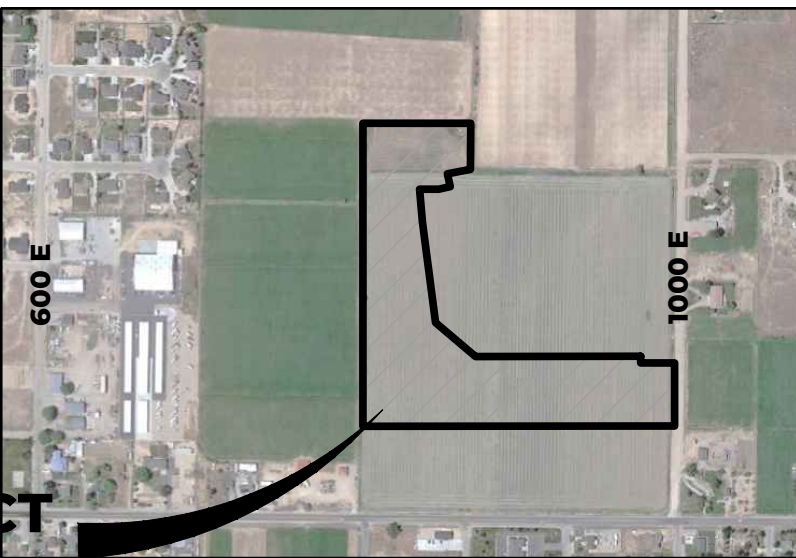
COUNTY OF IRON)

ON THIS THE ____ DAY OF ____, 20 ____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, _____, THE SIGNERS OF THE OWNER'S DEDICATION, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED SAID DEDICATION FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION No. _____
EXPIRATION DATE: _____
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)



PROJECT
LOCATION

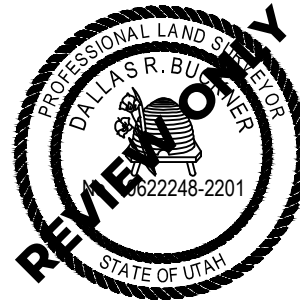


VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

I, DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN, AND VACATE THE COMMON LOT LINE AS SHOWN HEREIN, HEREAFTER TO BE KNOWN AS "AMENDED FINAL PLAT: VALLEY GATE ESTATES, PHASE 1, LOTS 13&14", A RESIDENTIAL LOT LOCATED IN ENOCH CITY, UTAH. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.



DALLAS R. BUCKNER P.L.S. NO. 1062248-2201

AMENDED PROPERTY DESCRIPTION

ALL OF LOT 13 AND LOT 14, VALLEY GATE SUBDIVISION PHASE 1, BEING AMENDED AS SHOWN HEREON.

NARRATIVE

THIS AMENDED PLAT WAS REQUESTED BY TIM STEWART OF STEWART ENTERPRISES LC FOR THE PURPOSE OF OBTAINING AN EASEMENT ACROSS LOT 14 ON AN EXISTING DRIVEWAY AND ADDITIONAL ACCESS AREA TO LOT 13, AND IN EXCHANGE ADJUSTING THE LOT LINE GIVING ADDITIONAL LOT AREA TO PRESTON AND NATASHA ARRINGTON OWNERS OF LOT 14.

BASIS OF BEARING FOR THIS AMENDED PLAT IS PER THE ORIGINAL SUBDIVISION FINAL PLAT.

LAND USE AUTHORITY APPROVAL

I, TIM WATSON, ENOCH CITY CORPORATION CITY ENGINEER AND LAND USE AUTHORITY, DO HEREBY CERTIFY THAT THIS AMENDED FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS ____ DAY OF ____, 20 ____.

TIM WATSON - LAND USE AUTHORITY

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED FINAL PLAT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE ____ DAY OF ____, 20 ____.

BY: GEOFFREY CHESNUT - CITY MAYOR ATTEST: LINDSAY HILDEBRAND - CITY RECORDER

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF ____, 20 ____.

BOOK ____ PAGE ____ COUNTY RECORDER - CARRI JEFFRIES

ENTRY NO. ____ FEE ____

RECORDED AT THE REQUEST OF ____

GO CIVIL
ENGINEERING

AMENDED FINAL PLAT:
VALLEY GATE ESTAES, PHASE 1, LOTS 13 & 24
FOR
STEWART ENTERPRISES LC &
PRESTON AND NATASHA ARRINGTON
LOCATED IN SECTION 12, T35S, R11W, ENOCH CITY, IRON COUNTY UTAH

CHECKED:

SCALE:

1" = 20'

DATE:

5/13/25

DRAWN:

BRB

SHEET:

1 OF 1

11 X 17 SHEETS ARE NOT TO SCALE

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

**June 24, 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: Peggy S., Sandy Clark, Cindy Laffoon, Dennis Gray, Alan Caplin, Joe & Parbara Kotcher, Mark Melheim, Terry Davidson, Arlo Fawson, Laura Peterson, Su & Noel Wells, Doug Grimshaw, Kaleb Caplin, Jake Spencer, Jim Rushton, Clark Arnold, Scott & Maito Roy, Debra Holmes, Taiga Roher, Carol, Tammy Martin, Kjell Martin, and Richard Dawson

1. PUBLIC HEARING REGARDING A PLAT AMENDMENT OF VALLEY GATE ESTATES, PHASE 1, LOT 13– Go Civil

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding a plat amendment of Valley Gate Estates, Phase 1, Lot 13. Commissioner Losee seconded and all voted in favor.

Arlo Fawson with Go Civil Engineering. They are rearranging a lot line to deal with a driveway location issue. The owner was present last week, however, it was noted that he was not present tonight.

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

2. CONSIDER A PLAT AMENDMENT OF VALLEY GATE ESTATES, PHASE 1, LOT 13 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL– Go Civil

Commissioner Finlay said the gentleman who was here last meeting and owned the lot had presented a quote for a fence that was going to cost him a lot more. She wondered if that should be taken into account. However, this person was not present. Commissioner Losee asked how many square feet would need to be moved. City Manager Dotson said it's 207 Square Feet.

Commissioner Lake made a motion to send a favorable recommendation to the City Council to approve the plat amendment of Valley Gate Estates Phase 1, Lot 13. Commissioner Losee seconded and the vote was held as follows:

Commissioner Losee: Yes

Commissioner Lake: Yes

Chairman Correa: Yes

Commissioner Poulson: Yes

Commissioner Finlay: No

ENOCH CITY CORPORATION

ORDINANCE NO. 2025-07-02-A

AN ORDINANCE TO APPROVE THE PLAT AMENDMENT FOR VALLEY GATE ESTATES, PHASE 1, LOT 13

WHEREAS, this amended plat was requested by Tim Stewart of Stewart Enterprises LLC for the purpose of obtaining an easement across lot 14 on an existing driveway and additional access area to lot 13, and in exchange adjusting the lot line giving additional lot area to Preston and Natasha Arrington, owners of lot 14.; and

WHEREAS, the plat amendment application was presented to the Enoch City Planning Commission on June 24, 2025; and

WHEREAS, the Planning Commission reviewed the requirements of the Enoch City ordinances and State law to determine the petition was in accordance with all ordinances; and

WHEREAS, the Enoch City Planning Commission sent a favorable recommendation to approve the plat amendment; and

WHEREAS, the Enoch City Council reviewed the plat amendment in Valley Gate Estates Subdivision, Phase 1, Lot 13 and found that all items for the application have been met; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the attached plat amendment for this action, prepared by Go Civil Engineering, be approved and accepted with all commitments and obligations pertaining thereto.

This Ordinance was made, voted upon and passed by the Enoch City Council at a regular city council meeting held on the 2nd day of July, 2025 and shall become effective immediately.

DATED this 2nd day of July 2025

ENOCH CITY CORPORATION

VOTING:

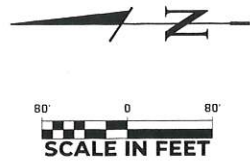
Katherine Ross	Yea___	Nay___
Debra Ley	Yea___	Nay___
David Harris	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

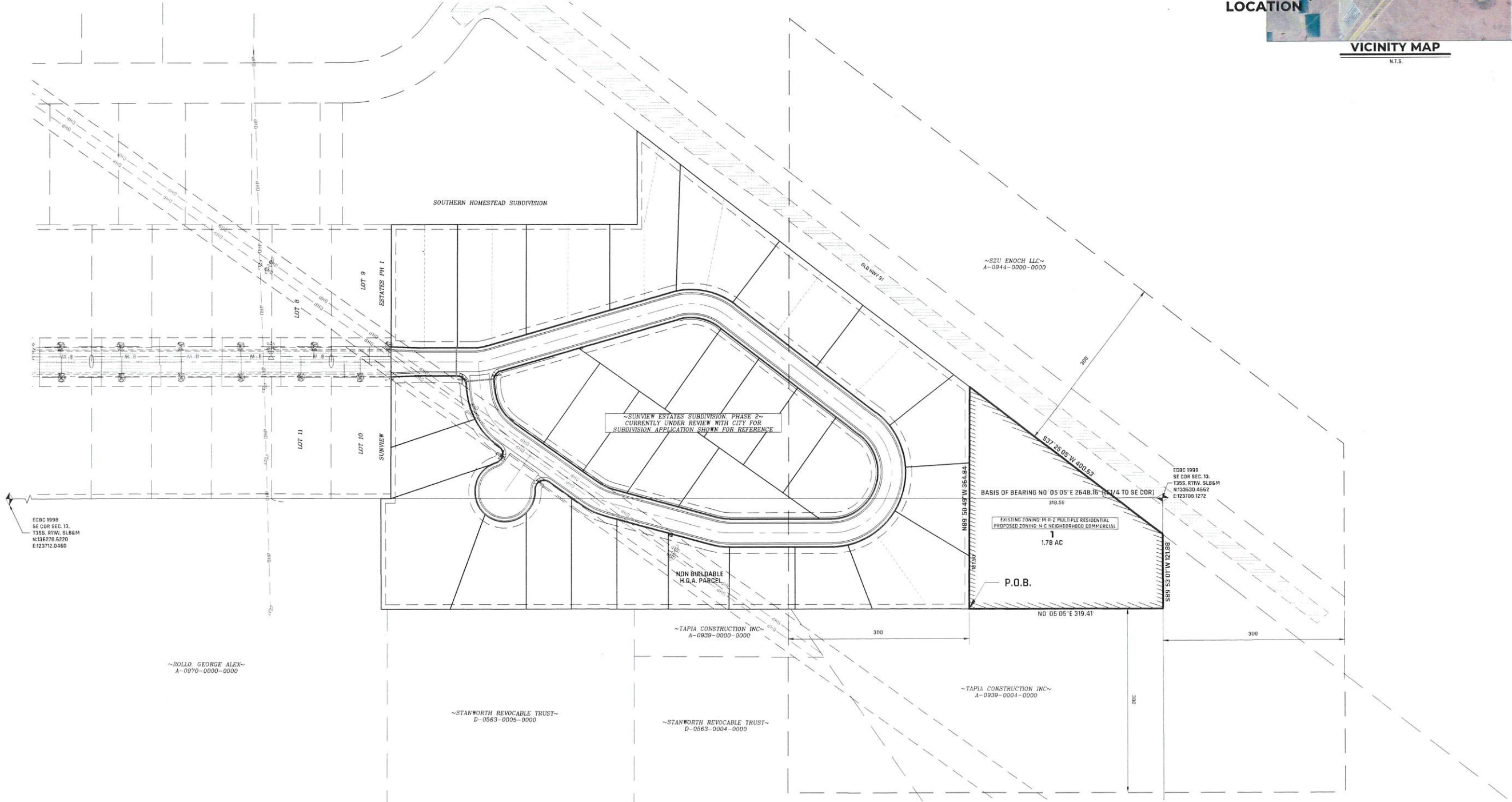
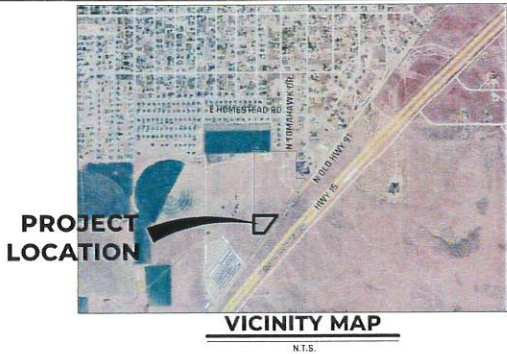
Lindsay Hildebrand, City Recorder



LEGEND	
	SECTIONAL MARKER AS NOTED
	CLASS I MONUMENT TO BE SET
	CLUSTER MAIL BOX

ZONE CHANGE MAP FOR SUNVIEW DEVELOPMENT, LLC

LOCATED IN SECTION 18, T35S, R10W, SLB&M, ENOCH CITY, UTAH



ZONE CHANGE DESCRIPTION (1.78 AC)

BEGINNING AT A POINT BEING N00° 05' 05" E ALONG THE SECTION LINE 318.55 FEET AND N89° 50' 49" W 181.50 FEET FROM THE SOUTHEAST CORNER SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89° 50' 49" E 364.84 FEET TO A POINT ON THE OLD HWY 91 RIGHT OF WAY; THENCE S37° 25' 05" W ALONG SAID RIGHT OF WAY 400.63 FEET; THENCE S89° 53' 01" W 121.88 FEET; THENCE N00° 05' 05" E 319.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.78 ACRES, MORE OR LESS.

NOTES:

PROPERTY OWNER: SUNVIEW DEVELOPMENT LLC
581 EAST ST GEORGE BLVD
SAINT GEORGE, UTAH 84770
PARCEL NUMBER: A-0907-0019-0000

- THIS ZONE CHANGE REQUEST IS TO BRING THE EXISTING USE M-R-2 MULTIPLE RESIDENTIAL, TO BE IN CONFORMANCE WITH THE N-C NEIGHBORHOOD COMMERCIAL ZONE, CONSISTENT WITH THE CITY OF ENOCH ORDINANCES.

ZONE CHANGE MAP	
FOR SUNVIEW DEVELOPMENT, LLC	
LOCATED IN SECTION 18, T35S, R10W, SLB&M, ENOCH CITY, UTAH	
GO CIVIL ENGINEERING	
590 N. 800 W. CEDAR CITY, UT 84721 #(435) 586-9592 WWW.GOCIVIL.NET	
CHECKED: 1 x 80 SCALE: 1 x 80 DATE: 3/27/25	
DRAWN: 808 SHEET: 1 OF 1	
REVISIONS	
NO	DESCRIPTION
BY	DATE

INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING ASSUMES ALL RESPONSIBILITY FOR VERIFYING THE ACCURACY, SUITABILITY & STABILITY OF THIS INFORMATION FOR THE PURPOSES INTENDED. ALL EXISTING UTILITY LOCATIONS MUST BE LOCATED PRIOR TO CONSTRUCTION.

MINUTES
ENOCH CITY PLANNING COMMISSION
June 24, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Peggy S., Sandy Clark, Cindy Laffoon, Dennis Gray, Alan Caplin, Joe & Parbara Kotcher, Mark Melheim, Terry Davidson, Arlo Fawson, Laura Peterson, Su & Noel Wells, Doug Grimshaw, Kaleb Caplin, Jake Spencer, Jim Rushton, Clark Arnold, Scott & Maito Roy, Debra Holmes, Taiga Roher, Carol, Tammy Martin, Kjell Martin, and Richard Dawson

5. **PUBLIC HEARING REGARDING 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)– Go Civil**

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding 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). Chairman Correa seconded and all voted in favor.

Arlo Fawson said the owner thought that this piece would be better fitted as a commercial lot. The access would be located on Highway 91. Commissioner Finlay asked if they would need to get special permission to use that access. City Manager Dotson said they would have to do a traffic impact study.

Commissioner Lake asked if changing it is small-scale commercial that has to fit into the neighborhood. The answer was yes.

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

6. **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 MAKE A RECOMMENDATION TO THE CITY COUNCIL– Go Civil**

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.

Commissioner Losee asked what some potential businesses could be that could go there. City Manager Dotson gave two examples: a realtor's office or a hair salon. Something small-scale commercial.

Commissioner Losee made a motion to send a favorable recommendation to the City Council 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). Commissioner Finlay seconded and all voted in favor.

DRAFT

**ENOCH CITY CORPORATION
ORDINANCE NO. 2025-07-02-B**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE
ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY
OWNED BY SUNVIEW DEVELOPMENT, LLC, PARCEL A-0907-0019-0000 FROM MULTIPLE
RESIDENTIAL (M-R-2) TO NEIGHBORHOOD COMMERCIAL (N-C)**

WHEREAS, the owner of property, Sunview Development, LLC, Parcel A-0907-0019-0000 has applied to have the zoning changed from Multiple Residential (M-R-2) to Neighborhood Commercial (N-C); and

WHEREAS, the Enoch City Planning Commission held a public hearing on June 24, 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 Sunview Development, LLC shall be changed from Multiple Residential (M-R-2) to Neighborhood Commercial (N-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 2nd day of July 2025. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 2nd day of July 2025

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

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

SEAL:

Legals/Parcel Number A-0998-0001-0000

ENOCH CITY COUNCIL MEMORANDUM

TO: PLANNING COMMISSION

FROM: ADMINISTRATION

DATE: MAY 13, 2025

SUBJECT: AMENDMENT TO SECTION 12.1400.2413 – WATER RIGHTS



Overview:

The proposed amendment to Section 12.1400.2413 of the Enoch City Code updates and replaces the existing water rights ordinance to reflect current water resource conditions, legal obligations under the State Engineer's Groundwater Management Plan, and municipal development practices.

Proposal:

1. **Comprehensive Revision and Clarification:**

The ordinance repeals and replaces the previous language to better define the standards and procedures for dedicating water rights to the City, including updated requirements for priority dates and curtailment timelines.

2. **Alignment with State Requirements:**

The revised ordinance incorporates thresholds related to the State Engineer's curtailment schedule, ensuring that any transferred water rights provide meaningful and lasting benefit to the City's water portfolio.

3. **Improved Administrative Process:**

The amendment enhances clarity regarding valuation, documentation, and the legal status of accepted water rights, streamlining the review and approval process for staff and applicants.

Conclusion:

This ordinance improves water rights policy by clarifying expectations, protecting long-term water supply interests, and supporting responsible development in accordance with state water planning.



12.2400.2413 WATER RIGHTS

- A. Water Acquisition Fee. An applicant seeking approval of a development application for single-family dwelling units, and to secure new privileges to use the Enoch City water system, must pay a Water Acquisition Fee, based upon the property acreage and expected water use. An Applicant may pay the Water Acquisition Fee in one of two ways:
 - 1. By transferring a Priority Water Right as detailed herein, or;
 - 2. Transfer of acceptable water rights as shown in the following chart labeled Water Rights Acquisition Fee Chart 2022 with the remaining value in cash.
- B. The Water Acquisition Fee does not fulfill the requirement nor obviate the need to otherwise pay water connection fees. The Applicant shall submit a Subdivision Water Schedule, with each Subdivision Application, designating the selected Conservation Tier for each lot, which determines the Water Acquisition Fee and resulting water rates for each lot.
- C. Cash. Applicants paying the remaining value of the transferred water right in cash will pay the amount corresponding to the required water use as per the Acquisition Fee Schedule, which values the required water right based upon a percentage of the appraised value of a one (1) acre-foot Priority Water Right in the Cedar City Valley on the north side of Highway 56 with a water right prefix of 73, and a priority date no later than July 25, 1934 ("Priority Water Right").
 - 1. As often as deemed prudent by Enoch City Council, but typically every six months, Enoch City will contract for and obtain an appraisal of the current fair market value of a Priority Water Right as described in this subsection. These appraisals assist the City in its own purchase of acceptable water rights and are the basis for the Water Acquisition Fees levied by the City.
- D. Water Right Transfer. Applicants paying the Fee with the transfer of water rights shall do so with proof of recent beneficial use, proof of ownership through a chain of title, and will pay all costs incurred for deeding and transferring the water right. When deeding water rights to Enoch City, the water right must be in the Cedar City Valley on the north side of Highway 56 with a water right prefix of 73. The water right must conform with one of the following:
 - 1. A priority date equal to or prior to July 25, 1934 ("Priority Water Right"); or
 - 2. A priority date after July 25, 1934, which at the time of transfer to Enoch City must have at least 10 years before curtailment under the State Engineer's Groundwater Management Plan for the Cedar City Valley.

- E. For purposes of payment of the Water Acquisition Fee, these post-July 25, 1934, water rights are deemed to have a fair market value equal to 1% of a Priority Water Right (per subsection 2(a) above, for each full year remaining at the time of delivery to and acceptance by Enoch City before curtailment under the State Engineer's Groundwater Management Plan for the Cedar City Valley. The following Water Right Valuation Schedule illustrates the value of each water right as of 2022, quantified as a percentage of a Priority Water Right.

Water Rights Acquisition Fee Chart 2022		
Water Priority Date	Suspension Date	% Value
Jan 10, 1966 - Dec 31, 1957	January 1, 2035	13%
Dec 30, 1957 - Dec 31, 1954	January 1, 2050	28%
Dec 30, 1954 - Dec 31, 1951	January 1, 2060	38%
Dec 30, 1951 - Dec 31, 1935	January 1, 2070	48%
Dec 30, 1935 - Jul 25, 1934	January 1, 2080	58%
July 25, 1934 - & Earlier	Not Suspended	100%

- F. Process to Transfer Water Rights. The following process shall be followed for a person developing land within the City to transfer water rights to Enoch City:
1. The Applicant proposing the transfer shall submit a title report showing the type of water right, ownership of the right, and any liens or encumbrances. The Applicant shall also provide a title insurance policy in a sum adequate to cover the appraised value of the water right(s) the policy is covering.
 2. An acceptably complete Application for Permanent Change of Water ("change application") shall be completed and properly filed with the Utah State Engineer at the expense of the Applicant. Information to be included in the change application will be provided by Enoch City including the new points of diversion to be proposed. The change application must be approved by the State Engineer and all statutory periods for reconsideration or court appeal passed prior to conveyance by duly-recorded Deed (and Deed Addendum) the said documentation enabling the State Engineer to amend the Division of Water Rights records to reflect the acquisition by the City. This transfer of ownership may also be conditioned on approval of the subdivision application pending before the City that caused the Applicant to propose the change application and conveyance of the water rights.
 3. An acceptable Deed (and Deed Addendum) conveying ownership of the water rights to Enoch City shall be completed and held prior to the subdivision application approval. The deed conveying ownership may be held either by the City or in an escrow account paid for by the Applicant. Once the subdivision application has been approved and the change application receives approval as detailed above, the Deed (and Deed Addendum) will be recorded by the City.
 4. If the Division of Water Rights has not made a final decision on the change application prior to the subdivision approval, then the Applicant shall post a cash bond with the City in the amount of the acquisition fee.
 5. If at any point in this process, the change application is denied by the State Engineer, or approved with limiting conditions that are not acceptable to the City, the Applicant must forfeit the bond to Enoch City for the purpose of acquiring necessary water right(s) for Applicant's proposed development.

6. If the water rights proposed to be transferred are supplemental, recharge/recovery, recovery or something other than from a conventional underground water well, prior to the City approving the subdivision application the Applicant shall be required to obtain an approved change application with an Order of the State Engineer clearly defining the sole supply and established diversion and depletion limitations of the water right.

G. Exemptions. The following are exempt from the Water Acquisition Fee.

1. Open space exemptions. If at the time of final plat approval, or pulling of a building permit, land is deeded to Enoch City as a dedicated street or for undeveloped open space, parks and recreation, or placed in a conservation easement that complies with the provisions of Title 57, Chapter 18, Sections 1 through 7, Utah Code Annotated, 1953 as amended, then that acreage is not subject to the requirements of this ordinance that mandate the deeding of water rights or payment of fees. Additionally, if land in a subdivision is to be held as common area and is undeveloped and/or unirrigated, then that land is not subject to the requirements of this ordinance that mandate the payment of Water Acquisition Fees.
2. Public lands exemption. If at the time of annexation, the annexed property is owned by the Bureau of Land Management or the U.S. Forest Service then that acreage is not subject to the requirements of this ordinance that mandate the deeding of water rights. This exception only applies to annexation and not when the property is platted as a residential subdivision or receives a building permit.
3. City Exemption. Enoch City is not required to deed water or pay a fee if the City develops land. A purchaser of property from the City will have to pay the Water Acquisition Fee to the City consistent with this ordinance.

H. Water Acquisition Fee Schedule and Tier System. An Applicant seeking approval of a single-family lot development must first designate a Conservation Tier and pay the corresponding Water Acquisition Fee with 88/1000 (.88) AF of Agriculture water right or 50/100 (.50) AF of Municipal & Industrial water right for each single-family lot. The selected Conservation Tier will establish the lot owner's expected water use, and the corresponding Water Acquisition Fee, and the resulting water rates.

1. The Water Acquisition Fee Schedule indicates the Water Acquisition Fee for each Conservation Tier that could be selected, as a percentage of a full, one-acre-foot, Priority Water Right, and the corresponding water use.
2. The Conservation Tier Schedule indicates the lot owner's expected water use and resulting water rate. Enoch City will, from time to time, change such water rates and penalties for each Tier.
3. Properties with Both Culinary & Secondary Water. Applicants seeking to approve properties with a single-family unit and with both Culinary and Secondary water meters are subject to the following. The Water Acquisition Fee for a new water connection on such properties shall be equal to the value of a full, one acre, Priority Water Right. However, the Enoch City Water Rights assigned to such a property shall be as follows: 30% of the AF of Enoch City Water Right, corresponding to the culinary water, which are not transferable and shall remain with the property, and 70% of the AF of Enoch City Water Right, corresponding to the Secondary Water, which are not transferable and shall remain with the property. The Conservation Tier Schedule for such properties shall be permanently assigned as follows: The 30% AF of Culinary water shall be set at the Conservation Tier of "CUL," and subject to the corresponding "CUL" water rates. The Secondary water shall be set at the Conservation Tier of "SEC," and shall be subject to the corresponding SEC water rates. Properties in Enoch City with both a Culinary water meter and a Secondary water meter, will receive an Enoch City water bill separately designating the rates for each water meter.

- I. **Multi-Residential Developments.** Applicants seeking approval of a Multi-Residential Development must provide an engineered Annual Water Estimate, illustrating the total annual, acre-feet of water estimated to be used by the Development ("Annual Water Estimate"), to be reviewed and approved by Enoch City. The initial Water Acquisition Fee and Water Right and the subsequent water rate will be calculated based on this determination. For purposes of this Annual Water Estimate, the number of Multi-Residential Units should be multiplied by .3 acre-feet of water, and each sq/ft of proposed grass should be divided by 10,057, to derive the Development's Annual Water Estimate, in terms of Acre Feet (i.e.: a twenty-unit subdivision (20 units x .3 = 6AF) with 10,000 square feet of grass (10,000 sq/ft grass / 10,057 = .994AF) would have a 6.994AF Annual Water Estimate). The Water Acquisition Fee and Water Right will be determined by multiplying the Annual Water Estimate by the priority Water Right Value (i.e.: a Development with a 6.994AF Annual Water Estimate will pay 6.995 multiplied by the Conservation MFD Tier, which is 100% of the appraisal Priority Water Right). The Development would subsequently pay for water at a rate of 6.994AF multiplied by the Tier 1 Rate (i.e. a MRD that is estimated to use 6.994AF of water annually will pay 6.994 times the Tier 1 Rate).
1. The Water Rights assigned to a Multi-Family Development will be assigned under the "MFD" Conservation Tier. These Water Rights are not transferable and must remain assigned to the Development. If any Multi-Family Development is ever found to use more water or have more square footage of grass than the Annual Water Estimate, that property will be required to pay an additional Water Acquisition Fee to address the extra water used.
- J. **Commercial, Industrial, and Manufacturing Developments.** Applicants seeking approval for commercial, industrial, or manufacturing developments must provide an engineered Annual Water Estimate, illustrating the total, annual, acre feet of water estimated to be used for each lot, to be reviewed and approved by Enoch City. The initial Water Acquisition Fee with Water Right and the subsequent water rate will be calculated based on this determination. For purposes of this Annual Water Estimate, the engineer must determine the various uses and estimate the amount of water to be used for the property, including the proposed square footage of grass, which should be divided by 10,057, to derive the total annual, number of acre feet of water used for grass areas. The Water Acquisition Fee and Water Right will be determined by multiplying the Annual Water Estimate by the appraised Priority Water Right. The subsequent water rate will likewise be determined by multiplying the Annual Water Estimate by the Tier 1 Rate. The Water Rights assigned to a Commercial, Industrial, or Manufacturing lot will be assigned under the "Com" Conservation Tier. These Water Units are not transferable and must remain assigned to the property. If any Commercial, Industrial, or Manufacturing property is ever found to use more water or have more square footage of grass than the Annual Water Estimate, that property will be required to pay an additional Water Acquisition Fee with Water Right(s) to address the extra water used.

- K. **Institutional Properties.** Applicants seeking approval of Institutional Developments, including schools, religious buildings, and other properties of nonprofit organizations, must present an engineered Annual Water Estimate, illustrating the total, annual acre feet of water estimated to be used for such property, to be reviewed and approved by Enoch City. The initial Water Acquisition Fee & Water Right and the subsequent water rate will be based upon this determination. For purposes of this Annual Water Estimate, the engineer must determine the various uses and estimate the amount of water to be used for the property, including the proposed square footage of grass, which should be divided by 10,057, to derive the total annual, number of acre feet of water used for grass areas. The Water Acquisition Fee & Water Right will be determined by multiplying the Annual Water Estimate by the appraised Priority Water Right. The subsequent water rate will likewise be determined by multiplying the Annual Water Estimate by the Tier 1 Rate. The Water Rights assigned to an Institutional property will be assigned under "INS" Conservation Tier. These Water Rights are not transferable and must remain assigned to the property. If any Institutional property is ever found to use more water or have more square footage of grass than the Annual Water Estimate, that property will be required to pay an additional Water Acquisition Fee with Water Right(s) to address the extra water used.

MINUTES
ENOCH CITY PLANNING COMMISSION
June 24, 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: Peggy S., Sandy Clark, Cindy Laffoon, Dennis Gray, Alan Caplin, Joe & Parbara Kotcher, Mark Melheim, Terry Davidson, Arlo Fawson, Laura Peterson, Su & Noel Wells, Doug Grimshaw, Kaleb Caplin, Jake Spencer, Jim Rushton, Clark Arnold, Scott & Maito Roy, Debra Holmes, Taiga Roher, Carol, Tammy Martin, Kjell Martin, and Richard Dawson

9. PUBIC HEARING REGARDING THE AMENDMENT OF ENOCH CITY ORDINANCE 12.2400.2413 WATER RIGHTS

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding the amendment of Enoch City ordinance 12.2400.2413 Water Rights. Commissioner Poulson seconded and all voted in favor.

City Manager Dotson stated that the water rights ordinances got updated to be clearer and easier to understand since they were pretty complicated before. The city council approved these changes, which simplified the language and made the rules for dedicating water rights to the city clearer, following state guidelines. The main updates replaced old, confusing wording with simpler terms so that people who don't speak legal or technical language could understand it better. Nothing about the dates, fees, or how you bring in water rights when building a house has changed. The part of the ordinance related to land use stayed exactly the same, except that now it just needs review and recommendations for any land use changes. The whole idea was to make everything clearer for the public, and there was a public hearing so people could give their comments.

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

10. CONSIDER THE AMENDMENT OF ENOCH CITY ORDINANCE 12.2400.2413 WATER RIGHTS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Lake made a motion to send a favorable recommendation to the City Council for the amendment of Enoch City Ordinance 12.2400.2413 Water Rights. Commissioner Poulson seconded and all voted in favor.

ENOCH CITY CORPORATION

ORDINANCE NO. 2025-07-02-C

AN ORDINANCE AMENDING THE CODE OF REVISED ORDINANCES OF ENOCH CITY, ORDINANCE NO. 12.2400.2413 WATER RIGHTS

WHEREAS, Enoch City recognizes the importance of maintaining a sustainable and legally sound water supply for current and future development; and

WHEREAS, the current language of Section 12.1400.2413 is complex and is not written for the understanding of the general public; and

WHEREAS, the City desires to improve the understanding of the administrative process for evaluating, accepting, and documenting water rights to increase efficiency, transparency, and alignment with long-term water resource planning, and

WHEREAS, the Enoch City Council has held further discussion of the language and now proposes it be approved as written in Exhibit A, attached.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch City that the Enoch City Code of Revised Ordinances, Section 12.2400.2413 Water Right is amended as recommended above.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 2nd day of July 2025. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 2nd day of July 2025

ENOCH CITY CORPORATION

VOTING:

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

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL MEMORANDUM

TO: PLANNING COMMISSION

FROM: ADMINISTRATION

DATE: MAY 13, 2025

SUBJECT: 2025 LAND USE ORDINANCE AMENDMENTS – COMPLIANCE WITH H.B. 368 AND S.B. 181



Overview: The proposed amendments to the Enoch City Land Use Ordinance are necessary to comply with mandates set forth in House Bill 368 and Senate Bill 181 (2025 General Session). These legislative changes require cities to update land use procedures and residential parking regulations to improve consistency, reduce administrative burdens, and support housing affordability.

Proposal:

1. 1. Variance and Appeal Procedures (Section 12.100.125): Clarifies that a public meeting—not a public hearing—is sufficient for most land use appeals, unless otherwise required by law.
2. 2. Annexation Policy Plan (New Section 12.100.150): Outlines procedures and criteria for annexation policy planning, requiring public input and coordination with affected entities.
3. 3. HOA and Community Association Obligations (Section 12.100.114): Prevents the City from imposing permanent maintenance of public amenities on private associations without a formal, recorded agreement.
4. 4. Building Permit Reforms (Section 12.100.130): Allows expedited review for previously approved residential floor plans, restricts permit denials to applicable zoning/code violations, and limits landscaping plan requirements to health and safety concerns.
5. 5. Fee Standards for Appeals and Zoning Changes (Sections 12.100.125.J and 12.100.143): Mandates that all fees reflect actual administrative costs only, prohibiting excessive or punitive charges.
6. 6. Residential Parking Reforms (Chapter 12.500): Amends parking space dimensions, tandem parking allowances, and garage requirements to comply with Senate Bill 181. Specifically:
 - Limits required parking dimensions for one- and two-family dwellings and townhomes.
 - Allows tandem parking spaces to count as two required spaces.
 - Prohibits garage requirements for owner-occupied affordable housing.
 - Counts garage spaces toward minimum requirements.
 - Adds definitions to clarify terms such as 'unobstructed,' 'affordable housing,' and 'owner-occupied.'

Conclusion: Repealing this section eliminates legal ambiguity, reduces redundancy, and ensures that enforcement resources are focused on clear, objective standards already outlined elsewhere in the municipal code. This action improves code clarity and aligns enforcement with best practices.

MINUTES
ENOCH CITY PLANNING COMMISSION
June 24, 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: Peggy S., Sandy Clark, Cindy Laffoon, Dennis Gray, Alan Caplin, Joe & Parbara Kotcher, Mark Melheim, Terry Davidson, Arlo Fawson, Laura Peterson, Su & Noel Wells, Doug Grimshaw, Kaleb Caplin, Jake Spencer, Jim Rushton, Clark Arnold, Scott & Maito Roy, Debra Holmes, Taiga Roher, Carol, Tammy Martin, Kjell Martin, and Richard Dawson

11. PUBLIC HEARING REGARDING THE AMENDMENT OF ENOCH CITY LAND USE ORDINANCE TO INCORPORATE MANDATES OF H.B. 368 (2025)

City Manager Dotson said the amendments to the city land use ordinance were made to meet state laws and requirements. The changes clarified procedures for variances and appeals, including how public meetings are handled when it's not a formal public hearing on land use appeals. The annexation policy was updated to include steps for public input and coordination with affected groups like HOAs and community associations. It also clarified that the city can't impose requirements on HOAs or community associations without a written agreement, which was a new point.

There were also updates related to building permits, reflecting new laws from the state. Builders can now submit plans that are similar to previous approved plans and pay reduced fees and get faster reviews. The rules around zoning and code violations were tightened, and landscaping requirements were limited to safety and main concerns, since some towns have more strict rules that the state is now limiting.

For zone changes and appeals, the fees now only cover actual administrative costs, so there are no extra charges. There were also changes to parking rules. The state now caps how large parking lots and stalls can be, allows tandem parking (where two cars fit in one space), and prohibits garage requirements for affordable, owner-occupied housing, while counting garage spaces toward minimum parking requirements. We don't have these issues currently, but we'll need to update our ordinances if such rules come into play. Overall, these updates reflect new state laws, and the ordinance sections were changed accordingly. The revised ordinances have been available for some time, so if anyone has questions about specific parts, they can ask.

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding the amendment of Enoch City Land Use Ordinance to incorporate mandates of HB 368 (2025). Commissioner Poulson seconded and all voted in favor.

Jim Rushton asked if there were portions that we could change or if this exact amendment was mandatory. The answer was that it was mandatory.

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

12. CONSIDER THE AMENDMENT OF ENOCH CITY LAND USE ORDINANCE TO INCORPORATE MANDATES OF H.B. 368 (2025) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Finlay made a motion to send a favorable recommendation to the City Council for the amendment of Enoch City Land Use Ordinance to incorporate the mandate of HB 368 (2025). Commissioner Poulson seconded and all voted in favor.

ENOCK CITY CORPORATION

ORDINANCE NO. 2025-07-02-D

AN ORDINANCE AMENDING THE CODE OF REVISED ORDINANCES OF ENOCK CITY TO INCORPORATE MANDATES OF HB 368 (2025) REGARDING LAND USE

WHEREAS, the Utah State Legislature enacted House Bill 368 (2025 General Session), imposing updates and limitations on municipal land use procedures, including variance appeals, landscaping mandates, annexation processes, and transferable development rights; and

WHEREAS, Enock City desires to conform its Land Use Ordinance to the new statutory provisions, protect individual property rights, and promote administrative efficiency and fairness; and

WHEREAS, the Enock City Planning Commission reviewed and sent a favorable recommendation for these amendments; and

WHEREAS, the City desires to improve the administrative process for evaluating, accepting, and documenting water rights to increase efficiency, transparency, and alignment with long-term water resource planning

WHEREAS, the Enock City Council has held further discussion of the language and now proposes it be approved as follows:

1. Section 12.100.125 - Appeals

Add Subsection:

"Before making its decision, the Appeal Authority may hold a public meeting upon the appeal. A public hearing is not required for variances or land use appeals unless specifically mandated by other provisions of law."

2. Section 12.100.150 - Annexation Policy Plan Requirements

A. The Planning Commission shall prepare and recommend an annexation policy plan before any annexation may occur.

B. The plan shall include:

1. A map of the proposed expansion area;
2. Specific criteria to guide annexation decisions;
3. Justification for excluding urban areas within 1/2 mile;
4. A statement addressing comments from affected entities.

C. The Commission shall:

1. Hold a public meeting with notice (Class A) to affected entities at least 14 days prior;
2. Accept public input and make modifications as appropriate;
3. Hold a public hearing with required notice;
4. Submit the final plan to the City Council.

- D. The City Council shall adopt, modify, or reject the plan in a public hearing with proper notice.
- E. A copy of the adopted policy shall be submitted to each affected county within 30 Days.

3. Section 12.100.114 - Planning Commission Powers and Duties

Add subsection:

"The City shall not require a private individual or entity, including a community association or homeowners association, to permanently maintain a public access amenity or water utility unless explicitly agreed upon in a recorded agreement or development contract."

4. Section 12.100.130 - Building Permits

Add subsections:

- A. "Identical residential floor plans previously approved by the City may be submitted for expedited review, provided there are no changes to the structural, zoning, or design requirements."
- B. "The Building Inspector may withhold a permit only when the proposed structure fails to comply with current zoning or building codes. Permits shall not be withheld to compel compliance with unrelated ordinances or agreements."
- C. "Submission or approval of landscaping plans shall not be required as a condition of permit issuance, except when necessary to address public health or safety."

5. Section 12.100.125.J - Appeal Fees

"All filing and processing fees must reflect the actual administrative cost to the City. No fee shall be imposed in excess of what is necessary to process the specific application or appeal."

6. Section 12.100.143 - Zoning Change Filing Fees

"The zoning change filing fee shall be based solely on the administrative cost to process the petition. Excessive or punitive fees are prohibited."

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch City that the Enoch City Code of Revised Ordinances, incorporating mandates of HB 368 (2025) regarding land use, is amended as recommended above.

This Ordinance was made, voted upon and passed by the Enoch City Council at a regular city council meeting held on the 2nd day of July, 2025 and shall become effective immediately.

DATED this 2nd day of July 2025

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

Katherine Ross

Yea___ Nay___

Debra Ley

Yea___ Nay___

David Harris

Yea___ Nay___

Bob Tingey

Yea___ Nay___

Shawn Stoor

Yea___ Nay___

SEAL:

ENOCH CITY COUNCIL MEMORANDUM

TO: PLANNING COMMISSION

FROM: ADMINISTRATION

DATE: MAY 13, 2025

SUBJECT: LAND USE ORDINANCE AMENDMENT – FOUNDATION ELEVATION REQUIREMENTS



Overview:

The proposed amendment to the Enoch City Land Use Ordinance establishes minimum foundation elevation standards for new construction of principal structures. This requirement is intended to improve drainage, reduce the risk of stormwater-related damage, and promote resilient site development practices.

Proposal:

Section 12.300.324 – Foundation Elevation Requirements

- Requires that the top of the foundation for all new principal structures—including single-family and two-family dwellings—be constructed at least eighteen inches (18") above the crown of the highest adjacent or abutting street or access road.
- Does not apply to additions or remodels of existing buildings.
- Authorizes the Building Official to approve alternative designs if supported by a stamped engineering report demonstrating equivalent or superior performance.
- The intent of the section is to ensure adequate drainage and reduce the risk of stormwater-related impacts.

Conclusion:

This amendment provides a clear and enforceable standard that enhances public safety and infrastructure resilience. It also allows flexibility for site-specific conditions through the option of approved engineering alternatives.

MINUTES
ENOCH CITY PLANNING COMMISSION
June 24, 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: Peggy S., Sandy Clark, Cindy Laffoon, Dennis Gray, Alan Caplin, Joe & Parbara Kotcher, Mark Melheim, Terry Davidson, Arlo Fawson, Laura Peterson, Su & Noel Wells, Doug Grimshaw, Kaleb Caplin, Jake Spencer, Jim Rushton, Clark Arnold, Scott & Maito Roy, Debra Holmes, Taiga Roher, Carol, Tammy Martin, Kjell Martin, and Richard Dawson

13. PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT OF ENOCH CITY ORDINANCES – TITLE 12 BY ADDING SECTION 12.300.324 – FOUNDATION ELEVATION REQUIREMENTS

City Manager Dotson discussed that the International Building Code and other codes require certain elevation standards for building foundations. Usually, we've asked for 18 inches above street level, which is actually a bit higher than what the international code calls for, but that's okay since we can't go lower than their minimum. The new rules also specify that the building official can approve alternative foundation designs if supported by a stamped engineer's report showing that the design offers the same or better performance, especially for drainage. This was put in place because we've seen houses built in the past when inspections weren't as strict, leading to some big drainage issues. We've been doing this for new homes for a while now, and it's just been added to our ordinances, so it's not just about the building code anymore. As for basements, the foundation height includes the top of the basement wall, so this applies to basements too.

Commissioner Poulson made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding the proposed amendment of Enoch City Ordinances – Title 12 by adding Section 12.300.324 – Foundation Elevation Requirements. Commissioner Finlay seconded, and all voted in favor.

Alan Caplin noted that this doesn't apply to additions or remodels to existing buildings. He asked why. City Manager Dotson said we can't require existing buildings to change. Mr. Caplin clarified that if a building doesn't comply to the 18 inches now, then it's grandfathered in. He liked this amendment and stated that it wouldn't cost builders any more money.

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.

14. CONSIDER THE PROPOSED AMENDMENT OF ENOCH CITY ORDINANCES – TITLE 12 BY ADDING SECTION 12.300.324 – FOUNDATION ELEVATION REQUIREMENTS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Finlay said her concern was that FEMA would require everyone to raise their homes. City Manager Dotson explained that, as part of our participation in the National Flood Insurance Program, we were required to create ordinances to help prevent flooding. We had to use FEMA's floodplain maps, which were last updated back in the 80s. In Enoch, there's no floodplain except for a small area in the southwest corner and a tiny part in the northeast, and that's based on old maps. But now, with GIS and new technology, the state is making new flood maps for Enoch and the whole state. These maps will set a flood elevation level based on actual data about water flow and storm sizes, which we already have, but they're getting down to very precise levels, within inches or even millimeters. Once these new maps are finalized, certain rules will apply to properties within those elevation levels. One of the things they're doing is requiring houses to be raised if they're in flood-prone areas, but that's a huge cost, so it's not easy for homeowners. The goal is to keep houses above the flood level so they're out of reach of floodwaters. We've already gone through some of this mapping process, and most of Enoch will probably have to follow these new standards soon. It might change building practices and property values, especially where raising a house isn't feasible. For current homeowners like us, we probably won't have to raise our houses, but future properties might face stricter rules. We're not quite there yet, but the direction seems clear, and it's pretty impressive how precise the technology is that's used for these flood studies.

Commissioner Poulson made a motion to send a favorable recommendation to the City Council regarding the proposed amendment of Enoch City Ordinances – Title 12 by adding Section 12.300.324 – Foundation Elevation Requirements. Commissioner Finlay seconded and all voted in favor.

ENOCH CITY CORPORATION
ORDINANCE NO. 2025-07-02-E

**AN ORDINANCE AMENDING TITLE 12 OF ENOCH CITY
ORDINANCE TO ADD SECTION 12.300.324 – FOUNDATION
ELEVATION REQUIREMENTS**

WHEREAS, the City Council finds that proper elevation of building foundations is essential for effective site drainage and for reducing the risk of structural damage due to stormwater accumulation; and

WHEREAS, the City seeks to establish uniform development standards that improve the resilience and safety of newly constructed homes and minimize long-term maintenance burdens on property owners and the City; and

WHEREAS, the City Council desires to allow flexibility using engineered alternatives that demonstrate equivalent or superior performance, while maintaining the intent of the drainage protection requirement; and

WHEREAS, the Enoch City Council has held further discussion of the language and now proposes it be approved as follows:

12.300.324 – Foundation Elevation Requirements

- A. The top of the foundation for all new construction of principal structures, including single-family and two-family dwellings, shall be constructed at least eighteen (18) inches above the crown of the highest adjacent or abutting street or access road.
- B. This requirement does not apply to additions or remodels of existing buildings.
- C. The purpose of this section is to ensure adequate drainage and reduce the risk of stormwater-related impacts.
- D. Alternative designs may be approved by the Building Official if accompanied by a stamped engineering report demonstrating equivalent or superior performance.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that the Enoch City Code of Revised Ordinances, Section 12.300.324 – Foundation Elevation Requirements is amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 2nd day of July 2025. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 2nd day of July 2025
ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

VOTING:

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

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder