

ENOC H CITY PLANNING COMMISSION NOTICE AND AGENDA

**July 22, 2025, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road**

Join Zoom Meeting:

<https://us02web.zoom.us/j/85198609102>

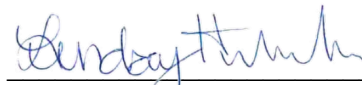
Meeting ID: 851 9860 9102

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance –**
 - b. **Invocation (2 min.) –Audience invited to participate. –**
 - c. **Inspirational thought –**
 - d. **Approval of agenda for July 22, 2025 –**
 - e. **Approval of minutes for June 24, 2025 –**
 - f. **Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS**
- 3. CONSIDER RESCHEDULING THE NEXT PLANNING COMMISSION MEETING FROM AUGUST 12, 2025 DUE TO THE PRIMARY ELECTION**
- 4. CONSIDER A ZONE CHANGE REQUEST FOR PARECEL A-1014-0012-0000 FROM SINGLE FAMILY RESIDENTIAL (R-1-11) TO RV PARK (RVP) AND SET A PUBLIC HEARING FOR THE NEXT MEETING**
- 5. CONSIDER THE ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOC H CITY GENERAL PLAN AND SET A PUBLIC HEARING FOR THE NEXT MEETING**
- 6. CONSIDER AMENDMENTS TO THE ENOC H CITY LAND USE ORDINANCE TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR ALL UNDERGROUND UTILITIES AND SET A PUBLIC HEARING FOR THE NEXT MEETING**
- 7. COMMISSION/STAFF REPORTS**
- 8. 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 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission 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 Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on July 17, 2025.



Lindsay Hildebrand, City Recorder

07/17/2025

Date

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

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance** – Led by someone in the audience
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Losee
 - c. **Inspirational thought** – Given by Commissioner Finlay
 - d. **Approval of agenda for June 24, 2025 – Commissioner Finlay made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for June 10, 2025 – Commissioner Finlay made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration** – none stated

2. **PUBLIC COMMENTS**

3. **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.

4. 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 all voted in favor except Commissioner Finlay.

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 Losee 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.

7. 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)

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

Chairman Correa read the written comments that had been submitted previously. He also read the petition that was signed by multiple residents.

Tiaga Roher living at 690 E. 5080 N. He is strongly opposed to this zone change for all of the reasons listed in the letter and petition. It's one thing to look at something around planned neighborhoods, but it's another to put in an industrial park in the middle of Enoch. This is going from a hay field to downtown LA. Everyone in Enoch will see it as a big welcome to Enoch when they come down Midvalley Road. He is frustrated and confused about the purpose of the Planning Commission if someone with money can roll in and change it. Everyone who built and bought these neighborhoods. Some of the agricultural lands are getting sold, and we know change is coming, but he said none of that would have sold, knowing that there would be a big industrial park there. There are some economic positives to having that there. This is best put on the edge of town, where no homes are located.

Alan Caplin noted that he moved from St. George and he did a lot of research in the Enoch area to call home. He spent a lot of time with developers. He made a business decision, and the first home in Valley Gate was for his son. There are 14 lots currently that go up against the fence. He has sold 9 homes that were his. There are approximately. \$7 million worth of property. All of the property in 2024 was zoned R-R-1 and R-1-18 when is annexed. He knows that the master plan was updated in 2023. Evidently, this property was voted on and annexed as residential. He assumed that those who made that decision was based on the master plan. It would add value to the city. He strongly opposed anything other than residential

Richard Dawson has lived in Enoch for 30 years. His wife taught school for 20 years. MCM has been in its location for 15-20 years. It's a very quiet factory and shuts down on weekends. The hours of operation are 8 am to 5 pm. They provide many families with a good income. What a great business for people in this area. It's a short commute. He is in favor of the growth. He had an opportunity to go to Seoul, Korea, and visit the sister plants. They take so much pride in the factories and the upkeep. This opportunity for expansion is a great thing, especially for employment for more families in this area. They have great working conditions and wages. In 5-15 years, people will be building right at the back door, right there. Unfortunately, there will always be a boundary. Right now it's all set up. Why wouldn't you

want MCM to grow the area? Sometimes, small towns don't want growth. We have a beautiful relationship with Korea. It'll make Enoch a more beautiful place.

Lacy Alton is living at 692 E. 5020 N. She knows the effect that happens when a building comes into your home. She brought three pictures of different homes affected by MCM's red building. Her husband works in Eagle Mountain and she cannot sell her home. Also, no one will buy the Berg's home. She likes that companies want to come to Enoch. Residential should stay residential. You bring in people and create a community. The industry- yes, we all need jobs, but all of that needs to be away from homes. This will affect her view from her kitchen window. What is Enoch getting from this that the red building was allowed to be built? She knows that the building has to be engineered. The fence is 5 feet high and is 19 feet away from her fence. The third is that it's supposed to be aesthetically beautiful, and it's not. It's also not to obstruct light. If this isn't up to code, then how do we know that the rest won't be up to code? She asked how we can accommodate 125 more employees or semi trucks. How can Enoch manage that traffic? What will happen if that building catches fire? Her home would be on fire. She says the building's fire would be put out first before her home. Her home value has gone down by hundreds of thousands of dollars. Common sense says if this community is for love, why would you not consider anything beneficial?

Mackenzie York lives at 4943 N. Abby Way – The hockey rink went into her neighborhood and there were a lot of people who objected. Now she is an employee at MCM. She has lived in Enoch for 7 years. She did commute into Cedar City, and it was difficult for her family. MCM was an answer to a better commute and a good paying job. It works well for her. As an employee, she has been promoted twice in 5 years. She was trained on the job. This may not have been an opportunity for her at another company. She can attest to good jobs for the residents of Enoch. She understands the concerns of residents. However, the boundaries have to be somewhere. Let's consider the rest of the residents of Enoch. Maybe the voices we are hearing may be the minority, and we should consider the benefits. She strongly wanted the change.

Scott Berg lives at 680 E. 5020 N., exactly next to the big red building. He passed around the pictures. They were before and after pictures. He is a small business owner in California. They looked at several homes in Enoch. They loved the views around the home. Right now, the Altons, Holmes, and he have to look at the building and have that same view. He isn't opposed to business, but there are better locations. They don't have the property value. They may have to sell their home for \$200,000 less than what it would have been worth. He is opposed to the project in this location.

Doug Grimshaw noted that MCM has been his neighbor for a year. He owns the Enoch storage facility. He has lived in Enoch all of his life. When he was growing up, there was no traffic on Midvalley Road. Now there is a ton of traffic on Midvalley, which just comes with growth. He is conditionally in favor of the zone change. Once the zone is changed, they are allowed to do any of the listed things approved in that zone. As a neighbor, they are great. They work about 6 am to 5 pm and five days a week. The loudest noise he hears is the beepers on the forklifts or delivery trucks. It should be noted that any access will come off of Midvalley. People do have property rights. Unfortunately, we co-exist, and if life were perfect, we would all have beautiful views.

Taiga Roher said there is no doubt that they have a good job. All of the reasons are for being in this area. Just 5 minutes to the north is open land. He felt that they were empty statements. He questions the motives of MCM. They put up the monstrosity with no regard for the people in Legacy Estates. The MCM of today is not the MCM of 16 years ago. It's a Korean nation. There is no guarantee of that at all. They are a corporation and not even a USA corporation. All of these job opportunities can be met. This is about whether this is the proper place to do it.

Richard Dawson said he understood concerns. But he looks at it from a business point. They buy components all over the world. It makes sense to have the building right next to the already existing building. Why would he want to do business 5 minutes down the road? The logistics of it just make sense.

Terry Davidson –lives on Winchester Dr. Mr. Dawson doesn't live as close to the building. He hears a lot of loud noises. He sees the back of the building when he walks out of his door. He opposes it. MCM must have seen how many people were at the last meeting and sent their own people.

Noel Wells said Richard Dawson is speaking as the second in command for MCM. It's not in his backyard. That building was built there, which is the only thing they can use as a guideline to expect for future buildings. The edifice was built at 19 feet from the property line. Lynn missed it. That building was measured from ground level at 37.5 feet. Walk out of the Berg's house, which is 10 feet lower than the upper level. So it's 47.5 feet. When he spoke with Mr. Dawson and Mr. Black, he was told that those are fantasy numbers. The appraisal of Holmes' house was done by the contractor. That was done before the red building was built. You can get some conception of what has been done and what we can expect from MCM. He had a meeting at the Bergs. MCM had a conciliatory selection of 4 different colors. He asked Mr. Berg if they would plant mature trees that won't dump leaves in yards. They said no, they would be saplings. It speaks to the veracity of MCM and their management. These are nice people, well paid. What is the difference between manufacturing components, which means trucking in the parts to make into those components, and hauling in and out completed components? They can go out and get a much better deal on property north of the dog park. They can be the anchor that draws other businesses to them. It would be much fairer and in compliance with the General Plan. He highlighted all the areas that were not in compliance with the General Plan. MCM closed escrow on that property, knowing the way it was zoned, instead of placing a contingency. They came here thinking they could bully their way. He is opposed to changing the zoning on those properties.

Kjell Martin lives on Winchester Dr. In Valley Gate Estates. He opposed moving forward with the industrial and urged them to have a concern for themselves because they will lose the trust factor from anyone else moving into Enoch.

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

**8. CONSIDER 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) AND
MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Chairman Correa said we don't benefit from this. It's merely a property owner asking for a change and then we take into consideration others' opinions. He explained the process.

Commissioner Finlay said a lot of things that they have said she agreed with as problems. Before she could be positive about recommending a change, she would need to see ordinances changed. They bought it and knew it was zoned residential. For the zone to be changed, they have no control. As it has happened before and brought up in a council meeting, it sets a precedent. There are no guarantees. They can make promises, but unless city ordinances change there are no guarantees. However, she can't see how they can change enough to make this work.

City Manager Dotson noted that the applicant has the opportunity to jump in and speak.

Byron Black said over the past several weeks he has appreciated the willingness to listen. They are more aware, grounded and committed to doing this the right way. He shared a two minutes video about what they do at MCM Engineering. It operates in a world where precision is a requirement. When something goes wrong, they stop, investigate, find the root cause, and don't move forward until they learn how to do better. When they first heard concerns from neighbors, they paused and listened. They recognized that their expansion had caused problems. They chose to reflect and learn. They have walked the site and considered how they can be better neighbors as they grow. Of course, no apology and dialogue will fix it. They will take the following steps: One issue was stormwater management. They are investigating how to reduce runoff from their property. The options include gravity draining to the north. On-site retention and redirection of the runoff to higher capacity infrastructure. The second issue is traffic. Near the school bus stop near Grimshaw Lane. They want to shift traffic to Midvalley Road. It's one way they hope to grow responsibly. The third issue is aesthetic and neighborhood buffering. He showed pictures. They want to repurpose it with landscaping and permeable ground to provide a buffer to nearby homes. The content includes some possible options for the landscaping. It's not just about land, it's about building something that lasts and trusts. As this process continues, he will continue to listen carefully to concerns and ideas about how MCM can offer assurances. Reducing impact, respecting neighbors and contributing to Enoch's future.

Mr. Scott Jolley had details on financial benefits. He spent 6 years running the local chamber of commerce. He was the chair of the Utah State Commerce. He sat on the airport board. The reality is that we, as consumers, are attracted to commerce. One of the things is that we need to have good plans and designs. He showed the map on the screen. The northern half a year ago was in the county. It's important to know that the subject property is contiguous. The point is that it's already two property sides. You can spot zones or you can say this is the plan we are going. It's important to know what the economic benefit is. He showed numbers of the payroll output and expansion through phases if they grow. If we add 20 jobs, there would be an estimate of 35 ancillary jobs from other commercial properties and you need ancillary employees. It takes higher jobs to do that. They showed the economic impact of doubling employees. The more Enoch has spots of commercial locations; it won't make sense. Chairman Correa said there is a big difference in community, commercial and industrial. He asked what the vision of what businesses should come to Enoch was. He has seen companies that relocate, and the negative impact is huge. You need jobs to support the growth of the city. There is a vision of business. Commissioner Lake asked if this doesn't go, are we suggesting that they move? Mr. Black said he can't tell them that

they will leave. The ownership of MCM visited him and wanted options for growing, and they wanted options in Enoch. That meeting with them was a month after the open house held on Feb. 3rd. They were caught up in the warm welcome they received from residents and the Mayor. The global impact that it is and will make. If they are stopped from growing where they intend to grow, Enoch won't be able to tell MCM of their ownership. If it's not here, it will be somewhere else.

Commissioner Losee made a motion to go back into a public hearing. Commissioner Poulson seconded and all voted in favor.

Alan Caplin said in regards to transportation, the only place they can go in and out is on Midvalley. He was concerned about the roads for shipping and receiving. The buyer and seller agent for that property is Scott Jolley.

Scott Jolley noted that he did represent Trent and the buyers. He has zero to gain if MCM moves and zero to gain if they expand. There was “mud slinging”, so Chairman Correa requested to close the public hearing.

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

Commissioner Poulson said there are a lot of concerns and thoughts. Commissioner Finlay agreed that everyone is persuasive. She stands by that she can't see any guarantees and doesn't know if it's possible to change ordinances to make it workable. She can't see the point of a master plan if it's not going to be used. People make their decisions based on that master plan.

Commissioner Losee said the zoning is Research Industrial Park, which is like a college campus. There has to be greenery. The problem is not that there is a business. It's the building has had a negative impact, and the fear is that if they expand, they will do it again. Because that's happened, they are upset about other things. He doesn't live right there. That's the underlying problem. If it were moved somewhere else, others would build there but they would know what zone it was when they move. The other thing is the fear of the unknown. He saw several options:

- 1- We send a favorable and it changed, they build a nightmare facility.
- 2- It's changed and they build a beautiful facility.
- 3- We don't pass it. They expand somewhere else.
- 4- They move completely and another business buys the building and they become a different nightmare.

We have to look at all of the factors. There is a lot of emotion. He tries to understand both sides. Their purpose is to follow the plans they already have in place. He also felt that if he owned land he wanted to be able to do what he needed to for the business to be successful.

Chairman Correa said he looks at the other businesses that are there. It's a pocket of commercial zone that has been there for years. Homes have grown around it. He goes back to another zone change previously on Highway 91. They talked about buffer zones. As much as he supports businesses and wants more here, he sees a clash. He wants to see us work more on our zoning and move it north.

Commissioner Lake said he also tries to see both sides. He went on MCM's property. This probably happens in most cities. Everything is fine until both parties meet up. He thinks commercial is great. However, to the points brought up, he thinks that when these bodies make guidelines, rules, and ordinances, you don't always see the impact they can have. It's perfectly ok for us to take a step back to see what those ordinances could do. It's great that MCM is looking for options and trying to mitigate this. He's hoping that there is another option. The ordinances need to be looked at, such as 20 feet from a boundary line and how tall the building is. He thinks that it's appropriate to rethink whether 20 feet is appropriate. If a structure is so high, maybe the setback needs to increase. There are no guarantees without rules in place. They can promise to put in trees, but it's meaningless unless the ordinance says so.

Commissioner Lake made a motion to send an unfavorable recommendation for 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 Poulson seconded and a roll call vote was held as follows:

Commissioner Lake: Yes	Chairman Correa: Yes
Commissioner Finlay: Yes	Commissioner Poulson: Yes
Commissioner Losee: Yes	

Losee said he has no problem with business expanding and the location is not ideal, but if it's contractually binding and there are things that could make the impact not as it is currently. If we revisit the ordinances, we could find a way to make it work.

Correa – this will be on the City Council agenda on July 2nd.

9. PUBLIC 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.

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.

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.

15. COMMISSION/STAFF REPORTS

City Manager Dotson

- He gave updates on land use issues. The corner lots next to Dollar General is a 4-unit establishment. Associated foods will have a subdivision. It's been a 20 year process. This is a pretty big deal. In conjunction, the City Council vacated a small piece of road At The Dollar General so an owner can sell some acres for a commercial building.
- July 4th celebration – The Invitation and the location have changed to the grassy area of the LDS church on Midvalley Road. There will be games for kids, free hot dogs, food contest for kids. There is the Wings of Death with prize money. The 5K will be at Old Enoch Park. There is a parade at 5:30 and it'll start at the Elementary school. Fireworks will be on the 24th.
- The BLM well next to the concrete tank had wiring that failed, and to get new wiring, it's taken a week. There is still water available. There is a generator there as well. He went over the watering schedule for residents to balance out the system.

Lindsay Hildebrand

- She's been working on agendas, minutes, and posting notices.
- The office has been busy with processing water payments and assisting residents.
- She has been invoicing subdivisions as well and working on the Newsletter.

Commissioner Losee

- The Machine Pitch and T-ball program is coming to an end. There is another week and a half left. It's been well received. The kids love to play. The Utah Summer Games upgraded the field this year, so that's been really nice to play on.

16. ADJOURN –

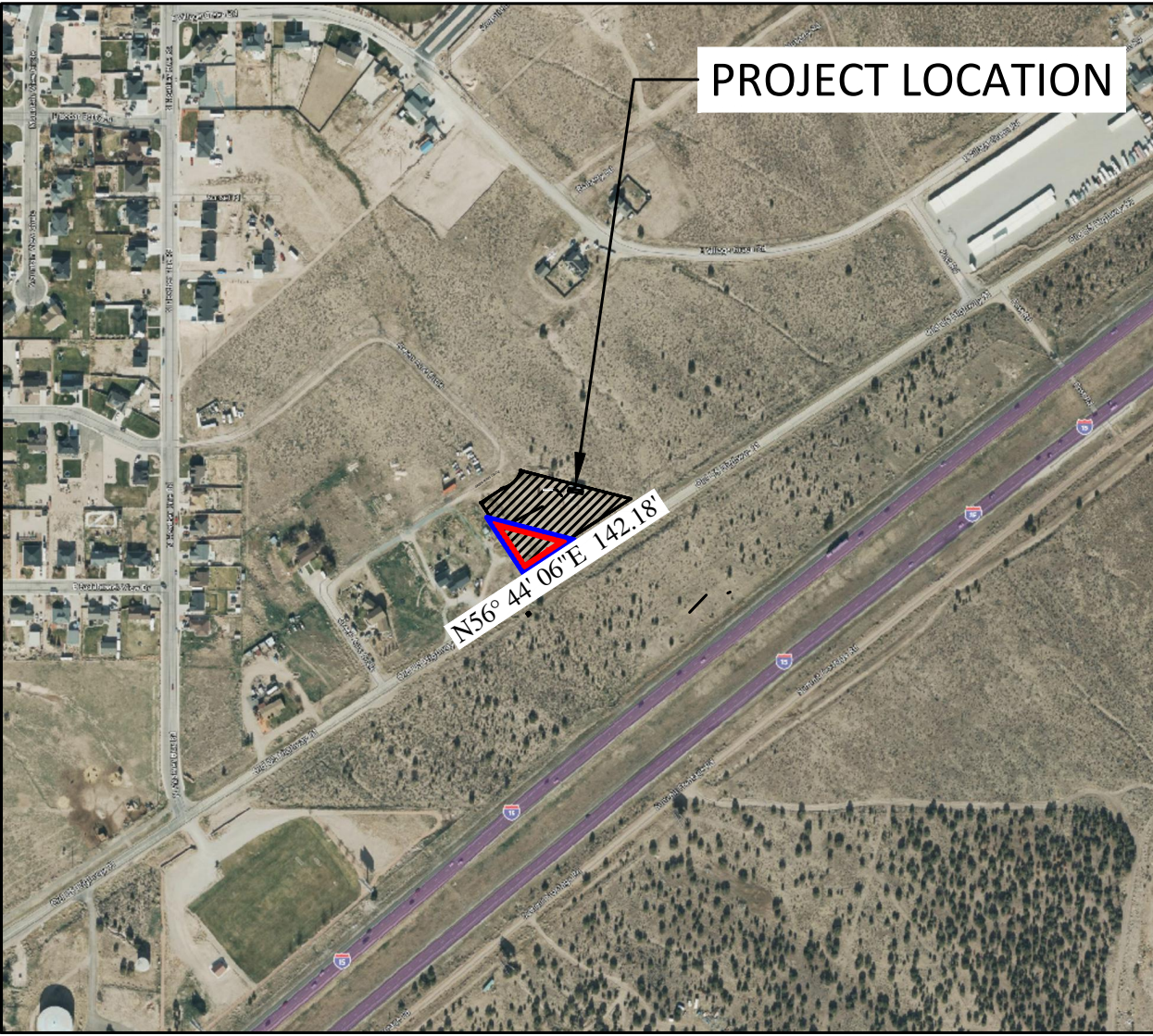
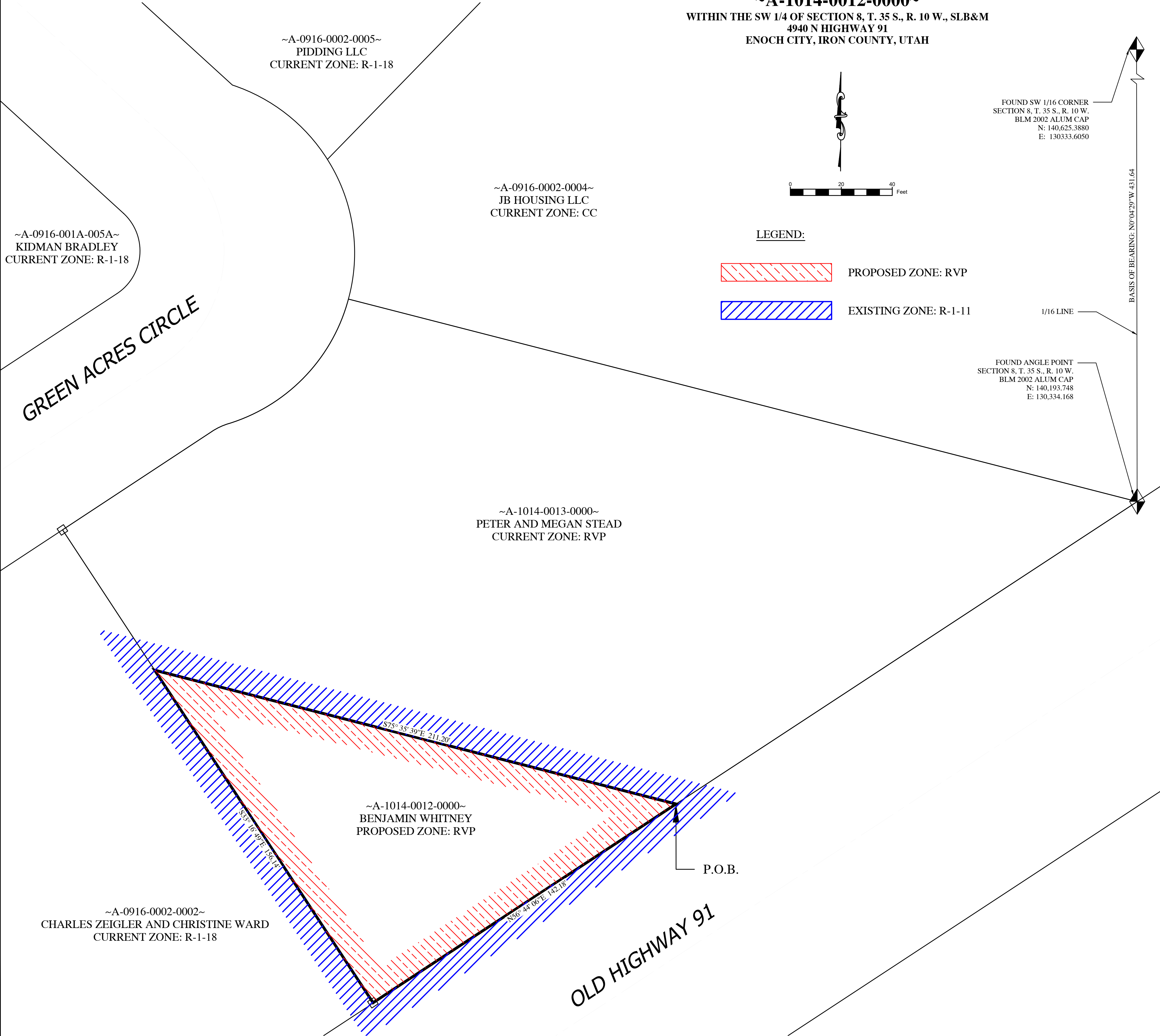
Commissioner Poulson made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

DRAFT

ZONE CHANGE MAP FOR
~A-1014-0012-0000~
WITHIN THE SW 1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
4940 N HIGHWAY 91
ENOCH CITY, IRON COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

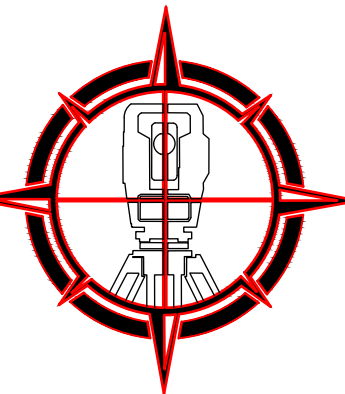
BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 91 SITUATED S0°04'29"E ALONG THE 1/16 LINE 431.64 FEET AND S56°44'06"W 216.43 FEET FROM THE SW 1/16 CORNER OF SECTION 8, T. 35 S., R. 10 W., SLB&M, THENCE S56°44'06"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 91 142.18 FEET, THENCE N33°16'49"W 156.14 FEET, THENCE S75°35'39"E 211.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 11100 SF (0.25 ACRE) OF LAND.

Platt
&
Platt, Inc

CONSULTING
CIVIL ENGINEERS

LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

ZONE CHANGE MAP FOR
~A-1014-0012-0000~
WITHIN THE SW 1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
4940 N HIGHWAY 91
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY:
C.S. HAYCOCK
CHECKED BY:
M.R. PLATT
DATE: Jul 17, 2025
SCALE: 1" = 20'

ENOCK CITY COUNCIL MEMORANDUM

TO: PLANNING COMMISSION

FROM: WATER BOARD

DATE: JULY 22, 2025

SUBJECT: ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOCK CITY GENERAL PLAN



Purpose:

In cooperation with the Utah Division of Water Resources, Utah Department of Agriculture and Food, and the Utah Division of Drinking Water, Enoch City Water Board has sent the recommendation to adopt the new Water Use and preservation Element to the Enoch City General Plan. This is in compliance with Utah Code 10-9a-203 and 10-9a-403 (SB 110, 2022),.

Background:

As part of the 2025 General Plan revision, a new Water Use and Preservation Element has been developed to integrate forward-looking conservation policies and implementation strategies directly into citywide planning. This element sets clear goals for efficient development standards, sustainable landscaping, reduced municipal consumption, and ordinance reform.

Highlights of the Element Include:

- Required water budgets for new developments
- Incentives and audits for existing development retrofits
- Prioritization of native, drought-tolerant landscaping
- Public education and rebate programs
- Periodic updates to the City's Water Conservation Plan
- Internal policies for City operations and procurement
- Coordination with regional and state partners

Conclusion:

The Water Use and Preservation Element represents a significant step toward protecting Enoch City's long-term water future. Its success will depend on strategic coordination between planning, utilities, and the Water Board. Your engagement in reviewing policies, recommending ordinance updates, and guiding community-facing programs will be essential to ensuring these goals are met with measurable outcomes. Continued collaboration will position Enoch City as a leader in sustainable water governance in southern Utah.

ENOCH CITY GENERAL PLAN

Revised 2025

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SECTION IV. GENERAL PLAN ELEMENTS

Goals and policies have been developed for the following general plan elements:

- A. Land Use Element
- B. Transportation Element
- C. Housing Element
- D. Environmental Element
- E. Public Services and Facilities Element
- F. Economic Development Element
- G. Water Use and Preservation Element

G. WATER USE AND PRESERVATION GOALS AND POLICIES

Goal G-1. Promote Water-Efficient Development Standards

Policies:

G-1.1 Encourage the submission of water budgets for new developments to estimate projected water demand and impacts on City infrastructure.

G-1.2 Promote the use of low water use landscaping and discourage non-functional turf in all new commercial, industrial, institutional, and residential developments

G-1.3 Support the installation of smart irrigation systems and adherence to water-efficient site design standards in new projects.

G-1.4 Review and refine zoning, subdivision, and site plan review processes to integrate water efficiency measures.

G-1.5 Encourage development proposals that demonstrate alignment with city-adopted water use targets and efficiency standards.

Goal G-2. Encourage Retrofitting and Water Use Reduction in Existing Development

Policies:

G-2.1 Promote incentives for retrofitting existing buildings with high-efficiency plumbing and irrigation fixtures.

G-2.2 Support voluntary water audits for property owners to identify conservation opportunities.

G-2.3 Advocate for the replacement of turf with drought-tolerant landscaping in existing developments.

G-2.4 Encourage updates to municipal landscaping practices for parks, medians, and public areas to emphasize water efficiency.

Goal G-3. Implement Sustainable Landscaping and Irrigation Practices

Policies:

G-3.1 Discourage the installation of turfgrass in new park strips, medians, and parking areas.

G-3.2 Encourage the use of native and drought-tolerant plant species in public rights-of-way.

G-3.3 Provide residents and developers with design examples and planting palettes that support low water use landscapes.

G-3.4 Promote retrofitting of existing park strips in public areas with water-efficient landscaping.

G-3.5 Support the establishment of water budgets for new landscaped areas based on land use type.

Goal G-4. Align Planning and Operations with Conservation Goals

Policies:

G-4.1 Develop and maintain a comprehensive Water Conservation Plan in coordination with regional and state goals.

G-4.2 Ensure the Water Conservation Plan includes measurable objectives and strategies for both municipal operations and citywide development.

G-4.3 Periodically review and update the plan to remain aligned with evolving water efficiency goals.

G-4.4 Coordinate General Plan policies with the Water Conservation Plan to ensure consistent implementation.

Goal G-5. Promote Community Engagement and Incentives for Water Conservation

Policies:

G-5.1 Conduct ongoing public information campaigns and educational initiatives to raise awareness of water conservation strategies.

G-5.2 Provide financial incentives such as rebates and grants to encourage adoption of water-efficient technologies.

G-5.3 Train City staff and educate stakeholders on best practices for water conservation and reducing water waste.

G-5.4 Establish partnerships with regional water agencies and community organizations to coordinate conservation efforts.

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Goal G-6. Reduce water waste within municipal operations.

Policies:

G-6.1 Audit and retrofit City buildings, parks, and facilities to eliminate inefficient water fixtures and practices.

G-6.2 Transition municipal landscaping to low water-use plants and efficient irrigation systems.

G-6.3 Incorporate water conservation standards into procurement policies for all City maintenance and improvement projects.

G-6.4 Train City staff on best practices for water conservation and waste reduction.

Goal G-7. Revise ordinances to eliminate inefficient water use practices.

Policies:

G-7.1 Encourage the review and voluntary revision of ordinances that may lead to inefficient water use, such as those affecting irrigation, turf installation, and decorative water features.

G-7.2 Recommend the adoption of water budgeting guidelines for new landscaped areas, tailored to land use types, to guide efficient planning and design.

G-7.3 Promote the submission of information demonstrating alignment with City water efficiency goals during the development review process.

G-7.4 Consider incorporating a combination of incentives, guidance, and optional compliance tools into the ordinance framework to support water conservation efforts.

IMPLEMENTATION OF THE WATER USE AND PRESERVATION ELEMENT

The implementation of the Water Use and Preservation Element supports the City's revised goals through collaborative, education-based, and incentive-driven strategies. These methods are designed to promote sustainable water practices across public and private sectors.

The primary tools that the City will use to implement the Water Use and Preservation Element of the plan include:

1. **Encourage Adoption of Water-Efficient Development Standards:** The City will continue to update and promote land use regulations that integrate water-efficient design, landscaping practices, and smart irrigation systems within new developments.
2. **Promote Public Education and Community Outreach:** The City will conduct ongoing educational campaigns, workshops, and resource sharing to raise awareness and support voluntary conservation actions by residents, developers, and business owners.
3. **Expand Incentive-Based Conservation Programs:** The City will encourage rebates, grants, and other financial tools to encourage retrofitting, drought-tolerant landscaping, and water-saving technologies.
4. **Support Infrastructure Investment for Water Sustainability:** Strategic investment in water supply systems, stormwater management, and public facility retrofits will continue to improve efficiency and reduce waste.
5. **Monitor and Evaluate Progress:** The City will implement systems to track water usage, assess program outcomes, and adjust policies to improve results.
6. **Foster Regional and Interagency Partnerships:** The City will strengthen relationships with state agencies, water providers, and local organizations to align efforts and share resources for regional water conservation.
7. **Maintain Emergency Preparedness:** The City will regularly update drought contingency and emergency water response plans to ensure readiness and resilience during periods of scarcity.

ENOCK CITY COUNCIL MEMORANDUM

TO: PLANNING COMMISSION
FROM: ADMINISTRATION
DATE: JULY 22, 2025
SUBJECT: TRACER WIRE REQUIREMENTS FOR UNDERGROUND UTILITIES



OVERVIEW

This ordinance adds the requirement to the land use ordinances for the use of #12 AWG insulated copper tracer wire for all buried utility lines, including water, sewer, storm drain, gas, electric, and communication systems. Wire must be installed continuously above or beside utility lines, with accessible terminal points at intervals (e.g., manholes, valve boxes, hydrants).

Construction drawings, as-built records, and GIS submissions must now include tracer wire data. Field inspections will verify continuity and detectability before final acceptance.

ADDITION:

12.2400.2407 – Final Application Requirements

Electronic final plats submitted in AutoCAD, Geodatabase, or Shapefile format shall include dedicated data layers representing tracer wire. These layers shall identify wire routing and connection points linked to corresponding utility features.

12.2500.2502 – Improvements

Tracer wire shall be included as a required improvement for all underground utility installations in subdivisions. This requirement applies to all water, sewer, storm drain, electrical, gas, and communications systems.

Conclusion:

These updates enhance utility locate-ability, reduce excavation risks, and support long-term infrastructure management. They align with best practices already in limited use within existing sewer lift station requirements.