

ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA

**August 13, 2025, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road**

Join Zoom Meeting:

<https://us02web.zoom.us/j/89409701432>

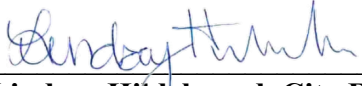
Meeting ID: 894 0970 1432

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 August 13, 2025 –**
 - e. **Approval of minutes for July 22, 2025 –**
 - f. **Conflict of Interest Declaration –**
2. **PUBLIC COMMENTS**
3. **PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PARECEL A-1014-0012-0000 FROM SINGLE FAMILY RESIDENTIAL (R-1-11) TO RV PARK (RVP) - Benjamin Whitney / Jim Rushton**
4. **CONSIDER A ZONE CHANGE REQUEST FOR PARECEL A-1014-0012-0000 FROM SINGLE FAMILY RESIDENTIAL (R-1-11) TO RV PARK (RVP) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
5. **PUBLIC HEARING REGARDING THE ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOCH CITY GENERAL PLAN**
6. **CONSIDER THE ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOCH CITY GENERAL PLAN AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
7. **PUBLIC HEARING REGARDING THE AMENDMENTS TO THE ENOCH CITY LAND USE ORDINANCE TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR ALL UNDERGROUND UTILITIES**
8. **CONSIDER AMENDMENTS TO THE ENOCH CITY LAND USE ORDINANCE TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR ALL UNDERGROUND UTILITIES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
9. **COMMISSION/STAFF REPORTS**
10. **ADJOURN –**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 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 August 8, 2025.



Lindsay Hildebrand, City Recorder

08/08/2025

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
July 22, 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: Linda Hahne and Jim Rushton

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance** – Led by Chairman Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Losee. Commissioner Lake will have the thought at the next meeting.
 - c. **Inspirational thought** – Given by Chairman Correa
 - d. **Approval of agenda for July 22, 2025 – Council Member Lake made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for June 24, 2025 – Council Member Finlay made a motion to approve the minutes. Commissioner Lake seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration** – None stated
2. **PUBLIC COMMENTS**

There were no public comments.
3. **CONSIDER RESCHEDULING THE NEXT PLANNING COMMISSION MEETING FROM AUGUST 12, 2025 DUE TO THE PRIMARY ELECTION**

Commissioner Finlay made a motion to reschedule the next Planning Commission meeting from August 12, 2025, to Wednesday, August 13, 2025. Commissioner Lake seconded, and all voted in favor.
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**

Chairman Correa noted where this parcel is located. City Manager Dotson showed it on the map. It was previously zoned RVP for an owner. Since then, another person has purchased both parcels and is requesting to change them to an RV Park. This is located on Highway 91, near the ice rink. Commissioner Finlay asked what the zone was north of this parcel. City Manager Dotson showed the zoning map. There are two zones. Single Family Residential R-1-18 and Commercial properties that are around it.

Commissioner Finlay made a motion to set a public hearing on August 13, 2025 to consider the zone change of parcel A-1014-001-0000. Chairman Correa seconded and all voted in favor.

5. CONSIDER THE ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOCH CITY GENERAL PLAN AND SET A PUBLIC HEARING FOR THE NEXT MEETING

City Manager Dotson said the state mandates this water use and preservation element of the General Plan for a certain city size. We advertised it as required that we are going through the General Plan change to amend it. Your next step is to review and set a public hearing, review again, and then send a recommendation to the city council. Commissioner Lake asked if it's not in there now, what would change? City Manager Dotson said this gives us direction. We will require water budgets for new development. Once it's in the General Plan, it'll go into ordinance. These ideas are really smart when it comes to planning for preservation and use.

We will put videos on social media. The idea is to put together a plan for how we are going to preserve and educate. Commissioner Lake asked if everyone would just water on the correct days, would it solve problems? City Manager Dotson said he had noticed a big change in our water consumption. The water conservation plan showed that in 2023, we averaged 133 gallons per capita. 15 yrs ago it was around 280. If we had more rain, people would turn off their water. There is a lot of education that has helped people. He reviewed some of the items suggested for inclusion in the plan. This gives us the underlying foundational justification for all the things that we do. We will have to contact other entities, such as the Central Iron County Water District and others.

Commissioner Lake made a motion to set a public hearing for August 13, 2025 for the addition of the Water Use and Preservation Element to the Enoch City General Plan. Commissioner Losee seconded and all voted in favor.

6. CONSIDER AMENDMENTS TO THE ENOCH CITY LAND USE ORDINANCE TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR ALL UNDERGROUND UTILITIES AND SET A PUBLIC HEARING FOR THE NEXT MEETING

City Manager Dotson said it is common to put tracer wire on top of the pipes that are under the ground. So, when someone calls blue stakes, they use detectors to trace where the water is. The sewer is deeper. We don't have a policy in place to require that. Commissioner Finlay asked if the tracer wire was already running through the city. City Manager Dotson said some of it is. We looked in our ordinance and it doesn't say it's required. Commissioner Lake asked if this was for everyone or just developers. City Manager Dotson said this will be for developers and will be in our engineering standards. We also have our GIS maps, which Public Works keeps up to date.

Commissioner Finlay made a motion to set a public hearing for August 13, 2025 for amendments to the Enoch City Land Use Ordinance to include requirements for tracer wire for all underground utilities. Commissioner Lake seconded and all voted in favor.

7. COMMISSION/STAFF REPORTS

Hayden White

- They have had one water main break a day for almost two weeks. So they have been working on those.

Council Member Ross

- In City Council they talked about the 4th of July. It was so much bigger than in the past. Council Member Ley did an excellent job.

City Manager Dotson

- Cedar City is doing a transit study that includes Enoch and Parowan. They discussed having transportation available from Walmart to Parowan and calculated how many people and businesses would connect to. They would potentially start with transit twice a day, which could be 7 am to 10 am in the morning and 3 pm or 4pm to 7 pm in the evening. The ridership isn't enough to pay for itself. They are working through that.

Chairman Correa

- He spoke with Council Member Bob Tingey about putting a time limit on speakers. He still agrees with that. There were times when things kept coming back up over and over again. For practicality and to avoid debates, he asked for thoughts. Commissioner Losee noted that they need to make sure people speak into the microphone.

Commissioner Losee

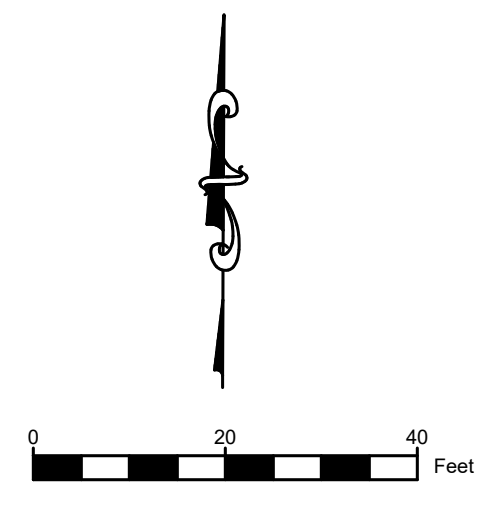
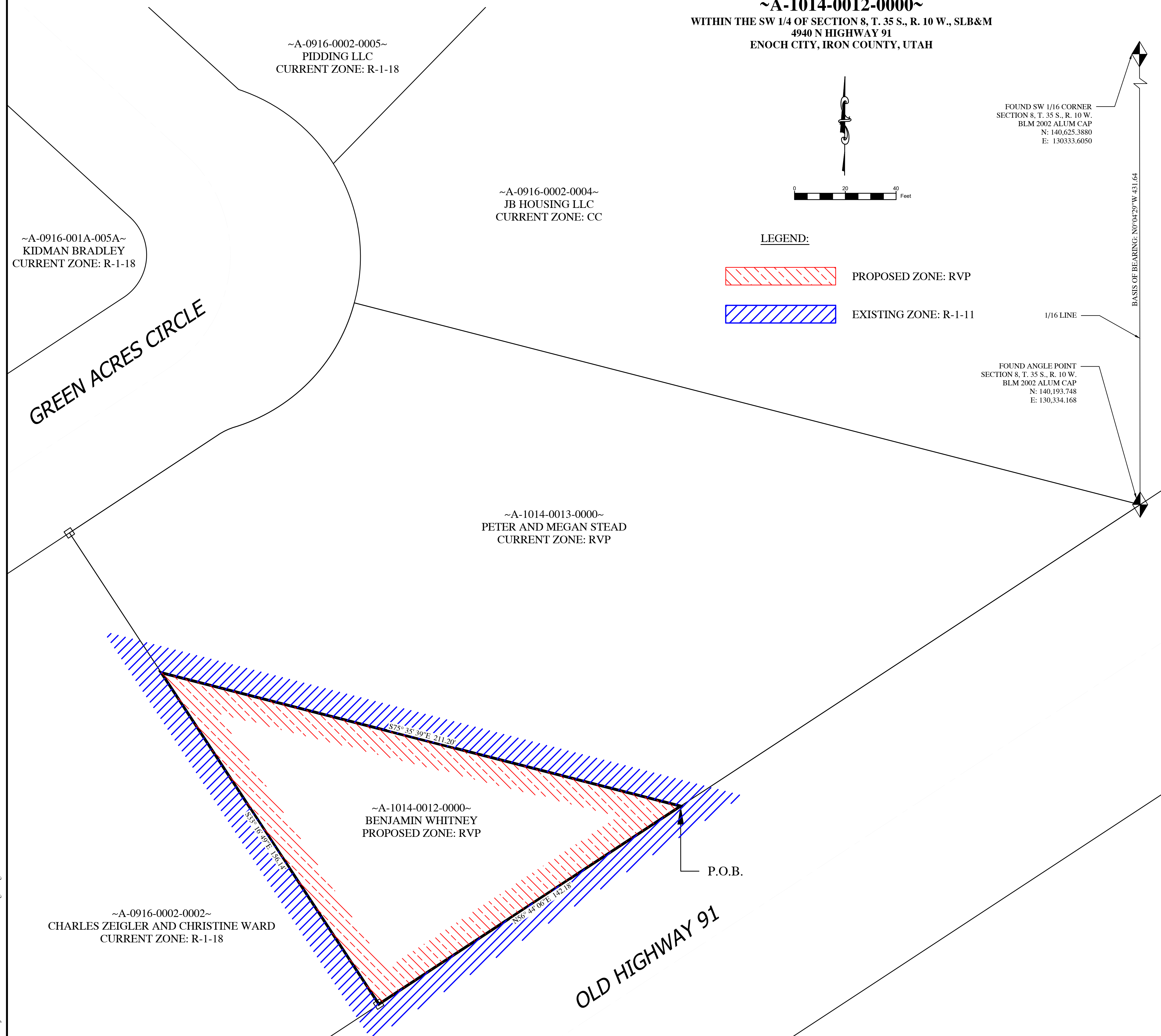
- We will make some improvements for next year. He will create a committee for the baseball program. Another idea would be to start signups about mid-January to give several months to order all the gear. We had great feedback from parents and coaches. His focus is to make this experience unique.

8. ADJOURN – Commissioner Lake made a motion to adjourn. Commissioner Losee seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

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

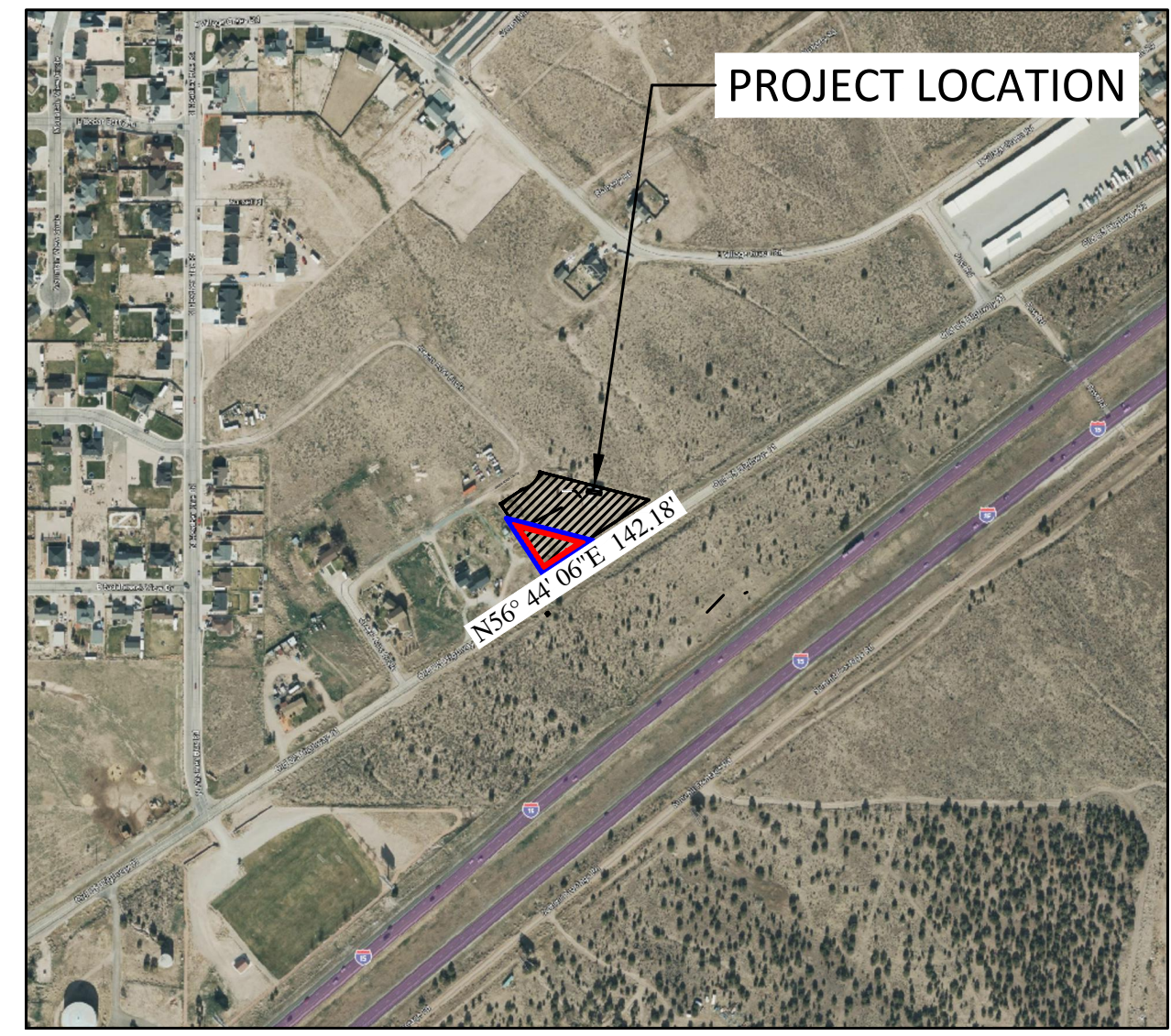


- LEGEND:**
- PROPOSED ZONE: RVP
 - EXISTING ZONE: R-1-11

FOUND SW 1/16 CORNER
 SECTION 8, T. 35 S., R. 10 W.
 BLM 2002 ALUM CAP
 N: 140,625.3880
 E: 130333.6050

FOUND ANGLE POINT
 SECTION 8, T. 35 S., R. 10 W.
 BLM 2002 ALUM CAP
 N: 140,193.748
 E: 130,334.168

BASIS OF BEARING: N0°04'29"W 431.64



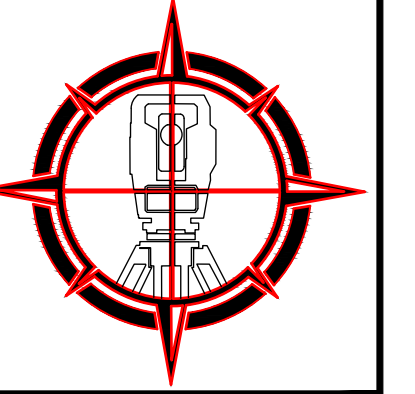
VICINITY MAP
 NOT TO SCALE

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'

FILE: P:\Cooper\Projects\Kashon RV Park\DWG\Zone Change.dwg

ENOCH CITY COUNCIL MEMORANDUM

TO: PLANNING COMMISSION

FROM: WATER BOARD

DATE: JULY 22, 2025

SUBJECT: ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOCH 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.

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.

ENOCH 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.