

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.

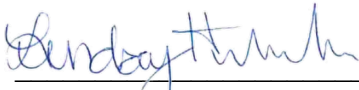
Chairman Correa

- 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

08/13/2025

Date