

ENOCH CITY COUNCIL NOTICE AND AGENDA

August 20, 2025 at
6:00pm City Council
Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/81867127466>

Meeting ID: 818 6712 7466

- 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 August 20, 2025
 - e. Approval of Minutes for August 6, 2025-
 - f. Ratification of Expenditures-
 - g. Conflict of Interest Declaration for this agenda-

- 2. PUBLIC COMMENTS**

- 3. CONSIDER A CONTRACT WITH LUMEN UTILITY CONSULT - Presentation by Lumen**

- 4. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PARCEL A-1014-0012-0000 FROM SINGLE FAMILY RESIDENTIAL (R-1-11) TO RV PARK (RVP)**

- 5. CONSIDER ORDINANCE NO. 2025-08-20-A, AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PARCEL A-1014-0012-0000 FROM SINGLE FAMILY RESIDENTIAL (R-1-11) TO RV PARK (RVP) - See Planning Commission Rec.**

- 6. PUBLIC HEARING TO AMEND THE PUBLIC SAFETY IMPACT FEE FOR MULTI-FAMILY AND ADDING COMMERCIAL**

- 7. CONSIDER ORDINANCE NO. 2025-08-20-B, AN ORDINANCE AMENDING THE PUBLIC SAFETY IMPACT FEE FOR MULTI-FAMILY AND ADDING COMMERCIAL**

- 8. CONSIDER ORDINANCE NO. 2025-08-20-C, AN ORDINANCE TO AMEND THE ENOCH CITY LAND USE ORDINANCE TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR CERTAIN UNDERGROUND UTILITIES – See Planning Commission Rec.**

- 9. CONSIDER RESOLUTION NO. 2025-08-20, A RESOLUTION TO AMEND THE ENOCH CITY ENGINEERING STANDARDS TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR CERTAIN UNDERGROUND UTILITIES – See Planning Commission Rec.**

10. CONSIDER THE ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOCH CITY GENERAL PLAN AND SET A PUBLIC HEARING FOR SEPTEMBER 3, 2025

11. COUNCIL/STAFF REPORT

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.

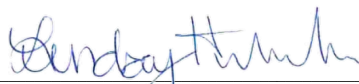
13. ACTION FROM CLOSED MEETING-

14. 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 foregoing "Notice and Agenda" was delivered to each member of the City Council, posted on the Enoch City website, on the City Office entrance, and published on the Utah Public Meeting Notice website on 08/18/2025.



Lindsay Hildebrand, Recorder

08/18/2025

Date

MINUTES
ENOCH CITY COUNCIL
August 6, 2025 at 6:00pm
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 Director
Lindsay Hildebrand, City Recorder
Jackson Ames, Police Chief

Public Present: Clark Arnold, M. York, Amber Weaver, Jim Rushton, Richard Dawson, Bryce Poulson, Andy Losee, Alan Caplin, Austin Rosssi, Locke Hahne, Paul Hendrix, Anthony Sykes, Heather Sykes, Desaree Chesnut, Taiga Rohrer, Kimberlee Trower, Susan & Noel Wells, Glen Pearson, Doug Grimshaw, Jonathan Wilson, Danny Stewart, Kaleb Caplin, Jim & Carrie Stutte, Delaine, Finlay, Mark Melheim, Linda Hahne, Jacob Minor, Carlynn Barton, Matt Barton, B. Goodwin, Alfredo Montiano, West Harris, and Andy Funderburk

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING by Mayor Chesnut**
 - a. Pledge of Allegiance-** Led by Lindsay Hildebrand
 - b. Invocation (2 min.)-Audience invited to participate- Given by Alan Caplin**
 - c. Inspirational thought-** Given by Council Member Ross
 - d. Approval of Agenda for August 6, 2025 – Council Member Harris made a motion to approve the agenda. Council Member Tingey seconded and all voted in favor.**
 - e. Approval of Minutes for July 16, 2025- Council Member Harris made a motion to approve the minutes. Council Member Tingey seconded and all voted in favor.**
 - f. Ratification of Expenditures-** None
 - g. Conflict of Interest Declaration for this agenda-** None stated

2. PUBLIC COMMENTS

Alan Caplin emphasized the importance of thorough planning before beginning construction projects, noting that once construction starts, unpredictability, stress, and second-guessing can increase. He encouraged trusting one's instincts and reflecting on times when decisions were made confidently without stress, advising the Council to stick with those sound choices. Alan highlighted that August 8th will mark the anniversary of annexing 16.5 acres into Enoch City, which has been zoned as residential in accordance with the city's general plan. He urged the Council to be cautious in making decisions that go contrary to established plans, underscoring how significant adherence to long-term strategies is for the community's well-being. Alan shared his personal background as an asset manager with licenses in securities and financial planning, explaining that he has chosen to re-engage in building homes and communities out of passion. He spoke about overcoming challenges with subcontractors and mistakes, emphasizing his commitment to quality and community development. Concerns were raised regarding the long-standing plans for the Enoch

Bypass, which has been discussed for nearly 50 years, and the need to protect residents' assets and property values, which historically appreciate 5-8% annually. He stressed the importance of being cautious with zoning changes that could impact these assets and highlighted the industrial park in the general plan, located near the bypass, which is awaiting development. Alan expressed confidence that once development begins, it will foster economic growth and opportunities. He praised Byron's business success in Enoch, noting that attracting international corporate attention to a small town is an exceptional achievement, and encouraged directing future business expansion toward the industrial park zone to the north to maximize growth potential. Alan concluded by urging the Council to consider these insights carefully, emphasizing the importance of thoughtful planning for long-term community prosperity.

Taiga Rohrer addressed the Council, expressing concern about the zoning change discussion impacting the property at 690 East 50 80 North. He noted that he had previously spoken on this subject and was surprised to see it listed on the agenda, specifically regarding the community benefit agreements. Taiga emphasized the importance of the city's general plan, which he described as the foundational vision of the community. He reminded the Council that the policies in the plan promote development in accordance with established zoning, encouraging projects that align with the city's vision, and discouraging those that do not. He explained that potential residents and businesses often base their decisions on the city's planning and zoning, highlighting his own experience of choosing a location for his property over 15 years ago because of foresight regarding zoning regulations. Taiga expressed concern that without proper planning, industrial developments could spring up next to residential areas, undermining property values and community character. He pointed out that MCM, the company requesting the zoning change, is owned by a South Korean multinational corporation, whose vision he referenced as posted on their website, indicating a focus on profit. Taiga acknowledged that while such zoning changes might benefit MCM and potentially the city financially, they could also send a message that Enoch is a place where undesirable uses can move next door if they are willing to pay enough. He stressed that the location requested for industrial expansion is not ideal and noted that there are better, more suitable sites a mile or two away. Taiga concluded by affirming his respect for the company but firmly believing that industrial zoning in this area is the wrong decision, especially considering the investments and community stability of existing residents. He thanked the Council.

Dallin Staheli, who lives at 4996 North 1000 East just a few blocks away, addressed the Council to share his personal experience and support regarding MCM. He explained that he has been involved with MCM since 2012, initially as a customer of theirs for electrical subassembly work he needed while based in Illinois. Once he moved the work to Enoch, MCM was able to provide more consistent, precise, and faster service, which contributed significantly to the growth of his business, Staley West. He also shared that MCM is their biggest customer for Western Powder Coating, supporting several families and local employment. Dallin emphasized that MCM employs many local residents and supports other businesses in the community, which he asked the Council to keep in mind. He has personally visited MCM's facilities regularly and holds no concerns about their operations being near residential areas, as they observe large setbacks and landscaping standards, with existing industrial zones bordering parts of the property. He noted that their current facilities and neighboring businesses, such as Trent Gleaves' feed store, are already industrial, making the location suitable for an industrial park. Dallin expressed a desire for the city to reconsider some of its plans and allow MCM to expand, believing that their business is stable, long-standing, and poised for continued growth, which he sees as a positive asset for Enoch. He concluded by affirming his confidence in MCM's future and its benefit to the community and thanked the Council for their time.

Noel Wells, residing at 632 East, 5140 North, addressed the Council and presented a slideshow to illustrate his perspective on MCM. He praised the facility as being impeccably maintained, with a welcoming atmosphere reflected by staff who greeted visitors warmly. However, he expressed concern that the "artist renderings" shown by MCM are only representations of their future plans, and the actual development may differ significantly. Noel pointed out the current state of the property, noting the presence of weeds over six feet tall immediately adjacent to the Alton's property, despite the inside of their facility being well-maintained and attractive. He warned the Council to consider what they might be approving, emphasizing that entering into a legally binding agreement with such a large corporation could leave the city vulnerable, as once the deal is signed, MCM could legally do as they please. He questioned whether the city's officials are prepared to enforce the law against a billion-dollar company, implying that the city may be outmatched in such negotiations. Noel raised concerns about increased traffic on already overburdened roads and argued that the apparent economic benefits are limited, since most of the work will be sold outside of Enoch. He criticized the current aesthetic and questioned the city's capacity to uphold the promises made, warning that enforcement might be ineffective. Citing the municipal land use act, he reminded the Council that their role is to protect property values, but questioned why property owners like the Altons, the Bergs, and Deborah Holmes are absent, implying possible nondisclosure agreements, adding that MCM's presence seems to be negatively impacting property values. He urged the Council to consider these concerns seriously and to reflect on their responsibilities to safeguard the community.

Amber Weaver, an Enoch resident living on Tomahawk Drive, spoke in support of MCM, emphasizing that they are a valued customer of hers, consistently spending between three to four hundred thousand dollars annually on steel supplies. She praised their integrity, noting they always fulfill their commitments without issues. However, her primary concern is the lack of employment opportunities in Enoch and Iron County. Having lived here since 2021 and being born and raised in Utah, Amber shared that jobs are scarce across Parowan, Enoch, Cedar City, and surrounding areas. She recounted her daughter and son-in-law's recent struggles in finding stable, well-paying jobs with benefits; her son-in-law had to move to St. George and commute daily, wasting time and money, while her daughter worked part-time at Home Depot with no insurance despite being highly qualified. Amber highlighted that the limited job market in Iron County makes it difficult for families to support themselves. She praised MCM as a great employer that could provide high-paying jobs with benefits. She expressed hope that by allowing MCM to expand at their current location, it could foster more economic growth and attract additional businesses to Enoch and Iron County. She urged the Council to seriously consider supporting MCM's expansion to help the community prosper and create more employment opportunities.

Danny Stewart, a resident of Iron County who does not have an Enoch address, spoke to provide a different perspective as an economic developer. He shared his 12 years of experience as Director of Economic Development for Cedar City and Iron County, and his current role with the Utah Inland Port Authority, where he oversees projects in Iron, Beaver, and Juab counties. Danny explained that initially, Iron County's main export was educated young people, many of whom leave seeking better opportunities, though he personally was able to keep one of his three children here. His work over the past 14 years has focused on helping local businesses grow, attracting new companies to provide primary employment opportunities, particularly in advanced manufacturing that offers higher wages, requires some qualifications, and uses minimal water resources. He emphasized that communities across the state, from Salt Lake City to Blanding, seek companies like MCM because they align with these goals. Danny expressed strong support for MCM, viewing them as more than a

good option, they are a valuable asset that should be allowed to expand and grow within Enoch. He warned that losing MCM's expansion efforts outside the community would be a significant setback. Additionally, he highlighted the importance of the property taxes contributed by such businesses, which fund essential city, county, and school district services. Danny urged the Council to consider the broader economic and fiscal benefits of supporting MCM's growth, viewing their continued success as vital for the community. He concluded by thanking the Council for their time and consideration.

Anthony Sykes, who previously resided in Enoch and now lives in Minersville, Utah, introduced himself as the CEO of Sykes Power and Iron Cliffs Gym in Cedar City. He reflected on his personal experience, sharing that in 2012 he was hired by MCM and moved to Enoch, where he was given opportunities for growth and positive change in his life. Thirteen years later, he now operates his own businesses, and he credited MCM as having played a significant role in his success. Anthony highlighted the positive impact MCM has had on the community, including contributing to local growth, donating multiple times to the Fourth of July celebrations, and supporting numerous families with jobs and security. He emphasized that MCM is a vital supporter of surrounding businesses, and noted that even the mayor recently spoke at their open house. Anthony pointed out that the presence of businesses like MCM has increased property values and made Enoch a desirable place to live, due to employment and growth. He warned that losing MCM would result in the loss of nearly 100 jobs and trigger a domino effect that would negatively impact many other local businesses and employment opportunities. He posed a critical question to the Council: whether the community is prepared to lose MCM and the benefits it brings. Anthony concluded by urging the Council to consider the broader implications of their decisions and to recognize the importance of supporting MCM's continued presence and growth in Enoch.

Kimberlee Trower, residing at 4496 North Blue Sky Drive East, addressed the Council with her perspective on the potential benefits of MCM's presence and growth in Enoch. She emphasized that MCM is bringing in business, people, and homes, which she believes benefits the community as a whole. Kimberlee pointed out that while higher-value homes, such as \$500,000 or \$6 million properties, can attract residents, they are dependent on residents having jobs, which she implied is a crucial factor that still needs to be addressed. She expressed concerns about the current state of city beautification, noting that weeds outside her neighbor's property are overgrown and suggesting that beautifying the area is tied to economic development. Kimberlee also highlighted safety issues, such as the lack of streetlights and the danger of vehicle speeds on her road, which she feels needs to be improved for community safety. She encouraged the Council to consider the organizational funding that could help improve city infrastructure, safety, and community resources. Kimberlee spoke of her trust in the integrity of the people involved with MCM, emphasizing that they are honest and reputable. She urged the Council to seek a balance, recognizing that supporting organizations like MCM can be mutually beneficial for community growth and progress, and advocating for discussions focused on how both the community and the organization can grow together, rather than framing the situation as entirely good or bad. She concluded her comments by emphasizing the importance of finding a balanced approach to community development.

Alan Caplin reiterated his support for MCM, emphasizing that he agrees with the positive remarks about the company and recognizing Byron's successful efforts in the community. However, he clarified that his presence was not to criticize MCM but to highlight that there is an alternative location for expansion just a mile away from the current industrial park that the city has designed. He noted that the city paid approximately \$137,000 per acre for 60.5 acres in the designated industrial park, while nearby parcels of 168 acres and 38 acres are available for less than \$50,000

per acre. Alan expressed that these parcels could provide more room for growth if incentives and accommodations were made to move the business there, even considering the existing easements that might limit expansion in the current location. He affirmed that the city's general plan aligns with this approach and urged the Council to consider supporting MCM's growth in the alternative area to facilitate their expansion and economic development. He concluded by encouraging the Council to do whatever is necessary to help MCM move and grow in a way that benefits the community, thanking them for their time.

Jared Nielsen, regional director for the Utah Manufacturing Extension Partnership, expressed his support for MCM, Byron, and local community members such as Clark Arnold and Richard Dawson, whom he has come to know over the past year. He shared that his organization provides resources to manufacturing companies across the state, particularly in Central and Southern Utah, where he has been working in Cedar City for about ten years. Jared offered his perspective on the importance of supporting rural Utah communities in creating jobs and growing their economies. He emphasized that the individuals involved with MCM are excellent community members, and he highlighted that many other areas in the state would love to have a business like theirs. Jared clarified that he was not there to pressure the Council but appreciated the previous comments about working together to find solutions that benefit everyone. He shared a personal story from the 1990s, when his hometown had the opportunity to bring in a Shopko, but local residents voted against it because they wanted to keep their community unchanged. That decision ultimately led to missed opportunities for growth, while a neighboring town who accepted the facility experienced significant development. Jared concluded by reiterating that he respects the community's autonomy and simply wanted to offer a broader perspective on the importance of supporting local businesses for long-term growth and development. He thanked the Council for their time.

Scott Jolly stated that his purpose for speaking was to publicly thank the Council for their service to Enoch City. He reminisced about a conversation nearly twenty years ago with Larry Bruff in what is now Rob's office, where they discussed the city's vision for attracting businesses that support housing, community, and the ability for families to raise their children locally. Scott emphasized that his primary reason for speaking was to publicly commend any company, regardless of ownership or size—such as Family Dollar, a billion-dollar holding company—that is willing to take the risk of investing in Enoch, creating jobs, and fostering future growth. He expressed his hope that, regardless of tonight's decision, the city continues to pursue a vision of job creation, economic growth, and prosperity. Scott concluded by thanking the Council for their time and commitment.

Carol Rohrer, residing at 690 East, 5080 North, shared that she received a message from one of her neighbors expressing concerns about the property and the potential zone change. The neighbor's comment suggested that this decision could become a historic moment for Enoch, either shining by standing up to a one-sided deal or revealing the true political stance of the city officials, depending on the outcome. The neighbor reflected on how the responses from supporters of MCM focus on how wonderful the company is and what a great place it is to work, noting this is not surprising given the property's proximity to their existing buildings. Carol pointed out that those buildings are just economical metal structures, much cheaper to construct than the large, costly project currently proposed, which could cost significantly more and might be better suited to the existing industrial area. She raised concerns about the potential expansion into the adjacent 20 acres behind the current site, warning that there could be land issues the city might not be aware of. Carol emphasized that it is easier to promote the positive aspects of MCM when they are not directly impacting residents' homes, property values, and the aesthetics promised in the general plan. She urged the Council to consider these factors carefully as they make their decision, implying that approval could have

lasting effects on the community's character and future.

3. SET A SPECIAL CITY COUNCIL MEETING FOR TUESDAY, AUGUST 26, 2025 TO CANVASS THE PRIMARY ELECTION AS REQUESTED BY THE IRON COUNTY CLERKS OFFICE

Council Member Harris discussed meeting at 5:00pm. It will be a quick meeting.

Council Member Harris made a motion to set the special city council meeting for Tuesday, August 26, 2025 at 5:15pm. Council Member Tingey seconded and all voted in favor.

4. CONSIDER A CONTRACT WITH LUMEN UTILITY CONSULT - Presentation by Lumen

Council Member Harris made a motion to table item #4 Consider a contract with Lumen Consult until August the 20th 2025 meeting. Council Member Tingey seconded and all voted in favor.

5. CONSIDER ACCEPTING PROPOSALS FOR THE WATER AND WASTEWATER IMPACT FEE FACILITIES PLAN UPDATES

Council Member Harris noted that they met with two engineering companies, Ensign Engineering and Sunrise Engineering, who presented their proposals for the updates to the wastewater and water impact facilities. Both companies are highly qualified, and we have worked with them successfully in the past. Sunrise presented proposals for both water and wastewater projects, while Ensign primarily focused on the water project. After reviewing their proposals and discussions, the consensus was to award the water impact facilities plan to Ensign Engineering and the wastewater impact fee facilities plan to Sunrise Engineering. Council Member Harris proposed that these contracts be awarded accordingly. Many council members appreciated the efforts of those involved during the interview process along with assistance in facilitating the discussions. Council Member Ley was also present during the interviews. No other questions or concerns were raised by the council members.

Council Member Ross asked if the cost between the two was similar. City Manager Dotson said they didn't give any costs until after, but Ensign Engineering came in about \$10,000 less than projected and Sunrise Engineering was about right on \$54,000 for wastewater and Ensign was at \$42,000 for the water. Council Member Harris noted that Ensign has been doing some regionalization work with Enoch, Cedar City, and the Iron County Water Conservancy District. So, they know more about our water system.

Council Member Harris made a motion to accept the proposals and award the wastewater impact fee facilities plan to Sunrise Engineering and the water impact fee facilities plan to Ensign Engineering. Council Member Ross seconded and all voted in favor.

6. CONSIDER RESOLUTION NO. 2025-08-06-A, A RESOLUTION APPROVING A “COMMUNITY BENEFITS AGREEMENT” BETWEEN LS ELECTRIC D/B/A MCM ENGINEERING II, INC. AND ENOCH CITY

Council Member Tingey inquired if there was anything additional that Justin believed the Council needed to consider regarding this issue. City Attorney Wayment responded that they had reviewed the matter multiple times, making several reiterations to ensure that the agreement was balanced, responsible, and addressed most issues with the administration. While he had not discussed the agreement with the full Council, they had made extensive efforts to develop a fair contract. Council Member Harris noted that the discussion could not be fully understood without also considering item number seven, as they are related; approval of item six would logically include approval of item seven, and he acknowledged that elements of seven might be incorporated into the agreement.

Council Member Harris stated that he has taken great care in deliberating this issue and aims to find a solution that offers a win-win or at least a tolerable outcome for all parties. He acknowledged that public comments about pollution, waste, and building height raise valid concerns, but he personally visited the MCM facility and observed that it operates cleanly with minimal noise and no offensive odors. Regarding traffic, he explained that impacts are comparable to what a fully developed residential area would generate, with either scenario increasing traffic, possibly in different patterns. A significant concern about building height and views was raised, particularly regarding the “monstrosity” building, which he clarified is not part of the current project or development agreement. The agreement specifies 100-foot setbacks on the north and east sides, which he believes are actually more protective than many residential zones, citing examples like sheds that block views. He emphasized that there will be no structures within 100 feet of property lines, which reduces visual impact. Noise and odors are minimal, and the development plan ensures compatibility with surrounding uses, including green space buffers that have been incorporated to address community concerns. Harris highlighted that the plan’s modifications aim to minimize impact and promote economic prosperity by attracting outside investment, which benefits Enoch City. Based on his extensive experience with planning and development over 16 years, he reassured that urban concerns such as crime and density have not resulted in negative outcomes like skyrocketing crime or degraded neighborhoods, citing examples like subdivisions and urban growth that have successfully balanced development and safety.

Council Member Tingey stated that during his 16 years of service on both the Planning Commission and City Council, he has never been accused of corruption, and he took that responsibility very seriously. After thorough review, he was unable to find any violations of the general plan or ordinances in the permits issued for the last building or in the current development. He expressed strong support for the community benefits agreement and aligned with Council Member Harris’s sentiments, emphasizing his confidence in the integrity of the process and the agreement.

Council Member Ross expressed that while she would not want the red building next to her home, she acknowledged that MCM followed all existing ordinances, though she emphasized the need for future ordinance improvements. She appreciated that MCM came forward with a community benefits agreement and supported the inclusion of setbacks and dark sky provisions. She noted that these issues only became problematic after the

building was constructed, and she believes the community agreement helps address some of those concerns.

Council Member Ley reflected on her own experience, noting that when she moved to Enoch, she did not have a power station across from her, so she considers the proposed development an improvement. She shared that her neighbor has a 35-foot workshop, and based on current ordinances, a 10-foot setback could allow a 35-foot, 10-story home near her property, highlighting the importance of community planning. She emphasized that the community has contributed input which has helped the company find a solution that aligns with citizen concerns. Ley mentioned that some aspects of the community benefits agreement, such as green belts and buffers to separate housing from industrial areas, are worth considering, despite her disapproval of small parks. She sees this agreement as a positive step for buffering and preserving community character.

Council Member Stoor expressed hope that the community can live and work together harmoniously. He acknowledged the valuable contributions MCM makes to the community and emphasized that for the business to continue operating, they need to stay, which would allow an additional 100 employees to support local families. He pointed out that the existing zone and the industrial park to the north are in residential areas, and he appreciated the community's comments and sentiments. Stoor supported MCM's growth, noting that within the 100-foot setbacks, additional features such as green buffers could be incorporated. While he questioned the necessity of a park, citing concerns about access and maintenance costs, he overall supported helping MCM expand to benefit the community.

Council Member Ley inquired about whether the community benefits agreement needs to be explicitly attached to the property in the resolution. She noted that, upon review, the agreement is included within the document but suggested it might be beneficial to explicitly reference that it runs with the land and is recorded as necessary to ensure future clarity. She mentioned this concept was new to her and that such agreements could be useful for future projects. Mayor Chesnut responded that the resolution could be modified to include this language. City Attorney Wayment explained that if the agreement is approved, it will become a public document. Under the Government Records Access Management Act, draft versions of such agreements are not required to be disclosed until finalized, to prevent confusion caused by multiple versions. Once finalized, the agreement becomes part of the public record, ensuring transparency and clarity regarding property obligations.

Council Member Harris added that any future owners of the property would be required to abide by this agreement, which is legally binding and cannot be altered without city approval, ensuring long-term adherence to the terms.

Council Member made a motion to approve Resolution No. 2025-08-06-A, a resolution approving a “Community Benefits Agreement” between LS Electric D/B/A MCM Engineering II, Inc. and Enoch City. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Ross: Yes
Council Member Harris: Yes
Council Member Ley: Yes

Council Member Stoor: Yes
Council Member Tingey: Yes

7. **CONSIDER ORDINANCE NO 2025-08-06-A, A ZONE CHANGE OF PARCELS A-0794-0005-0000 & A-0794-0006-0000 FROM RURAL RESIDENTIAL (R-R-1) & SINGLE-FAMILY RESIDENTIAL (R-1-8) to RESEARCH/INDUSTRIAL PARK (R/IP) - LS ELECTRIC D/B/A MCM ENGINEERING II, INC.**

Council Member Ley said she wanted the attachment to the agreement.

City Attorney Wayment said the zone change is contingent upon execution of the agreement.

Council Member Harris made a motion to approve Ordinance No. 2025-08-06-A, an ordinance to change the zone change of parcels A-0794-0005-0000 & A-0794-0006-0000 from Rural Residential (R-R-1) & Single-Family Residential (R-1-8) to Research/Industrial Park (R/IP) contingent upon the legal execution of the “Community Benefits Agreement”. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

8. **CONSIDER ORDINANCE NO. 2025-08-06-B, AN ORDINANCE AMENDING ENOCH CITY ORDINANCE 14.100.113 APPLICATION FOR WATER CONNECTION, TO INCORPORATE A WATER RIGHT CREDIT AND ASSIGNMENT PROGRAM**

City Manager Dotson noted that historically, water rights were brought to the city, and those rights were allowed as credits to assign to properties. This practice has been ongoing for as long as anyone could remember in Enoch. The original settlers, when they incorporated Enoch City in 1966, consolidated their water rights into a system that was used as credits on properties. For example, properties along old Enoch Road at the north end still retain their original water rights registered with the city. When a subdivision request was made, the city required applicants to present valid water rights, which involved thorough research to verify priority dates, usage, and validity, due to the complex nature of water rights. Once verified, water rights were credited to the subdivision, with current standards set at 0.88 acre-feet per residential lot, or 0.3 acre-feet per unit for multifamily dwellings like duplexes or twin homes in the MR2 zone. For properties outside subdivisions, owners had to bring valid water rights to be credited accordingly. The city owned these water rights in perpetuity, preventing sale or disposal, aligning with Utah’s constitution. The city did not purchase water rights but acquired them through development contributions, with builders required to provide water rights for their projects. The system included detailed maps and spreadsheets maintained with the help of the state, documenting each property’s dedicated water rights. However, challenges arose with some owners, who were distrustful of the government, and with water rights that had liens against them, often involving banks, which complicated crediting processes. Council Member Tingey asked how he would know that there is a lien on against the owner. City Attorney Wayment said they will do title searches but they won’t ensure the water. They wont issue insurance. He explained the process.

City Manager Dotson said supervising water rights was one of the city manager’s responsibilities, including conducting extensive searches to verify the usage of water rights, sometimes even visiting the wells where the rights were located before submitting change applications. This was done to confirm whether the rights had been actively used recently, such as within the last 10 days or years. Although the city did not have a formal

program embedded in its ordinances, there was an acknowledged agreement, which was included in the packet for the city council to review. The ordinance, which was not directly in the packet but referenced, was part of Chapter 14 and established the water assignment program. This ordinance created a formal process and included a notarized and recorded agreement on the water rights, providing a guarantee that once someone assigned their water rights to the city, those rights could be transferred to a property or successor, preventing the rights from being sold or otherwise disposed of. This system allowed individuals to effectively assign their water rights to the city for long-term use, giving a documented assurance of the rights' transfer and use.

City Attorney Wayment stated that the Utah State Constitution did not permit the city to take water rights and then give them back. Once a water right was deeded to the city, the city could not divest itself of that right, although recent legislation on a constitutional amendment had opened some possibilities for trading. This restriction created an advantage for the city because landowners were more willing to transfer water rights, knowing they could retain some benefit through assignments and other arrangements, even if they couldn't get the rights back. Without this understanding, some individuals believed they could simply give the water rights to the city and later reclaim them, which was not possible under current law. The city had experienced conversations with property owners who had donated water rights years earlier but then wanted them returned, unaware that such rights could not be reclaimed. Clarifying the rules about assignment rights would help property owners understand that once rights were transferred, they could not be taken back.

Council Member Harris made a motion to approve Ordinance No. 2025-08-06-B, an ordinance amending Enoch City Ordinance 14.100.113 Application For Water Connection, to incorporate a water right credit and assignment program. Council Member Ley seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

9. CONSIDER RESOLUTION NO. 2025-08-06-B, A RESOLUTION APPROVING AMENDMENTS TO THE ENOCH CITY PERSONNEL POLICIES AND PROCEDURES MANUAL ADDING FLEX TIME

Ashley Horton explained what flex time is. Some employees were considered full-time but worked only 32 hours per week. Issues had arisen when employees worked over their 32-hour limit, such as taking a sick day and then a holiday, which could push them past the cap. Usually, sick hours were simply given back, with the understanding that they could not go over the 32-hour limit. However, this approach effectively prevented them from using their sick leave when needed. To address this, the proposal was made to implement a system similar to compensatory time, where employees could transfer excess hours over 32 into a flexible time bank. They could then use these hours later, preferably in the next pay period or as soon as possible, to take time off, providing more flexibility while maintaining the 32-hour workweek limit. Council Member Ley asked how this would affect the budget. City Manager Dotson said it will be budget-neutral.

Ashley also explained that the proposed system would also benefit employees who worked fewer than 32 hours per week, giving them the option to use the flex hours as well. It was emphasized that any work over the allowed hours had to be approved and justified by a need, rather than just working excess hours voluntarily.

Council Member Harris made a motion to approve Resolution No. 2025-08-06-B, a resolution approving amendments to the Enoch City Personnel Policies and Procedures Manual, adding Flex Time. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

10. CONSIDER RESOLUTION NO. 2025-08-06-C, A RESOLUTION AMENDING A COOPERATIVE AGREEMENT FOR BUILDING INSPECTION SERVICES BETWEEN BRIAN HEAD TOWN BUILDING DEPARTMENT AND ENOCH CITY

City Manager Dotson explained that over the past five years, the city had only conducted two inspections, one of which was for a power substation due to a specific issue. The other inspection was for a commercial building, which seemed unusual because the area had numerous condos and other structures, but those fell under the International Residential Code (IRC) rather than the International Building Code (IBC). The town had recently hired a new inspector for residential projects, but the inspector lacked the required commercial certifications. The city was approached after Lynn performed a commercial inspection, and the town manager expressed concerns that they might be inadvertently taking advantage of the situation. It was clarified that the city council would need to amend their agreement to allow for payment for commercial building inspections. The proposed fee was calculated to be slightly less than what a private firm, Shums Koda in St. George, charged for similar inspections, which sometimes also helped out in other locations. The fee was considered reasonable and aligned with market rates.

Council Member Harris made a motion to approve Resolution No. 2025-08-06-C, a resolution amending a cooperative agreement for building inspection services between Brian Head Town Building Department and Enoch City. Council Member Tingey seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

11. CONSIDER AMENDING THE PUBLIC SAFETY IMPACT FEE FOR MULTI-FAMILY AND ADDING COMMERCIAL AND SET A PUBLIC HEARING FOR AUGUST 20, 2025

City Manager Dotson noted that the impact fee for the original single-family dwelling was charged at \$1,300, but there was no impact fee set for multifamily or commercial developments. It was noted that the single-family impact fee had been applied to commercial projects as well, which should have included the commercial rate of 90 cents per square foot and an additional \$1,300 for multifamily units. Clarification was made that the impact fee for multifamily units was based on per dwelling unit. For example, the Lins building, a commercial property of 61,000 square feet, would face an impact fee of approximately \$54,900 for the commercial rate alone, with additional fees for police, fire, and transportation. This would total around \$120,000, including the building permit. This transportation impact fee reflected only the reduced amount due to traffic impact considerations. It was emphasized that these impact fees should be explained to applicants, and there was a consensus that the current approach aimed to keep impact

fees from pricing out affordable housing. The existing impact fee for a single-family dwelling remained at \$19.37, but for multifamily developments, the fee would increase to around \$1,300. It was also noted that there is limited new multifamily construction at the moment, mostly around the planned unit development on Penny Farm, where every four units would add approximately \$5,000 to \$6,000 in impact fees.

Council Member Harris made a motion to set a public hearing for August 20, 2025 for the amendments to the Public Safety Impact Fee for Multi-Family and adding commercial. Council Member Stoor seconded and all voted in favor.

12. CONSIDER RESOLUTION NO. 2025-08-06-D A RESOLUTION SUPPORTING AMERICA250 UTAH AND RECOGNIZING AND APPROVING OF THE IRON COUNTY UTAH250 COMMUNITY COMMITTEE

City Manager Dotson said this is for the Iron County Committee. Council Member Ross said cities throughout Iron County have gotten together to be represented. They also have members of the Interfaith Alliance, the history department from SUU, the special collection, and Frontier Homestead, which are all part of that committee. Council Member Ley asked about the language. It read that this committee would be the official committee. Council Member Ross suggested changing “its” to “an”. Council Member Ley also had a question about number 3. It talks about using the logo “as intended”. Council Member Ross said they want to make sure that we use it in appropriate ways. Council Member Ley asked what signature programs were. It was suggested to remove signature programs. Council Member Ross explained signature programs and said this was talking about putting those programs on our website, for example. It's making them available.

Council Member Harris made a motion to approve Resolution No. 2025-08-06-D, a resolution supporting America250 Utah and recognizing and approving of the Iron County Utah250 Community Committee an official committee and support the programs. Council Member Ross seconded and a roll call vote was held as follows:

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

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

2. COUNCIL/STAFF REPORT

Hayden White

- The department has been changing out 400 meters and this week alone they have changed 300.
- The seasonal employees are leaving this week so they have been painting at the parks.
- They are pouring concrete around the yard.
- Council Member Ross noted that there have been a lot of positive comments on how well the parks look

Chief Ames

- They have been focused on the new building. The pavement and asphalt should be finished this Friday.
- The ribbon cutting is not a public event.

Ashley Horton

- The auditors came today and will be here the rest of the week.
- She will have a workers comp audit tomorrow.

City Manager Dotson

- The Utah Department of Emergency Management has helped to get the Silver Jackets here. They're coming on August 15th to start an emergency action plan creation for flooding. We do have emergency operations plan, but not specific to our issues here. This will be in conjunction with the Department of Emergency Management's new floodplain maps that they're creating. That's going to take a couple more years. There's a whole group of them from the Silver Jackets, and the US Army. That's a really big deal. He's been trying to get them for years now and they got approval to come.
- We talked about having the park and street impact fee updated. Some of those projects are huge and we aren't collecting enough to pay for them. The bids came at \$7,400 each. It can be paid from impact fees. It'll go over our budget by \$2,400 for each one.
- RCAC consultants are doing a water rate study again. They have one person do it and they give us a snapshot in time. Water Worth is web-based and gives a continual analysis. It's a constant picture. The cost is \$9,000 per year so that would be another budget line item change. Council Member Harris said its using technology to keep up on what our water rates should be. Rather than wait to increase rates all at once, we should review yearly. He asked if they have enough data. City Manager Dotson said this gives us the information. This helps us learn if we are doing this correctly. Council Member Ley asked if we have to feed this software the information. How do they acquire all of that information? City Manager Dotson said we provide them with the spreadsheets from our software. It's better than waiting for months on one firm. Mayor Chesnut said we are getting better data and more data.
- UDOT got bids back from the Old Highway 91 project. The low bidder came in at 75 % of the engineers estimate. The contractor is the same as the point of the mountain.

Lindsay Hildebrand

- She has had weekly check-in calls from the LT Governor's office regarding the election.
- She has been working on updating software for business licenses.

Council Member Ross

- There will be a lecture series through Aug. 20th at 7:00 pm at the America First Event Center. It's about the 1987 USA USSR Goodwill Gymnastics tour that came to Cedar City, right in the middle of the Cold War. They did one last month about the Adams Theater. There is an Iron County website. Visit www.cedarcity.com and find the Tourism Bureau; they have all the America 250 events that are happening.

Council Member Stoor

- He noted that he sent the RDI material back. We should get a check.
- There will be a Recreation Advisory Board meeting. They talked about Iron Works Park at the last meeting.
- Council Member Ross asked if they had decided that the refund from the RDI would go to playground equipment for Cottonwood Park. City Manager Dotson explained that he applied for a grant, and they tried to upsell him. 80% of the

price would come from a grant. It's a 40% match that they would give us. We have budgeted \$16,000, and we will do some of the work.

Council Member Harris

- He met with the Water Advisory Committee today. Mayor Green is ready to move ahead with regionalizing our system. There are a lot of questions that need to be answered. Ron Thompson may answer some of those questions. He asked to meet with Rob and Hayden to put together a list of questions to be asked. It will be a really positive thing for our watershed, our aquifer, and the whole valley.

3. **ADJOURN – Council Member Harris made a motion to adjourn. Council Member Ross seconded and all voted in favor.**

Lindsay Hildebrand, Recorder

Date

DRAFT



CLIENT NAME _____

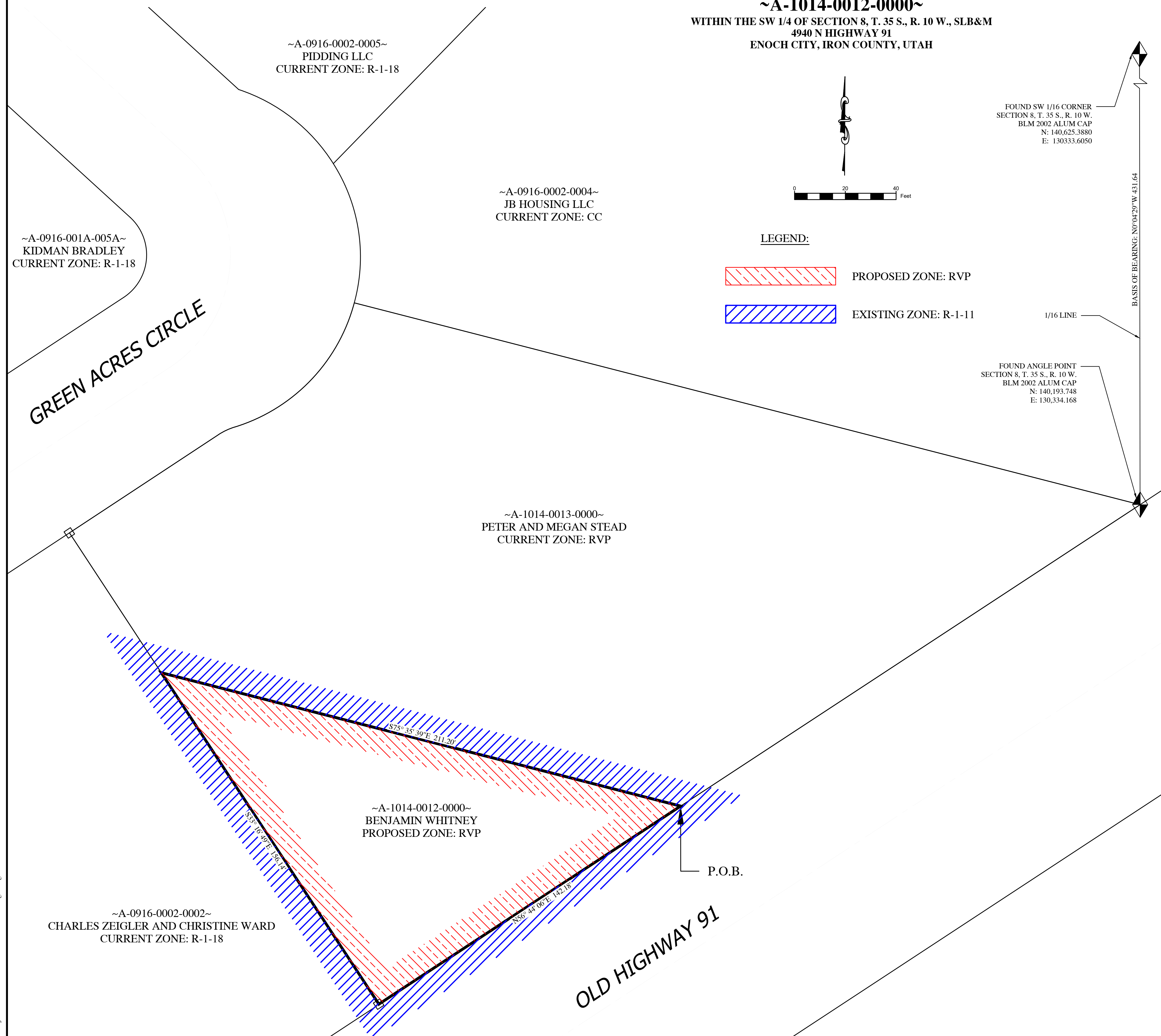
CONTACT _____ **PHONE** _____

1. Lumen Utility Consult (Lumen) will review the utilities/bills for all locations of the undersigned to identify opportunities to reduce costs. All recommendations shall be made in writing and are subject to approval. When any recommendation is implemented, either by the undersigned or by Lumen, it shall be considered approved.
2. If Lumen is unsuccessful in obtaining refunds/credits or cost reductions there shall be no fee due.
3. The undersigned agrees to pay Lumen 50% of all refunds or credit adjustments and 50% of each and any continuing savings that occur from approved recommendations, each for a period of 60 months from the time savings first appear on utility bills.
4. The undersigned agrees to allow Lumen Utility Consult to access all utilities/bills and renew any "Letter of Authorization" allowing Lumen access to bill copies and other required account information directly from utility providers for the initial review and throughout the billing period throughout the duration of this agreement.
5. The undersigned shall not use any Confidential Information other than for the purposes contemplated herein or as otherwise expressly authorized by Lumen. This specifically prohibits the undersigned from implementing changes to utility bills at any location using Lumen's Confidential Information without compensating Lumen as stated above.
6. Each month, Lumen Utility Consult will invoice the undersigned for any refunds and savings received as a result of recommendations made. Payment to be Net 30 late fee of 1.5% after 30 days of any unpaid balance.
7. This agreement will continue to renew for consecutive twelve-month periods unless cancelled in writing. In the event of default, attorney fees along with court and collection costs will be charged. This agreement is binding on successors or assignees.
8. As an authorized agent of the listed company or organization, I accept the foregoing agreement.


Name _____ **Title** _____


Signature _____ **Date** _____

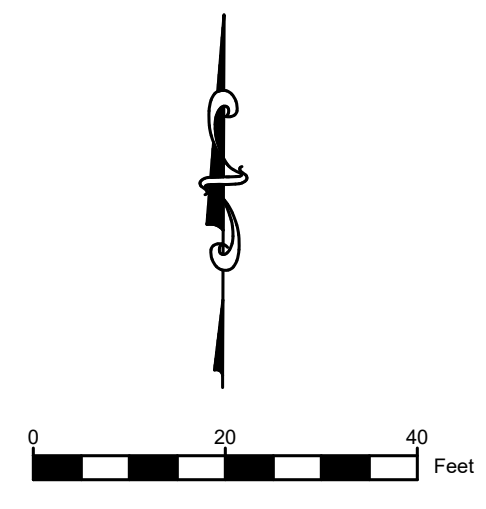
ZONE CHANGE MAP FOR
~A-1014-0012-0000~
 WITHIN THE SW 1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
 4940 N HIGHWAY 91
 ENOCH CITY, IRON COUNTY, UTAH



LEGEND:

 PROPOSED ZONE: RVP

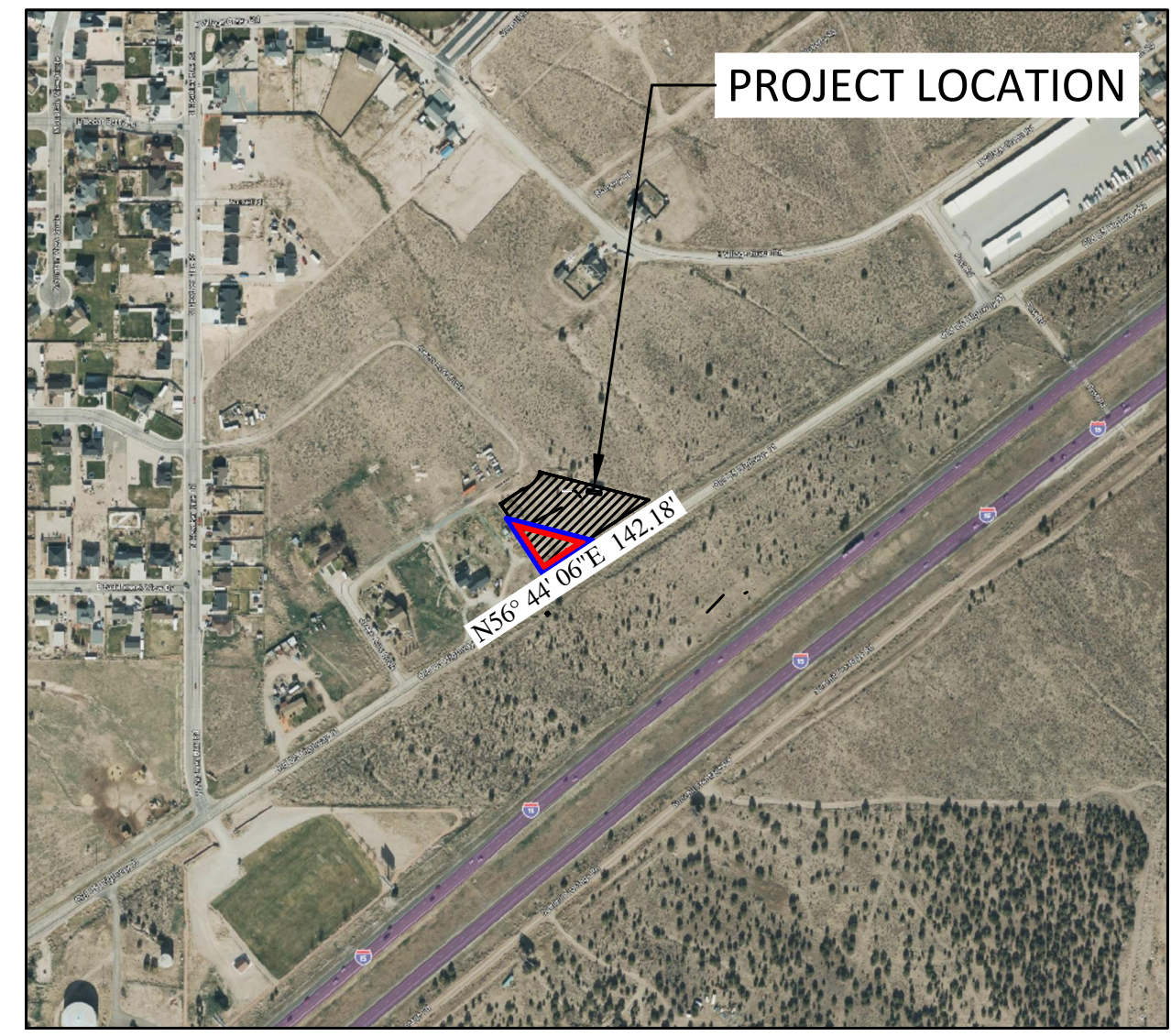
 EXISTING ZONE: R-1-11



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



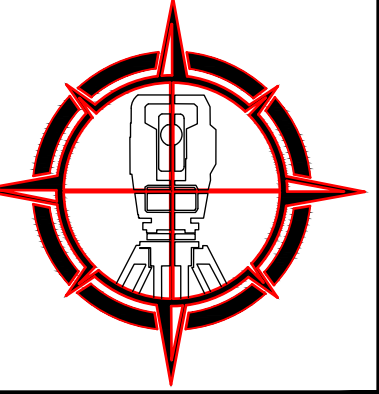
VICINITY MAP
 NOT TO SCALE

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

MINUTES
ENOCH CITY PLANNING COMMISSION
August 13, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Jim Rushton and Ben Whitney

- 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)**
Commissioner Poulson made a motion to close the regularly scheduled Planning Commission Meeting and open a public hearing for the zone change request for parcel A-1014-0012-0000 from Single-Family Residential (R-1-11) to RV Park (RVP)

Jim Rushton stated that the adjoining property is already zoned RVP and they want to make the zone the same. They will join the two parcels.

Commissioner Poulson made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission Meeting. Chairman Correa 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 MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Commissioner Finlay asked if there was already a home built on this property. City Manager Dotson showed the property on the screen. There is a home on the property joining just to the south. There was no other discussion.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council to change parcel A-1014-0012-0000 from Single-Family Residential (R-1-11) to RV Park (RVP). Commissioner Poulson seconded and all voted in favor.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2025-08-20-A**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE
ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY
OWNED BY BENJAMIN WHITNEY, PARCEL A-1014-0012-0000 FROM SINGLE FAMILY
RESIDENTIAL (R-1-11) TO RV PARK (RVP)**

WHEREAS, the owner of property, Benjamin Whitney, Parcel A-1014-0012-0000 has applied to change the zone from Single-Family Residential (R-1-11) to RV Park (RVP); and

WHEREAS, the Enoch City Planning Commission held a public hearing on August 13, 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 Benjamin Whitney shall be changed from Single-Family Residential (R-1-11) to RV Park (RVP)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 20th day of August 2025. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 20th day of August 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-1014-0012-0000

Legal

BEG AT PT OF NW'LY R/W LN OF OLD HWY 91 S0*04'29"E ALG 1/16 LN 431.64 FT & S56*44'06"W 216.43 FT FR SW 1/16 COR SEC 8,T35S,R10W, SLM; S56*44'06"W ALG SD NW'LY R/W LN OF OLD HWY 91, 142.18 FT; N33*16'49"W 156.14 FT; S75*35'39"E 211.20 FT TO POB.

ENOCH CITY COUNCIL MEMORANDUM

TO: CITY COUNCIL
FROM: ADMINISTRATION
DATE: AUGUST 6, 2025
SUBJECT: AMENDING PUBLIC SAFETY IMPACT FEES



Background

Enoch City previously adopted a public safety impact fee schedule based on the 2023 Public Safety Impact Fee Facilities Plan & Impact Fee Analysis. The current fee for Multi-Family residential units is set below the calculated maximum allowable threshold, and commercial development has not yet been formally assessed an impact fee.

Analysis

The adopted plan identifies the maximum allowable impact fee for single-family residential development at \$1,353.91 per Equivalent Residential Unit (ERU). Based on average residential square footage of 1,496 square feet, this equates to a commercial fee of \$0.90 per square foot of building footprint. The fee reflects average commercial development equivalency of 6.0 ERUs per unit.

To bring the adopted impact fee schedule in alignment with the analysis and to ensure adequate funding for public safety infrastructure, the following adjustments are proposed:

- **Multi-Family Residential:** Amend the impact fee from the currently adopted rate of \$19.87 to \$1,353.91 per dwelling unit, aligning it with the maximum allowable ERU-based rate.
- **Commercial Development:** Adopt a new public safety impact fee of \$0.90 per square foot for all new commercial structures, based on building footprint.

Recommendation

Adopt the proposed amendments by ordinance to ensure that public safety impact fees are equitably assessed and consistent with the findings of the adopted IFFP/IFA. This action will enhance Enoch City's ability to fund critical fire, EMS, and law enforcement facilities through appropriate growth-related revenues.

eligible. The calculated maximum allowable impact fee per residential unit is \$1,353.91, as demonstrated in Table V-4.

Table V-4: Impact Fee Analysis

ENOCH CITY PUBLIC SAFETY IMPACT FEE ANALYSIS			
Facility Costs:			
<u>Facility</u>	<u>Demand (SF)</u>	<u>Unit Cost</u>	<u>2022 Facility Cost</u>
Fire & EMS	5,140	\$313	\$1,609,000
Law Enforcement	1,142	\$313	\$358,000
Total 2022 Facility Costs:			\$1,967,000
Land Costs:			
<u>Facility</u>	<u>Lot Size (AC)</u>	<u>Unit Cost</u>	<u>2022 Land Cost</u>
Fire & EMS	1.0	\$30,000	\$30,000
Law Enforcement	0.5	\$30,000	\$15,000
Total 2022 Land Costs:			\$45,000
Inflated Project Costs:			
Assumed Construction Year:		2028	
Assumed Inflation Rate:		3.0%	
Inflated Fire & EMS Facility and Land Costs:			\$1,957,000
Inflated Law Enforcement Facility and Land Costs:			\$445,000
Total Inflated Facility & Land Costs:			\$2,402,000
Financed, Inflated Project Costs:			
Assumed Financed Term (Years):		20	
Assumed Financed Rate (%):		2.5%	
Financed, Inflated Fire & EMS Facility and Land Costs:			\$2,511,000
Financed, Inflated Law Enforcement Facility and Land Costs:			\$571,000
Total Financed, Inflated Facility & Land Costs			\$3,082,000
Planning Costs:			
<u>Planning Effort</u>	<u>Year</u>		<u>Planning Cost</u>
IFFP & IFA Update No. 1	2027		\$28,000
IFFP & IFA Update No. 2	2032		\$32,000
IFFP & IFA Update No. 3	2037		\$37,000
IFFP & IFA Update No. 4	2042		\$43,000
Total Planning Costs:			\$140,000
TOTAL IMPACT FEE ELIGIBLE COSTS (Project + Planning Costs):			\$3,222,000
Impact Fee Analysis:			
Existing 2022 ERUs			2,404
Future 2042 ERUs			4,784
20-Year ERU Growth (2042 ERUs - 2022 ERUs)			2,380
MAXIMUM ALLOWABLE IMPACT FEE (\$/ERU)			\$1,353.91
(Total Impact Fee Eligible Costs ÷ 20-Year ERU Growth):			

d) Commercial Impact Fee

Whereas commercial units vary significantly in size and purpose, and it has heretofore been calculated that, on average, one commercial unit in Enoch City represents 6.0 equivalent residential units (see Table III-3: ERU Analysis), it is reasonable that the City assess commercial impact fees on a per-square-foot basis. The calculation is based on the typical residential unit and the residential unit impact fee as follows:

$$\frac{\$1,353.91 \frac{\$}{ERU}}{1,496 \frac{Square\ Feet}{ERU}} = \$0.90 \text{ per Square Feet}$$

Thus, this impact fee analysis recommends the maximum allowable impact fee for new commercial units as **\$0.90 per square foot of building footprint**. As an example, if the average commercial unit size of 8,972 square feet is used (see Table III-3), the public safety impact fee for that unit would be \$8,074.80.

Table V-5: Commercial Impact Fee

COMMERCIAL IMPACT FEE	
Maximum Allowable Impact Fee (\$/ERU)	\$1,353.91
Average Residential Floor Area (SF/ERU)	1,496
Maximum Allowable Impact Fee (\$/SF)	\$0.90

e) General Guidance

The residential and commercial impact fees proposed herein represent the maximum amounts the City may enact per Utah’s Impact Fee Act. Ultimately, the City may adopt any impact fee levels it deems appropriate as long as it does not exceed the amounts presented herein. Obviously, if the City adopts a lower impact fee than recommended, the risk exists that insufficient funds will be available to implement the recommended improvements and, over time, a reduced level of service will become apparent unless funding from sources other than impact fees are committed to making the recommended improvements.

Furthermore, if the City determines that the existing public safety levels of service are inadequate, it may choose to raise the level of service through the investment of other funding sources in the public safety facilities. The Impact Fee Act does preclude a municipality from raising the level of service via the application of impact fee funds; thus the other funding would need to come from general funds, bonding, grants, or other resources not related to impact fees.

D. TIMING OF EXPENDITURES

Current provisions of the Impact Fee Act require that a municipality shall expend or encumber impact fees for a permissible use within six years of receipt. The provisions also allow a municipality to hold the fees longer than six years if it identifies in writing, an extraordinary and compelling reason why the fees should be held longer than six years, and an absolute date by which the fees will be expended. It is imperative that the City be familiar with the requirements of the Impact Fee Act and comply accordingly.

E. IMPACT FEE CASH FLOW

A demonstration of how public safety impact fees are expected to be received and expended by the City over the planning period and through the end of debt service obligations is provided in Appendix E as a cash flow analysis. The analysis assumes that the City will enact the impact fees proposed herein, then bond for and

**ENOCH CITY CORPORATION
ORDINANCE NO. 2025-08-20-B**

**AN ORDINANCE AMENDING THE PUBLIC SAFETY IMPACT FEE FOR
MULTI-FAMILY AND ADDING COMMERCIAL**

WHEREAS, Enoch City previously adopted a public safety impact fee schedule based on the 2023 Public Safety Impact Fee Facilities Plan & Impact Fee Analysis.; and

WHEREAS, to bring the adopted impact fee schedule in alignment with the analysis and to ensure adequate funding for public safety infrastructure, amendments are required; and

WHEREAS, these amendments will enhance Enoch City’s ability to fund critical fire, EMS, and law enforcement facilities through appropriate growth-related revenues.

WHEREAS, a public hearing was held by the Enoch City Council on August 20, 2025; and

WHEREAS, the Enoch City Council has held extensive discussions and consultations with Sunrise Engineering and agree on the final form of the public safety plans and impact fee analysis and will adopt the police impact fee as follows;

Commercial Development: \$0.90 per square foot
Multi-Family Residential: \$1,353.9 per unit

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of Enoch City, the Public Safety Impact Fee Facilities Plan and Impact Fee Analysis as produced by Sunrise Engineering was voted upon and adopted by the Enoch City Council at a regular City Council meeting held on the 20th day of August 2025. The impact fees will be in effect ninety (90) days after passage of this ordinance.

DATED this 20th day of August 2023

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea ___	Nay ___
Shawn Stoor	Yea ___	Nay ___
David Harris	Yea ___	Nay ___
Bob Tingey	Yea ___	Nay ___
Debra Ley	Yea ___	Nay ___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM: ADMINISTRATION
DATE: AUGUST 6, 2025
SUBJECT: TRACER WIRE REQUIREMENTS FOR UNDERGROUND UTILITIES



OVERVIEW

The resolution & ordinance mandates 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.

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.

MINUTES
ENOCH CITY PLANNING COMMISSION
August 13, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Jim Rushton and Ben Whitney

7. PUBLIC HEARING REGARDING THE AMENDMENTS TO THE ENOCH CITY LAND USE ORDINANCE TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR ALL UNDERGROUND UTILITIES

Commissioner Poulson made a motion to close the regularly scheduled Planning Commission Meeting and open a public hearing for the amendments to the Enoch City Land Use Ordinance to include requirements for tracer wire for all underground utilities. Finlay seconded, and all voted in favor.

There were no public 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.

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

Public Works Director, Hayden White said this is currently their common practice but there was one subdivision that didn't put it in. We can't make them do it because it's not in our ordinances. We are now adding it to enable enforcement. This is for water lines. City Manager Dotson recommended removing the sewer.

Commissioner Poulson made a motion to send a favorable recommendation to the City Council to approve the amendments to the Enoch City Land Use Ordinance to include requirements for tracer wire for all underground utilities and remove the sewer lines. Commissioner Losee seconded, and all voted in favor.

ENOCH CITY CORPORATION
ORDINANCE NO. 2025-08-20-C

**AN ORDINANCE TO AMEND THE ENOCH CITY LAND USE
ORDINANCE TO INCLUDE REQUIREMENTS FOR TRACER
WIRE FOR ALL UNDERGROUND UTILITIES**

WHEREAS, the Enoch City Council recognizes the need for effective and safe utility management, including the long-term ability to locate underground utilities to protect public infrastructure and reduce excavation-related risks; and

WHEREAS, it has been determined that tracer wire (locating wire) shall be required as a standard element in all underground utility installations to support infrastructure maintenance and safety; and

WHEREAS, the existing Enoch City Ordinances allow for such amendments to be integrated in a clear, consistent, and enforceable manner; and

WHEREAS, the City Council has reviewed the proposed amendments and finds them in the best interest of Enoch City and its residents;

NOW THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that that the following amendments are hereby adopted and incorporated into the Enoch City Ordinances:

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.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 20th day of August 2025. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 20th day of August 2025

ENOCH CITY CORPORATION

VOTING:

Katherine Ross

Yea ___ Nay ___

Shawn Stoor

Yea ___ Nay ___

David Harris

Yea ___ Nay ___

Bob Tingey

Yea ___ Nay ___

Debra Ley

Yea ___ Nay ___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

ENOCH CITY CORPORATION

RESOLUTION NO. 2025-08-20

A RESOLUTION TO AMEND THE ENOCH CITY ENGINEERING STANDARDS TO INCLUDE REQUIREMENTS FOR TRACER WIRE FOR ALL UNDERGROUND UTILITIES

WHEREAS, the City staff and engineering consultants have reviewed and evaluated current utility installation practices and recognize the need for improved future utility locating and management capabilities; and

WHEREAS, it has been determined that the integration of tracer wire (also known as locating wire) into all underground utility installations will significantly enhance utility locate-ability, reduce excavation-related risks, and contribute to the efficient long-term maintenance of public infrastructure; and

WHEREAS, existing Enoch City Engineering Standards and Ordinances provide appropriate sections for incorporating tracer wire requirements without conflicting with established procedures or design frameworks; and

WHEREAS, the City Council has reviewed and discussed the proposed amendments and finds that they promote the public health, safety, and welfare of Enoch City residents;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah, that the following amendments are hereby adopted and incorporated into the Enoch City Engineering Standards:

2. GENERAL IMPROVEMENT REQUIREMENTS

2.3.1(E): Proposed water lines including master planned water mains, sizes, material, valves, fire hydrants, blow-offs, PRV stations, tracer wires, and water laterals.

4. CONSTRUCTION STANDARDS

Section 4.2.1 MATERIALS

This section specifies acceptable pipe and accessories for public sanitary sewers, underground culverts, storm drains, and water pipe construction within Enoch City. The materials used for pipe and fittings shall be new and shall conform to the requirements for class, brand, size and material as specified. All underground water and pressurized sewer pipes shall be installed with #12 AWG solid copper tracer wire with high-visibility HDPE insulation rated for direct burial. Tracer wire shall be continuous and installed along the full length of the utility line.

Section 4.2.2 (E) (16): Tracer wire shall be laid directly above or beside the utility pipe within the trench. Locate stations or terminal boxes shall be installed at access points including valve boxes, manholes, hydrants, and every 500 feet along straight runs. Splices shall be minimized and must use waterproof connectors.

4.2.3 QUALITY CONTROL

Section 4.2.3 (C) (3): Prior to acceptance, continuity and signal detectability of tracer wire installations shall be tested using an electronic utility locator. For both spare conduit and tracer wire systems, a pull test and continuity test shall be conducted to ensure integrity. All terminal boxes must be accessible and functional. Results shall be documented and submitted with project closeout materials.

BE IT FURTHER RESOLVED, that the amended language and any related diagrams or specifications shall be consolidated and published in an updated version of the Enoch City Engineering Standards and referenced accordingly in future project approvals and inspections.

This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 20th day of August 2025.

DATED this 20th day of August 2025

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea ___	Nay ___
David Harris	Yea ___	Nay ___
Shawn Stoor	Yea ___	Nay ___
Bob Tingey	Yea ___	Nay ___
Debra Ley	Yea ___	Nay ___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL MEMORANDUM

TO: MAYOR & CITY COUNCIL
FROM: WATER BOARD & PLANNING COMMISSION
DATE: AUGUST 20, 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.

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STAFF PRESENT:

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

Public Present: Jim Rushton and Ben Whitney

5. PUBLIC HEARING REGARDING THE ADDITION OF THE WATER USE AND PRESERVATION ELEMENT TO THE ENOCH CITY GENERAL PLAN

Chairman Correa made a motion to close the regularly scheduled Planning Commission Meeting and open a public hearing regarding the addition of the Water Use and Preservation Element to the Enoch City General Plan. Commissioner Poulson seconded and all voted in favor.

There were no public comments.

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

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

City Manager Dotson explained that the state code required cities with populations over 10,000 to define the basic premise of their water systems. Although this was not mandated, we decided to include this information in the General Plan in conjunction with decisions related to drinking water, agriculture, and food, aligning with the conservation plan. He noted that this provided general guidelines and policies to support the water system. Since it was part of the General Plan, it had to be noticed and was submitted to the Water Board, which forwarded it to the Planning Commission and City Council with a favorable recommendation. Finlay inquired about funding sources, and Dotson responded that he was unsure, as there were no current grants, although the state could potentially provide grants for sod removal. Finlay also suggested that public education and planting drought-resistant plants would be beneficial to include in the plan. Dotson mentioned that the conservancy district and Utah Division of Water Resources offered resources, which the city occasionally shared through newsletters. He added that they were working on educational videos with Vision Iron County to help the public understand the complexity of water issues, aiming to promote education without specific mandates. Correa pointed out that the University of Utah had useful information on trees, and Dotson concluded by noting that the Water Board and others preferred language that encouraged conservation rather than mandated it.

Commissioner Losee made a motion to send a favorable recommendation to the City Council for the addition of the Water Use and Preservation Element to the Enoch City. Commissioner Poulson seconded, and all voted in favor.

DRAFT