

ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA

September 23, 2025, at 5:30 pm City Council Chambers,

City Offices, 900 E. Midvalley Road

Join Zoom Meeting:

<https://us02web.zoom.us/j/83198138759>

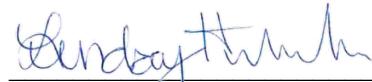
Meeting ID: 831 9813 8759

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 min.) –Audience invited to participate. –**
 - c. Inspirational thought –**
 - d. Approval of agenda for September 23, 2025 –**
 - e. Approval of minutes for August 13, 2025 –**
 - f. Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS**
- 3. DISCUSS INDUSTRIAL SETBACKS**
- 4. COMMISSION/STAFF REPORTS**
- 5. ADJOURN –**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on September 19, 2025.


Lindsay Hildebrand, City Recorder

09/19/2025

Date

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 Poulsom

STAFF PRESENT:

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

Public Present: Jim Rushton and Ben Whitney

- 1. CALL TO ORDER OF REGULAR MEETING**-By Chairman Correa
 - a. **Pledge of Allegiance** – Led by Jim Rushton
 - b. **Invocation (2 min.)** – Audience invited to participate. – Given by Commissioner Losee
 - c. **Inspirational thought**– Commissioner Finlay will have the thought at the next meeting.
 - d. **Approval of agenda for August 13, 2025** – Commissioner Losee made a motion to approve the agenda. Chairman Correa seconded and all voted in favor.
 - e. **Approval of minutes for July 22, 2025** – Commissioner Finlay made a motion to approve the minutes. Commissioner Losee seconded and all voted in favor.
 - f. **Conflict of Interest Declaration** – None stated
- 2. PUBLIC COMMENTS**
There were no public comments.
- 3. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PARECEL A-1014-0012-0000 FROM SINGLE FAMILY RESIDENTIAL (R-1-11) TO RV PARK (RVP)**
Commissioner Poulsom 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 Poulsom 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.

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.

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.

9. COMMISSION/STAFF REPORTS

Hayden White

- They are asphalt patching for areas so they can chip-seal next year
- They are working on secondary projects, including water line installs
- The seasonals have left, and the department is working hard.

Council Member Ross

- There will be a City Council meeting for a special meeting on August 26th. This will be right before the next Planning Commission.
- The MCM Engineering zone change passed. It was contingent on the Community Benefits Agreement (CBA), which also passed. A lot of the public comments and concerns during the meeting were addressed in the CBA

Lindsay Hildebrand

- Soccer games will start on Saturday. She has been helping with the program with jerseys in the office.

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

Lindsay Hildebrand, City Recorder

Date

DRAFT