

MINUTES
ENOCH CITY PLANNING COMMISSION
September 23, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: None

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Correa
 - a. **Pledge of Allegiance** – Led by Chairman Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by City Manager Dotson
 - c. **Inspirational thought** – None. Chairman Correa will have the thought at the next meeting.
 - d. **Approval of agenda for September 23, 2025** – **Commissioner Poulson made a motion to approve the agenda. Chairman Correa seconded and al voted in favor.**
 - e. **Approval of minutes for August 13, 2025** – **Commissioner Poulson made a motion to approve the minutes. Commissioner Lake seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration** – none stated

2. PUBLIC COMMENTS

There were no public comments.

3. DISCUSS INDUSTRIAL SETBACKS

Chairman Correa noted that he and Council Member Tingey talked about this. How close should commercial be next to residential? MCM engineering zone change prompted this question. We had approved for a commercial business in our industrial zone and there was a neighbor that commented concern about having something close to their home. Grimshaw Lane is supposed to be 66 feet wide. What is fair to current residents and also trying to not impede our commercial/industrial growth. Poulson said he thought it as they go build higher, then push the setback further. Lake said it is appropriate to have a measurement regarding to the ratio of height of the building to the length of the setback. Commissioner Poulson wondered if other communities have done this. City Manager Dotson said one of the things from a different perspective is you look at potential residential to residential zone. He drew a diagram on a dry erase board to give an example. The idea was to find the angle from property line to the pitch of the building. Commissioner Lake said MCM's building is also wide. It's a combination of width and how tall the building is. Chairman Correa said this is to just start a conversation about it.

City Manager Dotson said he tried to create a visual with an angle. If you want to create something it needs to be measurable and not subjective. Commissioner Poulson agreed and liked the idea behind it. Commissioner Lake asked what MCM is doing. Dotson said its 35 feet high with a 100-foot setback. The angle is 19.3 degrees. Dotson asked what other way could you measure this? Commissioner Lake said in the building plans, maybe they should do the math and figure out the angle. Dotson said right now commercial does not have a setback requirement to residential. This is just talking about industrial. Commissioner Poulson said he could see where this could be void if it was simply surrounding by other industrial and not residential. Commissioner Lake thought maybe someone from SUU or an engineer would be good to ask. Dotson said the minimum lot size for industrial is also an issue. IF you have a half-acre industrial lot next to a residential zoned area without homes and you have to be 100 feet away and 35 feet tall, doesn't really work. Commissioner Lake asked if its appropriate of "first right to build." So, if there is no housing yet and industrial builds first then they have the rights. Dotson said that is tough and something we would have to research. Chairman Correa gave an example of this in California.

4. COMMISSION/STAFF REPORTS

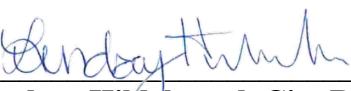
Hayden White

- He reported that they have been installing secondary irrigation on Minersville and 4200. They are almost done.
- Storm drain projects and getting yard cleaned up and done for their fuel station. It should be done by December.

City Manager Dotson

- Should we start doing trainings? Correa said yes. Dotson said there is a magazine here with principles for land use and planning. They sent 9 copies and we are handing them out to the Planning Commission.
- When we don't have applications, what do you want to do? Commissioner Lake liked trainings. Some of the more meetings that they went through, it might be good to look into doing a mock meeting to go over good ideas and bad ideas. How to address people, manage a meeting, break tie breakers. Etc.
- City Manager Dotson said he's been at a PIO conference and had a speaker from Springfield OH. It was a very informational conference and if we can have productive meetings and get real information then you can make better decisions.

5. ADJOURN – Commissioner Poulson made a motion to adjourn. Chairman Correa seconded and all voted in favor.



Lindsay Hildebrand, City Recorder

10/28/2025

Date