

ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA

November 25, 2025, at 5:30 pm City Council Chambers,

City Offices, 900 E. Midvalley Road

Join Zoom Meeting:

<https://us02web.zoom.us/j/89693442634>

Meeting ID: 896 9344 2634

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 November 25, 2025 –**
- e. Approval of minutes for October 28, 2025 –**
- f. Conflict of Interest Declaration –**

2. PUBLIC COMMENTS

**3. CONSIDER THE PLAT AMENDMENT OF LOT 19, BLOCK 5, SPANISH TRAIL
ESTATES – UNIT 2 AND SET A PUBLIC HEARING FOR DECEMBER 9, 2025 –**
Michelle Fogg

**4. CONSIDER THE PLAT AMENDMENT OF LOT 19, BLOCK 1, SPANISH TRAIL
ESTATES AND SET A PUBLIC HEARING FOR DECEMBER 9, 2025 –** JoDene
Gardner

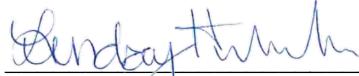
5. COMMISSION/STAFF REPORTS

6. 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 November 21, 2025.



Lindsay Hildebrand, City Recorder

11/21/2025

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
October 28, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Jim Rushton

- 1. CALL TO ORDER OF REGULAR MEETING**-By Chairman Correa
 - a. **Pledge of Allegiance** – Led by Chairman Correa
 - b. **Invocation (2 min.)** –Audience invited to participate. – Given by Commissioner Poulson
 - c. **Inspirational thought** – Commissioner Finlay will have the thought at the next meeting.
 - d. **Approval of agenda for October 28, 2025** – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.
 - e. **Approval of minutes for September 23, 2025** – Commissioner Poulson made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.
 - f. **Approval of minutes for October 14, 2025** – Commissioner Finlay made a motion to approve the minutes. Commission Poulson seconded and all voted in favor.
 - g. **Conflict of Interest Declaration** – None
- 2. PUBLIC COMMENTS –**

Jim Rushton noted that during the last City Council meeting, Andy Losee's term on the Planning Commission was briefly discussed. He was not going to stay on the Planning Commission. Are there other people who are willing to apply? City Manager Dotson said Mr. Losee was willing to stay on until he could be replaced. There is a form to fill out for applicants on the city website or in the city office.
- 3. CONSIDER LETTER OF SUPPORT FOR THE GOEO RURAL OPPORTUNITY GRANT APPLICATION**– Storm Drainage

City Manager Dotson stated that the Governor's office has grants available for infrastructure and that it's always tied to economic development. In the plans for the MCM facility, they are required to build drainage. He explained where that drainage would go. The intent was infrastructure improvement from Midvalley, north to the Enoch retention basin. He showed it on a map in relation to the city offices. They will take all stormwater and bring it to their property. The city will abandon the easement and put all water on MCM

property and work with the proper owners further north for an open channel to bring storm water to a massive retention. There is a 40% match grant available. The city and entity (MCM) would be the two entities paying for the match. They build their part of the match, and we get the grant to do the rest. The app is due on October 31st and requires the Planning Commission approval and the Iron County Economic Development Advisory Board for their support.

Chairman Correa read the letter of support for the record.

Commissioner Finlay asked if the stormwater infrastructure that will be developed in partnership with MCM was part of the Community Agreement that allowed them to change the zone. City Manager Dotson said no, this is additional support.

Commissioner Finlay asked what the clean energy was. City Manager Dotson said MCM builds parts for power all over the USA. MCM supports clean energy through the sales of its products. Commissioner Finlay asked what the project's gigawatt was. City Manager Dotson said it's to support different infrastructure for our power needs throughout the state. This includes natural gas for power, solar, etc., to help reduce power throughout the state. MCM supports that through the product they build.

Commissioner Finlay made a motion to approve the Letter of Support for the GOEO Rural Opportunity Grant Application. Commissioner Poulson seconded and all voted in favor.

4. TRAINING - General Plan Basics

City Manager Dotson played a video for the training. Chairman Correa said in relation to street widths, they have changed. What brought that on? City Manager Dotson said the state legislature passed a law that we couldn't require neighborhood streets and asphalt wider than 27 feet. This changed ours from 55 ft to 47 ft and is the maximum right of way. Rob showed the General Plan. We may want to go over it again. He listed all of the Elements. He discussed goals and policies.

5. COMMISSION/STAFF REPORTS

Hayden White

- He reported that they set the meter towers. There are three of them. They will read the meters, so they don't have to send someone out to read them. They have leak detection so they can notify people.
- They finished the secondary line down Minersville Hwy.
- They are working on flood drainage at Ravine Rd.
- They will be done building the fuel station on Friday, but will have to wait for plumbing until after Christmas.

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

Lindsay Hildebrand, City Recorder

Date

Narrative for Subdivision Amendment

Lot 19, Block 5, Spanish Trails Estates - Unit 2
65 Appaloosa Loop, Cedar City, UT 84721

The purpose of this petition is to amend the subdivision plat for the property located at **65 Appaloosa Loop, Cedar City, Utah**, by dividing the existing one-acre parcel into two lots measuring approximately **0.45 acres and 0.65 acres**.

This amendment will allow the property owner to sell a portion of the lot in order to meet financial obligations related to a divorce while keeping the family residence on the remaining parcel. The intent is to preserve housing stability for the owner and her children without refinancing the existing home, which has a low fixed-rate mortgage and a short remaining term.

The proposed division meets all applicable zoning and land-use requirements, including frontage, minimum lot size, and utility access. Both parcels will retain appropriate access and drainage, and no changes are proposed to public rights-of-way or existing easements.

An amended plat prepared by a licensed surveyor is attached for review and approval.

Michele Fogg
65 Appaloosa Loop

AMENDED PLAT OF LOT 19, BLOCK 1, SPANISH TRAIL ESTATES

LOCATED IN: ENOCH CITY, WITHIN NW 1/4 SECTION 23, T35S-R11W, S.L.B. & MM.

SPANISH TRAIL DRIVE

