

**MINUTES  
ENOCH CITY COUNCIL  
November 19, 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- Excused  
Ashley Horton, Treasurer  
Justin Wayment, City Attorney  
Hayden White, Public Works Dir.  
Lindsay Hildebrand, Recorder  
Jackson Ames, Police Chief**

**Public Present:** Jonathan Wilson, Jim Rushton, Lynn & Ann Nelson, Delaine Finlay, Bryce Poulson, Brent & Sarah Nelson, Tyler Melling, William Melling, Margaret Melling, and Archer Melling

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING – by Mayor Chesnut**
  - a. Pledge of Allegiance-** Led by Council Member Stoor
  - b. Invocation (2 min.)-Audience invited to participate-** Given by Jim Rushton
  - c. Inspirational thought-** Given by Council Member Ley
  - d. Approval of Agenda for November 19, 2025-** Council Member Harris made a motion to approve the agenda. Council Member Ross seconded and all voted in favor.
  - e. Approval of Minutes for November 5, 2025-** Council Member Ross said there was an action after the closed meeting. Council Member Harris made a motion to approve the minutes with the addition of the action from the closed meeting. Council Member Stoor seconded and all voted in favor.
  - f. Ratification of Expenditures-** Council Member Harris made a motion to ratify the expenditures for the month. Council Member Ross seconded and all voted in favor.
  - g. Conflict of Interest Declaration for this agenda-** Council Member Ross noted that she is related to the Nelsons and no money changed hands.
- 2. PUBLIC COMMENTS**

There were no public comments.
- 3. PUBLIC HEARING FOR THE 2025 AMENDMENT TO THE TRANSPORTATION IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS**

Council Member Harris made a motion to close the regularly scheduled City Council Meeting and open a public hearing for the 2025 amendment to the Transportation

**Impact Fee Facilities Plan & Impact Fee Analysis. Council member Stoor seconded and all voted in favor.**

Tyler Melling, a resident and taxpayer of the city, spoke on behalf of Velocity Homes and also represented Ryan Talbot from the Iron County Home Builders Association, who was unable to attend due to travel. Tyler conveyed that Ryan reflected their shared sentiments, acknowledging the costs involved in such matters. He requested that if the council decided to modify the impact fee associated with each home, they would appreciate some time to discuss the changes within the industry. Tyler noted that typically, they are 30 to 90 days ahead when obtaining quotes for homes and applying for permits, indicating the need for time to adjust to any policy changes. He expressed appreciation to the council for their consideration.

**Council Member Harris made a motion to close the public hearing and reconvene the regularly scheduled City Council meeting. Council Member Ley seconded and all voted in favor.**

**4. CONSIDER ORDINANCE NO. 2025-11-19 AN ORDINANCE TO AMEND THE TRANSPORTATION IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS**

Council Member Harris indicated that there would be no changes to the fee itself, but rather modifications to the projects and timelines. He explained that the fee had been originally set and discounted, and he believed the study was intended to modify it into phases. Ley mentioned that they needed to include this information in the report for acknowledgment. Stoor provided that the current impact fee stood at \$2,000 per Equivalent Residential Unit (ERU). There was a discussion regarding the potential use of a percentage formula to calculate the discount, with Council Member Ross suggesting that a flat rate would be more effective. It was proposed to eliminate the percentage calculation and maintain the current rate, allowing for potential increases later if necessary. The total maximum fee discussed was \$21,165.24, which would be discounted to \$2,000 for residential properties.

**Council Member Harris made a motion to approve Ordinance No. 2025-11-19 an ordinance to amend the Transportation Impact Fee Facilities Plan & Impact Fee Analysis and adopt the fee of \$21,165.24 and discount it to the current rate of \$2,000 per household. Council Member Stoor seconded and a roll call vote was held as follows:**

**Council Member Ross: Yes**

**Council Member Harris: Yes**

**Council Member Stoor: Yes**

**Council Member Tingey: Yes**

**Council Ley: Yes**

**5. PUBLIC HEARING REGARDING THE ANNEXATION OF PROPERTY OWNED BY NELSON LIVING TRUST, PARCEL #D-0648-0001-0000**

**Council Member Harris made a motion to close the regularly scheduled City Council Meeting and open a public hearing for the annexation of property owned by Nelson Living Trust, Parcel #D-0648-0001-0000. Council Member Stoor seconded and all voted in favor.**

Mr. Nelson requested the annexation; his son wanted to build a home on a portion. The front two acres may be commercial at a later date.

**Council Member Harris made a motion to close the public hearing and reconvene the regularly scheduled City Council meeting. Council Member Stoor seconded and all voted in favor.**

**6. CONSIDER ORDINANCE NO. 2025-11-19-B AN ORDINANCE ANNEXING PROPERTY OWNED BY NELSON LIVING TRUST, PARCEL #D-0648-0001-0000, INTO THE CORPORATE BOUNDARIES OF ENOCH CITY**

Council Member Ley inquired whether all of the necessary infrastructure was in place. Hayden responded that the only missing component was the sewer, which is located across the street. He noted that septic systems are permitted in Enoch City, but that properties within 310 feet of the sewer must connect to it. This property will be on septic.

**Council Member Harris made a motion to approve Ordinance No. 2025-11-19-B, an ordinance annexing property owned by Nelson Living Trust, Parcel #D-0648-0001-0000, into the corporate boundaries of Enoch City. Council Member Ley seconded and a roll call vote was held as follows:**

<b>Council Member Ross: Yes</b>	<b>Council Member Harris: Yes</b>
<b>Council Member Stoor: Yes</b>	<b>Council Member Tingey: Yes</b>
<b>Council Ley: Yes</b>	

**7. COUNCIL/STAFF REPORT**

Chief Ames

- There is a steady flow of calls. The Dancing with the Community Stars was last night. There were three awards given. Rearden got the judges' choice, Rochell Lunt got the people's choice, and Paul Terry raised the most money.

Hayden White

- We received the playground equipment for Cottonwood Park on Tuesday. They met with the concrete contractor to see what it would cost. Its more than they figured.
- Power is run to meter reading towers. They are waiting for an FFA approval to turn it on.
- Fuel station is asphalted

Mayor Chesnut

- He reported that Dancing with the Community Stars was a great event.

Council Member Ross

- The Planning Commission needs more members.

Council Member Stoor

- The Recreation Advisory Board will meet tomorrow. They will talk about Iron Works Park

Council Member Harris

- He went to the groundbreaking for the Andy Burk Center at Gateway. It will be a great facility that the community will be able to use from time to time.

Council Member Ley

- Concerning the destruction of the Spanish Trail historical site at the city office, an archaeologist will take a look at it on Monday at 1 pm. They will see what the possibility is of taking the dirt out.
- Historical Society will meet tomorrow at 7:00 pm.

8. **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.**

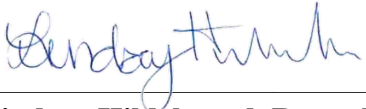
**Council Member Harris made a motion to close the regular meeting to go into the session for the purpose of buy/sell of real property, personnel matters, or imminent litigation. Council Member Tingey seconded and a roll call vote was held as follows:**

**Council Member Ross: Yes  
Council Member Stoor: Yes  
Council Ley: Yes**

**Council Member Harris: Yes  
Council Member Tingey: Yes**

9. **ACTION FROM CLOSE MEETING -**

10. **ADJOURN**



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**Lindsay Hildebrand, Recorder**

12/4/2025

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**Date**