

ENOCH CITY COUNCIL NOTICE AND AGENDA

December 1, 2021 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Topic: Enoch City Council Meeting

Time: Dec 1, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87158790266>

Meeting ID: 871 5879 0266

One tap mobile

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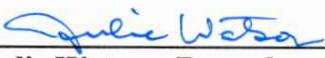
1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. **Pledge of Allegiance-**
 - b. **Invocation-Audience invited to participate-**
 - c. **Inspirational thought-**
 - d. **Approval of Agenda for December 1, 2021-**
 - e. **Approval of Minutes for Vote Canvass November 16, 2021-**
 - f. **Approval of Minutes for November 17, 2021-**
 - g. **Ratification of Expenditures-**
 - h. **Conflict of Interest Declaration for this agenda-**
2. **PUBLIC COMMENTS**
3. **PUBLIC HEARING ON THE ALAN WADE ANNEXATION**
4. **ORDINANCE NO. 2021-12-01-A AN ORDINANCE ANNEXING 6.46 ACRES OF LAND OWNED BY ALAN AND VALERIE KAY WADE INTO THE CORPORATE BOUNDARIES OF ENOCH CITY**
5. **CONSIDER MINOR SUBDIVISION AND PLAT AMENDMENT FOR ALAN WADE-Platt & Platt-See Planning Commission Rec.**
6. **PUBLIC HEARING OF THE 2022 CIB/CDBG LIST**
7. **CONSIDER THE 2022 CIB/CDBG LIST- Voice vote**

8. **ORDINANCE NO. 2021-12-1-B AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 0.82 ACRES OF PROPERTY OWNED BY MARCELO PAREDES, PARCEL #A-1017-0003, LOCATED AT 5 E. MIDVALLEY RD., FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11-Woolsey Land Surveying-See Planning Commission Rec.**
9. **ORDINANCE NO. 2021-12-01-C AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.1400.1407 MODIFYING REGULATIONS REGARDING SET-BACKS –City Mgr. Dotson-See Planning Commission Rec.**
10. **ORDINANCE NO. 2021-12-01-D AN ORDINANCE TO CHANGE ONE ADDRESS IN SETTLERS SQUARE SUBDIVISION, PHASE 2. THE ADDRESS OF 1210 E. SOUTHERN HOMESTEAD BLVD. WILL BE CHANGED TO 4318 N ALPAL TRAIL.**
11. **ORDINANCE NO. 2021-12-01-E AN ORDINANCE TO CHANGE ONE ADDRESS IN PINNACLE RIDGE SUBDIVISION, PHASE 1. THE ADDRESS OF 5285 N. BLACK ROCK CIR. WILL BE CHANGED TO 5280 N. PINNACLE DRIVE**
12. **DISCUSS 2021-2022 BUDGET AND SET A PUBLIC HEARING FOR DEC. 15, 2021-Treasurer Ashley Horton**
13. **APPOINT ENOCH CITY EMERGENCY MANAGER**
14. **COUNCIL/STAFF REPORT**
15. **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.
(Requires a roll call vote with 2/3 majority)**
16. **ACTION FROM CLOSED MEETING**
17. **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 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 forgoing "Notice and Agenda" was delivered to each member of the City Council, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on 11-24-21.

 11-24-21
Julie Watson, Recorder **Date**

MINUTES
ENOCH CITY COUNCIL
November 16, 2021 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Jolene Lee
Council Member West Harris-absent
Council Member Katherine Ross
Council Member Shawn Stoor-absent

Staff present:

Julie Watson, Recorder
Robert Dotson, City Mgr.

Public Present: none

1. CALL TO ORDER OF REGULAR COUNCIL MEETING-By Mayor Chesnut at 6:00 pm.

- a. Pledge of Allegiance-Led By Mayor Chesnut**
- b. Invocation-Given by Council Member Lee**
- c. Conflict of Interest Declaration for this agenda-none stated**

2. CANVASS GENERAL ELECTION HELD NOVEMBER 2, 2021-City Recorder

The City Recorder recapped the 2021 General Election results which are attached. Members of the City Council were given the complete election counts and breakdown provided by the Iron County Clerk.

Council Member David Harris made a motion to accept the 2021 General Election results. The motion was seconded by Council Member Lee and all voted in favor.

3. ADJOURN-Council Member David Harris made a motion to adjourn. The motion was seconded by Council Member Ross and all voted in favor. The meeting ended at 6:15 pm.

Julie Watson, Recorder

Date

MINUTES
ENOCH CITY COUNCIL
November 17, 2021 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Jolene Lee
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

Julie Watson, Recorder-Zoom
Ashley Horton, Treas.
J. Wayment, City Atty.
Hayden White, PW Dir.
Robert Dotson, City Mgr.
Jackson Ames, PD Chief
Lindsay Hildebrand-Dep. Rec.

Public Present: Richard Jensen and Delaine Findlay

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING-**By Mayor Chesnut at 6:00 pm.
 - a. **Pledge of Allegiance-**Led by Council Member Stoor
 - b. **Invocation-**Audience invited to participate-Given by Council Member David Harris
 - c. **Inspirational thought-**Given by Council Member David Harris
 - d. **Approval of Agenda for November 17, 2021-**Council Member David Harris made a motion to approve the agenda. Motion was seconded by Council Member Lee and all voted in favor.
 - e. **Approval of Minutes for November 3, 2021-**Council Member David Harris made a motion to approve the minutes. Motion was seconded by Council Member Ross and all voted in favor.
 - f. **Ratification of Expenditures-**none
 - g. **Conflict of Interest Declaration for this agenda-**none stated
2. **PUBLIC COMMENTS-**There were no public comments.
3. **SET A PUBLIC HEARING FOR THE ALAN WADE ANNEXATION FOR DECEMBER 1, 2021**

Council Member David Harris made a motion to set the public hearing on the Alan Wade annexation for December 1, 2021. The motion was seconded by Council Member Ross and all voted in favor.
4. **PUBLIC HEARING ON THE MODERATE INCOME HOUSING REPORT**

Council Member David Harris made a motion to close the regular meeting and go into a public hearing on the Moderate Income Housing Report. The motion was seconded by Council Member West Harris and all voted in favor.

Mayor Chesnut invited public comments. There were none.

Council Member David Harris made a motion to close the public hearing and return to the regular meeting. Motion was seconded by Council Member Stoor and all voted in favor.

5. CONSIDER RESOLUTION NO. 2021-11-17 A RESOLUTION TO APPROVE THE MODERATE INCOME HOUSING REPORT

Council Member Lee pointed out one date correction which City Manager Dotson said he would make. City Manager Dotson said we have talked before that the State is requiring we choose from three (3) strategies to promote moderate income housing. There are twenty (20) to choose from. There are things cities can do to help but some of these strategies are out of our control. We are already doing everything in our General Plan and reporting as required.

Council Member David Harris made a motion to approve the Moderate Income Housing Report with the date correction. Motion was seconded by Council Member West Harris and all voted in favor.

**Council Member Ross -Yes
Council Member Lee -Yes
Council Member Stoor -Yes**

**Council Member W. Harris -Yes
Council Member D. Harris -Yes
Motion passed unanimously**

6. ORDINANCE NO. 2021-11-17 AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH CITY ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 130.80 ACRES OF PROPERTY OWNED BY THE PENNY FAMILY TRUST FROM MIXED RESIDENTIAL M-R-2 AND SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11-

Council Member Ross said there was lots of public participation in the Planning Commission public hearing. They were worried about road access, water availability, which was explained and the meaning of the current zones of M-R-2 and R-1-18, which was explained. It was brought up that part of the property was sold to Gateway for expansion and there is already a parking problem there although that has nothing to do with this zone change. Council Member David Harris said Gateway will deal with their parking issues. It was noted that the frontage is commercial property along Minersville Hwy. and is in line with the General Plan. Council Member Lee had concerns about where the roads will connect. City Manager Dotson said they will be required to connect on 4200 North and down Spanish Trails Drive. They will also have ingress/egress on Minersville Hwy. which they will have to negotiate with UDOT. That will be an agreement between them and UDOT. The City requires they use our Master Planned Roads in their design of the subdivision. That is required before any subdivision plans are approved. Due to the size and density they have to do an access management plan and design how they will build it according to our ordinances. Requiring any design now is premature. City Manager Dotson said we won't approve the subdivision until they get their access worked out. Council Member Ross said we can't do what people said they want which is that they prefer it remain farmland. City Manager Dotson showed the map and there was brief discussion of the locations and roads again. He noted the current zone has been there for years with commercial frontage. That was created when another developer was coming in around 2006 and they ended up not doing the development. Council Member Lee said access is more scrutinized on Minersville Hwy. now than it was back then. They may need to face the subdivision to the west instead of east to make the road alignment work out. City Manager Dotson said Fosters made it work facing east so who knows what they will come up with.

Council Member David Harris made a motion to approve Ordinance No. 2021-11-17-A, an ordinance amending the General Plan Land Use Map and the Enoch City Zoning Ordinance by changing the zoning of approximately 130.80 acres of property owned by the Penny Family Trust from Mixed Residential M-R-2 and Single Family Residential R-1-18 to Single Family Residential R-1-11. The motion was seconded by Council Member West Harris and a roll call vote was held as follows:

Council Member Ross -Yes

Council Member W. Harris -Yes

Council Member Lee -Yes
Council Member Stoor -Yes

Council Member D. Harris -Yes
Motion passed unanimously

7. CONSIDER A MINOR SUBDIVISION AND PLAT AMENDMENT FOR THE STEAD PROPERTY ON HWY. 91-

City Manager Dotson said this was passed before in a previous Council meeting and tonight it is back due to a formality because the language that left out "plat amendment" to Village Green Farms.

Council Member David Harris made a motion to approve the Minor Subdivision and Plat Amendment for the Stead property on Hwy. 91. The motion was seconded by Council Member West Harris and all voted in favor.

8. CONSIDER A MINOR SUBDIVISION AND PLAT AMENDMENT FOR THE ALAN WADE PROPERTY CONTINGENT ON APPROVAL OF ANNEXATION-

Council Member Ross asked if this item may be better considered in the next meeting with the pending annexation. It was noted we do not have jurisdiction until the annexation is completed. Mayor Chesnut confirmed that is the case. They have to complete the annexation first before we vote on this action. He said he had the same experience in Parowan with a landowner he represented. It will come back on the next agenda with the annexation. No action was taken.

9. CONSIDER ORDINANCE NO 2021-11-17-B AN ORDINANCE TO CHANGE THE ADDRESS IN SETTLERS SQUARE SUBDIVISION, PHASE 2 FROM 4372 N. ALPAL TRAIL TO 1212 E. 4375 NORTH

Council Member David Harris made a motion to approve Ordinance No. 2021-11-17-B, an ordinance to change the address in Settlers Square Subdivision, Phase 2 from 4372 N. Alpal Trail to 1212 E. 4375 North. The motion was seconded by Council Member Ross and a roll call vote was held as follows:

Council Member Ross -Yes
Council Member Lee -Yes
Council Member Stoor -Yes

Council Member W. Harris -Yes
Council Member D. Harris -Yes
Motion passed unanimously

10. CONSIDER CIB/CDBG APPLICATION LIST AND SET A PUBLIC HEARING FOR DECEMBER 1, 2021

City Manager Dotson showed the CIB/CDBG list on the screen. Mayor Chesnut asked for questions saying this process is required in order to be able to apply for grant money. City Manager Dotson explained what the acronyms stand for; Community Development Block Grant (CDBG) and Community Impact Board (CIB). One is State (CIB) and the other is federal (CDBG). As a City we are always looking and applying for grants. We need to pursue grants for various projects and there are requirements for how we do it. Mayor Chesnut explained more about the requirements. A list is required with costs and the priority of projects. Council Member David Harris said he liked the list noting the 25 million for storm drainage seems like a pipe dream. City Manager Dotson confirmed that is the current cost estimate although much of the funding comes from NRCS. Mayor Chesnut said they have really stepped up since the flooding to help the City with more funding and expanding the scope of the project. There was brief discussion of the drainage project. City Manager Dotson said we received a grant from the ARPA money for the water tank so that is covered now. There was more brief discussion of the wells in development and that there were less problems in the past irrigation season with draw down of the water tanks. The odd/even address watering schedules worked well. Mayor Chesnut told about other wells the City is working on. City Manager Dotson said the Public Safety Building has been on the list for a long time. We have to get an agreement on the design in a year. SUU

students may help with that. We are coming up on the time limit we can hold impact fees. We have saved those fees and will need to use them to be in compliance with State law. There was more discussion of the priorities. The security fencing for water tanks has been on list for 16 years and is important. Remodeling the City Office is a low priority.

Council Member David Harris made a motion to set the public hearing for the 2022 CIB/CDBG list for 12-1-21. The motion was seconded by Council Member West Harris and all voted in favor.

11. ORDINANCE NO. 2021-10-20-D AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.2000. PLANNED UNIT DEVELOPMENT (PUD)

Mayor Chesnut said this has come back around. Council Member David Harris and Council Member West Harris have worked on it and have produced this ordinance as an option for development. The restrictive size is by design and requires 150 acres. This application is not for small things but is for big developments to allow for the diverse nature of a Planned Unit Development or PUD. These usually are mixed uses and close to main arteries for transportation. This allows for creativity and a lot of planning in advance to allow commercial and residential uses to fit together to make a nice area. City Manager Dotson explained the strike outs in the rough draft which covers everything from parking, landscaping and open areas to make it desirable. There is no variation from this although it can be built in phases. We have wide streets for collector roads but can be creative within the boundaries for a closer neighborhood feel. This ordinance is similar to Cedar City's ordinance. It allows for more affordable housing and smaller lots for less water usage. Council Member David Harris said while being flexible they tried to cover the bases for what we would want in Enoch and to allow freedom for the developer. This checks off water usage and the affordable housing requirements.

Council Member Lee expressed concerns about the large size required wondering where this could be possible to develop. She noted the Penny property we discussed earlier is 130 acres and would not qualify as a PUD. There was discussion of various properties and City Manager Dotson noted that different contiguous landowners could go in together to make the 150 acre requirement. That will add to the available land that could be developed into a PUD. He noted this will not be a common thing and is not meant to be. He showed the map with different places this could possibly work. Council Member David Harris discussed roads within the City and what could be used for this application as major collectors. He noted there is a concern with transportation for the bigger picture. If we modify this so more areas could be PUD's there could be transportation issues. City Manager Dotson cited the General Plan Land Use Map and there was more brief discussion of roads and transportation. Council Member Lee said she was concerned that we are over limiting it and we should maybe go down in size but she likes the reasoning and it looks good. It was noted people ask who maintains the roads in the HOA and it is the developer. HOAs can and do dissolve. In the PUD these are private roads. Council Member David Harris said they could deed the roads to the City if the City wanted to accept them. Mayor Chesnut said if they are small narrow roads they don't do what we need them to do within City standards. Council Member David Harris said these concepts have been tried and tested in other places and this works with similar ordinances to this one. It is also contingent on our ability to provide services. We may not be able to provide all services and want that option to decide.

Council Member Ross said she does not want garages counted as parking spots. Many garages do not remain as garages and go to other uses such as family rooms. It was noted the parking is designated only in the multi-family unit areas. Council Member David Harris said they talked about that and it is self-regulating with driveways and streets and they considered that issue. He talked more about driveways saying that was where they had problems. They tried to consider minimum requirements for large vehicles so driveways were not counted as four spots.

There was more discussion of the issue of bedrooms mandating how many parking spots are required. Four bedrooms do not denote four cars. Council Member David Harris said parking on the street is allowed on wider streets and he wants to keep the garage in the count for parking. That is adequate and they should not have to find two other parking spaces. The developer can make the streets larger or create additional parking spots in a parking lot and they have to do that in their plans. He said this is a minimum requirement. Mayor Chesnut said most garages do develop other uses and don't end up being parking spaces. If we take that out what then. Council Member Ross said she is fine with one parking space for a garage. Council Member David Harris said Cedar has .85 per bedroom and we exceed that in this ordinance. Parking can be inadequate but for most it is adequate. They decided on one parking unit per bedroom. There could be parking stalls somewhere else, Mayor Chesnut said. They have to do the plan and get it approved and it won't be approved if the parking is not adequate. Council Member David Harris said multi-family areas require a parking lot. There was more discussion of other PUDs. Some don't park on the streets. City Manager Dotson said the issue is for visitors and not those who live there. With one car in the garage and one in front and one other car somewhere else that covers it. The developer will do something else like a parking lot for extra vehicles. Council Member David Harris said we will still count the garage and two vehicles in the driveway. Extra vehicles can park elsewhere. They could add for extra spaces but if we do more, we exceed general standards and even what Cedar City requires. Council Member Ross still wanted one more off street parking for more units.

Council Member Ross said her other concern is water and sewer and would the City pick up the trash. Council Member David Harris said they had that question too. The ordinance does not say who does that. There was a discussion of commercial dumpsters that are common in PUD's and that the City does not pick those up. They would have to contract with a private commercial service for that. If the City were to provide regular trash cans to the single family homes we could do the pickup of trash for those cans. City Manager Dotson said we don't pick up large dumpsters and it does not have to be written. It was asked if we should we require that they contract with a private service so they know they have to do that. It was noted that would come after it is built and not at this stage. City Manager Dotson said a lot of this is in the City Engineering Standards so that is covered. That also covers fencing around dumpsters and that we don't pick them up. City Manager Dotson said they reviewed this for months and as issues come up we can review them and change things. The extra parking space is for multi-family areas only. Council Member David Harris said he was fine with that change. The HOA is part of a PUD and is a legal entity by which things are handled and paid for with dues. There was brief discussion of that and a situation where the roads failed in a PUD in Cedar City. They have to have an HOA to access the funds from residents to rebuild the roads. They got a loan to cover that and they have to have an HOA as an entity to do that.

Council Member David Harris made a motion to approve Ordinance No. 2021-10-20-D, an ordinance amending the Enoch City Subdivision Ordinance, Chapter 12.2000. Planned Unit Development (PUD) with the amendments as discussed. The motion was seconded by Council Member Lee and roll call vote was held as follows:

**Council Member Ross -No
Council Member Lee -Yes
Council Member Stoor -Yes**

**Council Member W. Harris -Yes
Council Member D. Harris -Yes
Motion passed 4 to 1**

12. OPEN 2021-2022 BUDGET-

Council Member David Harris made a motion to open the 2021-2022 budget. The motion was seconded by Council Member West Harris and all voted in favor.

Treasurer Ashley Horton said we will discuss the budget in more depth next time. She wanted to mention one line item for drainage due to the cost of the flooding to make repairs. The

other changes are the routine inter-department adjustments. She said she is not prepared to show the changes tonight but will have them for next time.

Mayor Chesnut told about the ribbon cutting at SW Technical Center today. We have people in our local Enoch area who are big players in this with helping Iron County in this center. Since this will benefit Enoch residents he would like to ask the Council to divert some funds from the excess we have in savings to help support this effort. We would be contributing to the operations of it. They are going to prepare a presentation for the City Council. He said we are talking maybe \$10,000 a year. He told more about it and what they do for small businesses and what is offered like space to rent for small business. This is to help and encourage entrepreneurial endeavors. Mayor Chesnut said others have committed and he was asked to bring it to the City Council. It needs support and there will be a net gain for our community as well as everyone in the County. We will utilize funds we already have to support this effort. It was noted this is an appendage of SW Tech and SUU.

13. COUNCIL/STAFF REPORT

Hayden White reported they are gathering up sandbags. He was asked if people should return them to the yard so we can save the sand. Hayden said they have been dumping some bags out and people can turn them in for refilling. He reported they finished Half Mile and the water loop. They will be flushing the line next week. Little Eden well is surface sealed and they are developing the well tomorrow. He gave more details.

City Attorney Wayment reported there is a disgruntled individual complaining about one thing and we will discuss it more later on.

Ashley Horton told about the water tank and the match from ARPA. More funding may come but we may have to get another source if it doesn't.

City Manager Dotson said he was asked today about RVs and hooking into the sewer. We forbid it in our RV ordinance but there is no rule against it from the Wastewater Treatment Plant or any EPA standards in place. All want to dump because it is so inconvenient to pull out to go dump elsewhere. It seems overly burdensome as there is no rule against it from other agencies. The City Council said no but no one else does. Council Member Lee said she thought we had a reason which was to keep RVs out mainly. The challenge with trailers dumping is there is no p-trap to stop junk from going into the system. A regular house does have that extra protection. That does not fly with most and he was asked to bring that up. City Attorney Wayment cited an example from Beaver and problems with what goes into the sewer system with no trap. There was more discussion of the inconvenience of it but there is a huge risk there and is justified most thought. If living in an RV permanently is what we want to discourage, this helps with that end. Also they are not paying for the service although the landowner is. He reminded everyone of the pot luck Christmas Party on the 15th at Enoch Elementary.

Mayor Chesnut said we need a closed meeting for discussion of a litigation issue. He also would like to get a working group on compensation and salary issues. A problem has arisen. He gave a brief description of the issue saying it does not require raises but only a policy change to fix it. Council Member David Harris volunteered. He will meet with City Manager Dotson and Mayor Chesnut soon.

Council Member Ross reminded the Council of Wreaths Across America and their goal. She said it will be a nice program at the Cemetery on the 18th at noon. The wreaths are covered for this year but they are 250 short for next year. She said the Planning Commission is thinking they want to do educational videos for people about City things to explain and educate residents. They want to know what the City Council thinks. There was brief discussion that it would have to be passed by them before it is put out to the public. Council Member David Harris said they should script it out and let the City Council look at it to be sure it is what is intended. It was noted there are lots of questions such as about water right with new homes.

Council Member West Harris reported the EDC meets tomorrow.

Council Member David Harris said there was no Water Board meeting this month. The Iron County Water Conservancy District will be holding a meeting about the Pine Valley Water Project on December 7th.

Council Member Lee said she would like to hold a City Council road meeting and wants to have it on 4200 North and Minersville Hwy. She wants to meet there to talk about it and observe what's going on there.

Council Member Stoor said he had the opportunity to ride with Jeff Okeson who is now over parks and he has good ideas for the parks. He said he is excited about Jeff's ideas and told the Council what he is thinking. Council Member Ross added a lady in the Planning Commission meeting commented on the little park in Spanish Trails saying the playground equipment is in bad shape and wondered if the City could do something. Maybe Jeff could look at that.

- 14. 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 REASONABLEY 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.**

(Requires a roll call vote with 2/3 majority)

Council Member David Harris made a motion to close the regular meeting and go into a closed meeting to discuss pending litigation. The motion was seconded by Council Member Lee and a roll call vote was held as follows:

Council Member Ross-Yes	Council Member W. Harris -Yes
Council Member Lee -Yes	Council Member D. Harris -Yes
Council Member Stoor -Yes	Motion passed unanimously

- 15. ACTION FROM CLOSED MEETING-none**

- 16. ADJOURN-The regular meeting ended at 8:00 pm.**

Julie Watson, Recorder

Date

Meeting ID: 829 0629 7212

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-12-01-A**

**AN ORDINANCE ANNEXING 6.46 ACRES OF LAND OWNED BY ALAN AND VALERIE KAY
WADE INTO THE CORPORATE BOUNDARIES OF ENOCH CITY**

WHEREAS, the applicants filed a Petition for Annexation of 6.46 acres of property into the corporate boundaries of Enoch City; and

WHEREAS, the Enoch City Council accepted the petition for further consideration, and

WHEREAS, the City Recorder determined the petition met the requirements for annexation according to the Utah Code Annotated and certified the petition; and

WHEREAS, notice of the petition was published once a week for three successive weeks in the "Iron County Today", a newspaper of general circulation within the area proposed for annexation, with the notice including the necessary items required, including a statement of how and where a protest could be filed; and no timely protest was filed; and

WHEREAS, the Enoch City Council has reviewed and accepted the terms of the Annexation Agreement with the petitioners; and

WHEREAS, the Enoch City Council held a public hearing concerning the annexation petition during a regular City Council meeting held on December 1, 2021, after notice of the hearing was published in the required places per State law at least seven days before the hearing;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah that the property owned by Alan and Valerie Kay Wade with Exhibit "A" legal description and on the attached Annexation Map be annexed into the Enoch City boundaries and will be zoned single Family Residential R-1-18.

BE IT FURTHER ORDAINED that Annexation Agreement has been prepared and executed by the City and the petitioners evidenced by signing the agreement regarding conditions for the annexed property. This Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 1st day of December 2021. It shall take effect immediately upon signing by the Mayor and City Recorder.

DATED this 1st day of December, 2021

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

David Harris	Yea___ Nay___
Katherine Ross	Yea___ Nay___
Jolene Lee	Yea___ Nay___
West Harris	Yea___ Nay___
Shawn Stoor	Yea___ Nay___

SEAL:

EXHIBIT A

Parcel #D-0633-0000-0000

**Legal LOT 2, BLK 1, VILLAGE GREEN FARMS SUBD, TOG W/ 1 AC-FT U/G WTR
WUC#73-2140. TOG W/ 1/3 INT IN & TO EXIST WELL REC BK 522/451.**

Planning Commission Recommendation-Alan Wade Minor Subd.

**MINUTES
ENOCH CITY PLANNING COMMISSION
October 26, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee-absent
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

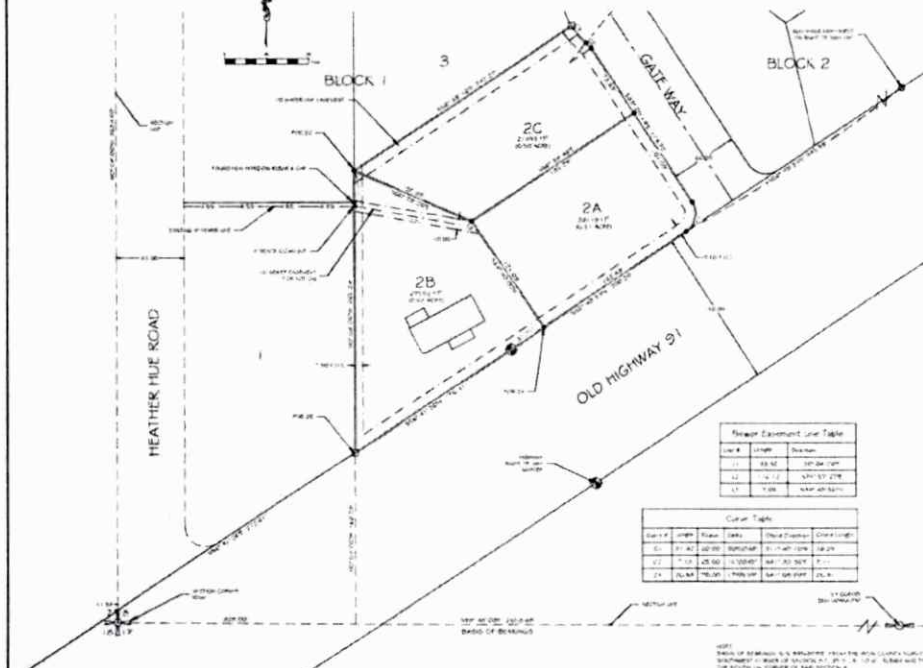
Rob Dotson, City Manager
Council Member Katherine Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.

**6. MINOR SUBDIVISION AND PLAT AMENDMENT FOR ALAN WADE
PROPERTY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL
CONTINGENT ON COMPLETION OF ANNEXATION**

Chairman Tingey asked Alan Wade if he had any comments. Alan said he wanted to do this to get moving on building his new home as soon as the annexation is approved. This to get both approved at same time. He wants to build on Lot 2A lot and has water for that. He is working on other lot to obtain the water right. He explained where the natural gas line will run. He said he may want to sell one lot later. City Manager Dotson said we just need to note the timing so this runs with the approval of the annexation on December 1st. Chairman Tingey asked for a motion.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on the minor lot subdivision and plat amendment for Alan Wade contingent on the approval of the annexation. The motion was seconded by Commissioner Correa and all voted in favor.

AMENDED PLAT OF LOT 2, BLOCK 1 VILLAGE GREEN FARMS SUBDIVISION WITHIN SW 1/4 SECTION 8, T35S, R10W, S1B4M



Reserve Easement Line Table

Line #	Length	Direction
1	66.67	N 0° 0' 0" E
2	100.00	S 0° 0' 0" E
3	66.67	S 0° 0' 0" E

Corner Table

Corner #	Corner	Area	Area (Acres)	Area (Sq. Ft.)
1	SW 1/4	20.00' x 100.00'	2.00	174,240.00
2	SW 1/4	20.00' x 100.00'	2.00	174,240.00
3	SW 1/4	20.00' x 100.00'	2.00	174,240.00

DEED OF RECORDING

I, the undersigned, do hereby certify that the above described land is the property of the undersigned and that the same is being conveyed to the undersigned by deed of record.

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P. PLATT

P. PLATT, INC.

1000 N. 10th St., Suite 100
Oklahoma City, Oklahoma 73102

Phone: (405) 241-1234

Fax: (405) 241-1234

**AMENDED PLAT OF LOT 2, BLOCK 1
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SW 1/4 SECTION 8, T35S, R10W, S1B4M**

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CIB/CDBG Application List						
Jurisdiction Name: Enoch City						
List Due January 7, 2022 at 5:00 PM						
Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Project Time Frame**	Local Priority
New Water Wells	CIB	\$750,000	\$1,500,000	Jun-22	Winter 2021	High 1
	City Match	\$750,000				
East Bench Storm Drain Project	CIB	\$3,250,000	\$25,000,000	Oct-22	Fall 2022	High 2
	City Match	\$3,000,000				
	NRCS	\$18,750,000				
2M Gal. Water Tank	CIB	\$650,000	\$1,300,000	Jun-22	Fall 2022	High 3
	City Match	\$650,000				
Public Safety Building		\$1,000,000	\$1,000,000		Winter 2022	High 4
Fire Station Building Property		\$250,000	\$250,000		Spring 2022	High 5
Wastewater Reuse Project		\$3,000,000	\$3,000,000		Summer 2022	Medium 1
Half Mile Road Improvements		\$60,000	\$120,000		Spring 2022	Medium 2
	City Match	\$60,000				
NRCS 2014 Project Storm Drain Completion		\$500,000	\$500,000		Fall 2022	Medium 3
Security Fencing for water Utilities	City	\$65,000	\$65,000		Spring 2022	Medium 4
Remodel Office Building	CIB	\$300,000	\$300,000		Winter 2023	Low 1
	City					

* Application submission dates must be as follows: CDBG Jan 2022 and/or CIB June 2022, Oct 2022, and Feb 2023.

** List the approximate time of year that the project will be implemented and completed (Example: Fall 2022, Spring 2023)

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-12-01-B**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND
THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING
OF APPROXIMATELY 0.82 ACRES OF PROPERTY OWNED BY MARCELO
PAREDES, PARCEL #A-1017-0003, LOCATED AT 5 E. MIDVALLEY RD., FROM
SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11**

WHEREAS, the owner of 0.82 acres of property, Marcelo Paredes, Parcel #A-1017-0003 located 5 E. Midvalley Rd. have applied to have the zoning changed from to Single Family Residential R-1-18 to Single Family Residential R-1-11; and

WHEREAS, the Enoch City Planning Commission held a public hearing on Nov. 23, 2021 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 approximately 0.82 acres of property owned by Marcelo Paredes located at 5 E. Midvalley Rd. shall be changed from Single Family Residential R-1-18 to Single Family Residential R-1-11 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 1st day of December 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 1st day of December 2021

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

VOTING:

David Harris	Yea___ Nay___
Katherine Ross	Yea___ Nay___
West Harris	Yea___ Nay___
Shawn Stoor	Yea___ Nay___
Jolene Lee	Yea___ Nay___

SEAL:

Julie Watson, City Recorder



- LEGEND**
- ZONE LINE
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - ⬢ SECTION CORNER AS DESCRIBED
 - [R-1-18] EXISTING ZONE R-1-18
 - [Hatched Box] PROPOSED ZONE CHANGE AREA TO RESIDENTIAL: R-1-11

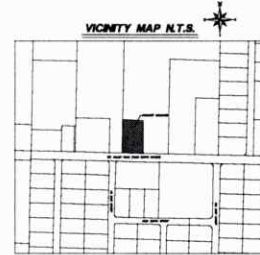
NARRATIVE

THIS ZONE CHANGE WAS DONE AT THE REQUEST OF MARCELO PEREZ.

THE BASIS OF BEARINGS IS S89°31'22\"/>

ZONE CHANGE DESCRIPTION: A-1017-0003-0000
PROPOSED ZONE: R-1-11

COMMENCING AT A POINT 31' 80\"/>



ZONE CHANGE OF:
IRON COUNTY TAX PARCEL:
A-1017-0003-0000
 A PART OF SECTION 11, T38N, R71W, S18.84N
 BIRCH CITY, IRON COUNTY, UTAH

DATE	BY
DESCRIPTION	
NO.	

IRON COUNTY SURVEYING, P.C.
 Licensed Professional Surveyors
 1000 North 1000 East
 BIRCH CITY, UTAH 84301
 (435) 226-1111
 www.ironcountysurveying.com

ZONE CHANGE PLAT OF:
IRON COUNTY TAX PARCEL A-1017-0003-0000
 BIRCH CITY, IRON COUNTY, UTAH
 A PART OF SECTION 11, T38N, R71W, S18.84N

DATE: 06-27-2021
 DRAWN BY: JLP
 JOB NO:
 SHEET NO:

1 OF 1

Planning Commission Recommendation-Paredes Zone Change

**MINUTES
ENOCH CITY PLANNING COMMISSION
November 23, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Andrew Meacham-absent
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Katherine Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.

**2. PUBLIC HEARING ON THE PAREDES ZONE CHANGE FROM SINGLE FAMILY
RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL
R-1-11**

Commissioner Ley made a motion to close the regular meeting and open the public hearing on the zone change. Motion was seconded by Commissioner Correa and all voted in favor. Chairman Tingey invited public comments. There were none.

Commissioner Ley made a motion to close the public hearing and go back to the regular meeting. Motion was seconded by Commissioner Correa and all voted in favor.

**3. CONSIDER ZONE CHANGE REQUEST FOR THE PAREDES PROPERTY AND
MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Chairman Tingey referred to the map saying we need to make a recommendation to the City Council. He asked if there were any questions or thoughts about this zone change confirming there was nothing new from the City.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the zone change for Paredes. Motion was seconded by Commissioner Correa and all voted in favor.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-12-01-C
AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE,
CHAPTER 12.1400.1407 MODIFYING REGULATIONS REGARDING SET-BACKS**

WHEREAS, the Enoch City Planning Commission has reviewed Chapter 12.1400.1407 of the Enoch Subdivision Ordinance referring to modifying regulations for set-backs of buildings; and

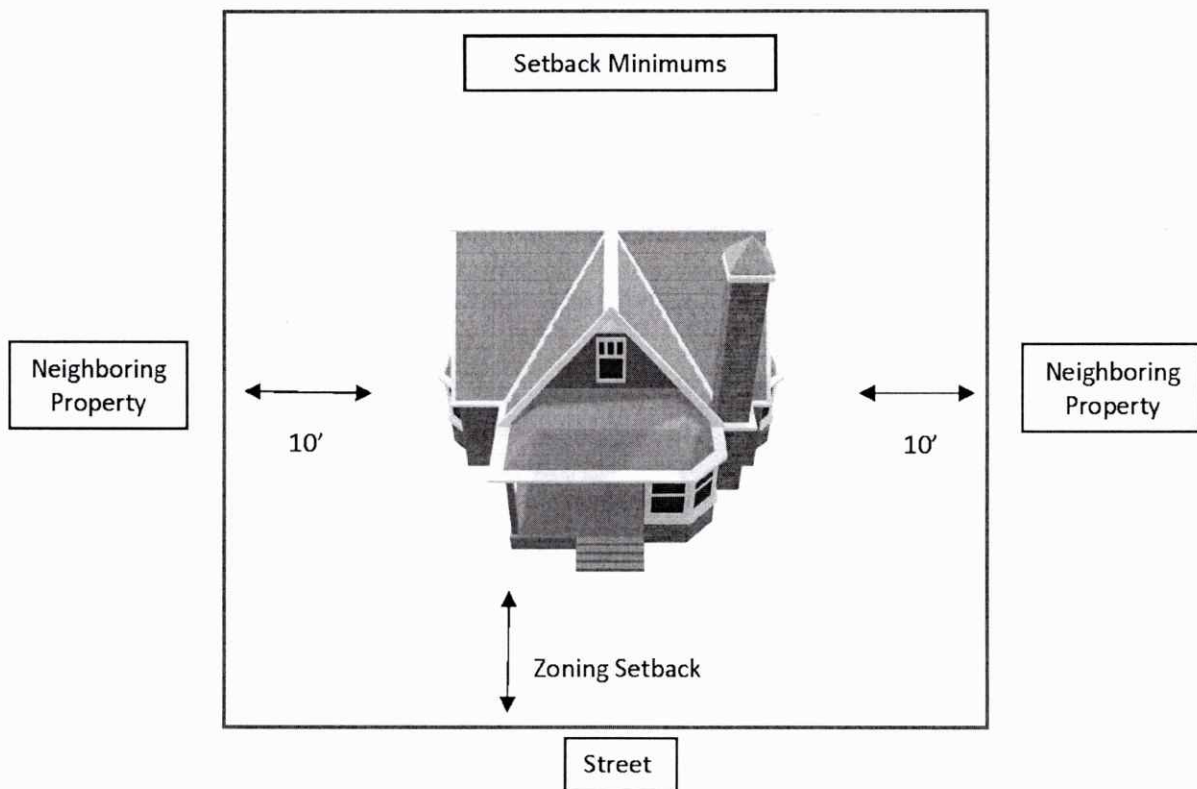
WHEREAS, the Enoch City Planning Commission held a public hearing on November 23, 2021 and sent a favorable recommendation to the City Council regarding amending the Enoch City Subdivision Ordinance after hearing public comments; and

WHEREAS, the Enoch City Council reviewed the favorable recommendation from the Planning Commission to amend the language as follows;

12.1400.1407 MODIFYING REGULATIONS

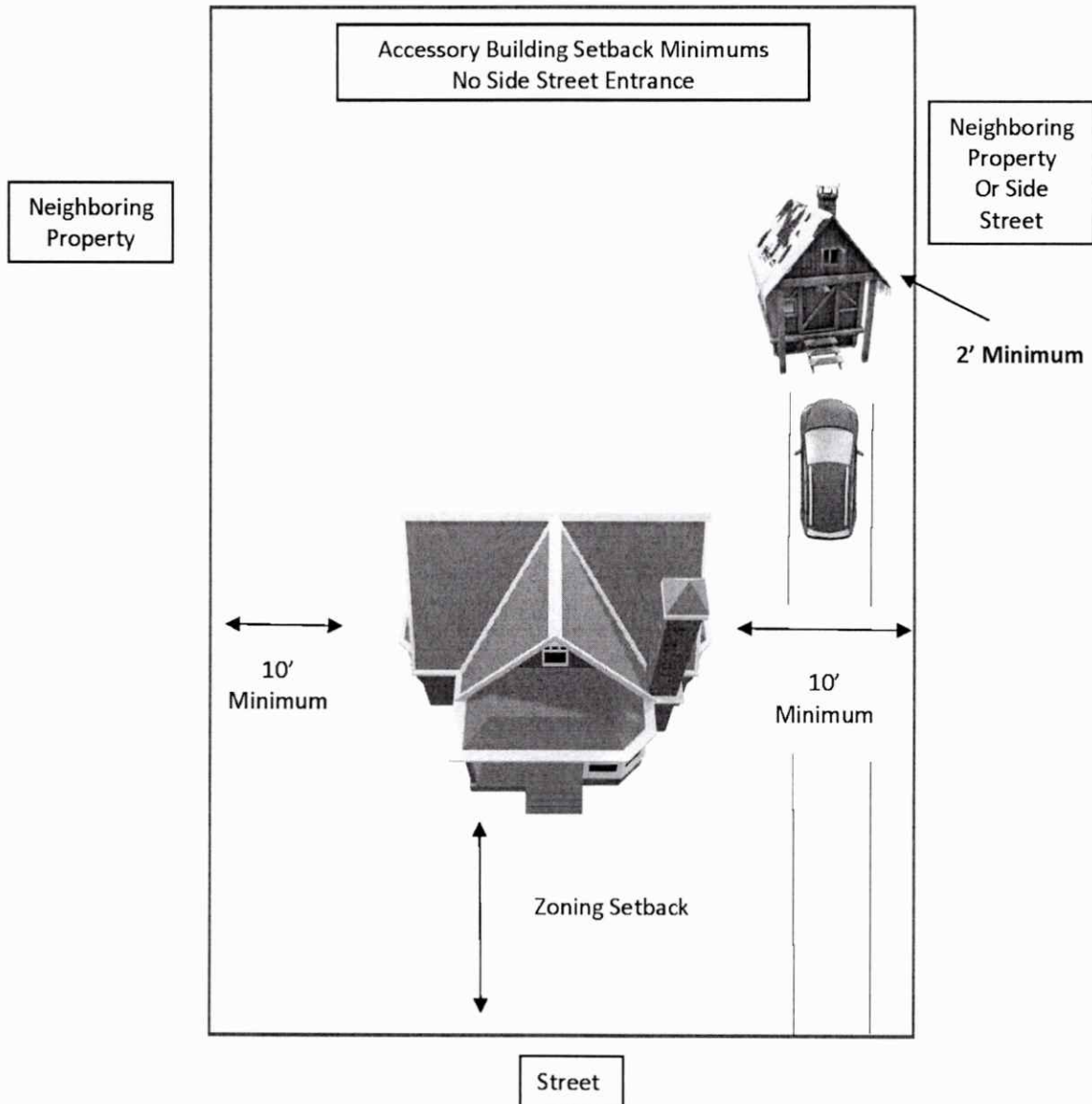
A. Side yards - Main buildings, shall have a minimum side yards of ten (10) feet. (Exhibit A)

Exhibit A



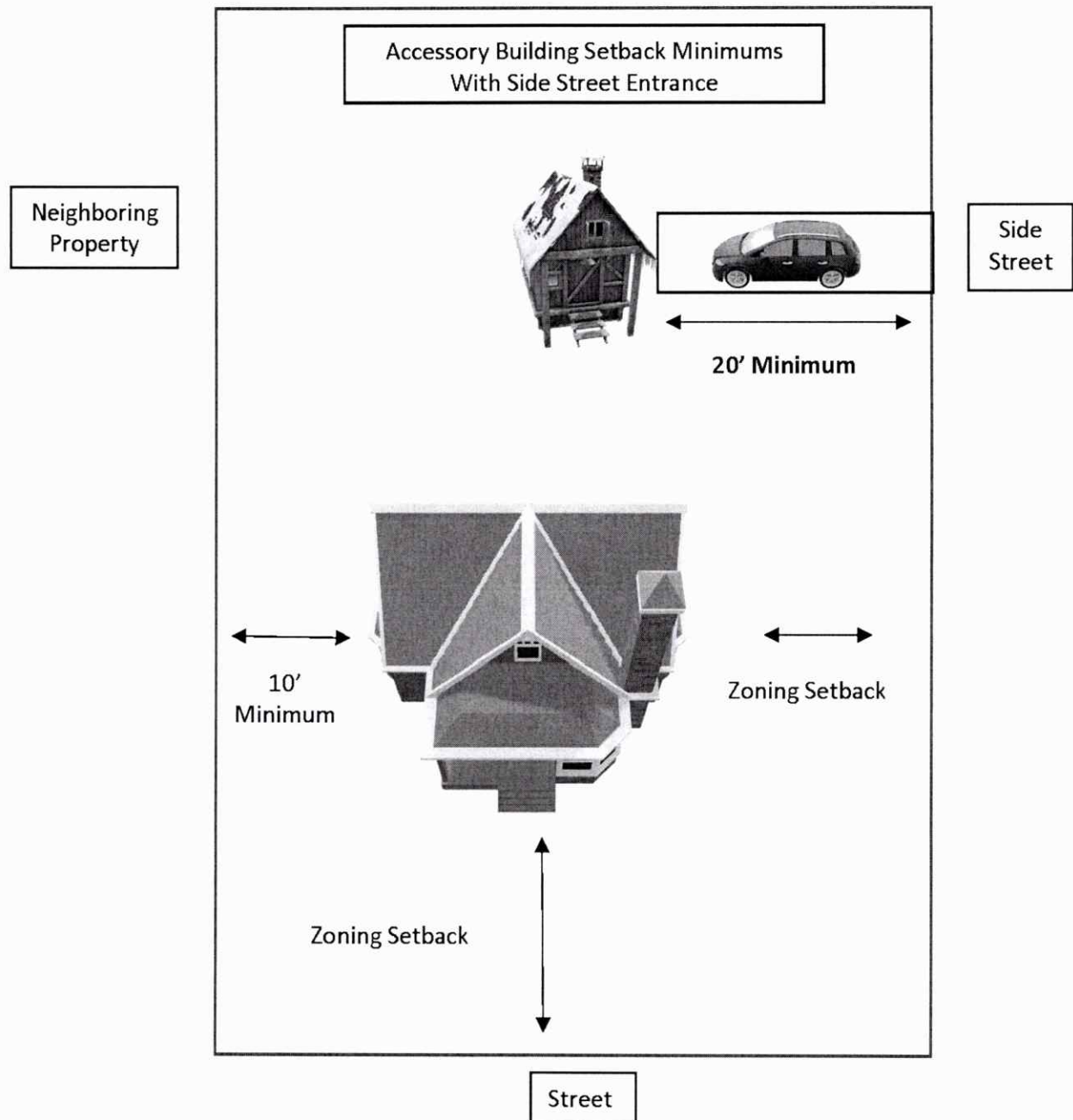
Accessory buildings, located greater than ten (10) feet behind the main building, shall have a minimum side yard of two (2) feet with no ingress/egress from a side street. (Exhibit B)

Exhibit B



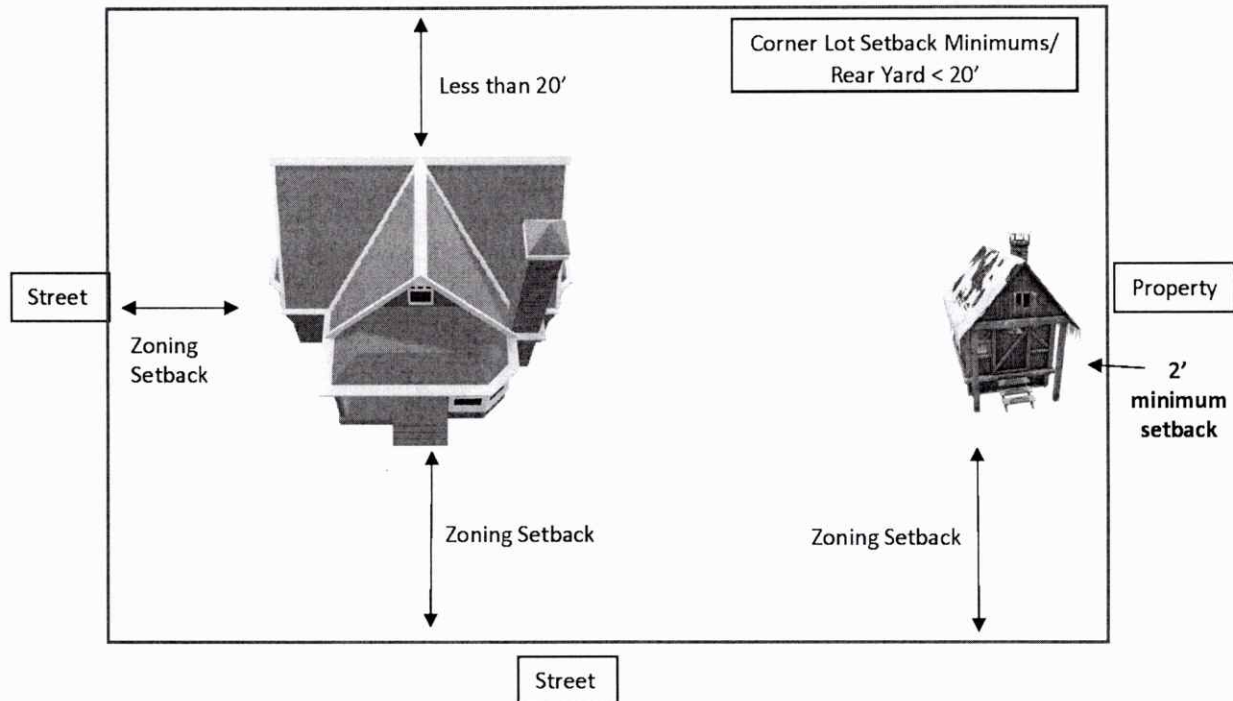
If ingress/egress is to be at the side street, the side setback shall be 20 feet. (Diagram C)

Diagram C



When main building placement on a corner lot does not have a rear yard more than 20 feet, private garages and accessory buildings located at least ten (10) feet to the side of the main building shall maintain the same front and rear setback as the zoning designation requires and have a minimum side yard setback of two (2) feet. (Diagram D)

Diagram D



B. Rear yards - Accessory buildings, located at least ten (10) feet behind the main building, may have a rear yard of two (2) feet; provided that on corner lots, rearing on the side of another lot, the minimum rear yard for all buildings shall be the same as the minimum side yard requirements of the zoning district.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Subdivision Ordinance is amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 1st day of December, 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 1st day of December 2021
ENOCH CITY CORPORATION

VOTING:

David Harris	Yea___ Nay___
Jolene Lee	Yea___ Nay___
West Harris	Yea___ Nay___
Katherine Ross	Yea___ Nay___
Shawn Stoor	Yea___ Nay___

 Geoffrey L. Chesnut, Mayor

ATTEST:

 Julie Watson, City Recorder

SEAL:

Planning Commission Recommendation-Set-Backs in Subd. Ord.

MINUTES
ENOCH CITY PLANNING COMMISSION
November 23, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Andrew Meacham-absent
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Katherine Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.

5. CONSIDER ORDINANCE NO. 2021-12-01, AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.1400.1407 MODIFYING REGULATIONS REGARDING SET-BACKS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chairman Tingey asked for questions, discussion or a recommendation. Commissioner Ley wanted to change the 2-foot set back to a 3-foot set-back due to maintenance issues for the small space with weeding and maintenance. There was discussion and clarification of the distances required for various types of accessory buildings. Some set-backs are based on fire codes for safety. Commissioner Losee said he likes it as is. He told about his plans to put in an accessory building and that he wants to use as much of his yard as possible and likes the 2-foot set-back so he does not have to come into his property another foot closer to the home. He noted the weeding issue is a personality thing. If people are concerned about that they can set their building farther forward into the property. There was more discussion and most felt the maintenance issue of a two-foot set-back was not a concern. Various scenarios between neighbors and their accessory buildings and fences were discussed. Chairman Tingey agreed maintenance is not the issue in this discussion. Commissioner Losee talked more saying it is almost like you buy land but can't use it all. Fences, roof overhangs and snow falling onto adjacent fences or property lines was discussed. Commissioner Losee said he wants to use as much land possible in his yard. Chairman Tingey said this is a legislative action for the good of the community. It was noted smaller lots have more restrictions on extra buildings. City Manager Dotson said there have no calls or complaints about this issue. It is a personality issue if they have concerns about weeds or not Commissioner Losee said. It was confirmed if the accessory building is to be occupied it has to be five feet away from the main house for fire safety issues. It was decided there would be no changes to the ordinance as written. City Manager Dotson recapped what is in the ordinance.

Commissioner Correa made a motion to send a favorable recommendation to the City Council on Ordinance No. 2021-12-01, an ordinance amending the Enoch City Subdivision Ordinance, Chapter 12.1400. 1407 Modifying Regulations regarding set-backs. The motion was seconded by Commissioner Ley and all voted in favor except Commissioner Ley who abstained. Motion passed 3 to 1.

ENOCH CITY CORPORATION
ORDINANCE NO. 2021-12-01-D

**AN ORDINANCE TO CHANGE ONE ADDRESS IN SETTLERS SQUARE
SUBDIVISION, PHASE 2. THE ADDRESS OF 1210 E. SOUTHERN HOMESTEAD
BLVD. WILL BE CHANGED TO 4318 N ALPAL TRAIL.**

WHEREAS, it was brought to the attention of Enoch City in the process of the building permit application that the address as listed above needs to be changed because the resident wants to face the house a different direction; and

WHEREAS, because this ordinance is required as the means by which the Iron County Plat address can be changed to correct it as requested by the owners; and

WHEREAS, Iron County has been informed of the address change and concurs this is the correct process to make the corrections; and

WHEREAS, the Enoch City Council having duly considered this action and determined there was good cause proposed for changing the addresses to officially correct the Iron County Plat; and

WHEREAS, correcting the address will not materially injure the public or any other person;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah that the address of 1210 E. Southern Homestead Blvd. will be changed to 4318 N. Alpal Trail and will be shown on the Iron County Plat as such.

A motion for approval of this Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 1st day of December 2021. This ordinance shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 1st day of December 2021

ENOCH CITY CORPORATION

VOTING:

David Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
Jolene Lee	Yea___	Nay___
West Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Julie Watson, City Recorder

ENOCH CITY CORPORATION
ORDINANCE NO. 2021-12-01-E

**AN ORDINANCE TO CHANGE ONE ADDRESS IN PINNACLE RIDGE
SUBDIVISION, PHASE 1. THE ADDRESS OF 5285 N. BLACK ROCK CIR. WILL BE
CHANGED TO 5280 N. PINNACLE DR.**

WHEREAS, it was brought to the attention of Enoch City in the process of the building permit application that the address as listed above needs to be changed because the resident wants to face the house a different direction; and

WHEREAS, because this ordinance is required as the means by which the Iron County Plat address can be changed to correct it as requested by the owners; and

WHEREAS, Iron County has been informed of the address change and concurs this is the correct process to make the corrections; and

WHEREAS, the Enoch City Council having duly considered this action and determined there was good cause proposed for changing the addresses to officially correct the Iron County Plat; and

WHEREAS, correcting the address will not materially injure the public or any other person;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah that the address of 5285 N. Black Rock Cir. will be changed to 5280 N. Pinnacle Dr. and will be shown on the Iron County Plat as such.

A motion for approval of this Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 1st day of December 2021. This ordinance shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 1st day of December 2021

ENOCH CITY CORPORATION

VOTING:

David Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
Jolene Lee	Yea___	Nay___
West Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Julie Watson, City Recorder