

MINUTES
ENOCH CITY COUNCIL
April 20, 2022 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Meeting ID: 813 8299 9679

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Richard Jensen
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

Julie Watson, Recorder-Zoom
Ashley Horton, Treasurer
J. Wayment, City Attorney -absent
Hayden White, Public Works Director
Robert Dotson, City Manager
Jackson Ames, PD Chief
Lindsay Hildebrand, Deputy Recorder

Public Present: Chris Thomas Jr., Sarilee Fraser, Alyssa Fain, Alayla Ekenstam, Elli Snyder, Jessica Jones, Darrin Fraser, Megan Stead, Jamie Jordan, Angie Imlay, Mike Platt, Merrill Jones, Jeff Richards, Justin Charpell, Dallin Staheli, Elizabeth Breinholt, Mckenzie York, Mike Gooden, Nash and Ashley Baltzer, Russell Landt, Chad and Kerry Fain, Miles Fain, Mallec Reese, Diana and Natalee Elliot, Cathy Riley, Gary Hackbart, Christal Swan, Luke Fain, Bo Fain, Dave Platt, Gary Hibner, Zack and Hallee Fain, Kadin Imlay, Tom Watson, Stephen Neil, Wade Wilcock, Lisa Owens, Delaine Finlay, Chelsey Judd and Holly Haymond on Zoom

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING -** By Mayor at 6:00 pm
 - a. **Pledge of Allegiance -** Led by City Manager Dotson
 - b. **Invocation (2 min.)-Audience invited to participate -** Given by Council Member D. Harris
 - c. **Inspirational thought -** Given by Mayor Chesnut
 - d. **Approval of Agenda for April 20, 2022- Council Member D. Harris made a motion to approve the amended agenda. Council Member Ross seconded and all voted in favor.**
 - e. **Approval of Minutes for April 6, 2022- Council Member Ross made a motion to approve the minutes. Council Member W. Harris seconded and all voted in favor.**
 - f. **Ratification of Expenditures- Council Member D. Harris made a motion to ratify the expenditures. Council Member Ross seconded and all voted in favor.**
 - g. **Conflict of Interest Declaration for this agenda –** Council Member Ross noted that item 11, the rezoning for Mega RV storage, is her neighbor.

2. **PUBLIC COMMENTS**

Stephen Neil lives on Village Green road and he said that he's against having the ice rink in his neighborhood. Spencer Jones had told them that there will always be residential homes in this subdivision. He moved there to avoid an HOA. He feels like he was lied to by the developer. He doesn't mind having the ice rink; he just doesn't think that it should be in a residential area. He's worried about potential increase in traffic and crime that will go through the neighborhood.

Gary Hibner lives on Ravine Road and he agreed with Mr. Neil. He is ¾ of a mile down Ravine Rd. He said that road will be the path people will take to get to the ice rink. His main issue was that he felt there was not enough information given to the public. He wondered how information can get out and suggested sending something in the monthly newsletter. Half the neighborhood doesn't know about the project. *Mayor Chesnut* said the City doesn't have anything

to do with it. Mr. Hibner said a community meeting would have been nice. He thought that the facility will hold up to 800 people in stands. He was also concerned with garbage being thrown out of cars as they drive to and from the ice rink. He asked if the information would be in the newsletter in the future. *Mayor Chesnut* said probably not. Regarding the increased traffic concern, people will take the path of least resistance. Mr. Hibner thought people would get backed up, creating a lot of congestion. He doesn't know when events will be held. He is in support of it, but not in that neighborhood. He was concerned about kids getting hit and killed. He suggested blocking off the road during high activities to Green Springs Road and then everyone would have to go out the roads to Highway 91. That would mitigate the issue with the traffic through the neighborhood. He also asked about food places to support the rink, such as restaurants and fast food venues. *Mayor Chesnut* commented that food venues supporting the ice rink isn't a government issue. Mr. Hibner also commented that we don't have the water. He also noted that the City sends notices to the public about needing to conserve water. *Mayor Chesnut* said that it's not that we don't have enough water. Anyone that builds in Enoch will have to bring the water rights needed. The owners will have to comply with building requirements, etc. Mr. Hibner also mentioned the potential flooding issues for the area and wanted to know if anything had been done for that. *Mayor Chesnut* again said they would have to comply with the requirements of code. Mr. Hibner said if we create more commercial zones then there will be more water flow problems. His next concern was the capacity of the sewage plant and wondered if the City is set up for increased usage. *Mayor Chesnut* said yes, if there is a commercial project, there are specific requirements for commercial projects that have to be met before they open the door and if they don't meet those requirements then they don't get to open the doors. Mr. Hibner said that as long as it does not harm to the community he is ok with it.

Daren Fraser lives on Saddleback View Dr. He had concerns about traffic, but is willing to weigh the pros and cons considering businesses have to go in. He wanted everyone to figure out a way to address the concerns. At the end of the day, we all love being an Enoch resident.

Kerry Fain said her family is spearheading the effort to bring the project to Enoch. It's not just on a whim. It's completely privately funded. They posted something on social media and take all comments seriously. A lot of it is education. They haven't put all information out to the public because they needed to make sure their ducks are in a row. She wanted to address a post on social media regarding water usage. She went into detail about the projected water usage and projected a significant savings. There will also be two exits. If it's allowed, they will put up road blocks and that would be if they had a tournament, which could happen once a month. They put the 800 people capacity for future use. That many people is not projected at the moment. This facility will have a lot of hours of usage. The two roads will each be a quick exit and entrance. She would be happy to set the ice hockey teams to flag people through if necessary. They will work something out. They don't want anyone to be put out on it. Google Maps will take people through the route on Highway 91. They also do local cleanups. She gave examples. They are more than happy to set it up twice a year to help clean up Highway 91. They are about the kids and the community. They want programs for the kids. They have great kids. She has never seen a place like this that brings in crime. She said it will stem crime. No one was ever hit by a car. There were no criminal problems. They wouldn't be opposed to looking at helping or fundraising to put in some speed bumps through the paths in the neighborhood. They would like to help where they can. She wanted to ask the public to stand if there are in approval for the ice rink. The majority stood up.

Makenzie York lives on N. Abbey Way. She had concerns about the location. It's physically limiting. From a business standpoint she doesn't think it's the best idea. For traffic flow she wants the traffic only coming from Highway 91. She also wants barriers. She is concerned about noise and light pollution.

Chelsey Judd lives on Hillcrest Road in Cedar City. They are going to be building in Village Green. She is excited that something is coming here for the kids to do. They like that it is close for the youth and for adults.

Dallin Staheli lives in Cedar City. He was involved with the ice rink when it was there. He wanted to stress that he saw what an amazing thing the ice rink was for Cedar City. Not just for the activities but an entire sector of recreation and athletics from people in their mid-70s to 3 year olds. It's huge for Iron County and all surrounding Counties. It's once in a lifetime. He wanted to lend his support for the deliberations last week. He commended the Planning Commission and thought that they did a great job and gave good consideration to both sides.

Crystal Swann lives on Ravine Road. She lives a couple of door from the Stake Center. They get traffic but they don't complain. Her kids play all sports in Cedar City. Anyone who has kids that does sports knows that there are other sporting events near residential areas. She is in support of the project.

Dave Platt lives on Aspen Cir. He is against changing the zone due to location. He mentioned traffic and he said it's not he people who live in his area. The problem is people coming from below the subdivision that he lives in. It's a matter of time before someone gets hit. He said he has PTSD from his 20 years in law enforcement. He said the facility will drive up crime. He is concerned about bikes and ATVs getting stolen. If the ice rink stayed on Highway 91, that would be acceptable.

Lisa Owens lives on Half Mile Rd. – She is in support. She has a daughter who loves hockey but she doesn't have the money to drive to St. George. She said having it in Enoch is fabulous. It helps families. There really won't be a time when there is 800 people there. The kids at the hockey rink would pick up things when there was trash. She was mad when the hockey rink was taken away from Cedar City. If it's in Enoch, she could better watch for her child. Growth is inevitable. Things can be done to alleviate the negative issues.

Tom Watson lives on Mountain View Loop. He said he only heard about this a week and a half ago. The issue he had with it is why he didn't hear about it. He used to be reporter. He gave some history about his previous job. What he saw at the hockey rink in Cedar City was great. The last article he wrote about the hockey center was to inform the populace of Iron County that there was a hockey center. He asked Mrs. Fain if she had sheets of statistics made available to the public. Mrs. Fain replied that she got the statistics off of the State's website. She will get copies to him. Mr. Watson said if we do this correctly, the residents will be more informed. There is discussion on how the owners and developers know how to properly build the facility.

Meagan Stead lives on Highway 91. She is a block and a half of the proposed zone change. Regarding traffics she said she would get hit the hardest. However, she said she was not guaranteed the right to have less traffic on the road when she purchased her property. She thought her property value will go up. It will make the neighborhood much nicer.

Dave Jacobson lives on Albert Dr. He is in support the ice rink. It's an asset to the community. He wished it were more centrally located. He works for the BLM. They are planning a trailhead from the main access. So, he sees this area as a recreational hub. He used to live in a community with an ice rink and it was a place to go and be together.

Alayla Ekenstam lives on Cliffrose Cir. She is a part of the high school hockey team. Every weekend they have to travel to Salt Lake City and it's expensive on gas. The teams are amazing and have given some of the best times of her life. Yes, other teams will travel to play, but they only bring teams every so often.

Jeff Cornberg said sold house last year and now lives in Cedar City. He described his son's experience. He joined the hockey team at the start and met some great people, who drove him to Salt Lake City. They took care of him. The youth and mentorship that this will offer in our community is huge. Mr. Cornberg is a 5th grade teacher and he said there is excitement from students who want it back and are looking forward to it.

Jamie Jordan lives at 5041 N. 500 E. She supports the ice rink. She is a PE teacher at Canyon View Middle School. She thought we should offer as many different experiences for kids as we can. We should take this opportunity when it's available.

Hallee Fain said she runs the social media and she offered to answer any questions or concerns that people might have. They have a professional ice rink company to get the specs to have it in a residential area.

Breck Judd lives on 5280 N. Pinnacle Dr. He noted that at the heart he loves this process, and to be able to voice opinions and be heard. What matters most to him are property rights. He said has served in other towns similar to Enoch's size on planning boards. When it comes to organizing a community and the responsibility as a member of a Planning Commission and City Council you have ordinances to keep it safe and fair. The job isn't who can come in and do what. Please remember property rights.

Alissa Fain lives at 2433 W. 5900 N. She said she has played hockey since 8 years old. She knows that when she walks into a rink, she feels pride and that place is her home and she needs to take care of it. There may be more crime, but then there are kids that who will take pride and clean it up. Having something like this ice rink, has helped create better situations for kids.

Spencer Jones said he is the developer and landowner representing Pidding, LLC. He explained why he chose the name Pidding, LLC and Velocity Development. This project was within Cedar City and contractually the time elapsed. No one really stepped forward of the public or private industry and there has been a lot of opposition of having it in Cedar City. He initially started working with Mr. Staheli and he is committed to seeing this project through. It's all committed financially. There will be a food venue inside complying with Enoch City standards. He asked City Manager Dotson to pull up the road maps. There are 363 members of the Saddleback Ridge FB page. Out of that, there were 6-8 negative comments. On the map he explained which properties that are commercial within the Village Green Subdivision and then showed the ice rink property in relation. It took about four years for Spencer to obtain the last parcel. He showed where a new road will come down and connect with the new Pinnacle Road. Furthermore, he explained Blueberry Road and Ravine Road location and exits. They spent a lot of money with Plat and Plat and others trying to get this right. There will be two lanes coming in and two lanes coming out. The lighting concern was addressed with the Black Sky Ordinance. The picture that was posted on social media is an old drawing. As far as noise, everything will be indoors. He explained that they are about a ¼ of a mile away from homes. He thinks it will be a game changer and a great opportunity for Enoch if it goes through. There is a national league that have talked about coming up in their off season and doing training here at the facility to help the youth program. This is not a money maker for him. He said he won't make a single dime of the returns or proceeds from this facility.

Gary Hackbert lives in Duck Creek. He noted that he has friends that are begging something like this for their kids to do. He will be down to help. Mayor Chesnut thanked everyone in attendance for their participation.

3. ORDINANCE NO. 2022-04-20-D AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 4.03 ACRES OF PROPERTY OWNED BY PIDDING, LLC, LOCATED NORTH OF VILLAGE GREEN SUBDIVISION FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)-Platt & Platt-See PC Rec.

Council Member D. Harris said he liked the fact that there will be three different entrances and exits from the property. He has been a part of major road studies and he didn't think the traffic will heavily go through the neighborhood.

Council Member Stoor made a motion to adopt Ordinance No. 2022-04-20-D an ordinance amending the General Plan Land Use Map and the Enoch Zoning Ordinance Zoning Map by changing the zoning of approximately 4.03 acres of property owned by Pidding, LLC, located north of Village Green Subdivision from Single Family Residential (R-1-18) to Community Commercial (C-C). Also, noting for the record that this is not a Spot Zone. It is something that benefits the community as a whole and not servicing any one person. Council Member D. Harris seconded and a roll call vote was held as follows:

Council Member D. Harris – yea	Council Member Jensen – yea
Council Member W. Harris – yea	Council Member Ross – yea
Council Member Stoor – yea	Motion passed

4. APPOINTMENT OF NEW MEMBER TO ECONOMIC DEVELOPMENT COMMITTEE - Councilmember West Harris

Council Member W. Harris said Brian Knudson had been voted to the Economic Development Community Committee.

Council Member W. Harris made a motion to appoint Brian Knudson to the Economic Development Committee. Council Member D. Harris seconded and all voted in favor.

5. SET A PUBLIC HEARING FOR ANNEXATION OF PROPERTY OWNED BY MEGA RV STORAGE-PHILLIP EMERSON AND SET A PUBLIC HEARING FOR MAY 4, 2022-See Plat Map

Council Member D. Harris made a motion to set a public hearing for the annexation of property owned by Mega RV Storage. Council Member W. Harris seconded and all voted in favor.

6. PUBLIC HEARING FOR VACATING A PORTION OF VILLAGE GREEN SUBDIVISION

Council Member D. Harris made a motion to close the regularly scheduled meeting and open the public hearing for vacating a portion of Village Green Subdivision. Council Member W. Harris seconded and all voted in favor.

There were no public comments.

Council Member Jensen made a motion to close the public hearing and open the regularly scheduled meeting. Council Member D. Harris seconded and all voted in favor.

7. ORDINANCE NO. 2022-04-20-A AN ORDINANCE VACATING PORTIONS OF VILLAGE GREEN SUBDIVISION-Platt & Platt for Pidding, LLC-See PC Rec.

City Manager Dotson noted that this has everything to do and connected to the zone change in Village Green Subdivision. He explained how the properties go from lots to parcels. They are designated by legal description and that basically removes them from a platted subdivision. They can move the boundaries around as long as it complies with the zone that they are in. He told the Council if they approve this, they will still have the same requirements as if they were in a plated subdivision. They just don't have to be maintained as lot. The only infrastructure there is, is on Village Green Rd, which is not a part of the vacation. Spencer Jones said by virtue of this plat there are two easements that are being vacated. There are two 10 ft. wide drainage easements that are being vacated. That just cleans it up. City Manager Dotson said they will be required to follow all of our city codes.

Council Member Ross noted that this ordinance had a favorable recommendation from Planning Commission.

Council Member D. Harris made a motion to approve Ordinance No. 2022-04-20-A an ordinance vacating portions of Village Green Subdivision. Council Member Jensen seconded and a roll call vote was held as follows:

Council Member D. Harris – yea	Council Member Jensen – yea
Council Member W. Harris – yea	Council Member Ross – yea
Council Member Stoor – yea	Motion passed

8. RESOLUTION NO. 2022-04-20-A A RESOLUTION FOR THE ROAD DEDICATION PLAT FOR ENOCH BOULEVARD, VILLAGE GREEN FARM ROAD AND PINNACLE WAY-City Mgr. Dotson

City Manager Dotson said legally this process has been done in order. He showed which roads have been vacated and where these three roads are in relation. He explained why we need to vacate certain roads and dedicate these roads.

Council Member Jensen made a motion to approve Resolution No. 2022-04-20-A a resolution for the Road Dedication Plat for Enoch Boulevard, Village Green Farm Road and Pinnacle Way. Council Member D. Harris seconded and a roll call vote was held as follows:

Council Member D. Harris – yea	Council Member Jensen – yea
Council Member W. Harris – yea	Council Member Ross – yea
Council Member Stoor – yea	Motion passed

9. SET A PUBLIC HEARING TO VACATE A PORTION OF VILLAGE GREEN ROAD, BLUEBERRY ROAD FOR MAY 4, 2022

Council Member D. Harris made a motion to set a public hearing to vacate a portion of Village Green Road and Blueberry Road for May 4, 2022. Council Member W. Harris seconded and all voted in favor.

10. ORDINANCE NO. 2022-04-20-B AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE 47.50 ACRES OF PROPERTY OWNED BY MATHESON FAMILY TRUST, LOCATED NORTH OF DAIRY GLEN SUBDIVISION FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO SINGLE FAMILY RESIDENTIAL (R-1-11)-Platt & Platt-See PC Rec.

Council Member Ross noted that this ordinance came forward from the Planning Commission with a favorable recommendation and a few people stood up to talk and had a lot of questions about traffic. Council Member Ross – there was a planned road on the North end. There was discussion about access on SR130 by UDOT. Council Member D. Harris said if that north access road were a wider road going all the way to the west, it would be important. City Manager Dotson said it will be a 66 foot road and eventually an intersection with lights.

Council Member Jensen made a motion to approve Ordinance No. 2022-04-20-B an ordinance amending the general plan land use map and the Enoch Zoning Ordinance 47.50 acres of property owned by Matheson Family Trust, located north of Dairy Glen Subdivision from Single Family Residential (R-1-18) to Single Family Residential (R-1-11). Council Member D. Harris seconded roll call vote was held as follows:

Council Member D. Harris – yea	Council Member Jensen – yea
Council Member W. Harris – yea	Council Member Ross – yea
Council Member Stoor – yea	Motion passed

11. ORDINANCE NO. 2022-04-20-C AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 4.78 ACRES OF PROPERTY OWNED BY MEGA RV STORAGE, LLC, PARCEL #A-0978-0001, FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)-Platt & Platt-See PC Rec.

Council Member Ross said this ordinance had a favorable recommendation from the Planning Commission. She did not speak to any of the owners. Council Member D Harris said that he spoke to one of the concerned neighbors and those concerns that were resolved.

Council Member D. Harris made a motion to an adopt Ordinance No. 2022-04-20-C an ordinance amending the General Plan Land Use Map and the Enoch Zoning Ordinance zoning map by changing the zoning of approximately 4.78 acres of property owned by Mega RV Storage, LLC, parcel #A-0978-0001, from Single Family Residential (R-1-18) to Community Commercial (C-C). Council Member Jensen seconded and a roll call vote was held as follows:

Council Member D. Harris – yea	Council Member Jensen – yea
Council Member W. Harris – yea	Council Member Ross - abstained
Council Member Stoor – yea	Motion passed

12. RESOLUTION NO. 2022-04-20-B A RESOLUTION DESIGNATING ODD AND EVEN ADDRESS OUTDOOR IRRIGATION DAYS

Mayor Chesnut said it's that time of year again and it was actually a productive management tool. Hayden White agreed and noted that people have already started watering. The water tanks have dropped six feet. There are now three Wells going. Homes that are even numbered should water on Monday, Wednesday and Friday. Council Member Jensen asked if there were any enforcements attached. Mayor Chesnut said correct. We try to push for it. The City hasn't needed to consider any punitive enforcement because people have been good with it.

Council Member Stoor made a motion to approve Resolution No. 2022-04-20-B a resolution designating odd and even address outdoor irrigation days. Council Member Jensen seconded roll call vote was held as follows:

Council Member D. Harris – yea	Council Member Jensen – yea
Council Member W. Harris – yea	Council Member Ross - yea
Council Member Stoor – yea	Motion passed

13. RESOLUTION NO. 2022-04-20-C A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE –HYDRANT METERS AND VALVES

Council Member D. Harris said this item came from the Water Board recommendation. They changed the Hydrant Meter Deposit to \$2,000. That amount is closer to the replacement value of the meter. There will be a maintenance fee of \$75 plus they increased the fee for the water usage, which is appropriate because we will have to raise the fees for water. They suggested a deposit of \$500 for the Hydrant Valve. They also implemented \$250 penalty fee for not having the Hydrant Meter read. Cedar City has the same fee. They have a grace period of 7 days. This is more consistent with what other municipalities are doing and help encourages more residents with water usage. City Manager Dotson noted that he thought the base fee was \$39 plus \$2.00 for every 1,000 gallons used. That is not the case. The \$39 covers the first 30,000 gallons and then there is \$2.00 per 1,000 gallons over 30,000 gallons.

Council Member D. Harris made a motion to accept Resolution No. 2022-04-20-C a resolution to amend the Enoch City Fee Schedule –Hydrant Meters and Valves With correction of \$2.00 for every 1,000 gallons about the 30,000 gallons base that is paid for by the base fee. Council Member W. Harris seconded roll call vote was held as follows:

Council Member D. Harris – yea	Council Member Jensen – yea
Council Member W. Harris – yea	Council Member Ross - yea
Council Member Stoor – yea	Motion passed

14. COUNCIL/STAFF REPORT

Council Member Stoor said Arbor Day is the 30th and Ladybug Nursery has given certificates. It's from 10am to noon at Iron Mountain Park. Christian has been working with Ladybug directly. Hayden White said he has been working on Iron Mountain Park . They poured the pad for the pickle ball. They have installed the sprinklers and have water lines ran. The dog park is hooked up on secondary irrigation. There have been issues with the pump. He needs to ask about seasonal workers. He wanted to know if he can hire three people and keep them through the season. It would cost about \$10,000. Mayor Chesnut vouched that they were super helpful when the August flood came around.

City Manager Dotson said Jessica from animal shelter left and they hired resident Sara Tellez and Michelle Pritchard is filling in part time. He noted that in the next day or two the Council will receive the tentative budget, which will be on the May 4th agenda. They will also have to discuss water rates and property tax increases. He met with RCAC, which is doing a water rate analysis and is taking every pipe in our system and evaluating the age. He will propose a \$2 increase in the base rate. The City is going to put in xeriscaping and reduce water consumption. Where the sod is piled will be a driveway to help public move in and out of the parking lot.

Mayor Chesnut apologized for being absent from the last City Council Meeting. He was sick.

Council Member Ross said the Planning Commission has a lot going on. There will be a couple of public hearings. One is on RV parks. The other thing is at the meeting they talked about overtime, we don't have enough employees. When we talk about budget she hoped they talk about that.

Council Member W. Harris said the Economic Development Committee has planned an Enoch City Business Expo for June 23rd at the City office outside. A Flyer was made and a letter sent to all Enoch City businesses.

Council Member D. Harris said water ordinances will be introduced and he will present it, when the time comes. It's come to a breaking point and we need to do something. It would match other communities more closely.

Council Member Jensen said someone in his neighborhood complained of a serial speeder in Legacy Estates. He asked about the Hydrant Meter and whether the gentleman discussed was still using culinary water for irrigation. City Manager Dotson explained the situation.

15. ADJOURN

Council Member D. Harris made a motion to adjourn. Council Member Ross seconded and all voted in favor.

 5-4-22

Lindsay Hildebrand, Recorder **Date**