

MINUTES
ENOCH CITY COUNCIL
June 21, 2023 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

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

Staff present:

Robert Dotson, City Manager
Ashley Horton, Treasurer
Justin Wayment, City Attorney
Hayden White, Public Works Director
Lindsay Hildebrand, City Recorder
Jackson Ames, PD Chief

Public Present: Steve Nelson, Steve Woolsey, Jesse Maheu, Jonathan Wilson, Diana Stiller, Robert Ballou, Delaine Finlay, Crystal Rockwood, Richard Rockwood, Lori Higbee, and Bert Pressett

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Led by Council Member D. Harris
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Stoor
- c. **Inspirational thought-** Given by Mayor Chesnut
- d. **Approval of Agenda for June 21, 2023- Council Member D. Harris made a motion to approve the agenda. Council Member Stoor seconded and all voted in favor.**
- e. **Approval of Minutes for June 7, 2023- Council Member W. Harris made a motion to approve the minutes. Council Member Stoor seconded and all voted in favor.**
- f. **Ratification of Expenditures-** None
- g. **Conflict of Interest Declaration for this agenda-** None

2. PUBLIC COMMENTS

There were no public comments.

3. APPOINT A NEW RECREATION ADVISORY BOARD MEMBER – Jeff Cowley

Council Member Stoor said Jeff had been at the last couple of meetings and has expressed interest to be a member. He thought Jeff would be a great addition. City Manager Dotson said Jeff Cowley had started the Jr. Rugby Program. Mayor Chesnut submitted Mr. Cowley as the new recreation advisory board member.

Council Member D. Harris made a motion to appoint Jeff Cowley as a recreation advisory board member. Council Member Stoor seconded and all voted in favor.

4. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY PENNY LIVING TRUST, PARCELS #A-0856-0000, #A-0846-0003, AND #A-0846-0000 FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) – See Planning Commission Rec. – Go Civil

Council Member Ross said this came forward from the Planning Commission with a favorable recommendation. She stated that she is related to the Penny Family.

Arlow Fawson with Go Civil said this is coming in with item number 5 on the agenda. If the zone change doesn't pass then the PUD won't make sense. Council Member D. Harris asked if it will all be residential. Once the PUD comes through then they will reorganize where the commercial will be. Council Member W. Harris asked if there were any concerns at the Planning Commission. Council Member Ross said no, but there were some on the next item.

Council Member D. Harris made a motion to approve Ordinance No. 2023-06-21 an ordinance approving a zone change request for property owned by Penny Living Trust from Community Commercial to Single-Family residential. Council Member W. Harris seconded and a roll call vote was held as follows:

Council Member Ross: Yea

Council Member W. Harris: Yea

Council Member D. Harris: Yea

Council Member Jensen: Absent

Council Member Stoor: Yea

5. CONSIDER NELSON FARM PUD FOR PENNY LIVING TRUST – See planning Commission Rec.

Arlow Fawson with Go Civil Engineering said they and the Penny family have been working with the city on the roads and the Master Plan for this Planned Unit Development (PUD). The property was divided into pods and the total number of units or dwellings are limited. Pod number two will be reserved for storm drainage. City Manager Dotson said this was the first PUD in Enoch so it could be considered a bit of an experiment. Concerns primarily revolved around density. He stated that the PUD would provide the same density as the R-1-11 zone. As a Planned Unit Development, the roads would be recorded as dedicated roads. The pods may be sold separately. Mayor Chesnut noted that a lot of work went into the PUD ordinance. Council Member D. Harris agreed. He's heard that we need to manage the growth, but the reality is how do you do that? When you plan huge areas all at once, you can make sure that all of the facilities, sewage, water, and roads are planned and placed sufficiently. You can plan to have commercials in appropriate areas. That is managing growth and allowing it in a way that you don't place a burden on infrastructure. Council Member Ross asked if the map they were given was the preliminary map. City Manger Dotson said this is the final map for the PUD. Council Member Ross said it's missing some information, such as, parks. City Manager Dotson said this is a master community plan. He showed where on the map the parks would be. However, state code changed in that neighborhood streets can't have more than 32 ft. of asphalt. Council Member Ross said this doesn't have what we require for approval and asked for clarification as she read the PUD ordinance a little differently. Steve Nelson represented the Penny's. He discussed the concept of the master plan and its benefits. City Manager Dotson explained that all of the infrastructure within the individual pods won't have a preliminary plat until a developer decides to purchase and develop it. Mr. Nelson said this PUD could take 50 years to plan out because no one knows when someone will want to come in and develop each individual pod, which are separate from one another. City Manager Dotson said a Community Master Plan is just the basic placement of roads, drainage, commercial, and residential units. He gave an example. Mr. Nelson said there is an overall requirement for an amount of green space, such as parks. City Manager Dotson this provides an avenue for potential attainable housing. Mayor Chesnut said if this is approved, then it's imposed on an entire area. These zones, and densities can't change. That's where managing growth comes in. Council Member D. Harris said with the flexibility he hoped for responsibility and he gave an example. City Manager Dotson also mentioned that our ordinance required that the roads connecting to SR-130 have to have UDOT as part of the process.

Council Member D. Harris made a motion to approve the Nelson Farm PUD for the Penny Living Trust. Council Member Stoor seconded and all voted in favor.

6. CONSIDER PARCEL BOUNDARY ADJUSTMENT/MINOR SUBDIVISION/RECORD OF SURVEY FOR BILLS TRUST AND JASON & JAMIE BATT – See Planning Commission Rec. - Steve Woolsey

Steve Woolsey with Woolsey Land Surveying explained that the minor subdivision consisted of parcels one and two on the map. This property is on the north side of 3600 just east of Spanish Trail Subdivision. Council Member Ross said this had a favorable recommendation from the Planning Commission.

Council Member D. Harris made a motion to approve the minor subdivision for Bills Trust and Jason and Jamie Batt. Council Member W. Harris seconded and all voted in favor.

7. DISCUSS VISION IRON COUNTY (VIC) – VIC Representative

Crystal Rockwood said she was a business owner and the chair of VIC. It was started in about 2018 and there were people within the 16 communities in Iron County who got together to meet community priorities. She listed some of those priorities. Out of that, there came teams. In any community, you have education, healthcare, economic development, etc. It's totally a volunteer organization. She wanted to let elected officials know that they are neutral. They don't lobby, advocate, etc. They get out into the community looking for opinions and information and put it on a website and attempt to share it with everyone. One of the things they are keen on is that they don't want to duplicate resources. They examine what is out there and if it's already in existence and working then they don't try and change it. Many members are teachers, and business owners, but the people that make up the heart and soul are the people that attend their meetings. Today for example they had American Pacific, Align Precision, the City Manager from Cedar City, BCI Steel, etc. City Manager Dotson shared her slides of information. She shared how they know it's working. At a recent VIC meeting panelists spoke about problems and at the end of that, people put their heads together and met two separate needs to solve those problems. The public's expectation of the Council Members is a lot. If they can gather information and bring it to Council Members it would help. The goal is to gather information. They ask that they tell people that it is worth their while and direct people to their website. Use the position of influence and gave an example.

Bob Balou with Vision Iron County addressed the Council. He said he found that Iron County is a jewel and needs to be preserved. He was impressed by the effort to maintain the quality of life that we have. Unchecked growth here does have him concerned and was happy that they approved the PUD. He had become involved with VIC to map and document parks, recreational opportunities, and open spaces with the intent to preserve and plan for more. He was glad that City Manager Dotson was involved in their effort. Council Member D. Harris said the VIC meetings that he has attended have been great. City Manager Dotson said Crystal is good at leading the team effort. Cedar City used VIC information for their General Plan revisions. It has been a big challenge as communities to get the right information for planning tools. It would be great to have more Council involvement. Council Member Stoor asked how someone would learn about the next meeting. Crystal said if anyone was interested, their contact is on the website. Their reputation is relatively young and they don't want to bombard people. There are several ways that people could connect which included surveys. City Manager Dotson shared the contact information.

8. CONSIDER AN MOU BETWEEN ENOCH CITY AND THE UTAH DEPARTMENT OF WORKFORCE SERVICES – Water Assistance Program

City Manager Dotson said there was the HEAT Program, which was facilitated through the Five County Association of Governments to help provide financial assistance for heat. The

Department of Workforce Services recently started their program, which works similarly and we just have to be a participating member. He explained the two options of the MOU.

Council Member D. Harris made a motion to approve a Memorandum of Understanding (MOU) between Enoch City and the Utah Department of Workforce Services for the Water Assistance Program. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Ross: Yea

Council Member W. Harris: Yea

Council Member D. Harris: Yea

Council Member Jensen: Absent

Council Member Stoor: Yea

9. COUNCIL/STAFF REPORT

Hayden White

- They have started the NRCS drainage project off of Hwy 91.
- Some employees have taken a vacation. So they have been short staffed
- The pickleball courts are 100% complete. Council Member Ross said she drove by the courts and they were packed.
- They have been doing a lot of work orders and haven't heard about the Grimshaw well yet. They are still trying to figure out what went wrong.
- Council Member D. Harris asked about the fire off of Hwy 91 that happened today. Hayden didn't know about it.
- Mayor Chesnut asked about the water that was turned off on Horseshoe. Hayden said it was because they were moving that fire hydrant.
- On the 4th of July they will run trash as normal for Tuesday.

City Manager Dotson

- Chief Ames couldn't make it to the meeting, so he gave chief's report. Within the next 2-3 weeks the plans for the Children's Justice Center will be finalized.
- The Police Department did a pepper ball training at the city office where Council Member W. Harris volunteered to get shot with pepper balls.
- They are also working through applications for shelter tec.

City Manager Dotson

- Ashley Horton also couldn't make it to the meeting. He reported that she received the certified tax rate from the County and it added about \$40,000 in revenue for the general fund budget.

City Manager Dotson

- We are still talking about the Storm Drainage Impact Fee Facilities Plan. The expense was pretty high. It was \$95,000 He discussed it further.

Lindsay Hildebrand

- The staff have been short-handed as well. She had been sitting up front to help residents directly.
- She made shut-off calls with Bailey
- She worked on dog licensing, etc.

Mayor Chesnut

- He has been reaching out to people for sponsorships for the Wings of Death. T-shirts were ordered for that. He is on the transportation team of Vision Iron County. He said it has some good opportunities to collaborate with different communities to find resources.

Council Member W. Harris

- There will be a 5K fun run this 4th of July. They are looking for volunteers to run that. They need water station refreshments helpers, traffic control, registration, cheer and support, and photo and media support.

