

**MINUTES**  
**ENOCH CITY COUNCIL**  
**April 21, 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.-Zoom  
J. Wayment, City Atty.-absent  
Hayden White, PW Dir.  
Robert Dotson, City Mgr.  
Jackson Ames, PD Chief-absent

**PUBLIC PRESENT:** Norma Lloyd on Zoom, Susan Lewis on Zoom, Carol Grimshaw, Karen Gledhill, Caroline & Allan Lee, LeAnn Veater, Emma Savage, Adrian Butterfield, Jim Rushton, Arlo Fawson, Brazil Dahl, Dan Semick and Charlotte & Brad Lark

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**-Audience invited to participate-Given by Council Member Stoor
  - c. **Inspirational thought**-Given by Council Member Lee
  - d. **Approval of Agenda for April 21, 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 April 7, 2021-Council Member Ross said her mother was upset not insulted at the Master Transportation Open House and she wanted that changed in the minutes. Council Member David Harris made a motion to approve the minutes with the change. 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**-none
3. **CONSIDER SMOKE/VAPE-FREE PARKS IN ENOCH CITY**-Iron County Teens against Drugs-The council will consider the presentation to support smoke/vape free parks.

Elizabeth Bates, a representative from Iron County Teens against Drugs, said they wanted to talk about the benefits of smoke-vape-free parks. With this policy there is a reduction of second-hand smoke and that is recommended to help youth to reject tobacco use and to protect those who do not smoke. Smoke-free-vape free parks implementation has been proven to decrease smoking in youth. She gave more benefits like helping those with health issues. She asked for questions. Mayor Chesnut asked what they want from the City. She said they would like to put up signs which the City would approve on the design. Mayor Chesnut said we would be fine with the signs being placed in our parks. They hope the signs will discourage using tobacco. She said they would like an ordinance also. Mayor Chesnut asked how we would enforce that. Mayor Chesnut said ordinances don't do anything if they are not enforceable. Council Member

Ross asked if we choose not to do an ordinance but just signs would they be okay with that. Elizabeth she said yes, because it says Enoch City supports this. Mayor Chesnut suggested we could create a resolution instead. We could put something together for another meeting and they were good with a resolution rather than an ordinance. No other action was taken.

**4. CONSIDER CERTIFICATION OF ANNEXATION FOR PROPERTY OWNED BY DAN ROBERTS AND JUDY LINDSAY**-City Recorder-The Certification of Petition for Annexation will be presented to the Council and the noticing process will begin.

The City Recorder said this Petition for Annexation meets the requirements for annexation and the process of noticing will begin. When noticing is completed the annexation will come back to the City Council for consideration. No action was needed.

**5. ORDINANCE NO. 2021-07-04-A, AN ORDINANCE AMENDING THE ENOCH CITY ZONING ORDINANCE, CHAPTER 12-2300, RECREATIONAL VEHICLE PARK-RVP**-The Council will consider the recommendation from the Planning Commission on the change to the Zoning Ordinance.

Mayor Chesnut asked Council Member Ross about this item. She said the Planning Commission sent a favorable recommendation after consideration. We have requests for RV Parks in Enoch. She wanted to mention they took out the section that does not allow people staying on others lots and that will be a separate item. This is not for that use but for transient RV parks. City Manager Dotson explained what we are talking about with people staying in RV's on the property of others and that does not fit in this RV zone. We will put it where it should go. That use is going to the Planning Commission in their next meeting. He has been notifying people by letter that they are in violation and this use will be coming to the Council at a later date. Mayor Chesnut asked for questions.

Council Member Lee asked if this is to create a new zone and was told it is amendment to the existing RV Park zone. She said RV's are a denser situation and wondered about ingress/egress for emergencies and if emergency vehicles could get in and out. It was confirmed they could. Willow Glen will fall under this law. Council Member Lee said two access points for parks that have 80 lots or more is stated in there. It is transient Mayor Chesnut said, like a KOA. There is a time limit for staying there and it was pointed out. There would be a minimum of two accesses for parks that have 80 or more spaces. The conceptual plan shown is 40 sites and she is concerned about emergency vehicles and safe exit and entrance. She asked the City Council if it is an issue. Council Member David Harris said he is conscious of emergency vehicle access and traffic flows. He thinks this conceptual plan with one ingress/egress is fine. There was brief discussion and Council Member Stoor said there are many larger parks in St. George and they only have one entrance. The design allows for quick exit in an emergency. Mayor Chesnut asked for a motion.

**Council Member David Harris made motion to approve Ordinance No 2021-07-04-A, an ordinance amending the Enoch City Zoning Ordinance, Chapter 12-2300, Recreational Vehicle Park-RVP. The motion was seconded by Council Member West Harris and a roll call vote was held as follows.**

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|--|---------------------------------------|
| <b>Council Member David Harris-Yes</b> | <b>Council Member Stoor-Yes</b>       |
| <b>Council Member Ross-Yes</b>         | <b>Council Member West Harris-Yes</b> |
| <b>Council Member Lee-Yes</b>          | <b>Motion passed unanimously</b>      |

**6. ORDINANCE NO. 2021-04-21-B AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY FOUR**

**(4) ACRES OF PROPERTY, PARCEL #A-0971-4 FROM COMMUNITY COMMERCIAL (C-C) TO RECREATIONAL VEHICLE PARK (RVP)-Go Civil Engineering-** The Council will consider the recommendation from the Planning Commission on the zone change application.

Mayor Chesnut asked if Go Civil Engineering was here. Arlo Fawson was representing Go Civil and the owner. Council Member Ross said the Planning Commission sent a favorable recommendation. She added one person in the public hearing spoke in support of this and another was worried about traffic and tight roads which are outside of the Enoch boundaries. Arlo Fawson said this is the conceptual plan and not the final. If the zone change is approved they will turn in some construction drawings for review. Mayor Chesnut said it is a good area for this use. Council Member West Harris asked about water and sewer. City Manager Dotson said they will provide water rights and they will make their own arrangements to work with neighboring landowners for the sewer system which will have to be approved by Pre-Treatment Coordinator at the sewer treatment plant. City Manager Dotson said Code requires them to meet with the Pretreatment Coordinator to get approval for RV waste.

**Council Member David Harris made motion to approve Ordinance No. 2021-04-21-B, an ordinance amending the General Plan Land Use Map and Enoch Zoning Ordinance Zoning Map by changing the zoning of approximately four (4) acres of property, Parcel # A-0971-4 from Community Commercial (C-C) to Recreational Vehicle Park (RVP). The motion was seconded by Council Member Stoor and a roll call vote was held as follows:**

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| <b>Council Member David Harris-Yes</b> | <b>Council Member Stoor-Yes</b>       |
| <b>Council Member Ross-Yes</b>         | <b>Council Member West Harris-Yes</b> |
| <b>Council Member Lee-Yes</b>          | <b>Motion passed unanimously</b>      |

**7. ORDINANCE NO. 2021-04-21-C AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 77.5 ACRES OF PROPERTY, PARCEL #A-0966, #A-0965-1 & #A-0797 FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11-Go Civil Engineering--** The Council will consider the recommendation from the Planning Commission on the zone change application.

Arlo Fawson of Go Civil Engineering was representing this owner also. Council Member Ross said this came from the Planning Commission with a favorable recommendation. One person commented in the public hearing that he was not opposed to the zone change but worried about traffic and garbage coming out of residential areas. He runs the feed store and grows hay where a lot of trash collects and is a big problem for him. Arlo said there are no decisions on any plans at this time and they are just requesting the zone change. Council Member Lee said she is in favor of it. It is single family residential but with the smaller lots. There was a comment from the public who did not speak in the public comment time and brief discussion of the roads and where the ingress/egress would be. It was noted there is no design work done or required at this stage of the process so that question can't be answered. Mayor Chesnut said this will probably require two entrances and exits due to the number of homes that could go in this area. These issues come with growth, Mayor Chesnut said. He added he is glad the resident is here because we need to hear the concerns of others however you can't override their property rights. Half Mile Road is the main road in this area. There was more brief discussion about roads and road maintenance. We will work with the County on the roads. The Council will make sure all City Codes are followed when they come with the plans at a later stage.

**Council Member David Harris made motion to approve Ordinance No. 2021-04-21-C, an ordinance amending the General Plan Land Use Map and Enoch Zoning Ordinance Zoning Map by changing the zoning of approximately 77.5 acres of property, Parcel #A-**

0966, #A-0965-1 and #A-0797 from 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:

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|--|---------------------------------------|
| <b>Council Member David Harris-Yes</b> | <b>Council Member Stoor-Yes</b>       |
| <b>Council Member Ross-Yes</b>         | <b>Council Member West Harris-Yes</b> |
| <b>Council Member Lee-Yes</b>          | <b>Motion passed unanimously</b>      |

8. **CONSIDER A PLAT AMENDMENT FOR ALLAN AND CAROLINE LEE IN SPANISH TRAILS ESTATES, UNIT 2**-New Horizon Engineering- The Council will consider the Planning Commission recommendation on a plat amendment.

New Horizon Engineering was not in attendance however the owners of the property making the application were at the meeting. Council Member Ross said the Planning Commission sent this forward with a favorable recommendation. It was noted there are some errors on the plat and they need to be corrected before the deeds are prepared for recording. Mayor Chesnut asked for a motion.

**Council Member David Harris made a motion to approve the Plat Amendment for Allan and Caroline Lee in Spanish Trails Estates, Unit 2. The motion was seconded by Council Member Ross and all voted in favor.**

9. **ORDINANCE NO. 2021-04-21-D AN ORDINANCE AMENDING THE ENOCH CITY ZONING ORDINANCE, REGARDING SET-BACKS IN R-1-18, M-R-2, AND MXR-18 RESIDENTIAL ZONES**- The Council will consider the Planning Commission recommendation on the change to the Zoning Ordinance.

Mayor Chesnut asked Council Member Ross about the Planning Commission discussion. She said they sent a favorable recommendation. Council Member Lee asked how this discussion came about. Council Member Ross said an Enoch developer wrote a letter and asked us to look into this. Enoch is the only city that requires a 35 foot set-back. All other surrounding cities have 25 foot set-backs. There are different set-backs listed here depending on the easement size and she explained. That makes neighborhoods stay more standard looking. Council Member Lee asked if this reflects what it is currently in place and the change. City Manager Dotson explained saying in areas where there is a 15 foot easement the set-back will remain 35 feet. Where they have a ten-foot easement the set-back will be 25 feet. It is already 25 feet in R-1-11 zones. The reason for the attention to easement size is for a safety gap. The developer who wrote the letter has a development that requires septic tanks and with leach lines the 35 foot set-back is difficult and does not fit. Most communities have 25 foot set-backs we are the only one with 35 foot. Council Member Lee said we usually don't make changes for one person and wondered if this in the best interest of all of Enoch. City Manager Dotson explained we looked at other communities and thought it would be better. There is enough room for septic systems with 35 foot set-backs, Council Member Lee said, and she wonders if we really need to do this at the request of one person. Mayor Chesnut said there is more of a need now for the change. We can get more variety with more choices. Council Member David Harris said changing it for one person does not make sense. Most other communities have 25 foot set-backs and there are fewer on septic systems now although he did agree with more flexibility for community design. There was brief discussion of if this change would save anyone money and noted the driveways would be smaller and would save some there although it may not be passed on to the customer. Council Member Ross said we are not consistently in line now. If we put this change in it needs to be enforced. The City Engineer and Building Inspector would catch that in their reviews. City Manager Dotson said this is the minimum set-back. They can go farther back if they want to. Mayor Chesnut said again this allows for flexibility and choices are good. Mayor Chesnut asked for motion.



**Council Member David Harris made motion to approve Ordinance No. 2021-04-21-D, an ordinance amending the Enoch City Zoning Ordinance regarding set-backs in R-1-18, M-R-2 and MXR-18 residential zones. The motion was seconded by Council Member Stoor and a roll call vote was held as follows:**

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|--|---------------------------------------|
| <b>Council Member David Harris-Yes</b> | <b>Council Member Stoor-Yes</b>       |
| <b>Council Member Ross-Yes</b>         | <b>Council Member West Harris-Yes</b> |
| <b>Council Member Lee-Yes</b>          | <b>Motion passed unanimously</b>      |

#### **10. COUNCIL/STAFF REPORT**

Hayden White reported the Church is now on secondary irrigation. There were issues with staff being absent and we could not coordinate with the school yet but will. City Manager Dotson is working with Ensign Engineering to get the standards to the State to make things go faster to get the Grimshaw well completed and hooked onto the system. He explained how he will run the pipe. There was more discussion of how the pipe would be laid and where it would run to make this work to get the water into the tanks. The immediate issue is to supplement the system. Hayden said we really don't know how this will work even though we have modeled it. We also have to watch the times the well pumps turn on because of the high demand charges. Mayor Chesnut said we need to implement some restrictions on odd and even watering days right out now of the gate. Hayden told about his plans for the other wells and how he will turn some on and off to juggle the power. There was more discussion about the Conservancy District and messaging on conservation. Mayor Chesnut told about their meetings and that the District wants us to try to message conservation for our community. Mayor Chesnut said we need to do something like a resolution on odd and even days for watering ASAP. It helps keep our tanks fuller and keeps us out of emergencies. The Governor has already made a proclamation. Council Member David Harris agreed. The drought is what we all know about. Do it now, right out of the gate, on odd and even days. There was brief discussion of what kind of enforcement we could do and that those residents without sprinkler systems have to drag a hose in the daylight. Door hangers maybe could be used, Mayor Chesnut suggested. It will go in the newsletter but many don't read it. We will get the message out anyway we can with the website, Facebook, the marquee and door hangers. There was more discussion of the Conservancy District efforts at water messaging that have been in the Iron County Today newspaper including an article about Council Member Harris and water in today's paper. Hayden thanked them for the funding and he ordered his equipment. He needs to start the three seasonal people he needs to hire. He needs them now and asked if we could fund hiring them sooner than the end of the fiscal year. It will be about \$3,000-\$4,000 to cover their pay for June. Ashley said she could make that work out. Hayden said his other big issue is still the trash dumpsters. He got signs made and is getting cameras. They are pulling two dumpsters a day instead of per week as it should be. Mayor Chesnut started a discussion to get ideas of how to slow this down. This has been a service to residents and they don't realize the costs and manpower time involved. This is not free. Some suggestions were:

- Allow residents one free dump per month then have a charge of other dumps of \$5.
- Restrict the times the dumpsters are open to 2-3 days per week with restricted hours.
- Put up big signs that say you are on camera. \$100 fine for illegal dumping.
- Give out a certificate or something that has to be picked up at the City Office to allow one dump and then paid dumping after that.
- Restrict it to Enoch residents only. All others have to pay a bigger fee at the City Office and bring a receipt.
- Man the gate on the restricted days and hours to inspect loads and check for authorization certificates from the office.

All agreed we have to try something and experiment with it to see what will work. It will take public education after all these years of free unlimited dumping. We can experiment and see what works best. Hayden said this takes manhours and time to haul the roll-offs not to mention the wear and tear on the equipment. We'll save paying someone to man it. Council Member Lee said we need to understand that things cost money. It is not free. Mayor Chesnut thinks most won't mind paying and having a window of time to dump. Mayor Chesnut thanked Hayden for his hard work.

Ashley Horton said she can she find money to start the seasonal people early. There would be only one payday to cover. She said she is working on the end of quarter reports and tax returns. She is also working on the budget and has put the COLA raises in there. She also added in the cost for a Deputy Recorder if we take it out of the water department. At the next meeting we will discuss the tentative budget and set a public hearing for the second meeting in May when it will be passed and become the 2021-2022 final budget.

City Manager Dotson told about the \$400,000 tranche from the American Rescue Plan which can be used for sewer and water infrastructure. We also have impact fees and savings. The idea is to take some of that money in water for wages and replace it later. The State Legislature has taken it upon themselves to give us advice. We know what we need in water infrastructure it is pipe, a well house, etc. We are to paying for a new deputy recorder out of other funding in water. When Julie retires we absorb her wages and so this is a stop gap until then. Also there is a need to raise water rates. The study will be done hopefully before the end of the budget year so we can talk about it at the next meeting. We can't have the discussion independent of the budget. It has to be in there because it is a revenue increase in the budget. Council Member David Harris said we have talked about this for a long time and we need to do it this year. Mayor Chesnut added we need to be able to fund acquisition. We need more water sources. Mayor Chesnut said from an administrative standpoint it makes sense to raise rates. City Manager Dotson said we last raised rates in 2011. We have had this same discussion in regard to the Police Department. Growth does not fund the scaling of salaries and things. The developer brings the water in order to develop homes but if the water doesn't exist it does no good and it costs the City money to pull water out of the ground. Also as we grow we have to replace infrastructure. Utilities and sampling/testing costs go up too, Hayden said. City Manager Dotson said the only avenue we have is to raise rates. He asked the Council to think about it. We may come to a place where we will be requiring subdivisions to acquire a water source and drill a well. He does not see that happening but it could happen way out in the future and we should think about it. That puts the cost on to development. Cedar City does that in a way now. If a developer puts in the drainage and installs it downstream too, they get out of an impact fee for that. We don't do it that way. On a different topic, City Manager Dotson said the Planning Commission will be talking about RV living on private property which he has been sending letters about to residents. Also we used to not require curb, gutter and sidewalk and now lots are unsellable without it. Now we have swung the pendulum and are talking about requiring everyone to put it in. Some types of development are more rural and it won't work there. In most other developments it helps with drainage problems. He took our design standards and put something together to require it in some zones but not the big lots like R-R-5 etc. and he explained more what the Planning Commission will consider. The committee is still working on the PUD overlay. Council Member Ross asked what brought this up. City Manager Dotson said he has been talking to developers. One developer wants acre and a half lots with white vinyl fencing and trees planted down the lanes. The challenge is he wants other things like the grassy bar ditch and he was told he can't do it. We need it on paper. R-1-18 is the minimum in this zone. If we don't have this in our Code he will not have to put in curb and gutter. It is based on lot size. He said he has been talking to lots of people and homebuilders who have been pushing back. People want curb and gutter and it does help with storm water. City Manager Dotson said we need a short closed meeting tonight.

Julie Watson, City Recorder told about the upcoming municipal election.

Mayor Chesnut said he has been to meetings and is working with the Conservancy District and thanked all for supporting him on our water issues. We hope to do the 4<sup>th</sup> of July celebration this year. Outdoor events can be done safely. Maybe not have the hot dogs but we will have the Wings of Death and other events. We can do it safely. Let's start planning for it he said.

Council Member Ross said we already talked about the things the Planning Commission sent forward. Wreaths across America had their presentation and got some funds however we need more donations. She told about the event and said to make the checks to the Bald Eagle Chapter of the DAR to donate.

Council Member West Harris asked about where the newsletter can be viewed. He was told it is on the website, mailed with the utility bill and emailed for those who pay online and are signed up for paperless billing.

Council Member David Harris reported they had a good Conservancy District water meeting. There was no Enoch Water Board meeting this month.

Council Member Lee said UDOT is really going after it on SR-130. She asked about the barrier they have put up and what that is for. Hayden said it is so water does not penetrate down. She wondered when they will start educating the public on how roundabouts work. It was noted they have a brief update in each newsletter.

Council Member Stoor reported the Rec and Tree Committees had a good meeting. Iron Works Park will not require too much money to start the trail on the hill and gave more details. Iron Mountain Park sprinklers will be expensive. Jones Memorial Park water is on with the RDI system so we will see how it does. It looks good so far. The small dog park needs to be redone. They tore up the lines in the ground when they laid the sod. We need to redo it before the sod takes hold. The RDI jury is still out but it looks good. He did a section of his yard to see how it does. He reported Arbor Day was a success and raised a lot of funds for the family who had the fire. They collected \$3,200 dollars. There were lots of donations and Ladybug Nursery was a huge help and donated nice things to buy. They gave some free plants. Here at the office, Ryan Johnson gave a demonstration on pruning for three people who attended. It was very good information. His job is to work with municipalities to help take care of their trees. Ladybug volunteered to help with anything we need. It will work better if it is all centrally located next year. The kids games went well and they had fun. All in all it turned out very well and we helped someone in need. He thanked those who helped.

**11. 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)

**Council Member David Harris made a motion to close the regular meeting and go to a closed meeting for discussion of a property purchase. The motion was seconded by Council Member Stoor and a roll call vote was held as follows:**

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|--|---------------------------------------|
| <b>Council Member David Harris-Yes</b> | <b>Council Member Stoor-Yes</b>       |
| <b>Council Member Ross-Yes</b>         | <b>Council Member West Harris-Yes</b> |
| <b>Council Member Lee-Yes</b>          | <b>Motion passed unanimously</b>      |

**12. ACTION FROM CLOSED MEETING-**Administration will continue to negotiate.

**13. ADJOURN-** The regular meeting ended at 8:15 PM.

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**Julie Watson, Recorder**

**Date**

**Meeting ID: 837 1848 1475**

Enoch City Council Meeting  
April 21, 2021