

**MINUTES
ENOCH CITY COUNCIL
February 3, 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.-absent
Justin Wayment, City Att-absent
Hayden White, PW Dir.
Robert Dotson, City Mgr.
Jackson Ames, PD Chief

PUBLIC PRESENT: Leonard Correa, Chief Mike Phillips, Spencer Jones and Arlo Fawson

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

- a. **Pledge of Allegiance-**Led by City Manager Dotson
- b. **Invocation-**Audience invited to participate-Given by Spencer Jones
- c. **Inspirational thought-**Given by Mayor Chesnut
- d. **Approval of Agenda for February 3, 2021-Council Member David Harris made a motion to approve the agenda. Motion was seconded by Council Member Ross and all voted in favor.**
- e. **Approval of Minutes for January 20, 2021-Council Member Ross pointed out a correction on page 5 that Council Member Stoor voted yes and not no on page 5. 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-

Leonard Correa said he was here to give background on the Planning Commission's decision to eliminate the PUD zone. One reason was the concern about HOA's failing. He said he had been observing PUD's in Cedar City to see how they set it up he still thinks it is too crowded for Enoch City and our desire to have a more rural feel here. He cited the parking issues are really bad. He noted Cedar conducted a survey and it had to do with quality of life issues. In one question answered people said they wanted less high density housing. They said they wanted a rural way of life and open space and that influenced his decision on the Planning Commission. He wanted the review committee to think about that. They had a public hearing and no one but developers wanted this. He wants to reach out more to the public to see what they think on those issues before the committee makes a decision.

Council Member Lee clarified we created a working group to go through this again. Council Member David Harris said he would get feedback from the Homebuilders Association. City Manager Dotson said the issue on the survey is "what is rural"? We get different answers. We need a better definition and is that appropriate. What is higher density; apartments? We need to narrow it down. The home builders think one thing and people think another. It is perspective and it is too broad right now. Community input would be good, Mayor Chesnut said. Council

Member Lee said the current Chapter 11 is full of ambiguity and that is why the Planning Commission was tasked with delving into it. We need more citizen input on how the community feels. Mayor Chesnut said that was not their mandate to get rid of it but that was what they decided after review and going over pros and cons. It limits property uses, he added. The working group will take another look at it.

3. RESOLUTION NO. 2021-02-03-A A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT OF PINNACLE RIDGE, PHASE 1-Velocity Development-The Council will consider the Planning Commission recommendation on the final plat.

Mayor Chesnut asked Council Member Ross about this. She said the Planning Commission sent a favorable recommendation for approval. She asked City Manager Dotson about what went to the City Engineer regarding a small issue. He said we did not have a standard for islands in the roadway and they reviewed this to create a design standard for all to use in the future. He showed the plat and the details and the required roadway width to be corrected to City Standards to accommodate the islands designed in this subdivision phase. It was clarified there is sufficient space for emergency vehicles which is always a concern. He gave details of the dimensions adding other than that, it meets all requirements. There is storm drainage included by the Church's drainage area. Spencer gave more input on the widths of the road and the islands in the design. Council Member Lee said Commissioner Ley had asked if there would be water to the islands and there will be water for irrigating the plantings. There were no other questions.

Council Member David Harris made a motion to approve Resolution No. 2021-02-03-A, a resolution granting approval of the final plat of Pinnacle Ridge Subdivision, Phase 1. The motion was seconded by Council Member West Harris and a roll call vote was held as follows:

Council Member David Harris	Harris-yes	Council Member Stoor-Yes
Council Member Ross-Yes		Council Member West Harris-Yes
Council Member Lee-Yes		Motion passed unanimously

4. RESOLUTION NO. 2021-02-03-B A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT OF SUNVIEW ESTATES, PHASE 1-Go Civil Eng.-The Council will consider the Planning Commission recommendation on the final plat.

Council Member Ross said a favorable recommendation came from the Planning Commission. There was one question about the overhead power lines and it was stated a park would be placed there as a home can't be built under the lines with the required easements from the power company. Arlo Fawson, with Go Civil Engineering said this is all to City standards as required and approved by the City Engineer.

Council Member David Harris made a motion to approve Resolution No. 2021-02-03-B, a resolution granting approval of the final plat of Sunview Estates, Phase 1. The motion was seconded by Council Member Stoor and a roll call vote was held as follows:

Council Member David Harris	Harris-yes	Council Member Stoor-Yes
Council Member Ross-Yes		Council Member West Harris-Yes
Council Member Lee-Yes		Motion passed unanimously

5. CONSIDER THE PLAT AMENDMENT IN GARDEN PARK ESTATES, UNIT 1, LOTS 18 & 19 OWNED BY ASHDOWNS-Platt & Platt-The Council will consider the Planning Commission recommendation for the plat amendment.

City Manager Dotson said this is located on the north side of 4200 North. The current home is now on Blue Sky Drive and the owners want their new house to face onto 4200 North on the new lot they are separating off from this larger parcel. Both lots fit the City's zoning and

access requirements. The utilities will be available on 4200 North for the future new home. City Manager Dotson showed the location on the map. There was more discussion of others on that road and the future plans. This plat amendment process affects no one else in the area. City Manager Dotson explained how plat amendments work and why it is done this way. It meets requirements and affects no other owners. Mayor Chesnut said he would rather see the house fronting on the road than a back fence on that road, referring to 4200 North.

Council Member David Harris made a motion to approve the plat amendment in Garden Park Estates, Unit 1, Lots 18 & 19 owned by the Ashdown's. The motion was seconded by Council Member West Harris and all voted in favor except Council Member Ross who voted no. Motion passed 4 to 1.

6. CONSIDER THE COUNTY WILDFIRE PREPAREDNESS PLAN-Chief Mike Phillips

Mayor Chesnut invited Chief Phillips to talk about the plan. Chief Phillips said in SB 122 signed in March 2016 it allowed municipalities to participate to become part of this plan that includes Cedar City and the County. Due to the plan, if a fire occurs in Enoch or Cedar City and they have to order aircraft to fight the fire, the City does not have to pay the cost. The premium is paid for as part of the fuels mitigation program as an "in kind" match for limiting wildfire risk in the community. We had to do a community plan which we have written. He gave more details of mitigation and other things in the document to help us deal with the fire issues we have. We adopted the urban interface goal which is a good thing . It is how we fight fire and mitigate risk. Mayor Chesnut said on page 31 it talks about improvements and now that is part of the Cedar City Council's perspective for a future fire stations and he wants to make sure that is in the plan. We are very invested in having the North Fire Station closer to Enoch which is closer. This is part of the impact fees Cedar City adopted last week in their Council meeting. Mayor Chesnut questioned the word remodel referring to the old building by the bus garage. We prefer a new building closer to Enoch. Chief Phillips said that is the goal rather than remodeling the old building. The old building could be repurposed for other uses. As a City we need to start organizing a committee to get others to participate in presenting a partnership to show we are willing to do our share and have an invested commitment in the new building. CIB funding can come into play on this type of project. We need to be proactive and need a date like 2023. Council Member Lee asked why this is moderate priority. Chief Phillips explained the need for purchasing newer trucks that are very old. The equipment has to come first and is expensive. Mayor Chesnut asked for questions. There were none and he thanked Chief Phillips for coming.

Council Member David Harris made a motion to approve Mayor Chesnut to sign the County Wildfire Preparedness Plan for Enoch City. The motion was seconded by Council Member Lee and all voted in favor

7. CONSIDER THE APPOINTMENT OF THE ENOCH CITY MAYOR TO THE IRON COUNTY ECONOMIC DEVELOPMENT COMMITTEE-Mayor Chesnut Chesnut

City Manager Dotson said it is now the Iron County Economic Development Committee for Rural Economic Development grants. He explained the bylaws for who should be on committee. We need someone to represent us. We suggested our Mayor to be our representative for now. This action is appointing the Enoch City Mayor and not Mayor Chesnut specifically for this post. A policy maker carries more weight on the committee. Mayor Chesnut said he is happy to represent the community. There was brief discussion that we make it easy for business to come here and that is his perspective to get businesses here. No incentives are even necessary because we are so business friendly in Enoch City.

Council Member David Harris mad a motion to appoint the Enoch City Mayor as the Enoch Representative on the Iron County Economic Development Committee. The motion was seconded by Council Member Stoor and all voted in favor.

8. ORDINANCE NO. 2021-02-03 AN ORDINANCE TO AMEND THE ADDRESS OF 4408 N. 1365 E. TO 1363 E. 4375 N.-The Council will consider the ordinance to correct an address.

City Manager Dotson explained this is a routine thing and is the process to correct addresses that are found to be incorrect so they can be corrected on the Iron County plat. Once on the plat listed incorrectly this is the only way to fix it. If a buyer of a lot wants to turn the house or whatever the address may need to be changed and this is the way to do that so the address is correct with Iron County.

Council Member West Harris made a motion to approve Ordinance No. 2021-02-03, an ordinance to amend the address of 4408 N. 1355 E. to 1363 E. 4375 N. The motion was seconded by Council Member David Harris and a roll call vote was held as follows:

Council Member David Harris	Harris-yes	Council Member Stoor	Yes
Council Member Ross	Yes	Council Member West Harris	Yes
Council Member Lee	Yes	Motion passed unanimously	

9. CONSIDER THE MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT FOR 2020-Hayden White

City Manager Dotson explained this is something we do every year. All is well with our sewer system and there are no changes. This is a requirement for the City Council to approve the plan each year for the State requirement to be met. There was brief discussion of the numbers. We are growing and will have to expand the system in the near future. We are at about half capacity of the existing pipe, Hayden said. There were a few questions and brief discussion of the funding for the future expansion of the system. Hayden answered “no” to that question because we need to be more proactively prepared for that time. City Manager Dotson agreed and explained impact fees from new growth are being saved for this purpose. Council Member Lee stressed looking at it now due to a “no” answer. Hayden said this is his first year for that answer. City Manager Dotson said it is like a depreciation fund and he explained more about it. Most businesses do that to replace what is breaking down. We just take what is left over and stick it into a capital fund where we can do what we need to do. The Sewer Company money is put into capital improvements for the sewer. It does not come up often due to our system being gravity fed and not mechanical. The biggest part of the expenses are cleaning and inspecting the manholes. Someday things will have to be replaced. There was more brief discussion. No action was required however the Council was informed of the plan as required by the State.

10. ADJOURN REGULAR MEETING AND CONVENE THE CDRA MEETING-The Council will convene the Community Development & Renewal Agency meeting.

Council Member David Harris made a motion to close the regular meeting and go to the CDRA meeting. The motion was seconded by Council Member Lee and all voted in favor. (See separate agenda for the CDRA Meeting)

11. RETURN TO THE REGULAR CITY COUNCIL MEETING

12. COUNCIL/STAFF REPORTS

Hayden White said Midvalley Road will be closed on Saturday to run the waterline across the road and that will take about all day. The crew will be off Monday to make up for working on Saturday. There will be traffic control on the road. They have tried to explain what is going on to

the residents affected who have been a little irritated at the inconvenience. Some of the crew is doing traffic control training. Homestead well went down but is back online after replacing the bowls. We had an extra set of bowls so that is good to be prepared. Ravine well is also back online. He needs to discuss secondary water which we used to require if within a certain distance from the line. We need to require it in some new developments. There is a development going in south of Fosters called Eagle Valley Estates. We want secondary water to be used there as we have a line right there and he gave details saying he needs the easement to do that. City Manager Dotson explained where the secondary water is now. Capacity is not great but when nearby we could require it as we used to when the secondary system first started. We don't want to pump uphill but when the line is nearby we should require it, City Manager Dotson said. We would have to define that and where it would be required. There was more discussion about new wells we are acquiring that could make it work better. Mayor Chesnut said we can bring it back to the City Council when it is analyzed. We would not need State approval as it is from existing wells already. We just have to pipe it and/or require developers in areas where available to install it. Hayden said he received a bid back on gates for the maintenance yard. It was for \$12,000. That would help to restrict it to homeowners only with a key code on the utility bill. We are hoping that will slow it down a bit on the dumpster use. We are waiting on a bid for new truck to compare the two prices. Things slowed down this week a bit but they are still looking at options to cut the usage.

Chief Ames reported Dustin Roy is our new officer and is experienced and doing a good job. He is happy to be in Enoch City. He said he has been shuttling trucks and we are almost done with getting them replaced. They received a safety grant they did not plan on. They received \$20,000 on that grant which allowed them to swap out four (4) in car video systems. They have 70 cases so far and with 200 calls in January so they are busy as usual. They have been doing trainings to keep up with requirements. Council Member Stoor asked about population and if they are seeing an uptick or more severe crimes. Chief Ames said more people do cause an increase. Drugs are a steady flow but they are not seeing a lot of real bad crime. He gave one example of drug runners in a house. Domestic violence and assaults are pretty common.

City Manager Dotson reported he is the Chair of the Rural Transportation Committee. Mayor Chesnut is on the Covid Task Force. The news is good actually with positivity going down on the virus and no major hospitalizations. There are better techniques for treatment now.

Council Member Stoor said the Rec Committee is talking about plans for a park and other plans such as the pending ice rink/multi-purpose activity center. He said teams are coming from Las Vegas to use our Rec Complex for soccer because places to play are so scarce. The goal is economic sustainability on its own for the ice rink activity center. They want to run it as a business referring to the Staheli's.

13. 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, DEVICE

Council Member David Harris made motion to close the regular meeting and go into a closed meeting for discussion of the purchase, exchange, or lease of real property, including any form of water. The motion was seconded by Council Member Lee and a roll call vote was held as follows:

Council Member David Harris Harris-yes

Council Member Stoor-Yes

Council Member Ross-Yes

Council Member West Harris-Yes

Council Member Lee-Yes


Motion passed unanimously

14. ACTION FROM CLOSED MEETING-Administrative staff was instructed to keep negotiating.

Enoch City Council Meeting

February 3, 2021

15. ADJOURN- The regular meeting ended at 7:54 pm.

 2-17-21
Julie Watson, Recorder Date

Topic: City Council - CDRA Meetings

Time: Feb 3, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83249937095>

Meeting ID: 832 4993 7095