

MINUTES
ENOCH CITY COUNCIL
March 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.
Justin Wayment, City Atty.
Hayden White, PW Dir.
Robert Dotson, City Mgr.
Jackson Ames, PD Chief

PUBLIC PRESENT: Lisa Beck on Zoom, David Clarke and Sam Grimshaw

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**-By Mayor Chesnut at 6:00 pm.
 - a. **Pledge of Allegiance**-Led by Ashley Horton
 - b. **Invocation**-Audience invited to participate-Given by Council Member Lee
 - c. **Inspirational thought**-not given
 - d. **Approval of Agenda for March 17, 2021**-Council Member David Harris made a motion to approve the agenda. Motion was seconded by Council Member West Harris and all voted in favor.
 - e. **Approval of Minutes for March 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**-Council Member Lee wanted to question what a 401K loan is. Ashley said one employee took a loan from their 401K and with payroll she deducts the payment and the employee pays it back without incurring early withdrawal penalties. **Council Member David Harris made a motion to approve the ratifications. The motion was seconded by Council Member Ross and all voted in favor.**
 - g. **Conflict of Interest Declaration for this agenda**-none stated
2. **PUBLIC COMMENTS**-none
3. **CONSIDER TRUJILLO MINOR SUBDIVISION**-Woolsey Surveying-The Council will consider a recommendation from the Planning Commission.

Steve Woolsey could not be in attendance so City Manager Dotson and Council Member Ross said the Planning Commission sent a favorable recommendation. City Manager Dotson explained the owner did not understand the process and the deeds were taken in to be recorded before doing the process with the City. That was accidental oversight. Now we have done the process and it is legal for the deeds to be recorded. City Manager Dotson explained some details of where and what was being done. The road is a dirt road and goes to both parcels. Council Member West Harris asked about a fire hydrant and City Manager Dotson said it has to be within 250 feet of structures so the owner will be required to bring one in. City Manager Dotson gave some anecdotes about those who had recorded deeds without going through the process and then

could not get the building permit when they wanted it because the deeds were not valid without having gone through the City process as we are doing now.

Council Member David Harris made a motion to approve the minor subdivision for Johnny & Crystal Trujillo. The motion was seconded by Council Member West Harris and all voted in favor.

4. CONSIDER IOTA, LLC MINOR SUBDIVISION-Woolsey Surveying-The Council will consider a recommendation from the Planning Commission.

Council Member Ross said the Planning Commission sent this with a favorable recommendation. We received an updated map with parcel numbers now listed from the previous minor subdivision. Because the owner of the land being sold lives out of town the “consent to record” form was mailed and had not been returned in a timely manner to be shown on the plat when Planning Commission saw it. That is corrected now. City Manager Dotson explained what happened and why the parcel numbers weren’t there for the Planning Commission. It now complies with the ordinance that requires showing parcel numbers on adjacent properties.

Council Member David Harris made a motion to approve the minor subdivision for IOTA, LLC. The motion was seconded by Council Member West Harris and all voted in favor.

5. RESOLUTION NO. 2021-03-17-A A RESOLUTION PROCLAIMING SATURDAY APRIL 10, 2021 AS ARBOR DAY-Council Member Stoor-The Council will consider the resolution proclaiming Arbor Day.

Mayor Chesnut asked Council Member Stoor about this item. He said in keeping in line with requirements to receive our Tree City USA designation, we have to hold an Arbor Day celebration. We chose this date because it is after Easter and also we have a better chance of good weather. He said the Rec Committee is meeting tomorrow to discuss the events they would like to plan for.

Council Member David Harris made a motion to approve Resolution No. 2021-03-17-A, a resolution proclaiming Saturday April 10, 2021 as Arbor Day. The motion was seconded by Council Member Stoor and a roll call vote was held as follows:

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

6. RESOLUTION NO. 2021-03-17-B, A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT OF IRON MOUNTAIN SUBDIVISION, PHASE 7-Platt & Platt-The Council will consider a recommendation from the Planning Commission.

Mike Platt said this is the final phase of Iron Mountain Subdivision and nothing changed since the preliminary plat the Council approved a few weeks ago. He said Watson Engineering went through it and all was in order. Council Member Ross said the Planning Commission sent a favorable recommendation. Council Member Lee asked about the road. Mike Platt said Settlers Square is across the street and so they went in together to finish Half Mile Road and concurred on the infrastructure so it all meets up and works out for both developments. There was brief discussed of 4200 North and Half Mile Road and noted that a private property owner owns half of 4200 North. City Manager Dotson said this has nothing to do with the application tonight or with Settlers Square or Iron Mountain Subdivision other than that they worked together to complete Half Mile Road and the infrastructure for the future phases. The road that will service the sewer line is all in for future use so it all works. They talked about a resident who lives on the road and it was noted there are discussions to acquire some portion to dedicate to the City for the 66-foot road instead of cutting it in half. Council Member Lee’s question has nothing to do with that

except the portion of the road on her property will be worked out and that is not an issue in this application tonight. City Attorney Wayment agreed. We have to get easements worked out but this obligation is taken care of for tonight and is not part of this approval of the final plat. The road is 12 feet beyond the center line and it will be worked out later with the property owner. City Manager Dotson gave more details about what is being built and he expects to see a dedication on that piece of road next week. They are working out the financial arrangements with the Nelson family.

Council Member David Harris made a motion to approve Resolution No. 2021-03-17-B, a resolution granting approval of the Final Plat of Iron Mountain Subdivision, Phase 7. The motion was seconded by Council Member West Harris and a roll call vote was held as follows:

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

7. RESOLUTION NO. 2021-03-17-C, A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT OF PINNACLE RIDGE SUBDIVISION, PHASE 1-Platt & Platt-The Council will consider a recommendation from the Planning Commission.

Council Member Ross said this came from the Planning Commission with a favorable recommendation. They were fine with the islands however there have been some design changes due to the islands and their placement. We do not have a standard in our Code for islands and that caused some issues. City Manager Dotson said when the City Engineer went to sign it he noticed potential problems and they all met with legal counsel and the landowner and discussed the islands and that they can be owned by a separate entity. City Attorney Wayment said in a nutshell, the islands will be dedicated to the HOA due to a new law that just came from this Legislature. That is considered common area and is private so it will be given to the HOA. The new statute comports with that on the owner's dedication which states, that for good and valuable consideration that they dedicate to the islands to the HOA as common area. City Attorney Wayment said the old problem was that HOA's sometimes go away or fail and no one maintains the common areas. There was more discussion. Also the islands are quite wide; more than they appear on the plat map. Council Member Stoor asked who maintains them if the HOA dissolves or fails. City Manager Dotson said there are other amenities in this subdivision and it will be maintained by the Pinnacle Ridge Master Owner's Association for the whole area. It is a fancier version of a regular HOA. That is why this application for final plat is back on the agenda tonight for another approval. Due to the changes we wanted the City Council to be aware of the issues.

Council Member West Harris made a motion to approve the Final Plat of Pinnacle Ridge Subdivision, Phase 1. The motion was seconded by Council Member Lee and a roll call vote was held as follows:

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

8. UDOT UPDATE ON SR-130 PROJECT-Lisa Beck, Harmony Public Involvement-The Council will be given an update by the UDOT public relations representative.

Mayor Chesnut invited Lisa Beck (on Zoom) and other members of the UDOT team in attendance to give their presentation. Sam Grimshaw started the update with an overview saying this is a six million dollar project. He recapped the order the project would go in saying it would start with adding auxiliary lanes along SR-130 by the subdivisions where turning into them has been a safety issue. The widened areas will also improve pedestrian and biking safety. He gave the details of the approved project areas and the order in which they will be undertaken. Sam said

they don't tell the contractor when to start due to weather and so on but they have 100 days and that is in their contract. They do have a due date and it incentivizes them. Sam introduced Lisa and Mike Beck who are the UDOT publicists for this project and Kelly Cox who is the contractor with Sunroc. (They were on Zoom.)

Mike explained the plan for the public involvement information campaign. He said he would be going to all businesses, schools, the bus garage, library and any other place he can find that may be affected during the construction period to inform them of what to expect. He has posters and handouts to leave at those places. The information includes the schedule of the project so all can know what is going on and when. One question they received was regarding the extent of the schedule of the trucks from Circle Four Farms that use SR-130 quite heavily and are used to going quite fast. It was decided they would be contacted in person to have the reduced speed and the roundabout explained to them in detail so they can get prepared for the change. Lisa said they will continue to give updates in each Enoch newsletter and will develop printed material for that. Their goal is to represent what the City and UDOT wants out there for all to see. She said at the end of the job the road will be chip sealed and striping will be done by fall. She asked Kelly Cox of Sunroc about traffic control and to tell them more about that. Kelly said traffic will be moved around the exterior of the roundabout while the inside part of the roundabout is being built. Then it will be reversed. Traffic can move on temporary roads and they will be learning how to use the roundabout in the process. They will build the inside first and then move traffic around to the outside until finally completed. The things the roundabout committee has planned for inside will be installed last after all the road work is completed. Lisa asked for questions and there were none. Mayor Chesnut thanked them for the update.

9. COUNCIL/STAFF REPORT

Hayden White reported they tied in the water line behind the Family Dollar store and ran 200 feet of pipe in to feed the church so they can reroute the water for the road work for the roundabout. Only the Family Dollar store will be affected briefly with a water outage during the work. They are trying to prepare them and ourselves as we are not sure how it will go. He reported they built a dike around the pond created by test pumping the secondary well in Garden Park. They are ready to start on finishing the secondary water lines on Veteran's Memorial. The crew will be off tomorrow because they worked Sunday on the water lines at the intersection. Mayor Chesnut thanked him and the crew.

Ashley Horton reported she is working on next years' budget and talked today with department heads about their budget needs. She said she sees no major concerns. After the next Council meeting on April 7th we will start the discussions in earnest.

City Manager Dotson reported we usually have a City spring clean-up with extra dumpster days and extended hours. He wondered with the current high usage if that is even necessary this spring. Hayden said the dumpsters are still full every day as is. There was more discussion of the costs and stresses of the heavy dumpster use we are experiencing as of late. It was decided that perhaps it would be better to have a fall clean up instead when we can involve the scouts and churches to help those who are not able to help themselves with the heavier clean-up work. Mayor Chesnut said he likes doing the extra clean ups but the guys are too busy to deal with it and he would rather have them working on water projects. Mayor Chesnut said his concern is manpower hours so let's forgo it this spring and do other things. City Manager Dotson reported the open burn is on until May 15th. Residents need to call the Fire Department before burning to get permission. The Easter Egg Hunt (drive through) is on Monday March 29th at 6:00 pm. He explained how they are doing it due to Covid.

Council Member Ross reported the Planning Commission will be discussing set-backs in R-1-18 zones and a revision to the RV Park Ordinance. Wreaths across America is having a big van come in to take donations and stage a fundraising event.

Mayor Chesnut said he received an invitation from Commissioner Cozzens for the dedication of the new Senior Center on Saturday the 20th.

Council Member West Harris reported the EDC is working on encouraging more commercial areas in Enoch. They are working on the office space project Travis Young reported on at the last Council meeting and have a survey on the website and Facebook to help determine needs in the community.

Council Member David Harris said they are still working on the PUD ordinance.

Council Member Lee reported on March 31st there will be an Open House for the Master Transportation Plan at Enoch Elementary school from 5:00 pm to 7:00 pm. She told about the fire in the mobile home park adding how much she appreciates the efforts of the Fire Department on getting it handled. She said on Veterans Memorial we had talked about doing curb and gutter to help with flood control and wondered if that is still in the plan. City Manager Dotson said the design work is done but other things have been priorities in the budget. As budget conversations will be coming up soon maybe we can talk about that again.

Mayor Chesnut commented on the fire in the mobile home park. That reinforces the need for the north fire station. Although there was damage to the home the family has a support system. Six trucks responded Mayor Chesnut said. Council Member Lee said we should be able to do something to help the family. Council Member Stoor said with Arbor Day maybe we could have a fundraiser for the family like a pancake breakfast or something. Donations don't fix the immediate problem, Mayor Chesnut said. Council Member Lee said the school teachers are really involved with helping the children. City Manager Dotson suggested perhaps we could contact Ladybug Nursery to sell trees with a percentage to go to the family if they would be willing. Council Member Lee said if the home has to be demolished then others can be helpful. There are also Church resources, Council Member David Harris said. We do not need be doubling up on efforts. There was more discussion of what could be done and Council Member Lee said she has contact information to reach out so we can ask what they need. Council Member Lee said she would get back to City Manager Dotson on this.

Council Member Stoor reported the Rec Committee will meet tomorrow night to come up with ideas for Arbor Day and perhaps could plan a fundraiser for the family in conjunction with the events.

Hayden White said he has plans to put in a lot of water lines and needs money in the budget. There are some people who want to come onto our system and perhaps annex into Enoch. City Manager Dotson explained more about the talking going on with the Maxwell mini-farms residents. He told about their water company and the future possibilities and advantages for Enoch with the water they would bring. He told about agreements and services that are already in place with some residents who gave the City easements for our water line through there from Hwy. 91 to SR-130 several years ago. He showed where it runs through their property saying it is an 8 inch water line. He told about an annexation within the Maxwell Farms area that happened a few years ago and that we did not require them to hook onto Enoch water. There were issues with agreements and things that did not work out as they should have. Now the people living on that property have used all the water in the little Maxwell Farms tank and left them dry. They had an emergency connection to the hydrant to supply them with water. We need to connect this annexed land onto our system to relieve the Maxwell Farms well and water tank. Eventually Maxwell Farms may annex into Enoch anyway. Their irrigation system has a lot of water in it and we need it. We need to bring a waterline to them Hayden said and extend it to tie into those two homes and add fire hydrants etc. He said he got prices before Council meeting. It is an 8 inch line and will cost about \$70,000 to run it. Council Member Stoor asked about connection fees and impact fees. City Manager Dotson said the agreement wasn't recorded he thinks. We will check on it. The Maxwell Farms residents pay \$20 a month to their water system for all the water they want to use. No one else wants to connect. Hayden needs the Council to approve this expense. They are

all on a single well on their little water company. It pumps 24/7 to keep up. One person is using it all and it is a problem. Council Member Ross wanted to see the agreement. Council Member Stoor said if they choose to annex they know the requirements and we make an annexation agreement. Mayor Chesnut said it is weird how we miss these things. Council Member David Harris said it might be an opportunity to put in the line and get them to annex. Maybe we can recoup expenses over time. It was noted it is a private road where the easement is located. They are looking for a solution as they came to Enoch, Mayor Chesnut said. City Manager Dotson said over time we are protecting our southern annexation boundary by providing service to them or they may go to Cedar City. That is close to where we want the new fire station. Our investment now is out of pocket but we may get it back and more. These are things we need to clean up and not have happen again and growth does this. We are going in the right direction. Mayor Chesnut asked for a timeframe. Council Member David Harris said if the agreement is sound we should go with it. An easement is recorded. Mayor Chesnut said we need to deal with it but not today. They have to do something to initiate something like an annexation before we go save them. They got notice of the annexation that happened in their area with the Cheek property. Council Member David Harris said maybe this is not a priority but we should plan to go ahead with it for Hayden's purposes of planning. Mayor Chesnut said we'll bring this back. We may have an obligation or maybe not. This can be part of the budget conversations.

12. ADJOURN-Motion to adjourn by Council Member David Harris. Motion seconded by Council Member Ross and all voted in favor. The meeting ended at 7:35 pm.


Julie Watson, Recorder **Date**

Enoch City is inviting you to a scheduled Zoom meeting.
Topic: Enoch City Council
Time: Mar 17, 2021 06:00 PM Mountain Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/82537725516>
Meeting ID: 825 3772 5516