

ENOCH CITY COUNCIL NOTICE AND AGENDA

June 5, 2024 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/81307104512>

Meeting ID: 813 0710 4512

One tap mobile

+1 253 215 8782 US (Tacoma)

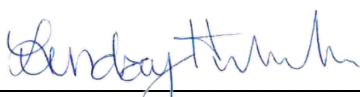
1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. **Pledge of Allegiance-**
 - b. **Invocation (2 min.)-Audience invited to participate-**
 - c. **Inspirational thought-**
 - d. **Approval of Agenda for June 5, 2024**
 - e. **Approval of Minutes for May 15, 2024-**
 - f. **Ratification of Expenditures-**
 - g. **Conflict of Interest Declaration for this agenda-**
2. **PUBLIC COMMENTS**
3. **PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) AND SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)**
4. **CONSIDER ORDINANCE NO. 2024-06-05-A AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF APPROXIMATELY 7.54 ACRES OF PROPERTY OWNED BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) AND SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C) - See Planning Commission Rec.**
5. **CONSIDER ENOCH CITY'S 2024 ANNUAL DRINKING WATER QUALITY REPORT**
6. **PUBLIC HEARING FOR THE 2023-2024 BUDGET**
7. **CONSIDER RESOLUTION NO. 2024-06-05-A A RESOLUTION APPROVING THE REVISED 2023-2024 BUDGET AND CLOSING THE BUDGET**
8. **CONSIDER RESOLUTION NO. 2024-06-05-B A RESOLUTION APPROVING A GROUND LEASE RENEWAL FROM YESCO**
9. **CONSIDER RESOLUTION NO 2024-06-05-C A RESOLUTION AMENDING THE ENOCH CITY FEE SCHEDULE**

10. **CONSIDER RESOLUTION NO 2024-06-05-D** **A RESOLUTION
DECLARING THAT ENOCH CITY IS PICKING UP URS TIER 2 PUBLIC
SAFETY CONTRIBUTIONS**
11. **CONSIDER ORDINANCE NO. 2024-06-05-B** **AN ORDINANCE AMENDING
ENOCH CITY ORDINANCE 12.500 OFF STREET PARKING**
12. **CONSIDER ORDINANCE NO. 2024-06-05-C** **AN ORDINANCE
AMENDING ENOCH CITY ORDINANCE 12.2400.2407 APPLICATION
PROCESS AND REQUIREMENTS FOR SUBDIVISIONS**
13. **CONSIDER ORDINANCE NO. 2024-06-05-D** **AN ORDINANCE
AMENDMENDING ENOCH CITY ORDINANCE 12.2400.2413 WATER RIGHTS
AND ORDINANCE 14.100.113 APPLICATION FOR WATER CONNECTION**
14. **COUNCIL/STAFF REPORT**
15. **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.**
16. **ACTION FROM CLOSED MEETING-**
17. **ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 435-586-1119, giving at least 24 hours advance notice. Meetings of the Enoch City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the City Council, posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on 05/31/2024.


Lindsay Hildebrand, Recorder **5/31/2024**
Date

MINUTES
ENOCH CITY COUNCIL
May 15, 2024 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member Katherine Ross
Council Member David Harris
Council Member Shawn Stoor
Council Member Bob Tingey
Council Member Debra Ley

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: Delaine Finlay, Jonathan Wilson, Darrin Jensen, Aaron Tided, Noel and Susan Wells, Gary & Brenda Funderburk, Andy Funderburk, Marti Berg and Scott Berg

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING - By Mayor Chesnut**
 - a. **Pledge of Allegiance-** Led by Lindsay Hildebrand
 - b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Harris
 - c. **Inspirational thought-** Given by Council Member Ross
 - d. **Approval of Agenda for May 15, 2024 - Council Member made a motion to approve the agenda. Council Member Ross seconded and all voted in favor.**
 - e. **Approval of Minutes for May 1, 2024- Council Member made a motion to approve the minutes. Council Member Ross seconded and all voted in favor.**
 - f. **Ratification of Expenditures- Council Member Harris made a motion to ratify the expenditures for the month. Council Member Ross seconded and all voted in favor.**
 - g. **Conflict of Interest Declaration for this agenda-** None stated
2. **PUBLIC COMMENTS**

There were no public comments.
3. **LEAVE CITY COUNCIL MEETING AND CONVENE AT KJS ICE BARN AT 5177 BLUEBERRY RD., ENOCH UT 84721 FOR A TOUR OF THE CONSTRUCTION**

Council Member
4. **RECONVENE REGULARLY SCHEDULED CITY COUNCIL MEETING AT CITY COUNCIL CHAMBERS**
5. **CONSIDER HUB INTERNATIONAL - Employee Benefits Broker / Bill Phelps**

Bill Phelps presented information regarding employee benefits. He passed out a guide that detailed their services. They have a complete team that focuses on benefits. There were examples of comparisons of municipality plans and renewals. Their goals were high-quality employee benefit plans. They look at the long-term effects to make sure a one-year decision wasn't made. They offer employee education to show them how to properly use their benefits. PEHP has cost transparency tools. It can be viewed online. PEHP may pay an employee to go to a specific provider to save money. Council Member Harris asked for clarification. Currently, it goes

through the Trust and they still use PEHP. He asked Mr. Phelps how he proposed to keep renewal rates lower than the Trust can. Mr. Phelps said all of the employees are pooled together but have different ratings. PEHP still looks at you as your separate entity. He wanted to come in this month and do some training with employees and go through the services that PEHP offers. Telehealth is a fast and inexpensive way of steering costs. There are different programs out there. He used an MRI as an example. It's about \$1600 to \$2000. The PEHP website will give locations of places that are cheaper. It's about becoming a better consumer. Council Member Tingey he asked how HUB gets paid. Mr. Phelps said through PEHP. Council Member Harris listed the benefits and asked if the networks would remain identical. Mr. Phelps said yes. City Manager Dotson has had some conversations with Ashley but wanted your blessing. Council Member Harris said he wanted to consider it and take a good look at it. Mayor Chesnut said he would speak with City Manager Dotson and move forward.

6. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) TO COMMUNITY COMMERCIAL (C-C)

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing regarding a zone change request by Grimshaw Family Trust. The motion was seconded and all voted in favor.

Rick Holman said he represented Dan Roberts and was working with the Grimshaw Family Trust. The owners recognize that if any proposed commercial development were made, the proponent would have to address and follow any zoning requirements. He used the access to the property as an example. They would have to work with UDOT as well. The owner/developer would have to present a plan as to how it would be developed including access widths for commercial property. Because the Grimshaw Family Trust owns that access to the south, he didn't think it would be a reasonable access because it would have more traffic than it could accommodate. Any development would have to be approved by city ordinance and they don't anticipate any immediate development.

Aaron Tiede said he lived at 450 East. The developer would have to steal 16 feet of property and relocate all of the utilities underneath it to make that feasible commercial access. He asked how the residents should come back to the city and say "They haven't gotten it approved from UDOT, but are using the road in the meantime". Within the last ten years, this property was zoned from commercial to residential by the Grimshaw Trust to develop the area for their family. He pointed out that the property is zoned two different zones: R-1-18 and R-R-1. Mayor Chesnut said if that is the case, then there may be a potential problem with the application. Mr. Tiede mentioned his concerns with the development and design of the utilities on that road. Mayor Chesnut said these are all concerns that they would have to address as components of development. Mr. Tiede said when the Grimshaws made the initial request to design this from commercial to residential, they did their homework. The same group of people are changing their minds again. What is in the best interest of Enoch City? Is it to maintain the property values of residents that pay taxes in this city, but with the understanding that the property would be maintained as residential? Or, is it to service the interest of an out-of-town investor who inherited land, trying to liquidate this property, and will never see the impact of this?

Darren Jenson noted that he lives at 500 East. He is located on the northeast corner of the lot. He detailed his history. He worked in St. George and ultimately liked that the property his family chose to purchase didn't add much time to his commute. However, the first thing they saw was the city offices and didn't want to live in a commercial area. They considered traffic noise from the highway. They wondered what the alfalfa field behind them was zoned. When they learned

that it was residential, it promised his family the experience that he wanted. This zone change request was alarming to him because it would take away the residential zoning. He requested to maintain the residential zone in the area.

Andy Funderburk noted that he lived at 677 East. He agreed with Mr. Tiede. His main concern was the road not being large enough for the proposed zone. Where is the assurance that the access is a part of the plan? Is there no value in the city plan? It was promised to stay residential, that's why his family built it there. What is the point of the plan if it's not followed? The Grimshaws put work into changing it to residential. He read the purpose of the zoning ordinance and the community commercial zone ordinance. They would have to have several accesses to that property. Getting access from UDOT will be a challenge. In short of compromising the safety of those residences, it seemed unreasonable to change the zone to commercial. He asked for protection and consideration.

Council Member Harris made a motion to close the public hearing and resume regularly scheduled City Council meeting. The motion was seconded and all voted in favor.

7. **CONSIDER ORDINANCE NO. 2024-05-15, AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF APPROXIMATELY 7.54 ACRES OF PROPERTY OWNED BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) TO COMMUNITY COMMERCIAL (C-C) - See Planning Commission Rec.**

Justin Wayment said they should table the item to find out what the current zone was and bring it back. Mayor Chesnut said the application may have to start fresh.

Council Member Ross noted that the Planning Commission had sent an unfavorable recommendation. They wanted to table it there also. There were lots of questions about the road. There were also sewer and road concerns from Mr. Tiede and Mr. Funderburk. The Planning Commission members asked if the issue was the road or that the proposed zone be commercial. Council Member Harris said their vote was unanimous. When we look at zoning, we look at what is appropriate for a given area. The desire to develop a commercial is in our plan. A parcel on a highway is an ideal place. He is conscious of the access and acknowledged that the current access was not designed for commercial. He was concerned about the commercially zoned property to the north. If 450 East was the only access to that parcel as well, that is a problem. They try to plan for arteries, traffic flow, etc. He acknowledged that people don't want change. However, it is inevitable and people have the right to change their minds. That was not a reason to say yea or nay to a zone change. Until access from a major artery is guaranteed he didn't want to move forward. Council Member Tingey said the road now would not be acceptable. If this were changed it would have to be redone. Are there infrastructure issues with this being commercial instead of residential? Mayor Chesnut said not at this point. Whatever development plan they propose would have to address all aspects and issues. Council Member Tingey asked if there were infrastructure issues now. Mayor Chesnut said those concerns would be dealt with at the development phase. Council Member Harris was concerned that if the zone were changed to commercial and it was sold, then the owners would want to start developing it without fixing the access to it. Council Member Stoor said we have worked with UDOT and considering the opinion of the Planning Commission and residents, if access can't be sure then he would vote negative. Council Member Ross said she agreed that there were too many unknowns at the moment. Mayor Chesnut suggested tabling it.

Justin said they could table it without a date if the applicant is ok with it. Mayor Chesnut said the applicant had indicated that they were ok with that.

Council Member Harris made a motion to table the zone change request by the Grimshaw Family Trust without a date, subject to the applicant working with the administration to bring it back as necessary. Council Member Stoor seconded and all voted in favor.

8. PUBLIC HEARING FOR THE 2024-2025 FINAL BUDGET

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the 2024-2025 Final Budget. Council Member Ross seconded and all voted in favor.

There were no public comments.

Council Harris made a motion to close the public hearing and reconvene the regularly scheduled City Council meeting. Council Member Tingey seconded and all voted in favor.

9. PUBLIC HEARING FOR ENOCH CITY EXECUTIVE MUNICIPAL OFFICERS COMPENSATION INCREASE

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the Enoch City executive municipal officer's compensation increase. Council Member Ross seconded and all voted in favor.

There were no public comments.

Council Member Harris made a motion to close the public hearing and reconvene the regularly scheduled City Council meeting. Council Member Ross seconded and all voted in favor.

10. CONSIDER RESOLUTION NO. 2024-05-15-A A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR ENDING JUNE 30TH 2025

Ashley said the administration would like to ask for a couple of changes. She made a typo on the Youth City Council. It should be \$3,000 instead of \$2,000. Hayden was asking for an additional \$10,000 for weed control. He got a grant and it would be a pass-through. The third request was a line-item adjustment in the Police Department. Chief Ames was requesting \$15,000 to move to salaries and wages to accommodate rank advancement. He would like to take it from the equipment purchase line item. Council Member Harris and Council Member Stoor said they were ok with those changes.

Council Member Harris made a motion to approve Resolution No. 2024-05-15-A with the adjustments noted in the discussion. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yea
Council Member Stoor: Yea
Council Member Ley: Yea

Council Member Harris: Yea
Council Member Tingey: Yea

11. OPEN THE BUDGET FOR 2023-2024 TO MAKE YEAR-END ADJUSTMENTS AND SET A PUBLIC HEARING FOR JUNE 5, 2024

Council Member Harris made a motion to open the budget for 2023-2024 to make year-end adjustments and set a public hearing for June 5, 2024. Council Member Ross seconded and all voted in favor.

Ashley gave the Council a copy of the current budget and there were a few adjustments, but none required additional revenue. She noted that the city had received more revenue than they had budgeted for. She explained some of the budgeting process.

Mayor Chesnut said this was a transparency issue. Meaning, where do we reconcile the current budget cycle we are in? Ashley mentioned that the election cost a lot more money than in the past. She also mentioned the subdivision expenses. One of our developers paid their bond with cash and we weren't planning on them doing that again. This expense is the release of funds. The ARPA is large because of a bond and we transferred it to the water department. It was the COVID-19 money over two to three years. The street purchase was an expense to pave Half Mile Rd. to Midvalley Rd. The soccer expense is a pass-through.

Ashley continued with revenues. Hayden had requested an extra \$5,000 because there were 10 water breaks in a week. Council Member Ley asked if she would increase the red line items on the new budget. Ashley said no it will stay where it's at. Ashley also mentioned that the Storm Drain and Refuse needed to be adjusted.

12. CONSIDER RESOLUTION NO. 2024-05-15-B A RESOLUTION AMENDING THE ENGINEERING DETAILS FOR STORM DRAINAGE

Hayden noted that 410 East needed a storm drain lift station because the land is lower than the storm drain system. They took the old sewer lift station and created a storm drain lift station. Council Member Ley asked if each development had to have its own storm drain lift system. Hayden said if it's too flat for the water to flow through their storm system, then the pond will fill and flow into the road. With this, they can now pipe it somewhere designated. They could pick it up at one end of the subdivision and send it to the other end where they have a pond. These details tell them what requirements they have to follow. Council Member Tigney asked what life was on this. Hayden said it would be about ten years if maintenance was done well. He also noted that his department could do the maintenance. No one in Southern Utha has a storm drain lift station.

Council Member Harris made a motion to approve Resolution No. 2024-0-15-B a resolution amending the engineering details for storm drainage. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yea

Council Member Harris: Yea

Council Member Stoor: Yea

Council Member Tigney: Yea

Council Member Ley: Yea

13. COUNCIL/STAFF REPORT

Chief Ames

- They had an open house last Saturday at the Sheriff's office.
- We had four officers go to the funeral of Sgt. Bill Hooser. Seeing the community come out and support is humbling and a good reminder of the dangers of law enforcement.
- There is a common theme with inflation and cost increases. They will do in-house oil changes and maintenance on vehicles in-house.

Hayden White

- They tore out the road from Highway 91 to the ice rink and got the road prepped for new asphalt
- On 4200 they put in 400 feet of 12-inch water line headed to Garden Park.
- They have had a lot of breaks.

Ashley Horton

- We are in open enrollment with insurance. It's only open for about ten more days.
- URS has a change to the Tier 2 retirement. It has a 0.7% increase for non-public safety and requires that employees pay that. The employer cannot pick it up. Other cities would

give an increase to those employees to cover that. The Council agreed. Ashley noted that we would only do that with those specific employees.

Lindsay Hildebrand

- Youth baseball registration had ended. It totaled 94 kids in T-Ball and Machine Pitch had 91 kids.

Mayor Chesnut

- He received an email from UDOT today. It was regarding the Utah Trail Network 2024 Programming bringing a trail from Enoch into Cedar. That committee met and they reviewed all requested items for the programming workshop scope and prioritized them. There were 19 projects and Enoch was number 4 on the list. So, we should be expecting \$300,000 towards the SR-130 trail from Enoch to Cedar.

Council Member Ross

- The Planning Commission will have a few public hearings coming up. They are talking about amendments to city ordinances.

Council Member Tingey

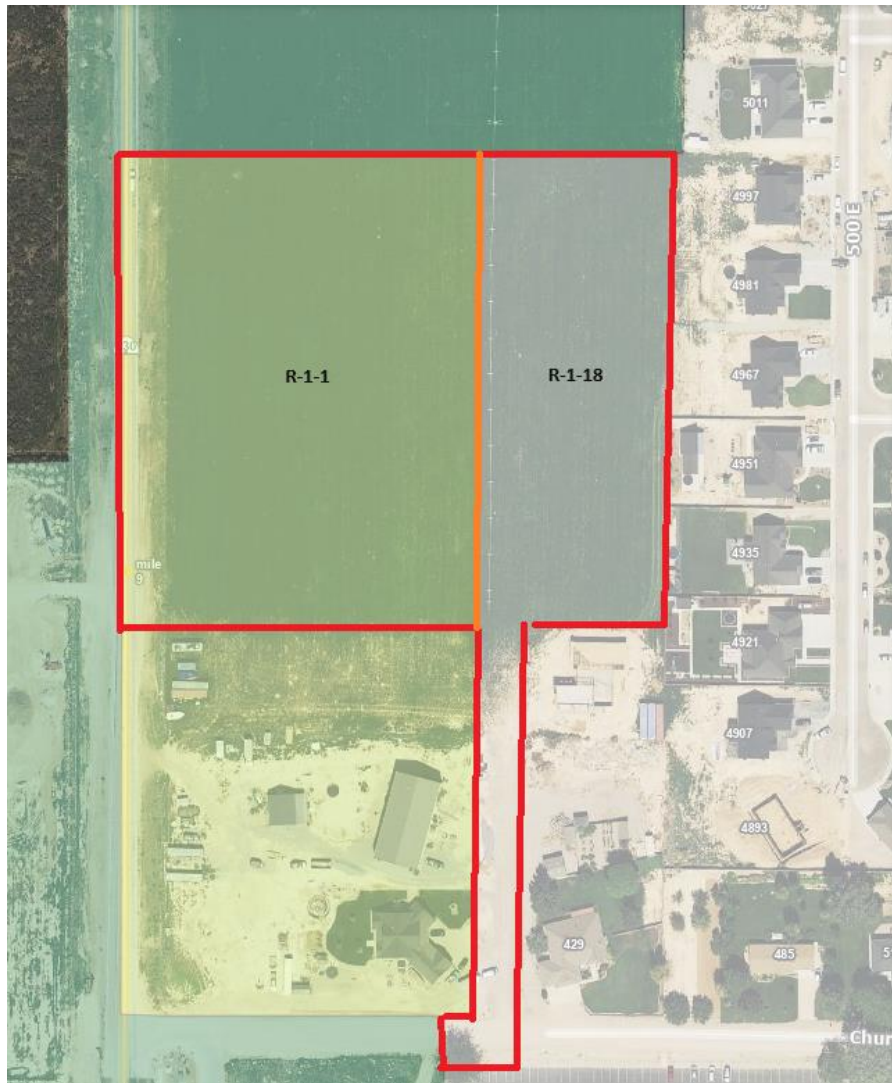
- During the School Board meeting there were three comments and took it about ten minutes. They appointed a new board member.

16. ADJOURN

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

Lindsay Hildebrand, Recorder

Date



Legend

Enoch Zoning Districts

- C-C - Community Commercial
- M-R-2 - Multiple Residential
- MHP - Mobil Home Park
- RVP - RV Park
- MXR-18 - Mixed Residential
- N-C - Neighborhood Commercial
- P-O - Professional Office
- R-1-11 - Residential 11
- R-1-18 - Residential 18
- R-C - Regional Commercial
- R-R-1 - Rural Residential 1
- R-R-2 - Rural Residential 2
- R-R-5 - Rural Residential 5
- R/I-P - Research Industrial Park

Enoch Municipality



**ENOCH CITY CORPORATION
ORDINANCE NO. 2024-06-05-A**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH
ZONING ORDINANCE MAP BY CHANGING THE ZONING OF APPROXIMATELY 7.54
ACRES OF PROPERTY OWNED BY GRIMSHAW FAMILY TRUST PARCEL
#A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) AND SINGLE FAMILY
RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)**

WHEREAS, the owner of approximately 7.54 acres of property Grimshaw Family Trust, Parcel #A-0786-0007-0000 has applied to have the zoning changed from Rural Residential (R-R-1) and Single Family Residential (R-1-18) to Community Commercial (C-C); and

WHEREAS, the Enoch City Planning Commission held a public hearing on May 28, 2024 after noticing as required by State law; and

WHEREAS, the Planning Commission discussed the matter and made a favorable recommendation for the zone change; and

WHEREAS, the Enoch City Council has determined that the zone change request meets City requirements;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that the zoning of approximately 7.54 acres of property owned by Grimshaw Family Trust shall be changed from Rural Residential (R-R-1) and Single Family Residential (R-1-18) to Community Commercial (C-C) per the attached map and legal descriptions.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of June 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 5th day of June 2024

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea___	Nay___
David Harris	Yea___	Nay___
Shawn Storr	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

Legals/Parcel Number A-0786-0007-0000

COM SE COR SEC 11,T35S,R11W, SLM; N00*26'11"E ALG SEC LN 790.61 FT; DEPART SD LN; N89*02'23"W 890.87 FT TO POB; N89*02'23"W 358.88 FT TO PT LOC E LN UT ST HWY-130; N00*27'37"E ALG SD LN 541.23 FT; DEPART SD LN S89*01'55"E 558.88 FT TO PT LOC W BNDRY LN OF LEGACY ESTATES SUBDIVISION PHASE 3; S00*27'37"W ALG SD LN 541.15 FT; DEPART SD LN; N89*02'23"W 150.00 FT; S00*27'37"W 472.06 FT TO SW COR CHURCHFIELD LANE; DEPART SD LANE; N89*21'53"W 97.46 FT; N00*26'11"E 50.00 FT; S89*02'23"E 47.48 FT; N00*27'37"E 422.61 FT TO POB. SUBJ TO & TOG W/ PRIVATE ACCESS EASE & PUB UTIL EASE DESC AS FOLLOWS: COM SE COR SEC 11,T35S,R11W, SLM; N00*26'11"E ALG SEC LN 790.61 FT; DEPART SD LN N89*02'23"W 890.87 FT TO POB; S89*02'23"E 50.00 FT; S00*27'37"W 472.06 FT TO SW COR OF CHURCHFIELD LANE; DEPART SD LANE N89*21'53"W 97.46 FT; N00*26'11"E 50.00 FT; S89*02'23"E 47.48 FT; N00*27'37"E 422.61 FT TO POB.

Annual Drinking Water Quality Report

Enoch City Water System 2023

We are pleased to present to you this year's Annual Drinking Water Quality Report. This report is designed to inform you about the quality of the water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water sources have been determined to be from groundwater sources. Our water sources are Homestead Well, Anderson Well, Ravine Road Well, Iron Works Well, Tank Well, and Norm Grimshaw Well.

The Drinking Water Source Protection Plan for Enoch City is available for your review. It contains information about source protection zones, potential contamination sources and management strategies to protect our drinking water. Our sources have been determined to have a low level of susceptibility from potential contamination from sources. We have also developed management strategies to further protect our sources from contamination. Please contact us if you have questions or concerns about our source protection plan.

There are many connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water. A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. The unprotected lawn sprinkler system after you have fertilized or sprayed is also a cross connection. When the cross connection is allowed to exist at your home, it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us for further information about ways you can help.

This report shows our water quality and what it means to you, our customer.

If you have any questions about this report or concerning your water utility, please contact Hayden White at 435-586-1119. We want our valued customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled meetings. For more information, please contact Hayden White.

Enoch City routinely monitors for constituents in our drinking water in accordance with the Federal and Utah State laws. The following table shows the results of our monitoring for the period of January 1st to December 31st, 2023. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some constituents. It's important to remember that the presence of these constituents does not necessarily pose a health risk. In the following table you will find many terms and abbreviations you might not be familiar with.

To help you better understand these terms we've provided the following definitions:

Non-Detects (ND) - laboratory analysis indicates that the constituent is not present.

ND/Low - High - For water systems that have multiple sources of water, the Utah Division of Drinking Water has given water systems the option of listing the test results of the constituents in one table, instead of multiple tables. To accomplish this, the lowest and highest values detected in the multiple sources are recorded in the same space in the report table.

Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000.

Parts per billion (ppb) or Micrograms per liter (ug/l) - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

Parts per trillion (ppt) or Nanograms per liter (nanograms/l) - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000.

Parts per quadrillion (ppq) or Picograms per liter (picograms/l) - one part per quadrillion corresponds to one minute in 2,000,000,000 years or one penny in \$10,000,000,000,000.

Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.

Millirems per year (mrem/yr) - measure of radiation absorbed by the body.

Million Fibers per Liter (MFL) - million fibers per liter is a measure of the presence of asbestos fibers that are longer than 10 micrometers.

Nephelometric Turbidity Unit (NTU) - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

Action Level (AL) - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Treatment Technique (TT) - A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.

Maximum Contaminant Level (MCL) - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG) - The "Goal"(MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in

drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Date- Because of required sampling time frames i.e. yearly, 3 years, 4 years and 6 years, sampling dates may seem outdated.

Waivers (W)- Because some chemicals are not used or stored in areas around drinking water sources, some water systems have been given waivers that exempt them from having to take certain chemical samples, these waivers are also tied to Drinking Water Source Protection Plans.

TEST RESULTS							
Contaminant	Violation Y/N	Level Detected ND/Low-High	Unit Measurement	MCLG	MCL	Date Sampled	Likely Source of Contamination
Microbiological Contaminants							
Total Coliform Bacteria	N	6	N/A	0	Presence of coliform bacteria in 5% of monthly samples	2023	Naturally present in the environment
Fecal coliform and <i>E.coli</i>	N	0	N/A	0	If a routine sample and repeat sample are total coliform positive, and one is also fecal coliform or <i>E. coli</i> positive	2023	Human and animal fecal waste
Turbidity for Ground Water	N	0-4	NTU	N/A	5	2019, 2021, 2022	Soil runoff
Inorganic Contaminants							
Arsenic	N	3-5.7	ppb	0	10	2019, 2021, 2022	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	N	0.072-0.11	ppm	2	2	2019, 2021, 2022	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Copper a. 90% results b. # of sites that exceed the AL	N	a. 0.082 b. 0	ppm	1.3	AL=1.3	2021	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems
Cyanide	N	ND-2.3	ppb	200	200	2019, 2021, 2022	Discharge from steel/metal factories; discharge from plastic and fertilizer factories

Fluoride	N	ND-0.3	ppm	4	4	2019, 2021, 2022	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Lead a. 90% results b. # of sites that exceed the AL	N	a. 0.9 b. 0	ppb	0	AL=15	2021	Corrosion of household plumbing systems, erosion of natural deposits
Nitrate (as Nitrogen)	N	0.462-3.934	ppm	10	10	2023	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	N	0.8-1.5	ppb	50	50	2019, 2021, 2022	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Sodium	N	15.425-17.544	ppm	500	None set by EPA	2019, 2021, 2022	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills.
Sulfate	N	25.567-51.2	ppm	1000	1000	2019, 2021, 2022	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills, runoff from cropland
TDS (Total Dissolved solids)	N	272-364	ppm	2000	2000	2019, 2021, 2022	Erosion of natural deposits
Disinfection By-products							
Chlorine	N	0.65	ppm	4	4	2019	Water additive used to control microbes
Radioactive Contaminants							
Alpha emitters	N	1.3-6.42	pCi/l	0	15	2019, 2023	Erosion of natural deposits
Combined	N	0.749-0.803	pCi/l	0	5	2023	Erosion of natural deposits
Radium 226	N	0.148-0.749	pCi/l	0	5	2023	Erosion of natural deposits
Radium 228	N	ND-0.655	pCi/l	0	5	2019, 2023	Erosion of natural deposits

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Enoch City is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

SIGNIFICANT PHYSICAL DEFICIENCY (SIG)

Quote SIG from IPS	Survey Date	Action Plan
Distribution system needs to have secondary disinfection installed.	5/16/2023	We have received approval for our plans for secondary disinfection and are in the process of installing the new system.
Homestead Well - Drinking Water Source Protection Plan Not Implemented According to Management Strategies in the DWSP	12/13/2023	We submitted the Source Protect Plan Update in November 2023. We are currently checking with the Division of Drinking Water.
Anderson Well - Drinking Water Source Protection Plan Not Implemented According to Management Strategies in the DWSP	12/13/2023	We submitted the Source Protect Plan Update in November 2023. We are currently checking with the Division of Drinking Water.
Ravine Road Well - Drinking Water Source Protection Plan Not Implemented According to Management Strategies in the DWSP	12/13/2023	We submitted the Source Protect Plan Update in November 2023. We are currently checking with the Division of Drinking Water.
Iron Works Well - Drinking Water Source Protection Plan Not Implemented According to Management Strategies in the DWSP	12/13/2023	We submitted the Source Protect Plan Update in November 2023. We are currently checking with the Division of Drinking Water.

TCR QUALITY VIOLATIONS

Water samples taken in February, July, September, October, November, and December 2023 confirmed the presence of total coliform bacteria. Total coliforms are common in the environment and are generally not harmful themselves. The presence of these bacteria is usually a result of a problem with water treatment or the pipes which distribute the water and indicates that the water may have been contaminated with organisms that can cause disease. Symptoms may include diarrhea, cramps, nausea, and possible jaundice, and any associated headaches and fatigue. When the monthly samples confirmed the presence of total coliform bacteria, we took steps to identify and correct the problem. Subsequent monthly sampling has confirmed the absence of total

coliforms in the water system.

All sources of drinking water are subject to potential contamination by constituents that are naturally occurring or manmade. Those constituents can be microbes, organic or inorganic chemicals, or radioactive materials. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

MCLs are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

Total Coliform: The Total Coliform Rule requires water systems to meet a stricter limit for coliform bacteria. Coliform bacteria are usually harmless, but their presence in water can be an indication of disease-causing bacteria. When coliform bacteria are found, special follow-up tests are done to determine if harmful bacteria are present in the water supply. If this limit is exceeded, the water supplier must notify the public by newspaper, television or radio. To comply with the stricter regulation, we have increased the average amount of chlorine in the distribution system.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care providers about drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

We at Enoch City work around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

Enoch City
900 East Midvalley Road
Enoch, UT 84720

March 28, 2024

Brandi Smith
CCR Compliance
Division of Drinking Water
P.O. Box 144830
Salt Lake City, Utah 84114-4830

Dear Ms. Smith:

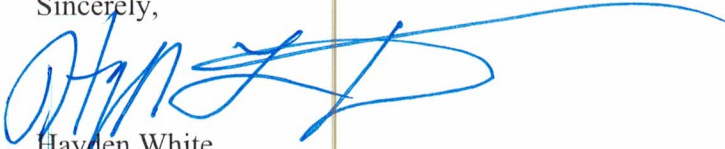
Subject: Consumer Confidence Report for Enoch City Water System #11004.

Enclosed is a copy of the Enoch City Water System Consumer Confidence Report. It contains the water quality information for our water system for the calendar year 2023 or the most recent sample data.

We have delivered this report to our customers by making copies of the report available at the water office.

If you have any questions, please contact me at 435-586-1119.

Sincerely,



Hayden White
Enoch City Water System

ENOCH CITY CORPORATION
RESOLUTION NO. 2024-06-05-A

**A RESOLUTION APPROVING THE REVISED 2023-2024 BUDGET AND CLOSING
THE BUDGET**

WHEREAS, expenditures or encumbrances of revenues in excess of current departmental appropriations are prohibited; and

WHEREAS, the Enoch City Council finds it necessary to make some revisions prior to the end of the fiscal year; and

WHEREAS, a public hearing concerning the revised budget was held during a regular City Council meeting on the 5th day of June, 2024, after being advertised at least seven days prior to the meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the attached revised budget is adopted for the fiscal year ending June 30th, 2024 and authority given to the City Treasurer to make budget adjustments within departments to meet the expenditures at the end of the fiscal year.

This resolution was made, voted upon and passed by at least a majority vote of the Enoch City Council during a regular Council meeting held on the 5th day of June, 2024. This resolution shall take effect immediately upon being signed by the Mayor and City Recorder.

Dated this 5th day of June, 2024

VOTING:

ENOCH CITY CORPORATION

VOTING:

Katherine Ross

Yea___ Nay___

David Harris

Yea___ Nay___

Shawn Stoor

Yea___ Nay___

Bob Tingey

Yea___ Nay___

Debra Ley

Yea___ Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

Ground Lease Renewal Proposal

April 25, 2024

Overview: Renewal of an Outdoor Ground Lease between YESCO and Enoch City for a billboard located on parcel A-0828-0009-0000 adjacent to I-15 in Enoch, UT.

Lease Term: 5-year term with 5-year automatic renewal option (essentially a 10-year lease unless YESCO exercises our option not to renew). We would also be open to a longer lease term.

Wireless Add-On: If YESCO is able secure an agreement to install wireless telecommunication equipment on the structure, we can pass along to you, as the landowner, 25% of the revenue generated as a result of the agreement.

Lease Payments: Beginning lease payments of \$208.33 per month (\$2,500 annual total). Agreement includes a 10% increase after 5 years.

	Monthly Rate	Annual Total
Years 1-5	\$208.33	\$2,500
Years 6-10	\$229.17	\$2,750
Term Total		\$ 26,250

Amy Y. Clayton
Real Estate Associate
801-755-7077 cell

YESCO Outdoor Media
866-779-8357 » Phone
1605 S Gramercy Road
Salt Lake City, Utah 84104

yesco.com

Outdoor Advertising Ground Lease

Location No.: 17167

Enoch City Corporation ("you", "your") of 900 E MIDVALLEY ROAD ENOCH, UT 84720, in consideration of the covenants herein, grants and warrants to YESCO Outdoor Media LLC, a Delaware limited liability company of 1605 Gramercy Road, Salt Lake City, Utah 84104 ("YESCO"), the exclusive right to use and occupy for third-party advertising purposes and the non-exclusive right to use for wireless telecommunications purposes, the premises located at See Exhibit A, the legal description of which is attached as Exhibit A and incorporated by reference herein (the "Premises"). It is further agreed:

1. This lease is made for the purpose of allowing YESCO to install, maintain, and upgrade on the Premises outdoor advertising and wireless telecommunications structures, displays, and devices (the "Sign"), including the associated utilities and equipment, for an initial period of 10 years (the "Initial Term"). The Initial Term shall commence on the 1st of June, 2024 (the "Commencement Date"). As rental for this lease and the easements and other rights herein provided, YESCO will pay you the sum of \$See Addendum in advance of each month during the Initial Term and any extensions thereof while the Sign permanently occupies the Premises. YESCO has an option to extend this lease for an additional period equal to the Initial Term (the "Extended Term"), on the same terms and conditions, which shall be automatically exercised upon expiration of the Initial Term, unless YESCO provides written termination notice to you at your mailing address shown above, or to your successor, at least sixty days prior to the expiration of the Initial Term. This lease automatically extends for successive terms of one year each from the Extended Term, until terminated thereafter (only at the anniversary of the Commencement Date) by either party upon written notice given to the other party at least sixty days prior to expiration.
2. This lease is not binding upon YESCO until signed by an officer or other authorized agent of YESCO. When this lease is fully executed, the undersigned, for the respective parties, represent and warrant that they are authorized to execute this lease in either their individual or representative capacity as indicated, and that this lease is enforceable according to its terms. You must give YESCO written notice of any change in ownership of the Premises and/or assignment of this lease, and your obligations hereunder shall run with the land and bind your successors in interest, if any. You warrant that you have good title to the Premises, the Premises is accurately and completely described in Exhibit A, and that YESCO will not be disturbed in its occupancy or quiet enjoyment of the Premises.
3. In the event the portion of the Premises where the Sign is located is to be taken by a governmental authority, YESCO has the right to relocate the Sign to a new location on the Premises that maximizes the Sign's effectiveness.
4. YESCO may terminate this lease by giving thirty days written notice to you upon the occurrence of any of the following events: 1) the enactment and/or enforcement of any law, statute, ordinance, rule, regulation or restriction which may prevent or interfere with installation and/or maintenance of the Sign; or 2) if, in the opinion of YESCO, the Sign becomes or is likely to become entirely or partially obstructed for any reason, regardless of fault; or 3) diversion of traffic for any reason; or 4) your breach of this lease. In the event this lease is terminated prior to expiration, you must refund to YESCO all unearned prepaid rent.
5. The Sign and the associated permits are and shall remain the property of YESCO, and YESCO may remove the same from the Premises at any time. You assign to YESCO all zoning, permit, and display rights for the display of outdoor advertising on the Premises, including relocation rights. YESCO may install, replace, or make improvements to the Sign in order to maximize the advertising value of the Sign. Upon termination of this lease for any reason, YESCO shall remove the above-ground portion of the Sign and related improvements. YESCO shall obtain all licenses and permits required, and shall pay all fees for such licenses and permits.
6. For a period of five years subsequent to the date of termination of this lease, you agree to not lease the Premises for advertising purposes to any party except YESCO.
7. In the event that you receive a bona fide offer to purchase the Premises, any portion thereof, or any lesser interest (including, without limitation easements, licenses, or leases) affecting the Sign, or if you otherwise acquire or desire to exercise the right to retain any interest affecting the Sign in a disposition of the Premises (separately or collectively the "Property") which you desire to accept or to retain, as the case may be, you must, in writing, forthwith offer the Property to YESCO on the same terms and conditions, and YESCO shall thereafter have thirty days to notify you of its decision to purchase that Property, and a reasonable time thereafter to finalize a purchase agreement. The parties agree that neither is bound by any warranties, representations, covenants, or agreements except as specifically set forth herein. The provisions in this section are binding on successors, heirs, and assigns of the parties.
8. You agree that YESCO shall at all times have easy access to the Sign site for installing, maintaining, utilizing, and removing the Sign, and for all associated purposes.
9. You agree to grant the necessary rights and easements, and otherwise execute such additional documents as may be thus necessary or desirable, in order to carry out your obligations and to secure YESCO's rights in this lease. You authorize YESCO to record documents in the applicable county recorder's office giving notice of YESCO's rights hereunder and you consent to YESCO's submission to any land use permitting authority any authorization to secure or modify YESCO's permit rights. You agree to provide the necessary signatures or such other documents as may be required to make such recorded documents or permit authorizations effective.
10. YESCO may trim, cut or remove any shrubs or trees it deems necessary in order to maintain its Sign and/or the Sign's effectiveness. You cannot obstruct or permit anyone else under your control to obstruct the Sign in any manner. YESCO has the right to illuminate the Sign.
11. All notices to you will be sent to the first address referenced above, and you agree to send all notices to YESCO to YESCO's address above.
12. YESCO has the right to sublease and/or license its rights under this lease to third-party wireless telecommunications providers for the operation of wireless/cellular transmission equipment on the Sign. You agree to eliminate any sources of electromagnetic interference on the Premises that adversely affect such equipment.
13. YESCO agrees to indemnify you from damage to persons or property to the extent caused by the negligence or wrongful acts of its agents, employees, sublessors, and sublicensees in the installation, maintenance, repair or removal of the Sign. If any action is initiated by either party to enforce the provisions herein, the prevailing party shall recover its costs, including a reasonable attorney's fee, from the defaulting party.

This lease is a complete integration and final expression of the agreement between the parties, and it may not be amended, supplemented, or otherwise modified except by written agreement executed by authorized representatives of each.

IN WITNESS WHEREOF, THE PARTIES ACKNOWLEDGE THAT THIS LEASE HAS BEEN READ, IS UNDERSTOOD, AND AGREE TO BE BOUND BY THE SAME.

YESCO OUTDOOR MEDIA LLC

By: _____

By: _____

Printed Name: _____ Title: _____

Printed Name: Nathan Young _____

Tax ID or SSN: _____

Title: President _____ Date Signed: _____

Exhibit A – Legal Description of Premises

Location No.: 17167

The description of the Premises is as follows:

2023 Iron County Parcel Number A-0828-0009-0000

COM AT NE COR SEC 18,T35S,R10W, SLM; S00°05'43"W , ALG SEC LN, 613.52 FT; DEPART SD LN & N89°56'18"W, 215.14 FT TO POB; S20°15'27"W, 17.32 FT; S29°33'47"W, 26.34 FT; S51°36'09"W, 18.52 FT; S45°54'10"W, 30.84 FT; S31°23'37"W, 59.75 FT; S28°49'07"W, 36.40 FT; S06°58'35"E,117.94 FT; S87°47'53"E, 22.83 FT; S37°45'00"E, 78.10 FT TO PT LOC ON NW'LY NO ACCESS R/W LN OF I-15; SD PT ALSO BE LOC ON NON TANGENT CURV TO LEFT, RADIUS OF 57395.78 FT, & CNTRL ANGLE OF 00°14'04" (RADIAL LN BEARS S41°14'56"E); SW'LY ALG SD CURV & SD R/W LN, 234.92 FT; DEPART SD LN & N00°05'43"E, 490.18 FT; S89°56'18"E, 194.87 FT TO POB. SUBJ TO AND TOG W/ ALL EASE DESC REC BK 1473/1035.



Outdoor Advertising Ground Lease Addendum

Location No.: 17167

That certain Outdoor Advertising Ground Lease, together with its amendments and exhibits (if any) by and between YESCO Outdoor Media LLC, a Delaware limited liability company ("YESCO"), and Enoch City Corporation ("you", "your") with a Date Signed by YESCO of _____, a copy of which is attached hereto (collectively the "Agreement"), for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, is by this Addendum supplemented, amended, and/or modified, effective as of the effective date of the Agreement. Notwithstanding any provision of the Agreement to the contrary, the following are the controlling terms and provisions:

1. If YESCO is able secure an agreement to install wireless telecommunication equipment on the structure, we will pay you 25% of the revenue generated as a result of the agreement.
2. The annual lease payments will be the following:

		Monthly	Annual Total
Years 1-5	6-1-2024 through 5-31-2029	\$208.33	\$2,500.00
Years 6-10	6-1-2029 through 5-31-2034	\$229.17	\$2,750.00

This lease is a complete integration and final expression of the agreement between the parties, and it may not be amended, supplemented, or otherwise modified except by written agreement executed by authorized representatives of each.

IN WITNESS WHEREOF, THE PARTIES ACKNOWLEDGE THAT THIS LEASE HAS BEEN READ, IS UNDERSTOOD, AND AGREE TO BE BOUND BY THE SAME.

YESCO OUTDOOR MEDIA LLC

By: _____

By: _____

Printed Name: _____ Title: Owner

Printed Name: Nathan Young

Tax ID or SSN: _____

Title: President Date Signed: _____



17280

17279

17167

17168

17169

W113°00'53.28"

N37°45'37.44"

17204

17203

17276

W113°01'19.2"

113°01'45.12"

ENOCH CITY CORPORATION

RESOLUTION NO. 2024-06-05-B

A RESOLUTION APPROVING A GROUND LEASE RENEWAL FROM YESCO

WHEREAS, Enoch City (the "City") and YESCO Outdoor Media LLC ("YESCO") have an existing Ground Lease Agreement for a billboard located on parcel A-0828-0009-0000 adjacent to I-15 in Enoch, UT; and

WHEREAS, the current lease term is due for renewal and YESCO has proposed a renewal of the Ground Lease Agreement for an additional period; and

WHEREAS, it is in the best interest of Enoch City to approve the renewal of this Ground Lease Agreement to continue generating revenue for the City and to maintain the existing billboard and potential wireless telecommunication installations;

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Council of Enoch, Utah hereby approves the renewal of the Ground Lease Agreement with YESCO Outdoor Media LLC for the billboard located on parcel A-0828-0009-0000 adjacent to I-15 in Enoch, UT.

This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of June, 2024. It shall become effective immediately.

DATED this 5th day of June, 2024
ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea	___	Nay	___
David Harris	Yea	___	Nay	___
Shawn Stoor	Yea	___	Nay	___
Bob Tingey	Yea	___	Nay	___
Debra Ley	Yea	___	Nay	___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

Enoch City Fee Schedule Amendments

June 5, 2024

9.B Refuse (Garbage)

Monthly User Fee:

Dumpster fee ~~\$1.50~~ \$2.00

9.C Wastewater

Monthly User Fee:

Class I Residential ~~\$24.00~~ 25.00

Commercial ~~\$24.00~~ 25.00 per month per set of fixtures (sink & toilet)

Residential Connection Outside city limits ~~\$29.00~~ 30.00

2.B Business License

Home Occupation (<i>*Exempt & Renewal</i>)	\$0.00
<u>Home Occupation if *exempt & request license</u>	<u>\$25.00</u>
<u>Home Occupation (Not Exempt)</u>	<u>\$25.00</u>
<u>Home Occupation Renewal</u>	<u>\$10.00</u>
Commercial Businesses located in appropriate zoned area	\$75.00
Commercial Business Renewal	\$75.00
Late Renewal Fee	\$10.00
Sale of Fireworks	\$200.00
<u>Solicitors</u>	<u>\$50 + \$10 per salesperson</u>

*Home Occupation businesses are *Exempt* if they do not have any employees or customers/clients coming to the home.

- To clarify – Late Renewal Fee charged after 90 days late. If fees are not paid after 90 days, business license will be closed.
- There are currently 308 businesses total
 - *42 are commercial
 - *266 are home-based
- Some home-based businesses require the building inspector to review as well. Examples are daycares, food prep, permanent makeup, etc.

Business License Costs

- Stamps: $\$0.68 \times 2 = \1.36
 - Envelope: $\$0.10 \times 2 = \0.20
 - Mailing Labels: $\$0.32 \text{ p/sheet} \times 2 = \0.64
 - Copy Paper: $\$0.25 \times 3 = \0.75
 - Parchment Paper: $\$0.25 \times 1 = \0.25
- Total = \$3.20 for one home-based business license (not including time)
- Time: \$3.52 each
 - Total per license = \$6.72

May, 2024 had 22 home-based licenses = \$147.84 (not including time)

ENOCK CITY CORPORATION
RESOLUTION NO. 2024-06-05-C
A RESOLUTION TO AMEND THE ENOCK CITY FEE SCHEDULE

WHEREAS, it has been deemed necessary to revise multiple sections of the Enoch City Fee Schedule;
and

WHEREAS, City Staff has collaborated on fee changes based on issues regarding refuse, wastewater, and
business licensing; and

WHEREAS, the City Council finds that it is in the best interest of Enoch City after taking into
consideration the public health, safety and welfare of its citizens, future needs of Enoch City and
determining the same to be in the best interest of the City and its residents, the fee schedule should be
amended to read as follows:

ENOCK CITY CORPORATION
FEE SCHEDULE-Revised June 5, 2024

9.B Refuse (Garbage)

Monthly User Fee:

Dumpster fee \$2.00

9.C Wastewater

Monthly User Fee:

Class I Residential	\$25.00
Commercial	\$25.00 per month per set of fixtures (sink & toilet)
Residential Connection Outside city limits	\$30.00

2.B Business License

Home Occupation (<i>*Exempt & Renewal</i>)	\$0.00
Home Occupation if *exempt & request license	\$25.00
Home Occupation (Not Exempt)	\$25.00
Home Occupation Renewal	\$10.00
Commercial Businesses located in appropriate zoned area	\$75.00
Commercial Business Renewal	\$75.00
Late Renewal Fee	\$10.00
Sale of Fireworks	\$200.00

*Home Occupation businesses are *Exempt* if they do not have any employees or customers/clients coming to the home

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the Enoch City Fee Schedule as amended is approved and adopted. This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of June 2024.

DATED this 5th day of June 2024
ENOCH CITY CORPORATION

Nay___

Nay___

Nay___

Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

Katherine Ross Yea___

David Harris Yea___

Shawn Stoor Yea___

Bob Tingey Yea___

Debra Ley Yea___ Nay___

SEAL:

ENOC

A RESOLUTION DECLARING THAT ENOC

WHEREAS, Enoc City participates in the Utah Retirement Systems (URS) for the benefit of its employees; and

WHEREAS, the City Council recognizes the importance of providing a secure retirement benefit for its Public Safety employees; and

WHEREAS, the URS Tier 2 Public Safety Retirement System requires employee contributions to a defined benefit plan; and

WHEREAS, employee contributions to a defined benefit plan are treated as after-tax contributions subject to income tax, Social Security, and Medicare tax (FICA); and

WHEREAS, the City Council specifies that Enoc City will pay the contributions on behalf of its Public Safety Officers, and this pick-up is mandatory for all employees in the affected group.

WHEREAS, there shall be no cash or deferred election right with respect to these designated employee contributions. The contributions are not offered as a cash or deferred election and are instead picked up by Enoc City to be treated as employer contributions.

NOW, THEREFORE, BE IT ORDAINED, the Mayor and City Council of Enoc, Utah hereby elects to pick up the URS Tier 2 Public Safety contributions for its Public Safety Officers. These contributions, although designated as employee contributions, shall be paid by Enoc City.

A motion for approval of this resolution was made, voted upon and passed by the Enoc City Council at a regular City Council meeting held on the 5th day of June 2024. This resolution shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 5th day of June 2024

ENOC

VOTING:

Katherine Ross	Yea___	Nay___
David Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

12.500.503 ACCESS TO INDIVIDUAL PARKING SPACES

~~Except for single-family and two-family dwellings~~ In Commercial, Industrial, and Professional Office Zones, access to each parking space shall be from a private driveway and not from a public street. Otherwise:

- A. One-way driveways shall be a minimum of twelve (12) feet in width.
- B. Two-way driveways shall be a minimum of twenty-five (25) feet in width.
- C. All garages and carport spaces shall be set back a minimum of eighteen (18) feet from the access drive serving them.

12.500.504 NUMBER OF PARKING SPACES

The number of off-street parking spaces required shall be as follows:

- A. Business or professional offices. One (1) parking space for each two hundred fifty (250) square feet of floor area.
- B. ~~Bed and Breakfast~~ Bedroom Rentals. One (1) parking space for each rental bedroom (guest room) plus two (2) additional spaces for full time residents.
- C. Churches with fixed seating. One (1) parking space for each ~~3-5~~ five (5) fixed seats, or one (1) parking space for each seven (7) feet of linear pew, whichever is greater.
- D. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls or meeting rooms. One parking space for each three (3) seats of maximum seating capacity.
- E. Dwellings, single-family, two-family and cluster units (townhouse or condominium). Two (2) parking spaces for each dwelling unit.
- F. Dwellings, Multi-family.
 - A. Studio ~~with~~ one-bedroom and two-bedroom dwellings units shall have 1.5 parking spaces per bedroom.
 - B. Multi-family dwelling units with three or more bedrooms ~~dwellings~~ shall have 1.5 parking spaces per bedroom.
 - C. In addition to the required number of parking spaces for each dwelling, one guest space shall be provided for each five (5) dwelling units.
- G. Hospitals. ~~Two~~ 1.5 parking spaces for each bed.
- H. Hotels, Motels or Motor Hotels. One (1) parking space for each living or sleeping unit, plus (1) parking space for ~~all accessory uses as recommended by the Planning Commission and approved by the local governing body.~~ for each 250 square feet of office area.
- I. Nursing Homes. Four parking spaces, plus one (1) space for each ~~five~~ four (4) beds.

J. Public/Private Schools:

1. Elementary/Middle School: Three (3) parking spaces for every room used for administration or classroom.
2. High School: One (1) Parking space for every room used for administration or classroom plus one space for each four students.
3. Child In-home Daycare/School, 16 Children or less: Including the children of any owner or employee, one (1) parking space for eight (8) children or less, or two (2) parking spaces for nine (9) to sixteen (16) children.

~~JK.~~ Restaurants, Taverns or Private Clubs, and all other similar dining and/or drinking establishments. One parking space for each 3.5 seats.

~~KL.~~ Retail stores, shops, one (1) parking space for each six hundred (600) square feet of retail floor space; establishments otherwise not enumerated in this section, such as drug stores, departments stores, repair shops, animal hospitals, business schools: One (1) space for each 600 square feet of building floor area, except area devoted exclusively to warehousing or storage, or three (3) parking spaces, whichever is greater.

~~LM.~~ Wholesale establishments, warehouses, manufacturing establishments and all industrial uses. As determined by conditional use permit or by recommendation of the Planning Commission and approval of the local governing body, but in no case fewer than one space for each employee projected for the highest employment shift.

~~M.~~ Shopping centers or other groups of use not listed above. As determined by conditional use permit or by recommendation of the Planning Commission and approval of the local governing body, but in no case less than one parking space for each six hundred (600) square feet of total floor space.

~~N.~~ All other uses not listed above. As determined by recommendation of the zoning administrator and approval of the local governing body, number of parking spaces based on the nearest comparable use standards.

12.500.507 MAINTENANCE OF PARKING LOTS

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

A. Surfacing. Each off-street parking lot shall be surfaced with asphalt or Portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

B. Screening. The sides and rear of any off-street parking lot, which face or adjoin a residential district, shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) feet or more than six (6) feet in height.

C. Landscaping. Each parking lot shall be adequately landscaped as required in these ordinances and permanently maintained.

D. Lighting. Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises and from street traffic and shall comply with the outdoor lighting ordinance.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2024-06-05-B
AN ORDINANCE AMENDING ENOCH CITY ORDINANCE 12.500 OFF STREET
PARKING**

WHEREAS, Enoch City received a request to amend city ordinance 12.500; and

WHEREAS, the current Enoch City ordinance had outdated and restricting number of parking spaces; and

WHEREAS, the City Council finds that it is in the best interest of Enoch City after taking into consideration the public health, safety and welfare of its citizens, future needs of Enoch City and determining the same to be in the best interest of the city.

WHEREAS, the Enoch City Council has modified the language in Chapter 12.500, multiple sections as follows:

12.500.503 ACCESS TO INDIVIDUAL PARKING SPACES

In Commercial, Industrial, and Professional Office Zones, access to each parking space shall be from a private driveway and not from a public street. Otherwise:

- A. One-way driveways shall be a minimum of twelve (12) feet in width.
- B. Two-way driveways shall be a minimum of twenty-five (25) feet in width.
- C. All garages and carport spaces shall be set back a minimum of eighteen (18) feet from the access drive serving them.

12.500.504 NUMBER OF PARKING SPACES

The number of off-street parking spaces required shall be as follows:

- A. Business or professional offices. One (1) parking space for each two hundred fifty (250) square feet of floor area.
- B. Bedroom Rentals. One (1) parking space for each rental bedroom (guest room) plus two (2) additional spaces for full time residents.
- C. Churches with fixed seating. One (1) parking space for each five (5) fixed seats, or one (1) parking space for each seven (7) feet of linear pew, whichever is greater.
- D. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls or meeting rooms. One parking space for each three (3) seats of maximum seating capacity.

E. Dwellings, single-family, two-family and cluster units (townhouse or condominium). Two (2) parking spaces for each dwelling unit.

F. Dwellings, Multi-family.

- A. Studio with one-bedroom and two-bedroom dwellings units shall have 1.5 parking spaces per bedroom.
- B. Multi-family dwelling units with three or more bedrooms shall have 1.5 parking spaces per bedroom.
- C. In addition to the required number of parking spaces for each dwelling, one guest space shall be provided for each five (5) dwelling units.

G. Hospitals. 1.5 parking spaces for each bed.

H. Hotels, Motels or Motor Hotels. One (1) parking space for each living or sleeping unit, plus (1) parking space for each 250 square feet of office area.

I. Nursing Homes. Four parking spaces, plus one (1) space for each four (4) beds.

J. Public/Private Schools:

- 1. Elementary/Middle School: Three (3) parking spaces for every room used for administration or classroom.
- 2. High School: One (1) Parking space for every room used for administration or classroom plus one space for each four students.
- 3. Child In-home Daycare/School, 16 Children or less: Including the children of any owner or employee, one (1) parking space for eight (8) children or less, or two (2) parking spaces for nine (9) to sixteen (16) children.

K. Restaurants, Taverns or Private Clubs, and all other similar dining and/or drinking establishments. One parking space for each 3.5 seats.

L. Retail establishments otherwise not enumerated in this section, such as drug stores, departments stores, repair shops, animal hospitals, business schools: One (1) space for each 600 square feet of building floor area, except area devoted exclusively to warehousing or storage, or three (3) parking spaces, whichever is greater.

M. Wholesale establishments, warehouses, manufacturing establishments and all industrial uses. As determined by conditional use permit or by recommendation of the Planning Commission and approval of the local governing body, but in no case fewer than one space for each employee projected for the highest employment shift.

N. All other uses not listed above number of parking spaces based on the nearest comparable use standards.

12.500.507 MAINTENANCE OF PARKING LOTS

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

A. Surfacing. Each off-street parking lot shall be surfaced with asphalt or Portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

B. Screening. The sides and rear of any off-street parking lot, which face or adjoin a residential district, shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) feet or more than six (6) feet in height.

C. Landscaping. Each parking lot shall be adequately landscaped as required in these ordinances and permanently maintained.

D. Lighting. Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises and from street traffic and shall comply with the outdoor lighting ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Ordinance is amended as written above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of June 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 5th day of June 2024

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

VOTING:

Katherine Ross	Yea___	Nay___
David Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS

- A. To be considered complete, a *final* subdivision application must include all the same elements as the preliminary application—except for the improvement plan—plus the following:

Table A – Review Cycles, Hearings, and Timelines by Subdivision Use Type			
<i>Use Type</i>	<i>Approval Stage</i>	<i>Max Review Phases</i>	<i>City Turnaround Deadline*</i>
All Uses	Preliminary	3 <u>4</u>	15 Business Days
	Final	1 <u>2</u>	20 Business Days
*Describes the total time (per review cycle) the City may take to complete both Phase #2 and Phase #3.			

ENOC CITY CORPORATION
ORDINANCE NO. 2024-06-05-C
AN ORDINANCE AMENDING ENOC CITY ORDINANCE 12.2400.2407
APPLICATION PROCESS AND REQUIREMENTS FOR SUBDIVISIONS

WHEREAS, the Utah state legislation had changed the requirements for the subdivision application process; and

WHEREAS, in order to stay compliant, Enoch City needs to amend city ordinance 12.2400.2407; and

WHEREAS, the City Council finds that it is in the best interest of Enoch City after taking into consideration the public health, safety and welfare of its citizens, the future needs of Enoch City and determining the same to be in the best interest of the city; and

WHEREAS, the Enoch City Council has modified the language in city code 12.2400.2407 as follows:

12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS

A. To be considered complete, a *final* subdivision application must include all the same elements as the preliminary application—except for the improvement plan—plus the following:

Table A – Review Cycles, Hearings, and Timelines by Subdivision Use Type			
<i>Use Type</i>	<i>Approval Stage</i>	<i>Max Review Phases</i>	<i>City Turnaround Deadline*</i>
All Uses	Preliminary	4	15 Business Days
	Final	2	20 Business Days
*Describes the total time (per review cycle) the City may take to complete both Phase #2 and Phase #3.			

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Ordinance is amended as written above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of June 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 5th day of June 2024

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

Katherine Ross
David Harris
Shawn Stoor
Bob Tingey
Debra Ley

Yea___ Nay___
Yea___ Nay___
Yea___ Nay___
Yea___ Nay___
Yea___ Nay___

SEAL:

12.2400.2413 WATER RIGHTS

H. **Water Acquisition Fee Schedule and Tier System.** An Applicant seeking approval of a single-family lot development must first designate a Conservation Tier and pay the corresponding Water Acquisition Fee with ~~one (+)~~ 88/100 (.88) AF of Agricultural water or 50/100 (.50) AF of Municipal & Industrial water for each single-family lot. The selected Conservation Tier will establish the lot owner's expected water use, and the corresponding Water Acquisition Fee, and the resulting water rates.

1. The Water Acquisition Fee Schedule indicates the Water Acquisition Fee for each Conservation Tier that could be selected, as a percentage of a full, one-acre-foot, Priority Water Right, and the corresponding water use.
2. The Conservation Tier Schedule indicates the lot owner's expected water use and resulting water rate. Enoch City will, from time to time, change such water rates and penalties for each Tier.
3. Properties with Both Culinary & Secondary Water. Applicants seeking to approve properties with a single-family unit and with both Culinary and Secondary water meters are subject to the following. The Water Acquisition Fee for a new water connection on such properties shall be equal to the value of a full, one acre, Priority Water Right. However, the Enoch City Water Rights assigned to such a property shall be as follows: .3 AF of Enoch City Water Right, corresponding to the culinary water, which are not transferable and shall remain with the property, and .7 AF of Enoch City Water Right, corresponding to the Secondary Water, which are not transferable and shall remain with the property. The Conservation Tier Schedule for such properties shall be permanently assigned as follows: The .3 AF of Culinary water shall be set at the Conservation Tier of "CUL," and subject to the corresponding "CUL" water rates. The Secondary water shall be set at the Conservation Tier of "SEC," and shall be subject to the corresponding SEC water rates. Properties in Enoch City with both a Culinary water meter and a Secondary water meter, will receive an Enoch City water bill separately designating the rates for each water meter.

14.100.113 APPLICATION FOR WATER CONNECTION

Any person other than a subdivider or developer seeking multiple connections, who desires or is required to secure a new connection to the municipal water system, shall file with the water department for each such connection a written and signed connection application provided by Enoch City staff.

A. **Water Acquisition Fee.** An Applicant seeking approval of a development application for single-family dwelling units, and to secure new privileges to use the Enoch City water system, must pay a Water Acquisition Fee with 88/100 (.88) AF of Agricultural water or 50/100 (.50) AF of Municipal & Industrial water for each single-family lot, or for more than a single-family usage, based upon the property acreage and expected water use. An Applicant may pay the Water Acquisition Fee in one of two ways:

1. By transferring a Priority Water Right as detailed herein, or;
2. Transfer of acceptable water rights as shown in the following chart labeled Water Rights Acquisition Fee Chart 2022 with the remaining value in cash.

The Water Acquisition Fee does not fulfill the requirement nor obviate the need to otherwise pay water connection fees.

1. Cash. Applicants paying the remaining value of the transferred water right in cash will pay the amount corresponding to the required water use as per the Acquisition Fee Schedule, which values the required water right based upon a percentage of the appraised value of a one (1) acre-foot Priority Water Right in the Cedar City Valley on the north side of Highway 56 with a water right prefix of 73, and a priority date no later than July 25, 1934 (“Priority Water Right”)

- a. As often as deemed prudent by Enoch City Council, but typically every six months, Enoch City will contract for and obtain an appraisal of the current fair market value of a Priority Water Right as described in this subsection. These appraisals assist the City in its own purchase of acceptable water rights and are the basis for the Water Acquisition Fees levied by the City.

ENOCH CITY CORPORATION
ORDINANCE NO. 2024-06-05-D
AN ORDINANCE AMENDING ENOCH CITY ORDINANCE 12.2400.2413 WATER RIGHTS AND ORDINANCE 14.100.113 APPLICATION FOR WATER CONNECTION

WHEREAS, Enoch City recognizes the need to ensure the proper management and utilization of its water resources to accommodate growth and development within the city limits; and

WHEREAS, the City has determined that it is necessary to establish a clear policy regarding the acquisition of water rights and the associated fees for new developments seeking connection to the Enoch City water system; and

WHEREAS, the City Council finds that it is in the best interest of Enoch City after taking into consideration the public health, safety and welfare of its citizens, future needs of Enoch City and determining the same to be in the best interest of the city; and

WHEREAS, the Enoch City Council has modified the language in city ordinance 12.2400.2413 and 14.100.113 as follows:

12.2400.2413 WATER RIGHTS

H. Water Acquisition Fee Schedule and Tier System. An Applicant seeking approval of a single-family lot development must first designate a Conservation Tier and pay the corresponding Water Acquisition Fee with 88/100 (.88) AF of Agricultural water or 50/100 (.50) AF of Municipal & Industrial water for each single-family lot. The selected Conservation Tier will establish the lot owner's expected water use, and the corresponding Water Acquisition Fee, and the resulting water rates.

1. The Water Acquisition Fee Schedule indicates the Water Acquisition Fee for each Conservation Tier that could be selected, as a percentage of a full, one-acre-foot, Priority Water Right, and the corresponding water use.
2. The Conservation Tier Schedule indicates the lot owner's expected water use and resulting water rate. Enoch City will, from time to time, change such water rates and penalties for each Tier.
3. Properties with Both Culinary & Secondary Water. Applicants seeking to approve properties with a single-family unit and with both Culinary and Secondary water meters are subject to the following. The Water Acquisition Fee for a new water connection on such properties shall be equal to the value of a full, one acre, Priority Water Right. However, the Enoch City Water Rights assigned to such a property shall be as follows: .3 AF of Enoch City Water Right, corresponding to the culinary water, which are not transferable and shall remain with the property, and .7 AF of Enoch City Water Right, corresponding to the Secondary Water, which are not transferable and shall remain with the property. The Conservation Tier Schedule for such properties shall be permanently assigned as follows: The .3 AF of Culinary water shall be set at the Conservation Tier of "CUL," and subject to the corresponding "CUL" water rates. The Secondary water shall be set at the Conservation Tier of "SEC," and shall be subject to the corresponding SEC water

rates. Properties in Enoch City with both a Culinary water meter and a Secondary water meter, will receive an Enoch City water bill separately designating the rates for each water meter.

14.100.113 APPLICATION FOR WATER CONNECTION

Any person other than a subdivider or developer seeking multiple connections, who desires or is required to secure a new connection to the municipal water system, shall file with the water department for each such connection a written and signed connection application provided by Enoch City staff.

A. Water Acquisition Fee. An Applicant seeking approval of a development application for single-family dwelling units, and to secure new privileges to use the Enoch City water system, must pay a Water Acquisition Fee with 88/100 (.88) AF of Agricultural water or 50/100 (.50) AF of Municipal & Industrial water for each single-family lot, or for more than a single-family usage, based upon the property acreage and expected water use. An Applicant may pay the Water Acquisition Fee in one of two ways:

1. By transferring a Priority Water Right as detailed herein, or;
2. Transfer of acceptable water rights as shown in the following chart labeled Water Rights Acquisition Fee Chart 2022 with the remaining value in cash.

The Water Acquisition Fee does not fulfill the requirement nor obviate the need to otherwise pay water connection fees.

1. Cash. Applicants paying the remaining value of the transferred water right in cash will pay the amount corresponding to the required water use as per the Acquisition Fee Schedule, which values the required water right based upon a percentage of the appraised value of a one (1) acre-foot Priority Water Right in the Cedar City Valley on the north side of Highway 56 with a water right prefix of 73, and a priority date no later than July 25, 1934 (“Priority Water Right”)
 - a. As often as deemed prudent by Enoch City Council, but typically every six months, Enoch City will contract for and obtain an appraisal of the current fair market value of a Priority Water Right as described in this subsection. These appraisals assist the City in its own purchase of acceptable water rights and are the basis for the Water Acquisition Fees levied by the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Ordinance is amended as written above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of June 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 5th day of June 2024

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

VOTING:

Katherine Ross	Yea___	Nay___
David Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Debra Ley	Yea___	Nay___

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

**ENOCH CITY WATER BOARD
NOTICE AND AGENDA
March 14, 2024 at 4:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT: Chairman Coby Zobell, Doug Grimshaw, Alan Miller, and Christopher Daughton

STAFF PRESENT: City Manager Dotson, City Employee Mindy Kropf, Public Works Director Hayden White

PUBLIC PRESENT: None

2. DISCUSS A WATER RIGHT REQUIREMENT ANALYSIS

City Manager Dotson spoke about the work he has done regarding the water usage in Settler's Square. There are problems that arise using that subdivision because the state requires a 5 year history to determine what water rights we can exact from development, whether a developer or just someone building a home. To follow the state code, we have to look at the water usage of the whole city over a 5 year period. There was a discussion about which data to look at to determine usage. City Manager Dotson shared a slide showing the history of 2018 and continued in detail. In 2023 we reported that 1,230 acre-feet were used that year for residential customers. Looking at 2022 data, we have gone down on our average usage. There was a discussion on the causes of the usage going down and how to raise more awareness. City Manager Dotson said it's the Water Board's decision to either send a recommendation to City Council with the current numbers, or get more information, and bring it back to the Water Board. There was a discussion whether they felt ready to send a recommendation. There was a discussion on the commercial buildings coming in and what to ask the developers to bring in regarding water. It was suggested to use meter readings from comparable Cedar City commercial buildings. City Manager Dotson advised that because of land use law, the numbers have to be written down. There was a question whether the state statute addressed commercial and industrial, City Manager Dotson said it just addresses the exaction of water and usage over a 5 year period, which is very broad. He would like to interpret more specifically to help landowners do what they want to do without hurting the city. There was a discussion on whether we could use a range and that becoming a liability on the city. Then it was suggested that the average per-user incorporates that range. There was a discussion about the average usage based on the 5 year history. There was a discussion about why we require what we do from developers, which includes a hair cut and water for parks.

Alan made a motion to send a recommendation to the City Council of 0.53 acre-feet or equivalent residence of culinary water, which equates to 0.88 acre-feet of agricultural water to be compliance with the state legislative code. Coby seconded and all voted in favor.