

**ENOCH CITY COUNCIL NOTICE AND AGENDA**

August 7, 2024 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83277729502>

**Meeting ID: 832 7772 9502**

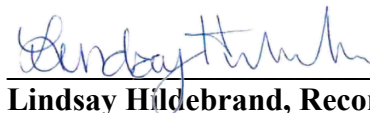
1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
  - a. **Pledge of Allegiance-**
  - b. **Invocation (2 min.)-Audience invited to participate-**
  - c. **Inspirational thought-**
  - d. **Approval of Agenda for August 7, 2024**
  - e. **Approval of Minutes for July 17, 2024-**
  - f. **Ratification of Expenditures-**
  - g. **Conflict of Interest Declaration for this agenda-**
2. **PUBLIC COMMENTS**
3. **PUBLIC HEARING FOR ANNEXATION OF PROPERTY OWNED BY TRENT GLEAVE; PARCELS D-0550-0003-0000 AND D-0550-0003-0001**
4. **CONSIDER ORDINANCE NO. 2024-08-07-A            AN ORDINANCE ANNEXING PROPERTY OWNED BY TRENT GLEAVE; PARCELS D-0550-0003-0000 AND D-0550-0003-0001 INTO THE CORPORATE BOUNDARIES OF ENOCH CITY**
5. **CONSIDER RESOLUTION NO. 2024-08-07-A            A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING WITH ENOCH CITY, CEDAR CITY, IRON COUNTY, AND THE CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT REGARDING THE USE OF THE CEDAR CITY REGIONAL WASTEWATER TREATMENT FACILITY**
6. **DISCUSS SOCCER STIPEND/STORAGE**
7. **SET A PUBLIC HEARING FOR DISPOSAL OF PROPERTY, PARCELS A-0938-0104-0000 and A-1014-0012-0000**
8. **CONSIDER ORDINANCE NO. 2024-08-07-B            AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 13.200.250 DOGS THAT DISTURB NEIGHBORHOOD AND 13.200.221 ANIMALS AT LARGE**
9. **DISCUSS OPERATION OF GOLF CARTS AND BICYCLES ON PUBLIC ROADWAYS**
10. **CONSIDER ORDINANCE NO. 2024-08-07-C            AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 12.1200 PLANNED UNIT DEVELOPMENT (PUD) – See Planning Commission Rec.**

11. **CONSIDER ORDINANCE NO. 2024-08-07-D AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY - See Planning Commission Rec.**
12. **CONSIDER ORDINANCE NO. 2024-08-07-E AN ORDINANCE TO AMEND ENOCH CITY SIGN ORDINANCES - See Planning Commission Rec.**
13. **CONSIDER RESOLUTION NO. 2024-08-07-B A RESOLUTION TO AMEND THE ENOCH CITY PERSONNEL POLICIES AND PROCEDURES MANUAL; SECTIONS IV - WORKER'S COMPENSATION AND SECTION VIII - SICK LEAVE AND FUNERAL LEAVE**
14. **CONSIDER THE ENOCH CITY STORMWATER IMPACT FEE ANALYSIS AND SET A PUBLIC HEARING**
15. **COUNCIL/STAFF REPORT**
16. **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.**
17. **ACTION FROM CLOSED MEETING-**
18. **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 08/02/2024.

 8/2/2024  
**Lindsay Hildebrand, Recorder** **Date**

**MINUTES**  
**ENOCH CITY COUNCIL**  
**July 17, 2024 at 6:00pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**Members present:**

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

**Staff present:**

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

**Public Present:** Emily Langston, Cathy Pace, Arlene Ball, Bryce Poulson, Mike Mestas, Chree Bohn, Delaine Finlay, B J, and Jonathan Wilson

**1. CALL TO ORDER OF REGULAR COUNCIL MEETING**

- a. **Pledge of Allegiance-** Given by Council Member Tingey
- 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 July 17, 2024 - A motion was made by Council Member Harris to approve the agenda. Council Member Ross seconded and all voted in favor.**
- e. **Approval of Minutes for June 19, 2024- A motion was made by Council Member Harris 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**

Chree Bohn was at the meeting to follow up on her ideas and concerns regarding Cottonwood Park. Council Member Stoor said our committee meeting was held last month at Cottonwood Park. There has been some discussion about adding playground equipment. City Manager Dotson said he had gotten a few quotes for some equipment. The smallest equipment quoted was made for 2 to 13-year-olds. That was \$34,700. A larger set was \$54,000. Chree said she would like to come to the Rec meeting tomorrow night. City Manager Dotson noted that it would be held at 6:30 in the Council Chambers. She requested that some of the trees be cut out and the landscaping be redone. Council Member Stoor said the State Arborist was there at the meeting last month and he said that the trees were wild. Chree stated that she appreciated the city's willingness to help and listen.

Delaine Finlay said she wanted to complain about Enoch's water. It used to taste the best but is now tasting like Cedar City's water. She understood that it is due to chlorinating. City Manager Dotson said it won't taste like that forever. The chlorine will do its work and the taste should improve.

Emily Langston stated that she lived in Legacy Estates. She had been thinking about starting a business and started looking at where to do that. She passes the old Enoch City Animal Shelter. She reached out to City Inspector Lynn Nelson and that building should be coming down. City Manager Dotson met with Hayden and Emily. She requested that the council consider leasing it or selling it to her. She would fix it up and make it something useful for Enoch City residents. She would like to put in a laundry mat. Council Member Harris said the official process should be putting it on the market and taking the best offer. She wondered how the process works. City Manager Dotson said we have to get an appraisal then it goes to public auction. Or, the council could choose a different method. It isn't defined. It has to be public, and fair so anyone that is interested can bid on it. Typically leasing to a non-profit is easier than a business. City Manager Dotson said he would be in touch.

Mike Mestas stated that he lived on Prospector Lane. His previous requests have been met. They closed 4200 N. to do a paving project, which was fantastic but they didn't complete it. He wondered why. There is a section that develops a pot-hole every winter. He requested to have the road finished. He also stated that he could hear trucks running over that portion of the road and it sounded like it was loosening up the pavement. Hayden said they paved only where they will be putting in a water pipe for now until the rest of the water line is in. Mike said the second request was regarding the speed issues on 4200. The first thing the police department did was put up the speed trailer. No one does 25 miles per hour there. He wondered if there was something that he could do to get the neighborhood together to slow people on that road like maybe add a speed bump. He asked what the procedure would be. City Manager Dotson said stop signs don't control speeding, typically what slows down speeding is narrow roads and sight obstructions off to the side of the road, such as trees and bushes. Sometimes we do dips which we can only do for drainage. We would have to go through an engineering process for that. For now, the police being on that road and enforcement is typically the most productive way. Mike said he sent an email to the police department and a couple of days later they put a patrol truck there. His wife observed a string of cars driving by and the officer took off after the last one. However, they only gave warnings. "The cops don't want to give a ticket to their neighbors" is the dialogue that he hears among his neighbors. There are a couple of cities in Davis County where he used to live that have speed bumps in the neighborhoods. He asked where he should go from here. City Manager Dotson said we don't have a solution because we can't guarantee that a speeder will be there any time an officer is there. Chief Ames noted that officers will typically only issue warnings for a first offense. He recognized that 4200 N. is a problem with speeding.

**3. CONSIDER RESOLUTION NO. 2024-07-17-A A RESOLUTION TO  
AMEND THE ENOCH CITY PERSONNEL POLICIES AND PROCEDURES  
MANUAL, ARTICLE XI BENEFITS**

Council Member Harris said we are amending the sick leave and funeral leave. City Manager Dotson said it needs to be updated to be in compliance with what we do. When an employee needs to go to a doctor's appointment or an appointment for their children, they can use their sick leave. However, they can't take the whole day off. Council Member Tingey asked how sick pay accrued. Ashley said we have some employees who aren't at 40 hours a week but get the benefits. The sick leave rolls over. City Manager Dotson said the sick leave is a benefit and not a property right.

City Manager Dotson also mentioned the second item in this portion of the agenda, which was the Juneteenth holiday. Enoch City employees took that day off on a Wednesday. However, the State took it off on the Monday before, so we had some challenges with everyone taking it off at different times. Council Member Ross said the state is considering changing that. It was hard to know what was going to be open on that Monday or Wednesday. Council Member Tingey noted

for the record that he was against sick leave at all. He didn't think it was a good concept and at the end of the year people use it and abuse it.

**Council Member Harris made a motion to approve Resolution No. 2024-07-17-A, a resolution to amend the Enoch City Personnel Policies and Procedures Manual, Article XI Benefits. Council Member Stoor seconded and a roll call vote was held as follows:**

**Council Member Ross: Yea**

**Mayor Pro-tem Stoor: Yea**

**Council Member Harris: Yea**

**Council Member Tingey: Yea**

**Council Member Ley: Absent**

**4. CONSIDER RESOLUTION NO. 2024-07-17-B A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE**

City Manager Dotson said we used to have a book for all subdivisions and different things. People would request a copy of the entire book. Now, everything is available online. We don't usually have anyone asking for copies and when we do, we need to charge them. We are adapting that in the fee schedule. The police department gets around 200-250 GRAMA requests per year. Typically, when the media request information it is relatively vague and it can take days to get that information together. We should look at increasing our fee for that GRAMA request fee. A flat fee makes more sense. Council Member Ross asked how we figure the cost per hour. Justin said you have to use the lowest reasonable person who can acquire that information at their hourly rate. He suggested adopting the state code and using that language. You take into account their benefits and their wage and it's at least \$20 per hour. City Manager Dotson said this fee amount hasn't changed since he has been working here. Council Member Tingey asked if we ever waive this fee. Chief Ames said we want to work with people. Bailey the access to our records, so even if someone else is capable of fulfilling the request, they don't have access. In domestic violence situations or if the requestor is a victim of a crime, we can waive the fee. Some agencies just charge the media no matter what. It depends on the circumstance. People will be very general in their requests and maybe don't know the scope of what they are asking for. For example, there are times when it takes hours of work to gather the information requested and the fee is about \$50. The requestor doesn't want to pay that much so they don't want the record. We try to clarify what they want and anticipate the cost for them. Justin read the state statute. Justin said he bills his clients by minutes. City Manager Dotson said that is a challenge because you may be sidetracked and it could take you more than one day. Council Member Harris suggested billing for a minimum of one hour. On the fee schedule, just post the state code. For example, "charged hourly of a lowest paid employee with the necessary skills and training to perform the request".

City Manager Dotson talked about the other portion of this proposed fee schedule amendment. There were staff members who wanted to update the language for our park use. He listed the proposed amendments. Council Member Tingey asked how the bathrooms worked in regard to the deposit. Ashley said we are trying to get auto locks and security cameras. Council Member Ross said how many times per year staff kept a bathroom deposit. The answer was we are always able to return the deposit.

**Council Member Harris made a motion to approve Resolution No. 2024-07-17-B, a resolution to amend the Enoch City Fee Schedule including the changes to GRAMA requests as noted and the formatting. Council Member Ross seconded and a roll call vote was held as follows:**

**Council Member Ross: Yea**

**Mayor Pro-tem Stoor: Yea**

**Council Member Harris: Yea**

**Council Member Tingey: Yea**

**Council Member Ley: Absent**

**5. CONSIDER THE STORM DRAINAGE IMPACT FEE ANALYSIS**

Brittney Darnell introduced herself. She works with Sunrise Engineering in conjunction with Chris Daughton and Joe Phillips who was on Zoom. Brittney presented the information and update to the Storm Water Master Plan from 2017. She explained the final numbers over a ten-year period with a 3% inflation. She showed projects eligible for impact fees related to new developments. Council Member Harris clarified that the smaller the lot the larger the fee. He wondered why. City Manager Dotson stated that it's a ratio based on how many are available in that zone over ten years of growth. She said the majority is R-1-11. Council Member Harris noted that single-family R-1-11 had \$6,020 storm drainage impact fees. Single-family R-1-18 was lower because of the run-off ratio. Mr. Phillips noted the rationale was that with smaller lots the ratio of hard scape to soft scape tends to be higher. He explained. Council Member Harris said our current impact fee is \$1,593. Council Member Ross said if you build a half-acre lot, then you double the fee shown. Council Member Stoor asked if we completed projects for storm drainage, such as across Highway 91. City Manager Dotson said Sunrise took all projects in the future needed to make our system work for a certain sized event and look at the projects that we could most likely complete in the next ten years. The whole impact analysis was for 20 years. Council Member Harris said he noticed that some of the projects mentioned curbs and gutters in older areas. City Manager Dotson said 17% of those projects are impact fee eligible. City Manager Dotson said we have to go through the process of noticing. Once it's adopted then there is a 90-day period before we can adopt it. City Manager Dotson said there is an aspect of getting a loan for some of the projects or we just do one or two at a time.

**6. CONSIDER ORDINANCE NO. 2024-07-17 AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 12.200.215 HEARING, PUBLICATION, AND NOTICE BEFORE AMENDMENT**

City Manager Dotson said the state code changed and it defines different methods of public noticing. We just want to refer to the state code. They have taken out publishing certain notices in the newspaper. Council Member Ross where we give notice. Lindsay stated that we give notice on the office on the cork board at the city offices, on the front window of the city office, on the door of the Enoch library, on the door of the animal shelter, on the Public Notice Website, and on the city website. These notices are for zone changes, ordinance amendments, etc. Annexations are still required to be noticed in a local newspaper.

**Council Member Harris made a motion to approve Ordinance No. 2024-07-17, an ordinance to amend Enoch City Ordinance 12.200-215 Hearing, Publication, and Notice Before Amendment. Council Member Ross seconded and a roll call vote was held as follows:**

**Council Member Ross: Yea**

**Mayor Pro-tem Stoor: Yea**

**Council Member Harris: Yea**

**Council Member Tingey: Yea**

**Council Member Ley: Absent**

**7. CONSIDER DISPOSAL METHOD OF CITY-OWNED PARCELS  
A-0938-0104-0000 and A-1014-0012-0000.**

Council Member Tingey said he owns the lot next to one of these parcels. He has no financial interest.

City Manager Dotson said these are the two properties that the city had acquired by a trade. We do have appraisals and there are two ways we dispose of them. One is through a public auction or bidding process and the other is to say so on public record in a meeting. He didn't think we would get the desired value in a public auction. The other option is to get bids as we do with other projects. The third is to list it with a real estate agent or list it ourselves. Council Member Stoor said if we go the route with a realtor and it's taking too long then we can decide to

change it. Council Member Harris suggested advertising them and just sell them ourselves. Justin suggested going into a closed session. They will have a closed meeting.

**8. CONSIDERATION FOR AND ADOPTION OF A PARAMETER RESOLUTION AUTHORIZING THE ISSUANCE OF SALES TAX REVENUE BONDS OF ENOCH CITY, IRON COUNTY, UTAH AND THE CALLING OF A PUBLIC HEARING TO RECEIVE INPUT WITH RESPECT TO THE ISSUANCE OF SUCH BONDS AND ANY POTENTIAL IMPACT TO THE PRIVATE SECTOR FROM THE CONSTRUCTION OF THE PROJECT.**

City Manager Dotson said this is in regard to the public safety building. He is our finance advisor for this project and represents Cruise and Associates.

Marcus said there are probably price adjustments. They have called CIB. Enoch City was approved for 1.46 million dollars at 2.5% for 30 years. They talked to Candice from CIB and she noted that if we need to come back for additional funds then they could probably get us on that scheduled September meeting. We may need to adjust the parameters resolution that they set last time. It was set for 2 million dollars. The coverage limit was 2.5 million dollars. To save time, they suggested adopting the parameters resolution now. This is an abundance of caution and gives more flexibility as we get ready for bids. Council Member Harris asked what the time frame was. City Manager Dotson said we are hoping to have the architecture done by the first of August but maybe the end. Council Member Tingey asked when we need the bids. Marcus maybe the week of August 22<sup>nd</sup>. The closer it gets to the September date the harder it will be to change it.

**Council Member Harris made a motion to adopt the Parameter Resolution for the Sales Tax Revenue Bonds of Enoch City, Iron County, Utah at 2.5 million dollars and set a public hearing for August 21, 2024 to discuss the public impact of said municipal bonds. Council Member Tingey seconded and all voted in favor.**

**9. CONSIDER ORDINANCE NO. 2024-07-17-A AN ORDINANCE ANNEXING PROPERTY OWNED BY ROBINSON FAMILY TRUST, PARCEL D-0570-0000-0000 INTO THE CORPORATE BOUNDARIES OF ENOCH CITY**

Lindsay Hildebrand noted that the Lt. Governor's Office emailed after submission and stated that this ordinance will need to go before the City Council as it was past the 60-day time frame.

**Council Member Harris made a motion to approve Ordinance No. 2024-07-17-A, an ordinance annexing property owned by Robinson Family Trust, parcel D-0570-0000-0000 into the corporate boundaries of Enoch City. Council Member Ross seconded and a roll call vote was held as follows:**

**Council Member Ross: Yea  
Council Member Harris: Yea  
Council Member Ley: Absent**

**Mayor Pro-tem Stoor: Yea  
Council Member Tingey: Yea**

**10. COUNCIL/STAFF REPORT**

Chief Ames:

- He reported that they have between 650 and 700 cases in the year. Council Member Ross asked about giving warnings on 4200. She asked if it would help deter speeders if they gave tickets. Chief Ames said it depends on the person who is speeding. Some people will change their behavior and others will keep speeding. Council Member Harris asked if the speeders are people who live on 4200. Chief Ames said it's a mix. Some are contractors or subcontractors. They have prioritized 4200 and get there when they can.

Hayden White:

- They started chlorinating the water. He has been getting calls about it.
- They poured the floor at Little Eden Well. The pump is scheduled to go in the next month.
- There are a lot of sewer tie-ins and water meters.
- The chlorination has made its way through the city, so they will start testing and will change the dosage rate to become more tolerable. We can go to 0.2 parts per million, which is a very low dose. If it doesn't help then we go to a 2 which is 2 million parts per gallon. We don't have the water to flush out 2 million gallons.

Ashley Horton:

- She has been finishing up end-of-year things. Reporting, the new budget year.
- We also scheduled our audit for about the end of August.

City Manager Dotson:

- We received a draft MOU to use the wastewater treatment facility for 30 years. It ended last month. They want to extend it. He sent it on for review. It includes some clauses for the effluent.
- He would like to get someone involved in conversations in the process of replacing sidewalks. We don't have a budget or policy but we could implement one. Some cities require the homeowner to replace the sidewalk in front of their home and some have a 50/50 agreement.

Lindsay Hildebrand:

- She is looking at moving business licensing online through MyCityInspector.

Council Member Ross:

- She reported on the 4<sup>th</sup> of July. It was smaller but the Planning Commission including Delaine, Leonard, and Andy, did a great job. Council Member Ley and Tingey were also there helping as well.
- In the Planning Commission, some public hearings are coming up.

Council Member Stoor:

- The Rec. Committee would like to come to a solution for playground equipment for Cottonwood Park. Ryan Johnson is the State Arborist and he gave some suggestions regarding the trees. Council Member Stoor suggested having him come back to do a pruning class and tree removal. He said those trees grew from a graph, which wasn't the original trees.

Council Member Harris:

- Thanked everyone who helped with the 4<sup>th</sup>. Council Member Ross commented on the kid's event. The dunk tank was a huge success.

Council Member Tingey:

- He attended a bunch of meetings. The school board is trying to get some money.
- He attends the Homeless Council meeting every month. They are always looking for grants from the state. Every time they present, the state wants numbers. So, he asked for help. Council Member Tingey volunteered for that.



**Council Member Harris made a motion to close the regularly scheduled meeting and go into a closed meeting for the purpose of buy sell or trade or real property, personal items, or pending litigation. Council Member Tingey seconded and a roll call vote was held as follows:**

**Council Member Ross: Yea  
Council Member Harris: Yea  
Council Member Ley: Absent**

**Mayor Pro-tem Stoor: Yea  
Council Member Tingey: Yea**

**11. CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.**

**12. ACTION FROM CLOSED MEETING-**

**Council Member Harris made a motion to instruct the city staff to proceed as discussed in the closed meeting for the disposition of the discussed property. Council Member Ross seconded and all voted in favor.**

**13. ADJOURN – Council Member Harris made a motion to adjourn. The motion was seconded and all voted in favor.**

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**Lindsay Hildebrand, Recorder**

**Date**

**WATSON  
ENGINEERING  
COMPANY, INC.**  
472 N 2150 W, Suite 7  
Cedar City, UT 84721  
Tel (435) 586-3004  
[www.wrecinc.com](http://www.wrecinc.com)



### BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 5/8 FROM THE SOUTHWEST CORNER PRODC-CITY MASS CAN TO THE SOUTHWEST CORNER OF HIGH EQUITY MASS "A" LOTS, SECTION 13, TOWNSHIP 35, SOUTH RANGE 11 WEST 1/4, T. 34N, R. 10W.

SACIT, LAM, PRESTON

COUNCILMAN: L. JACQUES, VICE-PRESIDENT AND CHAIRMAN OF THE CHESAPEAKE CITY PLANNING COMMISSION, THE CITY OF CHESAPEAKE, VIRGINIA

### ANNEXATION: BOUNDARY LEGAL DESCRIPTION

[illegible]

**CERTIFICATE OF ACCEPTANCE**

I, MAYOR ENOCH L. DODD, DO HEREBY CERTIFY THAT \$195 SALARY AND \$1000 BONUS HAS BEEN APPROVED BY THE CITY COUNCIL, AND IS HEREBY ORDERED PAID FOR RECORD IN THE OFFICE OF THE

COUNTY SURVEYOR APPROVAL

I, \_\_\_\_\_, HON. COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS CLAIM  
 INFORMATION WAS EXAMINED AND ACCEPTED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CITY ATTORNEY APPROVAL**

I, \_\_\_\_\_ ATTORNEY FOR BROOKLYN CITY DO HEREBY CERTIFY THAT THIS GUARANTEE OF FIDELITY AND DISCRETION WAS EXAMINED AND IS FULLY IN ACCORDANCE WITH THE CITY CHARTER.

IRON COUNTY RECORDER CERTIFICATE

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
 GRADE \_\_\_\_\_

## ANNEX

**GLEAVE ANNEXATION**

PRELIMINARY  
FOR REVIEW

ACCEPTED BY  
C. A. SWASEY

EDITED BY  
T. G. WATSON

DATE  
April 16, 2024

SCALE  
SCALE 1

## ANNEX



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**ENOCH CITY COUNCIL MEMORANDUM**

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** CITY MANAGER ROB DOTSON  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** MOU- CEDAR CITY WASTEWATER

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In 1994 and 2004, Enoch City and Iron County agreed to jointly use the Cedar City Wastewater Treatment Facility (CCWWTF) for a 30-year period. Included in these agreements, Enoch City is billed for the effluent treatment based upon the percentage of effluent treated as measured through a meter.

Additionally, the parties will be responsible for the costs associated with upgrades or replacement.

The MOU before you is a renewal of the previous agreements for an additional 30-year period with additional terms defining the treatment of effluent from “Type II” to “Type I”. This is not an “upgrade” to the current plant as defined in the previous agreements. It is an “expansion” of the service already provided.

If Enoch City Council agrees to the provisions of this MOU, Enoch City will “financially contribute toward the construction costs associated with the filter building upgrade in proportion to the amount of wastewater they contribute to the CCRWTF.” Projected cost is \$6,600,000. Enoch City typically pays 10% of the treatment costs and would be committing to approximately \$660,000 to the upgrade.

Enoch City will also be committing to creating a storage facility for winter water and “The amount of type 1 effluent each community may use will be based on the amount of wastewater contributed by each entity to the CCRWTF, and each community’s ability to transport and use the effluent.”. (Piping to users)

## **MEMORANDUM OF UNDERSTANDING**

This memorandum of understanding is entered into between Cedar City Corporation, a Utah political subdivision and municipal corporation, hereinafter referred to as Cedar; Enoch City Corporation, a Utah political subdivision and municipal corporation, hereinafter referred to as Enoch; Iron County, a political subdivision of the State of Utah, hereinafter referred to as County; and the Central Iron County Water Conservancy District a Utah Special District, hereinafter referred to as District. Collectively referred to as parties.

### **SCOPE**

The parties to this memorandum of understanding seek to set out broad parameters of a future agreement. This document is not intended to bind the parties to a contract. This document is intended to set forth terms of a possible future agreement so that each political body can begin their individual budget and political processes to facilitate a possible future agreement.

### **RECITALS**

**WHEREAS**, Cedar constructed the Cedar City Regional Wastewater Treatment Facility (CCRWTF) in the mid 1990's; and

**WHEREAS**, on or about June 27, 1994, Cedar, Enoch, and County entered into an agreement to jointly use the CCRWTF. This agreement was amended on or about January 29, 2004, and currently there is a draft proposal circulating to extend the agreement for another thirty (30) years.

**WHEREAS**, the 1994 agreement and the 2004 amendment contain provisions dealing with responsibilities of Cedar, Enoch, and County should the CCRWTF require a capacity upgrade, or a total rebuild. In such case paragraph 6.5 of the 2004 amendment states, "at the time determined necessary by the communities to upgrade the capacity of the facility or to replace the facility, each community that chooses to continue to use the facility shall pay its share of the capital costs or facility replacement costs as defined by this agreement. Each community's share of the capital costs and facility replacement costs shall be in the same proportion of that community's required capacity to the total required capacity of the facility at the time of the capacity upgrade or facility replacement".

**WHEREAS**, the 1994 agreement and 2004 amendment do not directly address the issue of capital costs associated with a plant upgrade outside of an upgrade to increase capacity or a re-build.

**WHEREAS**, the 1994 agreement and 2004 amendment state, "All facility by-product shall be used to the benefit of all Communities".

**WHEREAS**, the CCRWTF processes wastewater contributed to it by residential uses, commercial uses, and industrial uses located in Cedar, Enoch, and County. The by-product (hereinafter referred to as "effluent") produced by the CCRWTF is currently classified as type 2 effluent by the State of Utah Division of Water Quality. Type 2 effluent is not permitted to be used in areas that will likely come into prolonged human contact. Currently the type 2 effluent is land applied to raise crops and graze livestock.

**WHEREAS**, the water rights in the Cedar Valley aquifer are currently subject to a groundwater management plan administered by the State of Utah Division of Water Rights. The groundwater management plan will curtail the use of water rights over time so that less than ½ of the current water rights issued by the State will be allowed to be used.

**WHEREAS**, Cedar, Enoch, County, and District are all impacted to one extent or another by the groundwater management plan and are looking for ways to better use the area's limited water resources.

**WHEREAS**, County does not supply water to its residents, County residents are generally served by District.

**WHEREAS**, Cedar, Enoch, and District all serve customers with outdoor watering needs, each maintain and operate its own system with unique operational requirements and challenges.

**WHEREAS**, on average, the CCRWTF produces over three million (3,000,000) gallons of effluent per day.

**WHEREAS**, technology exists to clean the effluent so that the State of Utah would classify it as type 1 effluent. This would allow use of the effluent in areas that are prone to prolonged human contact and permit use of the effluent to irrigate turf and landscape in an urban/municipal setting.

**WHEREAS**, to upgrade the CCRWTF so it produces type 1 effluent it is proposed to install a pile cloth filtration system. This is a filtration system that is used in other wastewater facilities around the state and has been proven to produce type 1 effluent.

**NOW THEREFORE**, the parties to this memorandum of understanding wish to begin the budgetary and political processes necessary to jointly fund the treatment expansion of the CCRWTF and to better define the use of the effluent.

#### **1. CCRWTF EXAPNSION.**

- A. Cedar has hired AE2S to design the necessary upgrades to the CCRWTF in order to accommodate inclusion of the pile cloth filtration system. AE2S has also been retained to engineer such plans and documents as are necessary so that the State of Utah's appropriate regulatory agencies will approve the use of type 1 effluent in areas where the water will likely come into human contact.
- B. Cedar has secured one million three hundred and fifty-four thousand dollars (\$1,354,000) in grant money from the State of Utah in order to offset costs associated with the filtration upgrade.
- C. Current engineering estimates from AE2S have the total project cost at six million six hundred thousand dollars (\$6,600,000). This is the current engineering estimate, bid costs and actual construction costs may vary.
- D. The preliminary design for the facility upgrades includes the following:
  - a. A building to house the new filtration system.
  - b. The piping necessary to move water from the CCRWTF to the new filtration building and the piping necessary to move water out of the new filtration building.
  - c. Supplemental chlorination facilities located within the filtration building.

- d. Appropriate mechanical, computer monitoring and control equipment, electrical, and plumbing for the filtration building.
- e. Appropriate site and civil improvements necessary to facilitate the construction and use of the filtration building.

## **2. PROPOSED FUTURE EFFLUENT USE.**

- a. Once the effluent is treated to type 1 the State of Utah will allow its use in areas where it will likely come into human contact. This would allow secondary irrigation use of the effluent within populated areas. Irrigation of parks, school properties, Southern Utah University property, and other such properties as each secondary irrigation system may reach.
- b. Use of the effluent for secondary irrigation will relieve a burden on the local aquifer and benefit overall water conservation efforts the parties have undertaken considering the groundwater management plan and the arid local conditions.
- c. The construction of the filtration building, and systems is the first step in the process. To maximize the use of the effluent the parties will need to construct pump and transmission facilities to move the effluent south and possible localized or group storage facilities.

## **3. PROPOSED BASIS FOR AGREEMENT.**

- a. Cedar, Enoch, and County will financially contribute toward the construction costs associated with the filter building upgrade in proportion to the amount of wastewater they contribute to the CCRWTF. This amount will be established the same way it is established by the 1994 agreement and the 2004 amendment. County's financial contribution may be paid by District.
- b. Once the filter building is complete, the parties will work toward engineering and designing a storage facility for the winter water, and the facilities necessary to transmit the type 1 effluent south so that each community will be able to put its proportional share of the effluent into secondary irrigation systems benefiting their areas. The amount of type 1 effluent each community may use will be based on the amount of wastewater contributed by each entity to the CCRWTF, and each community's ability to transport and use the effluent.
- c. The current proposal only contemplates a future contract for the funding of the filter building, filter, and associated improvements. The parties also seek to agree to cooperate on the funding and implementation of such future projects as may be necessary to efficiently use type 1 effluent in secondary irrigation applications.

Remainder of page intentionally left blank

Cedar City's Signature.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Garth O. Green, Mayor

[seal]

Attest:

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Renon Savage Recorder

Enoch's Signature.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Geoffery Chesnut, Mayor

[seal]

Attest:

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Lindsay Hildebrand  
City Recorder

Iron County's signature.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Mike Bleak, Commission Chair

[Seal]

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Jon Whittaker, Iron County Clerk

Central Iron County Water Conservancy District's signature.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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David Harris, Chairman

[seal]  
Attest

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Terry Hartley  
Secretary



**ENOCH CITY CORPORATION  
RESOLUTION NO. 2024-08-07-B**

**A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING WITH  
ENOCH CITY, CEDAR CITY, IRON COUNTY, AND THE CENTRAL IRON COUNTY  
WATER CONSERVANCY DISTRICT REGARDING THE USE OF THE CEDAR CITY  
REGIONAL WASTEWATER TREATMENT FACILITY**

**WHEREAS**, the MOU sets forth the broad parameters of a future agreement concerning the Cedar City Regional Wastewater Treatment Facility (hereinafter referred to as "CCRWTF"); and

**WHEREAS**, the CCRWTF was constructed by Cedar City in the mid-1990s, and Cedar City, Enoch City, and Iron County entered into an interlocal agreement to use the CCRWTF on or about June 27, 1994, which was amended on or about January 29, 2004; and

**WHEREAS**, the current draft proposal seeks to extend the agreement for another thirty (30) years;

**NOW THEREFORE**, Cedar City, Iron County, the Central Iron County Water Conservancy District and Enoch City enter this memorandum of understanding to facilitate the purposes outlined in the Cedar City Wastewater Treatment Facility MOU. This MOU was approved by the Enoch City Council on August 7, 2024.

**ENOCH CITY CORPORATION**

\_\_\_\_\_  
Geoffrey L. Chesnut, Mayor

**ATTEST:**

\_\_\_\_\_  
Lindsay Hildebrand, City Recorder

**VOTING:**

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

**SEAL:**

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## ENOCH CITY COUNCIL MEMORANDUM

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** POLICE CHIEF AMES  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** DISCUSSION – SOCCER STIPEND/STORAGE

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### Overview

The Enoch Soccer Board wants to purchase a cargo storage container and trailer. The money is available in the soccer program, but they want to purchase these differently.

They request a larger stipend for the 3 board members to purchase these items for approximately \$6,000. Then they will own & store them on their private property and be able to use them for Enoch Soccer and their other non-Enoch programs (Lacrosse, etc.). They initially requested a place to put the cargo storage container at the soccer field and we leveled it and laid gravel.

**Enoch City**  
**Standard Financial Report**  
**10 General Fund - 07/01/2024 to 07/25/2024**  
**8.33% of the fiscal year has expired**

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
<b>Charges for Services</b>					
34100 ZONING & SUBDIVISION FEES	1,189,937.86	382.50	382.50	70,000.00	70,000.00
34200 STREET IMPROVEMENT FEES	0.00	0.00	0.00	4,500.00	4,500.00
34300 STREET PAVING	1,105.00	0.00	0.00	800.00	800.00
34400 CEMETERY LOT SALES	15,850.00	0.00	0.00	10,000.00	10,000.00
34500 GRAVE OPENINGS	2,612.50	200.00	200.00	3,000.00	3,000.00
34550 DISPATCH FEE	43,213.32	2.58	2.58	40,000.00	40,000.00
34560 CONVENIENCE FEE	1,617.00	132.00	132.00	1,400.00	1,400.00
34565 ONLINE CREDIT CARD FEE	518.33	36.73	36.73	0.00	0.00
34600 POLICE DEPARTMENT FEES	1,165.87	70.00	70.00	2,000.00	2,000.00
34650 RESTITUTION COLLECTED	0.00	0.00	0.00	500.00	500.00
34700 RECREATION FEES	11,233.00	0.00	0.00	7,000.00	7,000.00
34750 SOCCER FEES	25,261.38	30.00	30.00	15,000.00	15,000.00
34800 ANIMAL SHELTER FEES	5,126.96	300.00	300.00	8,000.00	8,000.00
34900 SHELTER DONATIONS-MISC	5,160.20	150.00	150.00	15,000.00	15,000.00
<b>Total Charges for Services</b>	<b>1,302,801.42</b>	<b>1,303.81</b>	<b>1,303.81</b>	<b>177,200.00</b>	<b>177,200.00</b>

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**ENOCH CITY COUNCIL MEMORANDUM**

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** MANAGER ROB DOTSON  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** REAL PROPERTY DISPOSAL PUBLIC NOTICE

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As required in Utah Code 10-8-2(4)\*, a municipality must have a noticed public hearing to dispose of real property. The parcels traded with Enoch City are listed for sale per the agreement finalized with the previous landowners. The public hearing was noticed as required and the disposition of the properties will come in the future.

\* (4) (a) Before a municipality may dispose of a significant parcel of real property, the municipality shall:

(i) provide notice of the proposed disposition for the municipality, as a class A notice under Section 63G-30-102, for at least 14 days before the opportunity for public comment under Subsection (4)(a)(ii); and

(ii) allow an opportunity for public comment on the proposed disposition.

(b) Each municipality shall, by ordinance, define what constitutes a significant parcel of real property for purposes of Subsection (4)(a).

## **Notice of Sale of Real Property**

Enoch City hereby notices two parcels for disposition.

- Parcel A-0938-0104-0000, located at 4791 N. 150 W., Enoch UT
- Parcel A-1014-0012-0000, located at 4938 N. Old Hwy. 91, Enoch UT

The public will have the opportunity for public comment on the proposed disposition at the next City Council meeting. The meeting is scheduled to be held on August 7<sup>th</sup> 2024 at 6:00 pm at the Enoch City Office, 900 E. Midvalley Road, Enoch UT 84721.

For more information contact the City Recorder at 435-586-1119 or see the City website at <http://www.cityofenoch.org/ordinancespublic-notice.html>

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**ENOCH CITY COUNCIL MEMORANDUM**

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** MANAGER ROB DOTSON  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** ANIMAL DISTURBANCES AND AT LARGE

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Current Enoch City ordinance 13.200.250 generalizes the disturbance caused by a dog and defines the violation as a Class “C” misdemeanor. By the subjective provisions of this ordinance, ANY noise caused by a dog is enforceable. By their nature, dogs bark. By clarifying a time period of continuously barking, the potential harm to neighboring property owners is realistic with the nature of dogs.

Related to the previous requested modification, 13.200.221 removes the generally unrealistic and rare place of an animal at large and defines the responsibility of the custodian of an animal. Furthermore, the amendment places the violation in the realm of “public nuisance”, where the enforcement proceedings are located.

### **13.200.250 DOGS THAT DISTURB NEIGHBORHOOD**

No person, persons, firm, or corporation shall own, keep, or harbor any dog which by loud, continued, or frequent barking, howling, yelping, or by noxious or offensive odors shall annoy, disturb, or endanger the health and welfare of any person or neighborhood.

An animal control officer may cite the owner of a dog which is barking excessively and continuously for a period of ten (10) minutes at any time of day or night. Provided, however, that animal shall not be in violation if a person or other animal is trespassing or threatening to trespass, or if the animal is teased or provoked.

A violation of this section shall be a class C misdemeanor and such is hereby declared to be a nuisance, and each day a violation is permitted to exist or continue shall constitute a separate offense. Any person violating, causing or permitting violation of any provision of this part shall be issued warnings and/or penalties as follows: First violation will result in a written warning. Second violation will be classified as an "infraction" and punishable as such. A third violation shall be classified as a class C misdemeanor for a 2nd or subsequent offense within one year of a prior conviction. This section shall not apply to the municipal dog pound, animal shelter, veterinary hospitals, or medical laboratories.

### **13.200.221 ANIMALS AT LARGE**

~~No cattle, horses, mules, sheep, goats, or swine shall be allowed to run at large or to be herded, picketed, or staked out upon any street, sidewalk, or other public place within the limits of this municipality, and all such animals so found may be impounded.~~

No person shall fail to exercise proper care and control of animals within their custody to prevent them from becoming a public nuisance. Any animal who engages in the following conduct is declared a public nuisance:

- A. Excessive, continuous, or untimely barking as described in 13.200.250;
- B. Molesting a passerby;
- C. Chasing vehicles;
- D. Habitually attacking or destroying other domestic animals;
- E. Trespassing upon public or private property.

Nothing herein contained shall be so construed as to prevent any person from driving cows, horses, mules or other animals from outside municipal limits to any enclosure within the municipal limits or from any enclosure in the municipality to a place outside the municipality or from one enclosure to another within limits of the municipality.

**ENOCH CITY CORPORATION  
ORDINANCE NO. 2024-08-07-B**

**AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 13.200.250 DOGS THAT DISTURB  
NEIGHBORHOOD AND ORDINANCE 13.200.221 ANIMALS AT LARGE**

**WHEREAS**, current Enoch City ordinance 13.200.250 generalizes the disturbance caused by a dog and defines the violation as a Class “C” misdemeanor; and

**WHEREAS**, by the subjective provisions of this ordinance, ANY noise caused by a dog is enforceable. By their nature, dogs bark; and

**WHEREAS**, by clarifying a time period of continuous barking, the potential harm to neighboring property owners is realistic with the nature of dogs; and

**WHEREAS**, modification to Enoch City ordinance 13.200.221 removes the generally unrealistic and rare place of an animal at large and defines the responsibility of the custodian of an animal; and

**WHEREAS**, the amendment places the violation in the realm of “public nuisance”, where the enforcement proceedings are located; and

**WHEREAS**, the Enoch City Council has held further discussion of the language and now proposes it be approved as follows:

**13.200.250 DOGS THAT DISTURB NEIGHBORHOOD**

No person, persons, firm, or corporation shall own, keep, or harbor any dog which by loud, continued, or frequent barking, howling, yelping, or by noxious or offensive odors shall annoy, disturb, or endanger the health and welfare of any person or neighborhood.

An animal control officer may cite the owner of a dog that is barking excessively and continuously for a period of ten (10) minutes at any time of day or night. Provided, however, that the animal shall not be in violation if a person or other animal is trespassing or threatening to trespass, or if the animal is teased or provoked.

Any person violating, causing or permitting violation of any provision of this part shall be issued warnings and/or penalties as follows: First violation will result in a written warning. A second violation will be classified as an “infraction” and punishable as such. A third violation shall be classified as a class C misdemeanor for a 2nd or subsequent offense within one year of a prior conviction This section shall not apply to the municipal animal shelter or medical laboratories.

**13.200.221 ANIMALS AT LARGE**

No person shall fail to exercise proper care and control of animals within their custody to prevent them from becoming a public nuisance. Any animal who engages in the following conduct is declared a public nuisance:

- A. Excessive, continuous, or untimely barking as described in 13.200.250;
- B. Molesting a passerby;
- C. Chasing vehicles;

- D. Habitually attacking or destroying other domestic animals;
- E. Trespassing upon public or private property.

Nothing herein contained shall be so construed as to prevent any person from driving cows, horses, mules or other animals from outside municipal limits to any enclosure within the municipal limits or from any enclosure in the municipality to a place outside the municipality or from one enclosure to another within limits of the municipality.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of Enoch City that Enoch City ordinances 13.200.250 Dogs That Disturb Neighborhood and 13.200.221 Animals At Large is amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 7th day of August 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

**DATED this 7th day of August 2024**

**ENOCH CITY CORPORATION**

\_\_\_\_\_  
Geoffrey L. Chesnut, Mayor

**VOTING:**

Katherine Ross  
David Harris  
Shawn Stoor  
Bob Tingey  
Debra Ley

Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lindsay Hildebrand, City Recorder

**SEAL:**



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## ENOCH CITY COUNCIL MEMORANDUM

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** POLICE CHIEF AMES  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** DISCUSSION – GOLF CARTS, ETC.

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### Overview

A resident has raised concerns about golf carts being driven on public roads within the city limits of Enoch. This memo outlines the complaint and provides a summary of the relevant Utah State Codes regarding the operation of golf carts and bicycles on public roadways.

### Resident Complaint

The complaint highlights the following issues:

1. Golf carts are being operated on public roads, potentially causing safety hazards.
2. The resident is concerned about the legality and regulation of these vehicles on city streets.
3. There are specific incidents where golf carts were seen being driven at night without proper lighting.

### Summary of Relevant Utah State Codes

#### **41-6a-1510: Golf Carts – Operation on Highways – Registration, Licensing Requirements, Titling, and Taxes (Effective 5/12/2020)**

1. **Municipal Authority:**
  - Municipalities may allow golf carts on specified highways within their jurisdiction by ordinance.
  - Operation on highways is only permitted if authorized by the municipality.
  - Municipalities must provide parameters for safe operation, including specific highways, eligible operators, and operational hours.
2. **Rights and Provisions:**
  - Operators of golf carts have the same rights and responsibilities as other vehicle operators, subject to Subsection (4).
3. **Exemptions:**
  - Golf carts are exempt from:
    - Titling, odometer statement, vehicle identification, license plates, and registration.
    - County motor vehicle emissions inspection and maintenance programs.
    - Motor vehicle insurance.

- Driver licensing.
  - Uniform statewide fee.
4. **Traffic Rules Compliance:**
    - Golf carts must comply with bicycle traffic rules, except as specified in Subsections 41-6a-526(2) and (3).

**41-6a-1105: Operation of Bicycle or Moped on and Use of Roadway – Duties, Prohibitions (Effective 5/5/2021)**

1. **Riding Position:**
  - Bicycles or mopeds must ride as close as practicable to the right-hand edge, except in specific circumstances like overtaking, making a left turn, or avoiding hazards.
2. **Direction of Traffic:**
  - Must operate in the direction of traffic.
3. **Riding Abreast:**
  - Bicycles may ride two abreast only if it does not impede traffic and is within a single lane.
4. **Use of Bicycle Paths:**
  - If a path is provided adjacent to a roadway, riders may be directed to use it.
5. **Stop Sign Compliance:**
  - Bicycles can proceed through a stop sign without stopping if they slow to a reasonable speed and yield to pedestrians and other traffic, unless at a railroad crossing.

**Recommendations**

1. **Review and Ordinance Development:**
  - Consider developing or revising an ordinance to regulate the use of golf carts on city streets, ensuring it aligns with state regulations and addresses safety concerns.
2. **Public Awareness Campaign:**
  - Launch a campaign to inform residents about the legal requirements and safety measures for operating golf carts on public roads.
3. **Enforcement:**
  - Increase enforcement of existing traffic laws pertaining to the use of golf carts and bicycles to ensure compliance and enhance public safety.

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**Conclusion**

Addressing the resident's complaint requires a careful review of current regulations and potentially implementing new ordinances and enforcement strategies. This will help ensure the safe and lawful operation of golf carts and bicycles on the streets of Enoch.

**Attachments:** Full text of Utah State Codes 41-6a-1510 and 41-6a-1105.

***Effective 5/12/2020***

**41-6a-1510 Golf carts -- Operation on highways -- Registration, licensing requirements, titling, and taxes.**

- (1)
  - (a) In accordance with this section and Section 10-8-30, a municipality may, by ordinance, allow a person to operate a golf cart on specified highways under the jurisdiction of the municipality.
  - (b) A person may not operate a golf cart on a highway unless authorized by the municipality in which the highway is located.
  - (c) If a municipality allows the operation of a golf cart on a highway in the municipality's jurisdiction, the municipality shall provide sufficient parameters regarding the operation of a golf cart on a highway to ensure public safety, including specifying:
    - (i) on which highways a person may operate a golf cart;
    - (ii) who may operate a golf cart on a highway; and
    - (iii) hours during which a golf cart may operate on a highway.
- (2) Subject to Subsection (4), a person operating a golf cart has all the rights and is subject to the provisions of this chapter applicable to the operator of any other vehicle.
- (3) A golf cart is exempt from the requirements of:
  - (a) titling, odometer statement, vehicle identification, license plates, and registration under Title 41, Chapter 1a, Motor Vehicle Act;
  - (b) the county motor vehicle emissions inspection and maintenance programs under Section 41-6a-1642;
  - (c) motor vehicle insurance under Title 41, Chapter 12a, Financial Responsibility of Motor Vehicle Owners and Operators Act;
  - (d) driver licensing under Title 53, Chapter 3, Uniform Driver License Act; and
  - (e) the uniform statewide fee described in Section 59-2-405.2.
- (4) Except as described in Subsections 41-6a-526(2) and (3), a golf cart shall comply with the same requirements as a bicycle for traffic rules under Title 41, Chapter 6a, Traffic Code.

Enacted by Chapter 84, 2020 General Session

***Effective 5/5/2021***

**41-6a-1105 Operation of bicycle or moped on and use of roadway -- Duties, prohibitions.**

- (1) A person operating a bicycle or a moped on a roadway at less than the normal speed of traffic at the time and place and under the conditions then existing shall ride as near as practicable to the right-hand edge of the roadway except when:
  - (a) overtaking and passing another bicycle or vehicle proceeding in the same direction;
  - (b) preparing to make a left turn at an intersection or into a private road or driveway;
  - (c) traveling straight through an intersection that has a right-turn only lane that is in conflict with the straight through movement; or
  - (d) reasonably necessary to avoid conditions that make it unsafe to continue along the right-hand edge of the roadway including:
    - (i) fixed or moving objects;
    - (ii) parked or moving vehicles;
    - (iii) bicycles;
    - (iv) pedestrians;
    - (v) animals;
    - (vi) surface hazards; or
    - (vii) a lane that is too narrow for a bicycle and a vehicle to travel safely side by side within the lane.
- (2) A person operating a bicycle or moped on a highway shall operate in the designated direction of traffic.
- (3)
  - (a) A person riding a bicycle or moped on a roadway may not ride more than two abreast with another person except on paths or parts of roadways set aside for the exclusive use of bicycles.
  - (b) If allowed under Subsection (3)(a), a person riding two abreast with another person may not impede the normal and reasonable movement of traffic and shall ride within a single lane.

(4) If a usable path for bicycles has been provided adjacent to a roadway, a bicycle rider may be directed by a traffic-control device to use the path and not the roadway.

(5)

(a) As used in this Subsection (5), “immediate hazard” means a vehicle approaching an intersection at a proximity and rate of speed sufficient to indicate to a reasonable person that there is a danger of collision or accident.

(b) Except as provided in Subsection (6), an individual operating a bicycle approaching a stop sign may proceed through the intersection without stopping at the stop sign if:

(i) the individual slows to a reasonable speed; and

(ii) yields the right-of-way to:

(A) any pedestrian within the intersection or an adjacent crosswalk;

(B) other traffic within the intersection; and

(C) oncoming traffic that poses an immediate hazard during the time the individual is traveling through the intersection.

(6) Subsection (5)(b) does not apply to an intersection with an active railroad grade crossing as defined in Section 41-6a-1005.

Amended by Chapter 119, 2021 General Session

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**ENOCH CITY COUNCIL MEMORANDUM**

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** MANAGER ROB DOTSON  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** AMENDMENTS TO 12.1200 PLANNED UNIT DEVELOPMENT (PUD)

---



In 2023, the Nelson Farm of just over 150 acres and bordering the west side of Utah State Road 130, was approved by the Enoch City Council as a Master Community Plan with a Development Agreement. The roads were dedicated and water rights were deeded to Enoch City. After this was completed, the landowners have been working with various interested parties to develop the land

During a meeting in which all stakeholders in a project attempt to resolve conflicts and map solutions, the landowner and potential developer observed that a few regulations defined in Enoch City Ordinance 12.1200 Planned Unit Development would need to be amended to allow their vision to be realized.

These include:

- 12.1200.1203 Procedure: Amendment to comply with Utah State Code 10-9a-6 Subdivisions
- 12.1200.1204 Removed "Detached" throughout when referring to single-family dwellings. Twin and Townhouse units as unit owned and not apartments (multi-family) owned by single entity.
- 12.1200.1204 (C): The City Council can approve variations
- 12.1200.1204 (D): Add "Twin and Townhouse Units" to "Permitted Uses"
- 12.1200.1204 (F): Density clarified to project zoning density
- 12.1200.1204 (G): Minimum Lot Size amended to setbacks and International Fire Code
- 12.1200.1204 (L) Front Setbacks amended
- 12.1200.1204 (M) Utility service amended to serve the lot.
- 12.1200.1204 (P) Added "sidewalks" to landscaping exception.
- 12.1200.1204 (Q) Parking for non-residential added
- 12.1200.1204 (R) Amended requirements for minimum street width (12') and private streets
- 12.1200.1204 (I) Added allowance for alternate design characteristics that prioritizes safety and comfort. Administrative review and approval.
- 12.1200.1205. MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.
- (O). Fences. Amended to 6-foot standard
- (Q). Parking. Driveway parking length amended from 22' to 18'

## **CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD)**

Section 12.1200.1201 PURPOSE

Section 12.1200.1201 PERMITTED USES

Section 12.1200.1203 PROCEDURE

Section 12.1200.1204 DEVELOPMENT STANDARDS AND REQUIREMENTS

Section 12.1200.1205 MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS

**12.1200.1201. PURPOSE.** The purpose of the Planned Unit Development (PUD) is to encourage better planning of cohesive communities, to allow for more flexible and balanced development of mixed uses and densities, with more attention to placement of open spaces and commercial or industrial amenities among and around the clustered residential units. The purpose of the Planned Unit Development (PUD) is to create more attractive, desirable, and convenient neighborhoods.

### **12.1200.1202. PERMITTED USES.**

**A.** A PUD is allowed in residential and commercial and industrial zones, upon the showing of a more thorough Master Plan of a larger area and in harmony with this Ordinance.

**B.** A PUD may include, cluster subdivisions, planned residential, commercial and industrial developments, and combinations of housing types and densities including detached, single-family housing and multi-family housing units, such as apartments, townhomes, condominiums, and other multi-unit dwelling.

**C.** A PUD is an overlay on an existing residential or commercial zone, approved by the City Council, supplementing and imposing the provisions of this Section upon the underlying zone. In the event the provisions of this Ordinance conflict with the provisions of the underlying zone, the provisions of this Ordinance shall govern.

**12.1200.1203. PROCEDURE.** The following is the procedure for PUD approval:

### **Master Plan Approval**

**Step 1.** Deliver a detailed conceptually designed, Proposed Master Community Plan to City Staff, addressing general development requirements, including zoning, subdivision, streets, parks, drainage, and other such elements.

**Step 2.** Present the Master Community Plan to the Planning Commission for review and Approval.

**Step 3.** Present the Master Community Plan to the City Council for Review and Approval. Upon City Council approval, the Developer shall have vested rights in the proposed Master Community Plan to proceed and present portions or phases as Preliminary Plats and then Final Plats. The Master Plan, or any portion thereof, may be amended by City Council, in connection with any Preliminary or Final Plat, upon a simple showing that the Amendments meet or exceed all requirements of this Ordinance.

### **Preliminary Plat Approval**

**Step 1. Review of General Development Standards.** A Developer wishing to develop a PUD within Enoch City shall secure and review such information pertaining to the City's ordinances regarding streets, parks, drainage, zoning, subdivision of land, and other Master Plan requirements affecting the land.

**Step 2. File Planning Commission Application and Fees.** The filing fee as required by the adopted fee schedule shall be submitted with the Planning Commission Subdivision Application.

**Step 3. File Preliminary Plat.** The Developer shall prepare a Preliminary Plat of the PUD and present the same to the City Staff. The Preliminary Plat shall be drawn to a scale not smaller than 60 feet to the inch. The Developer shall submit seven (7) hard copies on 11"x7" paper and one by email in .pdf format. Each sheet of the Plat shall contain the scale of the drawing, the sheet number and an arrow indicating north. The Preliminary Plat shall also contain the following information:

1. The Master Plan, previously approved by City Council in connection with a Development Agreement, Annexation, or solely as a Master Community Plan
2. The proposed name of the development;
3. Where the submitted plan covers only a part of the development's tract, or Master Community Plan, or is part of a larger vacant area, a plan showing the location of the development as it forms part of a larger tract and a sketch of the prospective street system of the remaining area shall be submitted;
4. A vicinity map containing sufficient information to accurately locate the property shown on the plat map;
5. The names and addresses of the owner(s), the Developer, and the Developer's engineer or surveyor;
6. The boundary lines of the tract to be developed;
7. The lot dimensions and square footage of each lot;
8. Existing Improvements, including curbs, gutters, sidewalks, streets, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants, parks, playgrounds, and other open spaces and facilities within the tract or within 200 feet of the proposed PUD and the location, width, and dimensions of all such existing improvements;
9. Proposed Public Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts and fire hydrants, parks, playgrounds, and other open spaces and facilities, all as applicable, and the location, width, and dimensions of all such improvements proposed to be dedicated to the City;
10. Proposed Private Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, and easements, water courses, ditches, parks, playgrounds, and other open spaces, facilities, and other important features, and existing structures within the development, all as applicable, and the location, width, and dimensions of all such proposed, private improvements;
11. Boundary lines of adjacent tracts of land, showing ownership and property monuments;
12. A tabulation of each proposed use by acreage and its percentage of the total acreage;
13. Location of all dwellings, buildings, and other structures within the development, the common areas, and other areas of private ownership;

**Step 4: File Project Analysis.** a PUD Project Analysis shall include the following:

1. Any request for proposed zone change, if necessary; The PUD itself, does not require a zone change.

2. An Overall Project Analysis describing the concepts the Developer proposes to implement with the project development, including but not limited to:
  - a. Project description indicating the general configuration for the project (i.e., single family, townhouses, apartments, condominiums, etc.) with the proposed plan for landscaping, mailboxes, street lighting, and walkways.
  - b. Conceptual, rough project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.
  - c. Transportation and access management plan if such is otherwise required in the Enoch City Ordinances.

**Step 5. Public Notification and Meeting** Any application for a PUD must comply with notice requirements prior to the Planning Commission Meeting for the Preliminary Plan. The posting of sign(s) by the City shall be posted in a conspicuous place at all points where City Streets intersect, within 10 feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading, "PROPOSED PLANNED UNIT DEVELOPMENT" with the PUD notice stapled below prior to the Planning Commission Meeting.

**Step 6. Preliminary Plat Approval** The Developer shall present the proposed PUD Preliminary Plat for review to the Planning Commission and then the City Council Land Use Authority, which shall each approve the Preliminary Plat, or detail the changes required of this Ordinance before it will be approved. The Preliminary Plat shall be reviewed and approved according to Enoch City Ordinances in force at the time of submission.

## **Final Plat Approval**

**Step 1. File Engineering Drawings and Final Plat** Upon approval of the Preliminary Plat, the Developer shall then prepare Engineering Drawings and a Final Plat of the proposed PUD and shall submit the same to the City staff.

1. Engineering Drawings shall include the following data:
  - a. A contour map drawn at two-foot intervals;
  - b. Proposed water facilities, sanitary sewer, storm drainage facilities, and fire hydrants located either within or without the development;
  - c. A plan by which the developer will handle storm water drainage within the development according to the City's requirements for a 100-year storm;
  - d. If common area is to be improved, Developer shall note as much generally;
2. The Final Plat must be signed by a licensed surveyor and must conform to City Engineer standards. The Final Plat shall be drawn on a sheet of approved Mylar having outside or trimline dimensions of 24" x 36". The Final Plat shall be made to a scale large enough to clearly show all detail, and in any case not smaller than 60 feet to the inch. The finished drawing shall be in compliance with the format approved by the Iron County Recorder and shall contain the following information:
  - a. The name of the development;
  - b. A north arrow, the scale of the drawing and the date of preparation of the plat;



- c. All lot sizes, which shall be indicated by square feet;
  - d. Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the PUD, (properly tied by reference to a public survey monument-these lines shall be heavier than street and lot lines);
  - e. The names, widths, lengths, bearings and curve data of said streets, public utilities, private easements, and irrigation easements, and the boundaries, bearings and dimensions of all portions within the subdivisions intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved within the PUD (all lot, blocks and streets shall be numbered in accordance with the street numbering system adopted by the City);
  - f. A licensed land surveyor's "Certificate of Survey";
  - g. The description of the boundaries of the development together with a certification by the Developer's engineer or land surveyor stating that the lots described fully comply with the requirements of this ordinance;
  - h. The owner's Certificate of Public and Private Dedications;
  - i. The signature of every person who owns property within the development, or specific phase of the development, and a notary public's acknowledgment of all signatures;
  - j. A signature line of the Planning Commission Chair Land Use Authority, if separate from the City Engineer;
  - k. A signature line for the Mayor;
  - l. A sSignature lines for the City Engineer and City Attorney;
  - m. A signature line for all applicable utility companies that have easements on the plat, and for the postal service;
  - n. A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;
  - o. Designation of common areas and private ownership areas;
  - p. Identification of common landscaped areas, parking areas, driveways and other features required by this Section; and
  - q. Footprint drawings of all buildings commercial and multi-family properties.
3. The following documents shall additionally be submitted with the Final Plat:
- a. A current title report showing ownership of the subject property; and
  - b. Copies of any required agreement, if any, relative to the proposed PUD.

**Step 2. Completion Assurance and Inspection Fees.** The subdivider and/or developer shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such personnel as the City Council shall designate. The amount of the completion assurance shall be 125%

of the Engineer's estimated costs of the improvements. The completion assurance shall be in the form of cash, an irrevocable letter of credit or an escrow bond.

Completion assurance shall be executed by financial institutions acceptable to the City and must be in the form approved by the City. The Completion Assurance as required by this section must be posted prior to recording. As improvements are completed, inspected, approved, and accepted the Completion Assurance may be reduced as stated:

Improvement Completed	Reduction of Assurance
Underground infrastructure	25%
Road base to final grade	25%
Final inspection for release	40%

Upon completion, inspection, approval, and acceptance of all the required improvements, the completion assurance, less ten percent (10%), shall be released to the subdivider/developer. Ten percent (10%) of the Engineer's costs of improvement shall be held from the completion assurance for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.

Inspection Fee. The Developer shall also deposit an Inspection Fee of one percent (1%) of the total estimated improvement costs, which amounts shall be refunded by the City if not expended.

**Step 3. City Engineer/Land Use Authority Approval.** All Engineering Drawings of the PUD shall be reviewed and approved by the City Engineer/Land Use Authority to ensure compliance with this Ordinance, with detailed notations of any deviations from the Ordinance and the Approved Preliminary Plat.

**Step 4. City Attorney Approval.** A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved bond or other performance guarantee by the Developer for review regarding ownership of the property and zoning requirements.

**Step 5. Planning Commission and City Council Review.** After approval of the City Engineer and the City Attorney, the Planning Commission and City Council shall review the Final Plat and confirm that all requirements previously noted for the Preliminary Plat have been incorporated into the Final Plat.

**Step 6. Recordation of Final Plat.** Upon approval of the Final Plat by the City Council/Land Use Authority, the Developer shall obtain all required signatures before submitting one copy of the Final Plat tracing to the County Recorder. All Final Plats must be recorded in the office of the Iron County Recorder.

#### **12.1200.1204. STANDARDS FOR ~~DETACHED~~, SINGLE FAMILY PUD HOUSING.**

- A. **General Intent.** The general intent of these Standards for Detached, Single Family PUD Housing is to improve the overall quality of single-family development in Enoch City and to ensure the compatibility of single-family developments with the surrounding land uses.
- B. **Site Planning.** These PUD Standards for Detached, Single-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as

community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the single-family development.

- C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Detached, Single-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation. Variations to the development standards set forth herein may be approved as part of the Master Plan, PUD, or the supporting documents approved by City Council.
- D. **Permitted Uses.** The following uses shall be permitted in the Single-Family Housing Development:
1. Any use permitted in Residential Zones with Single-Family dwelling units.
  2. Churches, municipal buildings, Public and Private Schools.
  3. Twin and Townhouse units
  4. Planned Unit Developments approved per this ordinance.
- E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures.
- F. **Maximum Densities.** The maximum density of the ~~Detached~~, Single-Family Residential PUD shall only be limited, established, and governed by the minimum lot size underlying zone density for the entire project, and other applicable standards.
- G. **Minimum Lot Size.** The minimum lot size shall be at least 4,000 square feet. Single-Family Housing shall not be restricted by minimum size nor width but shall comply with set backs and International Fire Code.
- H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street which shall be directly connected to Old Highway 91, SR130, or the proposed Iron County Belt Route.
- I. **Front Setbacks.**
1. **Residential on Public Street** - No structures shall be set back less than twenty (20) ten (10) feet from back of curb or 4 feet from the right-of-way line of a dedicated street, whichever is less. On corner lots, this same set back shall apply to both sides aligning a street.
  2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet from back of curb. On corner lots, this same set back shall apply to both sides aligning a street.
  3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.
- J. **Side & Rear Setbacks.** All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

- K. **Building Heights.** All residential building heights shall be limited to thirty-five feet (35') measured from final landscaping grade against the building foundation to top plate of the top story. All Commercial and Industrial buildings shall be limited to fifty feet (50').
- L. **Open Space.** There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:
1. Private or common area.
  2. Area dedicated for public use.
  3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
  4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.
- M. **Public Utilities.** All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each [buildinglot](#) shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code. Utilities and utility easements shall be located as directed by the Developer on the approved Plats, and shall be designed to facilitate and tie into the municipal systems.
- N. **Private Amenities.** All private amenities, other than streets, including, drainage, and other such improvements shall be designed and installed and inspected according to applicable codes and standards.
- O. **Fences.** The Detached Single Family Housing PUD shall have no fencing requirements.
- P. **Landscaping.** Landscaping is required as follows:
1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for [sidewalks](#), driveways and parking areas.
  2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or

maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.

3. In commercial or industrial PUDs, and residential PUDs in commercial or Industrial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking.** Single Family residential shall have no parking requirements. Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.

**R. Private and Public Street Widths.**

1. All vehicular streets within a PUD shall have a minimum paved width of twelve (12) feet and provide proper circulation.
2. Private streets shall intersect with public streets such that they are indistinguishable from public streets and without any cul-de-sac, turnaround, or driveway entrance.
3. Private streets are not maintained by the City.
  1. ~~Private streets are entered from the public streets by a driveway type entrance and are posted as private streets.~~
  2. ~~Private streets are not maintained by the City.~~
  3. ~~When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.~~
  4. ~~Public street widths shall be as per City Ordinance as applicable to the underlying Zone.~~

S. **Waste Receptacles.** All storage and solid waste receptacles shall have no requirements and may be further governed by CC&Rs.

T. **Design Details.** In order to allow thoroughfares and open spaces to be designed in a manner that prioritizes safety and comfort for pedestrians and cyclists, promotes community, and contributes to a sense of identity for the neighborhood, the PUD may propose designs for thoroughfares, street signs, street lights, and mail boxes, as well as landscaping, signs, lighting, and fences on private lots, that vary from City standards. These alternate designs shall be subject to review and administrative approval by the City if the public interest is met.

**12.1200.1205. MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.**

- A. **General Intent.** The general intent of these PUD Standards for Multi-Family Housing is to improve the overall quality of multi-family development in Enoch City and to ensure the compatibility of multi-family developments with the surrounding land uses. These multi-family standards shall apply to all new multi-family housing within Enoch City
- B. **Site Planning.** These PUD Standards for Multi-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as

community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the multi-family development.

- C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Multi-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.
- D. **Permitted Uses.** The following uses shall be permitted in the Multi-Family Development:
1. Any use permitted in the Residential Zones with single dwelling units.
  2. Apartments, townhomes, condominiums, and other multi-unit dwellings.
  3. Student Housing.
  4. Private and Public Schools.
  5. Non-profit Community Service Clubs, except those whose activity of which customarily carried on as a business.
  5. Planned Unit Developments approved per this ordinance.
  6. Congregate Living Facilities as defined in Section 12.1100.1106 of this ordinance.
- E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures
- F. **Maximum Densities.** The maximum density of the Multi-Family PUD Housing shall only be limited, established, and governed by the available open space and other applicable PUD standards.
- G. **Minimum Lot Size and Width Requirements.** The Multi-Family lot shall not be restricted by minimum size nor width.
- H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street, which shall be directly connected to Highway 91 or SR130, or the Iron County Belt Route.
- I. **Front Setbacks.**
1. **Residential on Public Street** - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.
  2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
  3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.
- J. **Side & Rear Setbacks.** All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.
- K. **Building Heights.** All residential building heights shall be limited to fifty feet (50') measured from final lot or landscaping grade against the foundation to top plate of the top story.

- L. **Open Space.** There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:
1. Private or common area.
  2. Area dedicated for public use.
  3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings and properties, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
  4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.
- M. **Public Utilities.** All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code, utilities, and utility easements shall be located as designed by the Developer on the approved Plats, which shall be designed to facilitate and tie into the municipal systems.
- N. **Private Amenities.** All private amenities, other than streets, including drainage, and other such improvements shall be designed, installed and inspected according to applicable codes and standards.
- O. **Fences.** A minimum ~~five-foot (5')~~ six-foot (6') high sight-obscuring fence shall be erected on the perimeter of all multi-family Residential PUD projects. Fences shall be set back a minimum of 10 feet from the right-of-way line of a dedicated street. The fenced setback area shall be landscaped. Where the front of a unit faces a dedicated public street, a fence is not required if the property is landscaped parallel with the face of the structures or the required setback.
- P. **Landscaping.** Landscaping is required as follows:
1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
  2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or

maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.

3. In commercial areas, and residential PUDs in commercial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking.** The number of off-street parking spaces shall be one (1) parking space per bedroom, which may include limited, common, private or public driveways, carports, garages, and parking lots. One (1) additional off-street parking space shall be provided for every three (3) residential units. Private driveway parking must be nine feet (9') by ~~twenty-two feet (22')~~ eighteen (18') to count as one parking space.

R. **Private and Public Street Widths.**

1. All streets within a PUD shall have a minimum paved width of twenty-six (26) feet and provide proper circulation.
2. Private streets are entered from the public streets by a driveway- type entrance and are posted as private streets.
3. Private streets are not maintained by the City.
4. When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.
5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S. **Waste Receptacles.** All storage and solid waste receptacles which are not located within a building shall be enclosed within a sight-obscuring fence or fence compatible with the design of the development.



**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**July 23, 2024 at 5:30pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**MEMBERS PRESENT:**

**Chairman Leonard Correa**  
**Commissioner Andy Losee**  
**Commissioner Elliot Lake**  
**Commissioner Delaine Finlay**  
**Commissioner Bryce Poulson**

**STAFF PRESENT:**

**City Manager Dotson**  
**Lindsay Hildebrand**  
**Hayden White, Pub. Works Dir.**  
**Council Member Katherine Ross**

**Public Present:** Tyler Melling and Steve Nelson

**3. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200  
PLANNED UNIT DEVELOPMENT (PUD)**

**Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for amendments to Enoch City Ordinance 12-200 Planned Unit Development (PUD)**

Tyler Melling stated that among cities with over 30,000 residents, they were the second or third least densely populated. He highlighted that the city had more linear feet of sewer and water lines with fewer taxpayers. Melling noted that the proposed ordinance could have saved significant issues if it had been implemented 20 years ago, as it provides a better layout for development. He emphasized that while land use plans are beneficial, this ordinance would allow developers to create efficient layouts by dedicating open space and increasing the number of taxpayers per linear foot. He expressed regret that Enoch City had not adopted this ordinance 20 years earlier.

Steve Nelson from Goodboro proposed the ordinance, and there had been no modifications since the last meeting he attended.

**Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Correa seconded and all voted in favor.**

**4. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200 PLANNED UNIT  
DEVELOPMENT (PUD) AND MAKE A RECOMMENDATION TO THE CITY  
COUNCIL**

Chairman Correa expressed his concern about living in a dignified manner and noted that the developer had achieved this goal. Commissioner Lake inquired if the proposal was already in place with amendments. City Manager Dotson explained that part of the proposal aimed to comply with the subdivision ordinance process, while another part was to meet state code requirements. He reviewed some of the amendments. Commissioner Lake also asked about increasing density. Mr. Nelson praised the planner who drafted the Master Plan PUD, stating that he was impressed by the existing ordinance framework in Enoch, which he considered superior to others across the country. He mentioned that some changes were necessary to enhance walkability, creativity, and overall community beauty. He clarified that the proposal would not change Enoch's density but would act as an overlay, maintaining the same density across 150 acres while allowing for more walkable and aesthetically pleasing developments with smaller lots and fewer streets. Commissioner Finlay appreciated that the proposal would enable the construction of

smaller, less expensive homes as well as more traditional homes, noting that larger lots typically deter developers from building homes with smaller garages.

**Commissioner Finlay made a motion to send a favorable recommendation to the City Council for the amendments to Enoch City Ordinance 12-200 Planned Unit Development (PUD). Commissioner Poulson seconded and all voted in favor.**

DRAFT

**ENOCH CITY CORPORATION  
ORDINANCE NO. 2024-08-07-C**

**AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 12-1200 PLANNED UNIT  
DEVELOPMENT (PUD)**

**WHEREAS**, in 2023, the Nelson Farm of just over 150 acres and bordering the west side of Utah State Road 130, was approved by the Enoch City Council as a Master Community Plan with a Development Agreement; and

**WHEREAS**, the roads were dedicated and water rights were deeded to Enoch City. After this was completed, the landowners have been working with various interested parties to develop the land; and

**WHEREAS**, the landowner and potential developer observed that a few regulations defined in Enoch City Ordinance 12.1200 Planned Unit Development would need to be amended to allow their vision to be realized; and

**WHEREAS**, the Enoch City Council has held further discussion of the language and now proposes the amendments as follows:

**Preliminary Plat Approval**

**Step 2. File Application and Fees.** The filing fee as required by the adopted fee schedule shall be submitted with the Subdivision Application.

**Step 6. Preliminary Plat Approval.** The Developer shall present the proposed PUD Preliminary Plat for review to the Land Use Authority, which shall approve the Preliminary Plat, or detail the changes required of this Ordinance before it will be approved. The Preliminary Plat shall be reviewed and approved according to Enoch City Ordinances in force at the time of submission.

**Final Plat Approval**

**Step 1. File Engineering Drawings and Final Plat.**

- i. The signature of every person who owns property within the development, or specific phase of the development, and a notary public's acknowledgment of all signatures;
- j. A signature line of the Planning Commission Chair Land Use Authority, if separate from the City Engineer;

**Step 3. City Engineer/Land Use Authority Approval.** All Engineering Drawings of the PUD shall be reviewed and approved by the City Engineer/Land Use Authority to ensure compliance with this Ordinance, with detailed notations of any deviations from the Ordinance and the Approved Preliminary Plat.

**12.1200.1204. STANDARDS FOR, SINGLE FAMILY PUD HOUSING**

**C. Variations:** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Detached, Single-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. Variations to the development standards set forth herein may be approved as part of the Master Plan, PUD, or the supporting documents approved by City Council.

**D. Permitted Uses:** The following uses shall be permitted in the Single-Family Housing Development:

1. Any use permitted in Residential Zones with Single-Family dwelling units.
2. Churches, municipal buildings, Public and Private Schools.
3. Twin and Townhouse units
4. Planned Unit Developments approved per this ordinance.

**F. Maximum Density:** The maximum density of the, Single-Family Residential PUD shall only be limited, established, and governed by the underlying zone density for the entire project, and other applicable standards.

**G. Minimum Lot Size:** Single-Family Housing shall not be restricted by minimum size nor width but shall comply with setbacks and International Fire Code.

**I. Front Setbacks:**

1. **Residential on Public Street** - No structures shall be set back less than ten (10) feet from back of curb or 4 feet from the right-of-way line of a dedicated street, whichever is less. On corner lots, this same set back shall apply to both sides aligning a street.
2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet from back of curb. On corner lots, this same set back shall apply to both sides aligning a street.
3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.

**P. Landscaping:**

- Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for sidewalks, driveways and parking areas.

**Q. Parking:**

-Single Family residential shall have no parking requirements. Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.

**R. Private and Public Street Width:**

1. All vehicular streets within a PUD shall have a minimum paved width of twelve (12) feet and provide proper circulation.
2. Private streets shall intersect with public streets such that they are indistinguishable from public streets and without any cul-de-sac, turnaround, or driveway entrance.
3. Private streets are not maintained by the City.

**T. Design Details:**

In order to allow thoroughfares and open spaces to be designed in a manner that prioritizes safety and comfort for pedestrians and cyclists, promotes community, and contributes to a sense of identity for the neighborhood, the PUD may propose designs for thoroughfares, street signs, street lights, and mail boxes, as well as landscaping, signs, lighting, and fences on private lots, that vary from City standards. These alternate designs shall be subject to review and administrative approval by the City if the public interest is met.

**12.1200.1205. MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.**

**O. Fences:**

A minimum six-foot (6') high sight-obscuring fence shall be erected on the perimeter of all multi-family Residential PUD projects. Fences shall be set back a minimum of 10 feet from the right-of-way line of a

dedicated street. The fenced setback area shall be landscaped. Where the front of a unit faces a dedicated public street, a fence is not required if the property is landscaped parallel with the face of the structures or the required setback.

**Q. Parking:**

The number of off-street parking spaces shall be one (1) parking space per bedroom, which may include limited, common, private or public driveways, carports, garages, and parking lots. One (1) additional off-street parking space shall be provided for every three (3) residential units. Private driveway parking must be nine feet (9') by eighteen (18') to count as one parking space.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of Enoch City that Enoch City Enoch City Ordinance 12-1200 Planned Unit Development (PUD) is amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 7th day of August, 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

**DATED this 7th day of August 2024**

**ENOCH CITY CORPORATION**

\_\_\_\_\_  
Geoffrey L. Chesnut, Mayor

**VOTING:**

Katherine Ross  
David Harris  
Shawn Stoor  
Bob Tingey  
Debra Ley

Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_  
Yea\_\_\_ Nay\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lindsay Hildebrand, City Recorder

**SEAL:**

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**ENOCH CITY COUNCIL MEMORANDUM**

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**TO:** MAYOR AND CITY COUNCIL

**FROM:** MANAGER ROB DOTSON

**DATE:** AUGUST 7, 2024

**SUBJECT:** AMENDMENTS TO 12.1100.1107 RECREATION VEHICLES/TRAVEL TRAILERS

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Enoch City Staff has received multiple applications for Temporary Recreational Vehicle/Travel Trailer Permits that have been after the 2<sup>nd</sup> year renewal of an RV dwelling use and also to rent a space. The applications have been rejected and the applicant has stated that the previous discussions with the Mayor and Council allowed them to continue.

Enoch City Staff requests clarification of the time allowed and the rental of space.

Due to the location of this ordinance as a land use provision, the Planning Commission reviewed 2 draft ordinances, held a public hearing, and sent a favorable recommendation that amends the current ordinance as follows:

- Additional verbiage that defines the ability to use one recreational vehicle as a dwelling on a parcel/lot and not a space.
- RV dwelling permits can be renewed for a total of 2 years within a 5-year period.

## 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS -TEMPORARY

- A. This ordinance is for the rental of one recreational vehicle/travel trailer and not for the rental of recreational vehicle/travel trailer space. Rental space is only allowed in a Recreational Vehicle Park (RVP) Zone\*.
- B. The use of recreational vehicles/travel trailers for living quarters\* is allowed by an official conditional use permit in all zones under the following conditions:
1. Only one recreational vehicle/travel trailer can be used as temporary living quarters on a single lot/parcel, and
  2. Recreational vehicle/travel trailers must comply with corresponding zoning district set-back requirements, and
  3. Is permitted for one (1) year. After the year, applicant ~~must~~ can reapply for ~~an~~ one (1) additional year. Maximum permitting is for the two (2) years within any five (5) year period. If a violation to 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY has been committed within the previous year, the application will be denied.
- C. Application Procedures.
1. The use of recreational vehicles/travel trailers for living quarters shall be submitted to the Enoch City Manager or designee for review and approval.
  2. An application recommended for disapproval by the Enoch City Manager or designee may be appealed to the Enoch City Planning Commission in accordance with part 12.600.625 Appeals found in this code.
  3. A Recreational Vehicles/Travel Trailer Permit may be applied with written consent of the property owner and every application must be signed by the property owner.
- D. Enforcement. Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who stores, maintains, or otherwise keeps a recreational vehicles/travel trailers in violation of any detailed statement of plan submitted by owner and approved under the provisions of this ordinance shall be guilty of an infraction and, upon conviction thereof, shall be subject to punishment as provided by Utah State law.

\*See 12.2300 Recreational Vehicle Park (RVP) Zone for RV rental space requirements.

**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**July 23, 2024 at 5:30pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**MEMBERS PRESENT:**

**Chairman Leonard Correa**  
**Commissioner Andy Losee**  
**Commissioner Elliot Lake**  
**Commissioner Delaine Finlay**  
**Commissioner Bryce Poulson**

**STAFF PRESENT:**

**City Manager Dotson**  
**Lindsay Hildebrand**  
**Hayden White, Pub. Works Dir.**  
**Council Member Katherine Ross**

**Public Present:** Tyler Melling and Steve Nelson

**7. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY**

Commissioner Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for amendments to Enoch City Ordinance 12.1100.1107 Recreational Vehicles/Travel Trailers - Temporary. Commissioner Losee seconded and all voted in favor.

There was no public comment.

Commissioner Losee made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Poulson seconded and all voted in favor.

**8. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Dotson stated that clarification was needed on how to enforce the ordinance allowing temporary permits for travel trailers used as dwellings. He presented two versions for consideration. Currently, the ordinance permits an RV dwelling unit for two years, with some interpreting this as allowing annual renewals indefinitely, which contradicts the temporary nature of the permit. In Version One, Dotson included provisions for renting trailer spaces. People are creating trailer spaces with amenities and renting them out. Application procedures remain the same. Version Two excluded rental spaces, limiting permits to one additional year only after the first year. Dotson noted that this decision involves a political discussion by the City Council. Commissioner Poulson pointed out that neighboring cities do not allow this practice at all. Commissioner Lake questioned the safety difference between this and an accessory dwelling unit (ADU). Chairman Correa noted the original intent was to help people in need, but some have taken advantage. Dotson mentioned a section allowing RV use while building a home. Commissioner Finlay suggested that the ordinance allowed for guest homes, while Dotson clarified that temporary RV use is separate from guest homes. Council Member Ross highlighted complaints about improper hookups and stressed the temporary nature of the permit. Finlay opposed rental RVs, while Lake saw potential in renting to family members. Poulson emphasized safety concerns with running sewer lines and supported prohibiting rentals. Correa proposed a three-year limit for getting back on one's feet, with Poulson favoring a specific version of the ordinance.



Discussion continued on permit requirements, inspection processes, and enforcement challenges. Correa and others preferred Version Two with a maximum of two years. Finlay suggested limiting permits to two one-year terms within a five-year period. The council discussed the profitability issue and the need for clear enforcement guidelines.

Steve Nelson and Dotson agreed that stricter enforcement was necessary, and a consensus emerged around Version Two with a defined timeline.

**Commissioner Poulson made a motion to send a favorable recommendation to the City Council for Version to and to add two-year period max within a five-year period. Commissioner Losee seconded and all voted in favor.**

**ENOCH CITY CORPORATION  
ORDINANCE NO. 2024-08-07-D**

**AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL  
VEHICLES/TRAVEL TRAILERS – TEMPORARY**

**WHEREAS**, Enoch City Staff has received multiple applications for Temporary Recreational Vehicle/Travel Trailer Permits that have been after the 2nd year renewal of an RV dwelling use and also to rent a space; and

**WHEREAS**, Enoch City Staff requests clarification of the time allowed and the rental of space; and

**WHEREAS**, the Planning Commission reviewed two draft ordinances and held a public hearing on July 23, 2024 and voted to send a favorable recommendation to the City Council; and

**WHEREAS**, the Enoch City Council has held further discussion of the language and now proposes the amendments as follows:

**12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS -TEMPORARY**

- A. This ordinance is for the rental of one recreational vehicle/travel trailer and not for the rental of recreational vehicle/travel trailer space. Rental space is only allowed in a Recreational Vehicle Park (RVP) Zone\*.
- B. The use of recreational vehicles/travel trailers for living quarters\* is allowed by an official conditional use permit in all zones under the following conditions:
  - 1. Only one recreational vehicle/travel trailer can be used as temporary living quarters on a single lot/parcel, and
  - 2. Recreational vehicle/travel trailers must comply with corresponding zoning district set-back requirements, and
  - 3. Is permitted for one (1) year. After the year, applicant must can reapply for an one (1) additional year. Maximum permitting is for the two (2) years within any five (5) year period. If a violation to 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY has been committed within the previous year, the application will be denied.
- C. Application Procedures.
  - 1. The use of recreational vehicles/travel trailers for living quarters shall be submitted to the Enoch City Manager or designee for review and approval.
  - 2. An application recommended for disapproval by the Enoch City Manager or designee may be appealed to the Enoch City Planning Commission in accordance with part 12.600.625 Appeals found in this code.
  - 3. A Recreational Vehicles/Travel Trailer Permit may be applied with written consent of the property owner and every application must be signed by the property owner.

**D. Enforcement.**

Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who stores, maintains, or otherwise keeps a recreational vehicles/travel trailers in violation of any detailed statement of plan submitted by owner and approved under the provisions of this ordinance shall be guilty of an infraction and, upon conviction thereof, shall be subject to punishment as provided by Utah State law.

\*See 12.2300 Recreational Vehicle Park (RVP) Zone for RV rental space requirements.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of Enoch City that Enoch City Enoch City Ordinance 12.1100.1107 Recreational Vehicles/Travel Trailers - Temporary is amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 7th day of August, 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

**DATED this 7th day of August 2024**

**ENOCH CITY CORPORATION**

\_\_\_\_\_  
Geoffrey L. Chesnut, Mayor

**VOTING:**

Katherine Ross

David Harris

Shawn Stoor

Bob Tingey

Debra Ley

Yea \_\_\_ Nay \_\_\_

Yea \_\_\_ Nay \_\_\_

Yea \_\_\_ Nay \_\_\_

Yea \_\_\_ Nay \_\_\_

Yea \_\_\_ Nay \_\_\_

**ATTEST:**

**SEAL:**

\_\_\_\_\_  
Lindsay Hildebrand, City Recorder

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## ENOCH CITY COUNCIL MEMORANDUM

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** MANAGER ROB DOTSON  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** AMENDMENTS TO SIGN ORDINANCES

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In 2022, a developer started to build a large development sign at the entrance to the subdivision. Staff immediately contacted the developer and explained the current sign ordinance for that zone limited the sign area to 32 square feet. After a short discussion, the developer stopped construction and asked for us to review our current sign ordinance.

Staff researched the sign ordinances of many other local governments and found the Enoch City Sign Ordinances to be, in many cases, very different than common practice. Also, the current ordinances related to signs are in various places throughout Enoch City Ordinances. This requires an individual to search. It appears that a sign location for sign regulations is more practical. Such a place has been reserved in the current ordinances as "9.600.640 UNIFORM SIGN CODE ADOPTED. RESERVED"

After consultation with YESCO Signs, Rainbow Sign & Banner, and other municipalities, the draft ordinance was placed on the Planning Commission agendas for discussions, a public hearing, and a recommendation to you.

The amendments are as follows:

- All references to permissible sign types and sizes are removed from zoning districts.
- 9.600.640 is the new location for sign regulations.
  - Addition of diagrams to better describe types and computation of sign areas.
  - Specific sign sizes and heights added.
  - Exempt Signs added
  - Prohibited signs added
- No sign permits are required except when a building permit is needed per the building code.

## **8.300 PUBLIC PARKS AND GROUNDS**

### **8.300.309 MERCHANDISING, ADVERTISING AND SIGNS**

- A. Vending and Peddling. It shall be an infraction for any person to offer for sale any article or thing; nor shall any person place any stand, cart or vehicle for the transportation, sale or display of any such article or thing. Exception is made to any person or special event acting by and under the authority and regulation of the City.
- B. Advertising. It shall be an infraction for any person to announce, advertise, or call the public attention in any way to any article or service for sale or hire without prior approval of the City.

## **9 LICENSING, CONTROL AND REGULATION OF BUSINESS AND CONSTRUCTION**

### **9.450.468 DUTIES OF SOLICITORS**

- A. Every person Soliciting or Advocating shall check each Residence for any "No Soliciting" sign or placard or any other notice or sign notifying a solicitor not to solicit on the premises, such as, but not limited to, "No Solicitation" signs. If such sign or placard is posted such Solicitor shall desist from any efforts to solicit at the Residence or dwelling and shall immediately depart from such property. Possession of a Certificate of Registration does not in any way relieve any solicitor of this duty.
- B. It is a violation of this Chapter for any person Soliciting or Advocating to knock on the door, ring the doorbell, or in any other manner attempt to attract the attention of an occupant of a Residence that bears a "No Solicitation" sign or similar sign or placard for the purpose of engaging in or attempting to engage in Advocating, a Home Solicitation Sale, Door-to-Door Soliciting, or Soliciting.
- C. It is a violation of this Chapter for any Solicitor through ruse, deception, or fraudulent concealment of a purpose to Solicit, to act calculated to secure an audience with an occupant at a Residence.
- D. Any Solicitor who is at any time asked by an occupant of a Residence or dwelling to leave shall immediately and peacefully depart.
- E. The Solicitor shall not intentionally or recklessly make any physical contact with, or touch another person without the person's consent;
- F. The Solicitor shall not follow a person into a Residence without their explicit consent;
- G. The Solicitor shall not continue repeated Soliciting after a person and/or Competent Individual has communicated clearly and unequivocally their lack of interest in the subject, Goods or Services of the Solicitor;
- H. The Solicitor shall not use obscene language or gestures.

### **9.500.544 ELECTRICAL DISTURBANCES**

- A. Electrical installations, for signs, equipment, or other facilities, which create electrical disturbances that cause interference with normal radio or television reception beyond the immediate vicinity of such electrical installations, are hereby declared to be a nuisance. The owners or operators thereof shall so install and maintain such installations as to avoid or eliminate such interference, using all known means and devices for such purpose, such as proper grounding, connections, condensers, resistors, and live chokes.
- B. The building official shall withhold or withdraw approval of any electrical installation causing the above disturbance and is hereby authorized to take all steps necessary for the abatement of such conditions.

### **11.300.324 PRIMA FACIE SPEED - DESIGNATED STREETS**

A. When appropriate street signs giving notice of the maximum permitted speed thereon are erected, the prima facie speed limits designated in the appropriate appendix of this code shall apply to the appropriate streets listed therein.

B. Unless otherwise provided in this part or in any other ordinance of this municipality, the prima facie speed limits on the streets of this municipality shall be 30 miles per hour.

### **11.300.327 AUTHORITY TO ERECT STOP OR YIELD SIGNS**

It shall be the duty of the chief law enforcement officer or the Enoch City Manager or designee to place and maintain a stop sign or, where safety and efficiency require at any intersection, a yield sign on each and every street intersecting such through street unless traffic at such intersection is controlled at all times by traffic control signals. However, at the intersection of two through streets or at the intersection of a through street and a heavily traveled street, stop signs shall be erected at the approaches to either streets as determined by the chief law enforcement officer and on the basis of an engineering and traffic study.

### **11.300.342 SIGNS**

The governing body may authorize or direct any person employed by the municipality to erect or install any sign or traffic control device required to enforce the provisions of this part.

### **12.200.209 SITE PLANS REQUIRED**

A detailed written site plan, with scale and sheet size determined by the zoning administrator, shall be filed as part of any application, prior to request for a building permit. It shall show, where pertinent:

- A. Scale of plan and direction of north point.
- B. Lot lines, adjacent streets, roads, right-of-ways
- C. Location of all existing structures on subject property and adjoining properties, with utility lines, poles, etc., shown with dimensions.
- D. Location of proposed construction and improvements, with location and dimension of all signs.
- E. Motor vehicle access, circulation patterns, with individual parking stalls, curb, gutter, and sidewalk location.
- F. Necessary explanatory notes.
- G. Name, address, telephone number of builder and owner.
- H. All other information required as determined by the zoning administrator.
- I. Complete compliance with all requirements of the Commercial Zoning Ordinance.

### **12.300.314 CLEAR VIEW OF INTERSECTING STREETS**

In all districts which require a front yard, no obstruction to view in excess of four (4) feet in height shall be allowed on any corner lot closer to any front street line than the required building set back line, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers, pedestal type identification signs that do not obstruct vision and pumps at gasoline service stations.

### **12.500.502 SIZE (off-street parking)**

I. Signs: Directional signs shall be required to differentiate between entrance and exit access points to the street on single-lane drives.

### **12.800.805 CONSIDERATIONS IN REVIEW OF APPLICATIONS (design review)**

The City Manager or designee shall consider the following matters, and others when applicable, in their review of applications.

B. Considerations relating to outdoor advertising:

- A. The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with adjacent development as follows:

**~~12.1300.1306 SIGNS (RURAL RESIDENTIAL DISTRICT (R-R-5, R-R-2, R-R-1))~~**

~~Signs permitted in the rural residential districts shall be limited to the following:~~

- ~~A. \_\_\_\_\_ One civic sign, not to exceed thirty two (32) square feet in sign area.~~
- ~~B. \_\_\_\_\_ One development sign, not to exceed thirty two (32) square feet in sign area.~~
- ~~C. \_\_\_\_\_ One real estate sign, not to exceed eight (8) square feet in sign area.~~
- ~~D. \_\_\_\_\_ One residential sign, not to exceed two (2) square feet in sign area.~~
- ~~E. \_\_\_\_\_ No more than two (2) signs on any one parcel.~~
- ~~F. \_\_\_\_\_ Signs meet required set back per zone.~~
- ~~G. \_\_\_\_\_ Signs may not exceed six (6) feet in height at the tallest point.~~
- ~~H. \_\_\_\_\_ No commercial signs within a residential district; exception is made for Home Occupation Business Conditional Use Permits within residential districts.~~

**~~12.1400.1406 SIGNS (SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-18))~~**

**~~12.1500.1506 SIGNS (SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-11))~~**

**~~12.1600.1607 SIGNS (MULTIPLE RESIDENTIAL DISTRICT (M-R-2))~~**

**~~12.1800.1807 (MOBILE HOME SUBDIVISION (MHS))~~**

~~Signs permitted in the single family residential district shall be limited to the following:~~

- ~~A. \_\_\_\_\_ One civic sign, not to exceed thirty two (32) square feet in sign area.~~
- ~~B. \_\_\_\_\_ One development sign, not to exceed thirty two (32) square feet in sign area.~~
- ~~C. \_\_\_\_\_ One real estate sign, not to exceed eight (8) square feet in sign area.~~
- ~~D. \_\_\_\_\_ One residential sign, not to exceed two (2) square feet in sign area.~~
- ~~E. \_\_\_\_\_ No more than two (2) signs on any one parcel.~~
- ~~F. \_\_\_\_\_ Signs meet required set back per zone.~~
- ~~G. \_\_\_\_\_ Signs may not exceed six (6) feet in height at the tallest point.~~
- ~~H. \_\_\_\_\_ No commercial signs within a residential district; exception is made for Home Occupation Business Conditional Use Permits within residential districts.~~

**~~12.1700.1706 SIGNS (MIXED RESIDENTIAL (MXR-18))~~**

**Signs** permitted in the Mixed Residential District shall be limited to the following:

- A. Single family dwelling and mobile homes on individual lots: **(same as above plus:)**
- B. Mobile home subdivisions shall comply with section 17-7 of this Ordinance.

**12.1900.1901 DESIGNATION OF COMMERCIAL ZONES**

The following commercial zones are established for the purposes stated:

**A. Neighborhood Commercial Zone (N-C).**

The purpose of the Neighborhood Commercial zone (N-C) is to provide areas in appropriate locations where convenience-buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities, which in character and scale are

desirable to support the day-to-day needs of area residents. Inasmuch as this zone is usually surrounded by dwellings, it is intended that residential amenities be maintained.

1. **Landscape.** Landscaping shall be installed in such a way that it enhances the built environment and creates an aesthetically pleasing site. The following standards shall apply to new development and renovations of commercial properties within Enoch City:
  - a. The street facing property will be fully landscaped except for parking, walking ways, and utilities.
  - b. In N-C zones, at least five percent (5%) of the lot area shall be maintained as landscaped area. Where feasible, a landscaped area adjacent to the public street shall be provided and planted with trees. A landscape plan shall be submitted to the Design Review Committee for review and approval of 5% requirement prior to issuance of building permits.

~~2. **Signs and Lighting.**~~

- ~~a. Signs shall be carefully oriented so that light emitted from a sign or group of signs is not a traffic hazard or a nuisance to adjacent properties, particularly residential.~~
- ~~b. Signs with exterior illumination must have luminary devices shielded and screened from public view and directed to avoid light spill from the affected sign(s).~~
- ~~c. Lighting will be front lit from underground source or above ground which are hidden from view.~~

**B. Community Commercial Zone (C-C).**

The purpose of the Community Commercial zone (C-C) is to provide an area within the City where a wide variety of goods and services can be provided. Location criteria for Community Commercial uses are: access to arterial streets, preferably at intersections with collector and arterial streets; moderate to large sized sites; public water and sewer service; environmental features such as soils and topography suitable for compact development; and adequate buffering by physical features or adjacent uses to protect nearby residential development.

1. **Property is to be maintained in good order.** Only vehicles in running order may be outside of a sight obscuring fence.
2. **Building Design. Design Review will consider the following:**
  - a. Façade
  - b. Height and Roofline
  - c. Primary Materials
  - d. Pedestrian Access
  - e. Site Design/Building Placement
3. **Landscaping**
  - a. At least 5% of any development site shall be devoted to landscaping. Additional landscaping should be provided as needed to achieve compatibility between differing, adjacent land uses such as residential and commercial.
  - b. Landscaping shall be integrated into any design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs. This may be accomplished by giving special attention to any plantings immediately adjacent to pedestrian areas and walkways. This landscaping shall not overgrow or impede pedestrian areas but rather allow for detail and aesthetics more amenable to pedestrians.

**C. Regional Commercial (R-C).**

The purpose of this zone is to establish areas for commercial uses that serve the community, the region and the traveling public. Development within this zone should be designed in a manner that presents a favorable image of



the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, segmented projects.

- A. **Building Design** To provide standards upon which developers, architects, engineers, planners and other designers may depend when planning the creation of commercial projects to promote that such are beneficial to all. New development shall be designed to incorporate quality, aesthetically pleasing, workable methods and materials that contribute to the betterment of Enoch City. It is intended that such standards encourage commercial activity and, at the same time, contribute to the general improvement of Enoch City and its residents.
- B. **Landscaping**
  - 1. At least 5% of any development site shall be devoted to landscaping. Additional landscaping should be provided as needed to achieve compatibility between differing, adjacent land uses such as residential and commercial.
  - 2. Landscaping shall be integrated into any design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs. This may be accomplished by giving special attention to any plantings immediately adjacent to pedestrian areas and walkways. This landscaping shall not overgrow or impede pedestrian areas but rather allow for detail and aesthetics more amenable to pedestrians.

## **~~12.1900.1907 SIGNS (COMMERCIAL ZONES)~~**

### **~~A. Business signs.~~**

~~A business sign is not to exceed a total of 20% of the surface area of the building front veneer, and is to be flat wall not to exceed 18 inches from the surface.~~

~~B. The following signs are subject to these limitations. All such signs shall be flat wall signs or pole sign. The maximum sign area may be used in not more than four (4) signs.~~

- ~~1. **Development sign.** A maximum sign area of 64 square feet.~~
- ~~2. **Civic sign.** A maximum sign area of 40 square feet.
  - ~~a. **Real Estate sign.** A maximum sign area of 18 square feet.~~~~
- ~~3. **Free Standing sign.** A maximum sign area of 180 square feet not including the supporters holding up the sign shall not be more than 35 feet in height.~~
- ~~4. **Monument sign.** A maximum sign area of 200 square feet.~~
- ~~5. **Revolving, flashing, or Intermittent Lighting.** Any revolving, flashing or intermittent lighting on a sign must be approved by the Planning Commission on a case-by-case basis.~~
- ~~6. **The Planning Commission** can issue variances to the size of the sign on a case-by-case basis providing the following conditions are followed:
  - ~~a. Sign is in good taste to the surrounding area.~~
  - ~~b. Sign does not obstruct visual.~~
  - ~~c. Lighting of sign does not interfere with other zones.~~~~

~~C. **Off premise (billboard) signs.** Off premise signs shall not be permitted except under the following conditions.~~

1. ~~Off-premise signs shall be permitted along Interstate 15 within the Enoch City limits upon properly zoned Community Commercial and Research/Industrial Park Zones and lying within a corridor extending 500 feet on each side of the center line of said Interstate 15.~~
2. ~~No off-premise sign may be located on Interstate 18 within 600 feet of an interchange or intersection at grade, or rest area, measured along Interstate 18 from the sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way.~~
3. ~~No off-premise sign shall be located closer than 600 feet to another off-premise sign.~~
4. ~~No off-premise sign shall be larger than 700 square feet, nor shall any off-premise sign be higher than 50 feet above the freeway grade or more than 70 feet above adjacent ground level.~~
5. ~~Off-premise signs must be at least 200 feet away from any zone other than Community Commercial or Research/Industrial Park Zones.~~
6. ~~All off-premise signs under this provision require a building permit from the building department.~~
7. ~~Off-premise signs shall be totally on owners' property and cannot overhang onto neighboring property.~~

#### **~~12.2000.2005 SIGNS (12.2000 ADMINISTRATIVE AND PROFESSIONAL OFFICE ZONE (P-O))~~**

A. **~~Business signs.~~** A business sign is not to exceed a total of one (1) square foot of Sign for each one (1) linear foot of business frontage; no such sign to exceed fifty (50) square feet in area. All such signs are to be flat wall or free standing signs.

1. ~~The following signs are subject to these limitations. All such signs shall be flat wall signs or pole signs, but no such sign shall project above the eaves or parapet wall of the building on the premises to which it is attached. The maximum sign area may be used in not more than three (3) signs.~~
  - a. ~~Development sign. A maximum sign area of 64 square feet on Highway 91 and Minersville Highway; a maximum sign area of 40 square feet in any other area.~~
  - b. ~~Civic sign. A maximum sign area of 19 square feet.~~
  - c. ~~Real Estate sign. A maximum sign area of 19 square feet.~~

B. **~~Billboard signs.~~** Billboard signs shall not be permitted except under the following conditions.

1. ~~Billboard signs shall be permitted along Interstate 15 within the Enoch City limits upon properly zoned Commercial General and Manufacturing districts and lying with a corridor extending 500 feet on each side of the centerline of said Interstate 15.~~
2. ~~No billboard sign may be located on Interstate 15 within 600 feet of an interchange, or intersection at grade, or rest area, measured along Interstate 19 from the sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way.~~
3. ~~No off-premise sign shall be located closer than 600 feet to another off-premise sign.~~
4. ~~No off-premise sign shall be larger than 700 square feet, nor shall any off-premise sign be higher than 50 feet above the freeway of more than 70 feet above adjacent ground level.~~
5. ~~Off-premise signs must be at least 200 feet away from any zone other than Commercial General or Manufacturing districts.~~
6. ~~All off-premise signs under this provision require building permit from the building department.~~

7. ~~No off-premise sign shall overhang adjacent property.~~

#### **~~12.2100.2111 SIGNS (MOBILE HOME PARK (MHP))~~**

A. ~~Each Mobile Home Park shall have a bulletin board for the listing of each mobile home site. Said bulletin board shall be located in close proximity to the office or administrative building and it shall be lighted at night.~~

B. ~~Adequate signs and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.~~

C. ~~Street names shall be established and maintained within the mobile home park in compliance with the Enoch City addressing policy and approved by the Planning Commission. Each directional sign shall not exceed six (6) square feet in area.~~

D. ~~Signs which identify or advertise the mobile home park may be erected, if approved by the Planning Commission as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said signs shall not be animated or illuminated except by direct non-flashing lights.~~

E. ~~Other signs permitted in the Mobile Home Parks District shall be limited to the following:~~

- ~~1. One civic sign not to exceed thirty-two (32) square feet in sign area.~~
- ~~2. One real estate sign not to exceed eight (8) square feet in sign area.~~
- ~~3. One residential sign not to exceed two (2) square feet in sign area for the resident of a mobile home.~~

#### **~~12.2300.2308 SIGNS~~**

A. ~~Adequate signs and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.~~

B. ~~Signs which identify or advertise the recreational vehicle park may be erected as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said signs shall not be animated or illuminated except by direct non-flashing lights.~~

C. ~~Other signs permitted in the Recreational Vehicle Park District shall be limited to the following:~~

- ~~A. One civic sign not to exceed thirty-two (32) square feet in sign area.~~
- ~~B. One real estate sign not to exceed eight (8) square feet in sign area.~~

#### **~~13.300.352 UNLAWFUL ACTS~~**

~~On any public property it is an infraction for any person to:~~

~~A. Willfully mark, deface, disfigure, injure, tamper with, displace or remove any building, railing, bench, paving, paving materials, water line or any facilities or property and equipment of any public utilities or parts or appurtenances thereof, signs, notices or placards, whether temporary or permanent, monuments, stakes, posts or other boundary markers, wall or rock border, or other structures or equipment, facilities or public property or appurtenances whatever, either real or personal.~~

**~~13.800.882 POSTING OF SIGNS AT WAR OR DEFENSE FACILITIES—ENTERING POSTED PREMISES WITHOUT PERMISSION~~**

**13.1000.1003 REGULATION OF MANNER OF SALE OF TOBACCO PRODUCTS**

A. Any person, business, tobacco retailer or other establishment subject to this ordinance shall post plainly visible signs at the point of purchase of tobacco products which states, "THE SALE OF TOBACCO PRODUCTS TO PERSONS UNDER NINETEEN YEARS OF AGE IS PROHIBITED BY LAW. PHOTO IDENTIFICATION IS REQUIRED TO PURCHASE TOBACCO." The letters of these signs shall be at least one-quarter inch (1/4") high.

**15 HISTORICAL PRESERVATION**

**15.100.111 DEFINITIONS**

As used in this chapter, the following words shall have the following meanings:

H. **STRUCTURES.** All buildings, walls, fences, signs, utility fixtures, poles, steps, sidewalks, facades or any appurtenant element thereto.

**NEW ORDINANCE DRAFT**

**9.600.640 UNIFORM SIGN CODE ADOPTED. RESERVED**

**9.600.641 PURPOSE**

The purpose of this chapter is to protect the safety and orderly development of the community through the regulation of signs and sign structures.

**9.600.642 DEFINITIONS**

The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**ABANDONED SIGN.** A sign structure that has ceased to be used, and the owner intends no longer to have used, for the display of sign copy, or as otherwise defined by state law.

**ANIMATED SIGN.** A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:

**Electrically activated.** Animated signs producing the illusion of movement by means of electronic, electrical, or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted in Items 1 and 2 as follows:

1. Flashing. Animated signs or animated portions of signs where the illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds 4 seconds.
2. Patterned illusionary movement. Animated signs or animated portions of signs where the illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

**Environmentally Activated.** Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.

**Mechanically activated.** Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

**ARCHITECTURAL PROJECTION.** Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also "Awning;" "Backlit awning;" and "Canopy, Attached and Free-standing."

**AWNING.** An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.

**AWNING SIGN.** A sign displayed on or attached flat against the surface or surfaces of an awning. See also "Wall or fascia sign."

**BACKLIT AWNING.** An awning with a translucent covering material and a source of illumination contained within its framework.

**BANNER.** A flexible substrate on which copy or graphics may be displayed.

**BANNER SIGN.** A sign utilizing a banner as its display surface.

**BILLBOARD.** See "Off-premise sign" and "Outdoor advertising sign."

**BUILDING ELEVATION.** The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

**CANOPY (Attached).** A multisided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. See also "Marquee."

**CANOPY (Free-standing).** A multisided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a free-standing canopy may be illuminated by means of internal or external sources of light.

**CANOPY SIGN.** A sign affixed to the visible surface(s) of an attached or free-standing canopy. For reference, see Section 9.600.643.

**CHANGEABLE SIGN.** A sign with the capability of content change by means of manual or remote input, including signs which are:

Electrically activated. Changeable sign where the message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also "Electronic message sign or center."

Manually activated. Changeable sign where the message copy or content can be changed manually.

**COMBINATION SIGN.** A sign that is supported partly by a pole and partly by a building structure.

**COPY.** Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.

**DEVELOPMENT COMPLEX SIGN.** A free-standing sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord, approved in accordance with Section 9.600.649(B) of this chapter.

**DIRECTIONAL SIGN.** Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

**DOUBLE-FACED SIGN.** A sign with two faces, back-to-back.

**ELECTRIC SIGN.** Any sign activated or illuminated by means of electrical energy.

**ELECTRONIC MESSAGE SIGN OR CENTER.** An electrically activated changeable sign where the variable message capability can be electronically programmed.

**EXTERIOR SIGN.** Any sign placed outside a building.

**FASCIA SIGN.** See "Wall or fascia sign."

**FLASHING SIGN.** See "Animated sign, electrically activated."

**FREE-STANDING SIGN.** A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground. For visual reference, see Section 9.600.643

**FRONTAGE (Building).** The length of an exterior building wall or structure of a single premise orientated to the public way or other properties that it faces.

**FRONTAGE (Property).** The length of the property line(s) of any single premise along either a public way or other properties on which it borders.

**GROUND SIGN.** See "Free-standing sign."

**ILLUMINATED SIGN.** A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).

**INTERIOR SIGN.** Any sign placed within a building, but not including "window signs" as defined by this ordinance. Interior signs, apart from window signs as defined, are not regulated by this chapter.

**MANSARD.** An inclined decorative roof-like projection that is attached to an exterior building facade.

**MARQUEE.** See "Canopy (attached)."

**MARQUEE SIGN.** See "Canopy sign."

**MENU BOARD.** A free-standing sign orientated to the drive-through lane for a restaurant that advertises the menu items available from the drive-through window, and which has not more than 20 percent of the total area for such a sign utilized for business identification.

**MULTIPLE-FACED SIGN.** A sign containing three or more faces.

**OFF-PREMISE SIGN.** See "Outdoor advertising sign."

**ON-PREMISE SIGN.** A sign erected, maintained, or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

**OUTDOOR ADVERTISING SIGN.** A permanent sign erected, maintained, or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

**PARAPET.** The extension of a building facade above the line of the structural roof.

**POLE SIGN.** See "Free-standing sign."

**POLITICAL SIGN.** A temporary sign intended to advance a political statement, cause, or candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.

**PORTABLE SIGN.** Any sign not permanently attached to the ground or to a building or building surface.

**PROJECTING SIGN.** A sign other than a wall sign that is attached to or projects more than 18 inches (457 mm) from a building face or wall or from a structure where the primary purpose is other than the support of a sign. For visual reference, see Section 1003.

**REAL ESTATE SIGN.** A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.

**REVOLVING SIGN.** A sign that revolves 360 degrees (6.28 rad) about an axis. See also "Animated sign, mechanically activated."

**ROOF LINE.** The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

**ROOF SIGN.** A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs. For a visual reference, and a comparison of differences between roof and fascia signs, see Section 9.600.643

**SIGN.** Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Noncommercial flags or any flags displayed from flagpoles or staffs will not be considered to be signs.

**SIGN AREA.** The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or "V" shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50 percent of the sum of the area of all faces of the sign.

**SIGN COPY.** Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

**SIGN FACE.** The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border See Section 9.600.643.

1. In the case of panel or cabinet-type signs, the sign face shall include the entire area of the sign panel, cabinet, or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
2. In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a contrasting surface or color.
3. In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
4. In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

**SIGN STRUCTURE.** Any structure supporting a sign.

**TEMPORARY SIGN.** A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

**UNDER CANOPY SIGN OR UNDER MARQUEE SIGN.** A sign attached to the underside of a canopy or marquee.

**V SIGN.** Signs containing two faces of approximately equal size, erected upon common or separate structures, positioned in a "V" shape with an interior angle between faces of not more than 90 (1.57 rad) degrees with the distance between the sign faces not exceeding 5 feet (1524 mm) at their closest point.

**WALL OR FASCIA SIGN.** A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches (457 mm) from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed. For a visual reference and a comparison of differences between wall or fascia signs and roof signs, see Section 9.600.643.

**WINDOW SIGN.** A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

#### **9.600.643 GENERAL SIGN TYPES**

Sign types and the computation of sign area shall be as depicted in Figures 9.600.644(1) through 9.600.644(4)

#### **9.600.644 GENERAL PROVISIONS**

**A. Conformance to codes.** Any sign hereafter erected shall conform to the provisions of this ordinance and the provisions of the International Building Code and of any other ordinance or regulation within this jurisdiction.

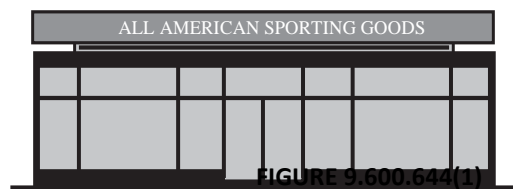
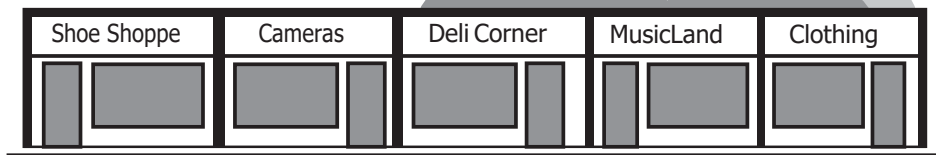
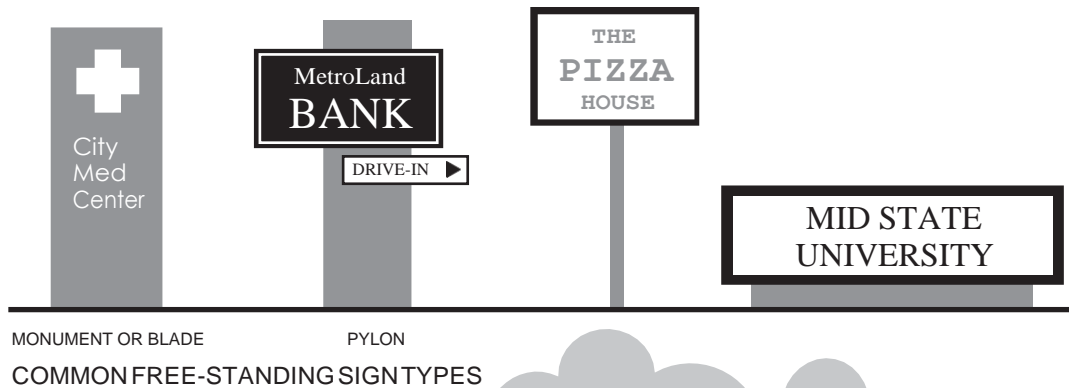
**B. Signs in rights-of-way.** No sign other than an official traffic sign or similar sign shall be erected within 2 feet (610 mm) of the lines of any street, or within any public way, unless specifically authorized by other ordinances or regulations of this jurisdiction or by specific authorization of the code official.

**C. Projections over public ways.** Signs projecting over public walkways shall be permitted to do so only subject to the projection and clearance limits either defined herein or, if not so defined, at a minimum height of 8 feet (2438 mm) from grade level to the bottom of the sign. Signs, architectural projections, or sign structures projecting over vehicular access areas must conform to the minimum height clearance limitations imposed by the jurisdiction for such structures.

**D. Traffic visibility.** No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape, or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal, or device.

**E. Computation of frontage.** If a premises contains walls facing more than one property line or encompasses property frontage bounded by more than one street or other property usages, the sign area(s) for each building wall or property frontage will be computed separately for each building wall or property line facing a different frontage. The sign area(s) thus calculated shall be permitted to then be applied to permitted signs placed on each separate wall or property line frontage.

**F. Animation and changeable messages.** Animated signs, except as prohibited in Section 9.600.646, are permitted in commercial and industrial zones only. Changeable signs, manually activated, are permitted for nonresidential uses in all zones. Changeable signs, electrically activated, are permitted in all nonresidential zones.



ROOF SIGN





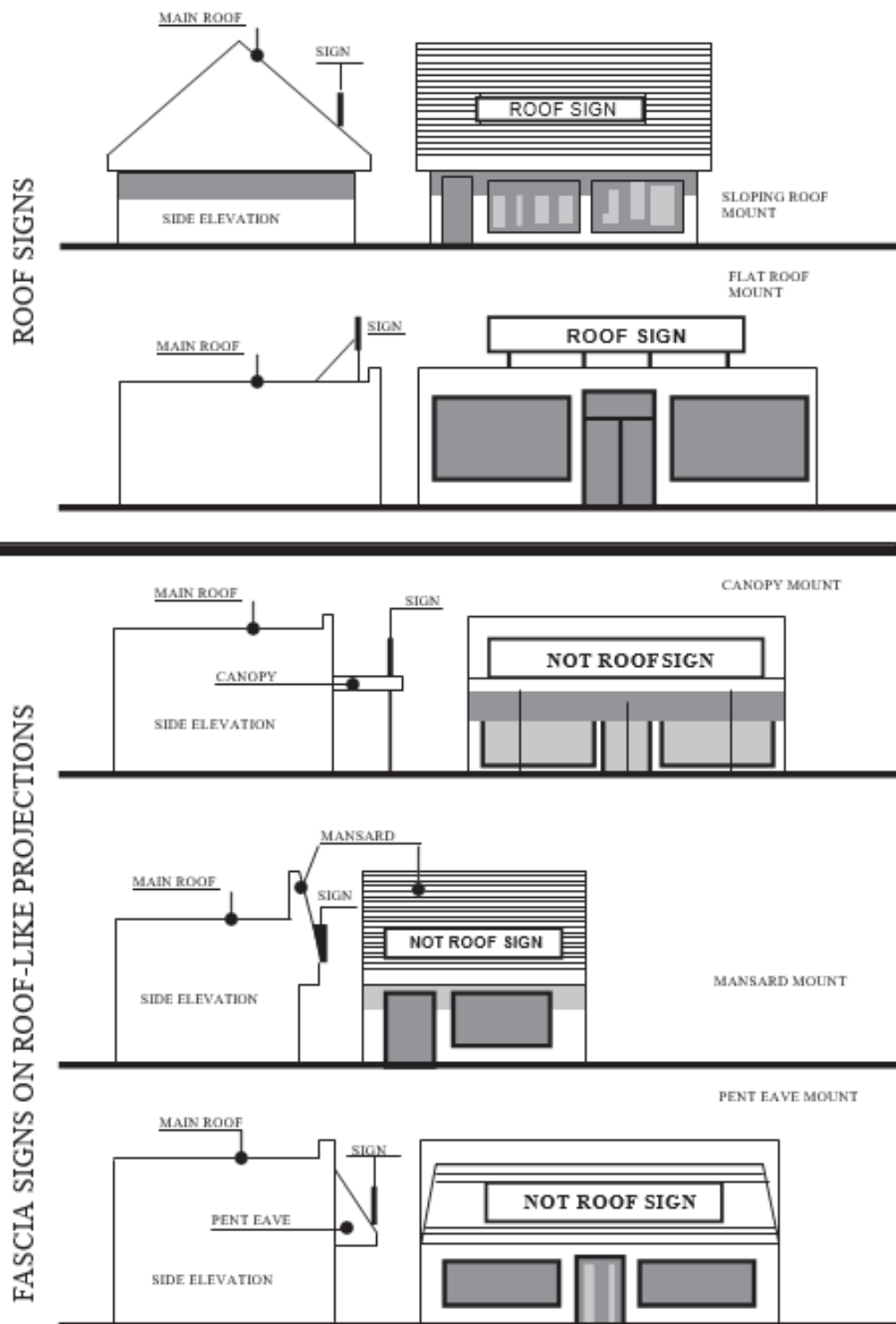
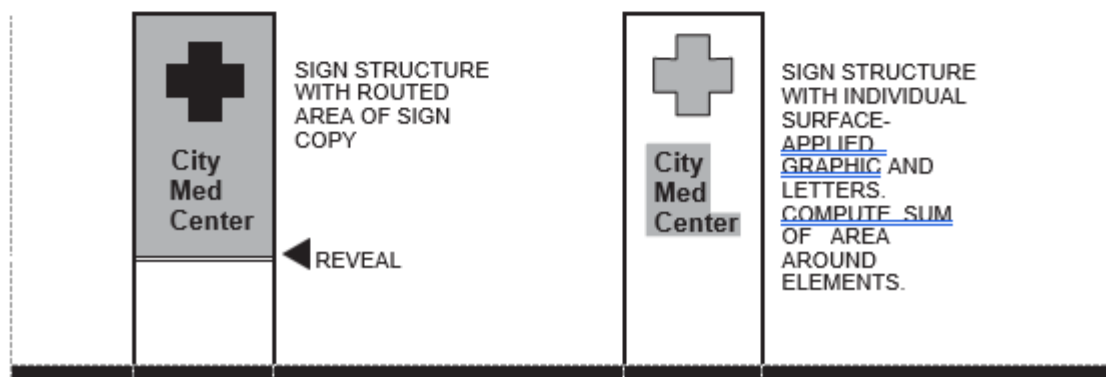


FIGURE 9.600.644(2) COMPARISON—ROOF AND WALL OR FASCIA SIGNS



## SIGN STRUCTURES



**Notes:** Sum of shaded areas only represents sign area. Sign constructed with panels or cabinets.

**FIGURE 9.600.644(3) SIGN AREA—COMPUTATION METHODOLOGY**

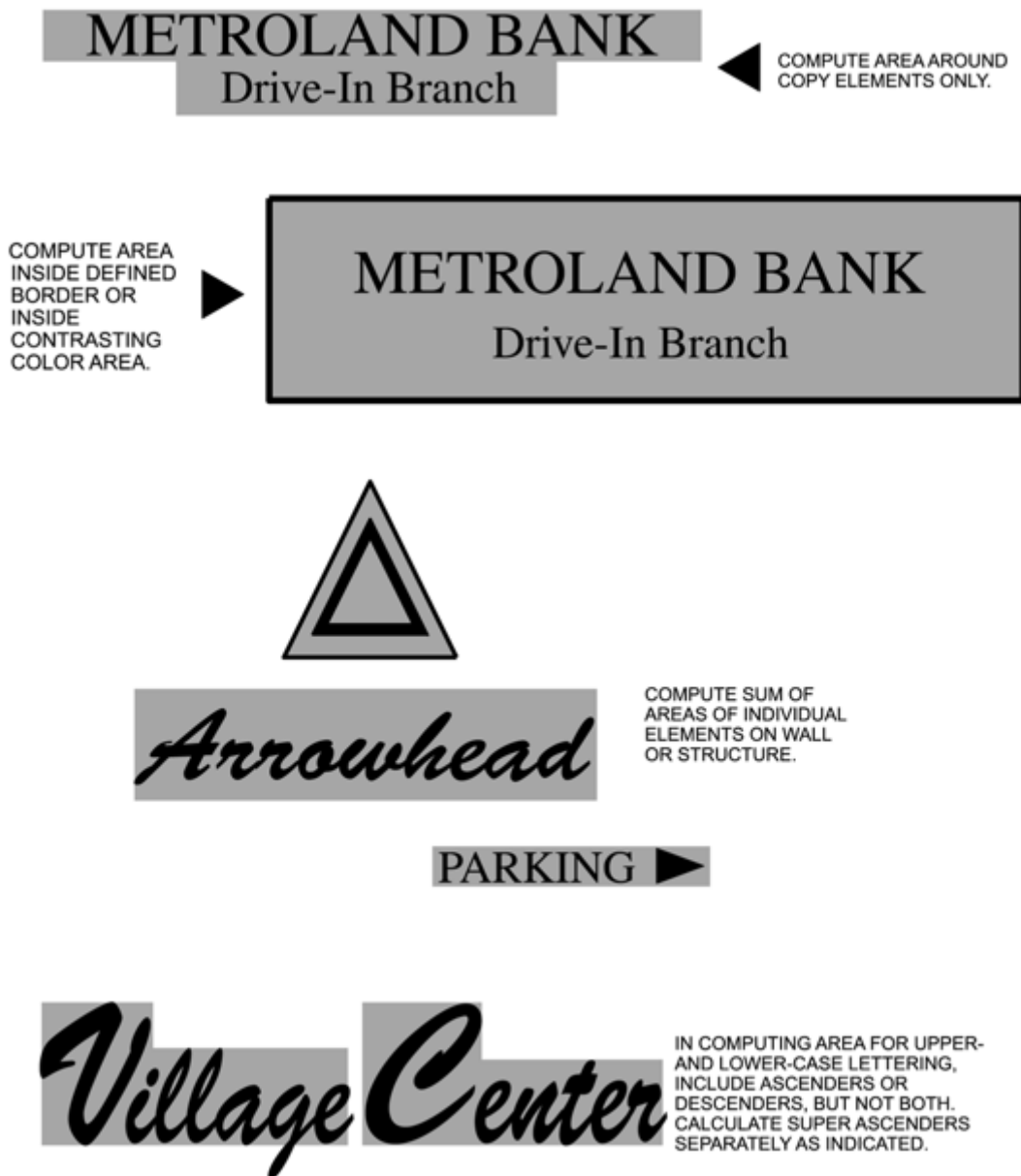


FIGURE 9.600.644(4) SIGN AREA—COMPUTATION METHODOLOGY

**Notes:** Sum of shaded areas only represents sign area for code compliance purposes. Examples of signs consisting of individual letters, elements or logos placed on building walls or structures.

**G. Maintenance, repair, and removal.** Every sign permitted by this ordinance shall be kept in good condition and repair. Where any sign becomes insecure, in danger of falling or is otherwise deemed unsafe by the code official, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner thereof or the person or firm using same shall, upon written notice by the code official forthwith in the case of immediate danger, and in any case within not more than 10 days, make such

sign conform to the provisions of this ordinance, or shall remove it. If within 10 days the order is not complied with, the code official shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.

**H. Obsolete sign copy.** Any *sign* copy that no longer advertises or identifies a use conducted on the property on which said *sign* is erected must have the sign copy covered or removed within 30 days after written notification from the code official; and upon failure to comply with such notice, the code official is hereby authorized to cause removal of such sign copy, and any expense incident thereto shall be paid by the owner of the building, structure, or ground on which the sign is located.

**I. Nonconforming signs.** Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height, or size with the regulations of the zone in which such *sign* is located, shall be considered a legal nonconforming use or structure, and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:

1. Structural alterations, enlargement or re-erection are permissible only where such alterations will not increase the degree of nonconformity of the signs.
2. Any legal nonconforming *sign* shall be removed or rebuilt without increasing the existing height or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost of repair or restoration exceeds 50 percent of the replacement cost of the sign as determined by the code official.
3. Signs that comply with either Item 1 or 2 need not be permitted.

#### **9.600.645 EXEMPT SIGNS**

The following signs shall be exempt from the provisions of this chapter. No sign shall be exempt from Section 9.600.644(D).

1. Official notices authorized by a court, public body, or public safety official.
2. Directional, warning or information signs authorized by federal, state, or municipal governments.
3. Memorial plaques, building identification signs and building cornerstones where cut or carved into a masonry surface or where made of noncombustible material and made an integral part of the building or structure.
4. The flag of a government or noncommercial institution, such as a school.
5. Religious symbols and seasonal decorations within the appropriate public holiday season.
6. Works of fine art displayed in conjunction with a commercial enterprise where the enterprise does not receive direct commercial gain.
7. Street address signs and combination nameplate and street address signs that contain no advertising copy and which do not exceed 6 square feet (0.56 m<sup>2</sup>) in area.
8. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property meeting the following conditions:
  - The primary purpose of such a vehicle or trailer is not the display of signs.
  - The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
  - The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets where applicable, and actively used or available for use in the daily function of the business to which such signs relate.
9. Vehicles and trailers that are used primarily as static displays, advertising a product or service, ~~nor~~ utilized as storage, shelter or distribution points for commercial products or services for the public.

#### **9.600.646 PROHIBITED SIGNS**

The following devices and locations shall be specifically prohibited:

1. Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal, or device, or obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic.
2. Except as provided for elsewhere in this code, signs encroaching upon or overhanging public right-of-way. No *sign* shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way.
3. Signs which blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings from a distance.
4. Balloons, streamers, or pinwheels except those temporarily displayed as part of a special sale,

promotion, or community event. For the purposes of this subsection, “temporarily” means not more than 20 days in any calendar year.

#### 9.600.647 PERMITS

**A. Permits required.** No sign permits are required, but authorization for construction may be required by the building official at building permit application. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this ordinance.

**B. Construction documents.** Before any building permit is granted for the erection of a sign or sign structure requiring such permit, construction documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses, anchorage, and any other pertinent data. The permit application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected and by engineering calculations signed and sealed by a registered design professional where required by the International Building Code.

**C. Changes to signs.** No sign shall be structurally altered, enlarged, or relocated except in conformity to the provisions herein, nor until a proper permit, if required, has been secured. The changing or maintenance of movable parts or components of an approved sign that is designed for such changes, or the changing of copy, business names, lettering, sign faces, colors, display and/or graphic matter, or the content of any sign shall not be deemed a structural alteration.

#### 9.600.648 SPECIFIC SIGN REQUIREMENTS

**A. Identification signs.** Identification signs shall be in accordance with Sections A(1) through A(3).

**A(1) Wall signs.** Every single-family residence, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone may display wall signs per wall area subject to the limiting standards set forth in Table 9.600.648(1) For shopping centers, planned industrial parks or other multiple-occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy, but in no event will the allowed area for any separate occupancy be less than 6 square feet.

**TABLE 9.600.648(1) IDENTIFICATION SIGN STANDARDS—WALL SIGNS**

LAND USE	AGGREGATE AREA (square feet)
Single-family residential	4'
Multiple-family residential	20% front wall, 15% side or rear wall
Nonresidential in a residential zone	20% front wall, 15% side or rear wall
Commercial and industrial	See Table 9.600.648(2)

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

**TABLE 9.600.648(2) SIGN AREA**

DISTANCE OF SIGN FROM ROAD OR ADJACENT COMMERCIAL OR INDUSTRIAL ZONE	PERCENTAGE OF BUILDING ELEVATION PERMITTED FOR SIGN AREA
0 to 100 feet	20% front wall, 15% side or rear wall
101 to 300 feet	20% front wall, 15% side or rear wall
Over 301 feet	20% front wall, 15% side or rear wall

For SI: 1 foot = 304.8 mm.

**A(2) Free-standing signs.** In addition to any allowable wall signs, every single-family residential subdivision, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone shall be permitted to display free-standing or combination signs per street frontage subject to the limiting standards set forth in Table 9.600.648(2).

**A(3) Directional signs.** Not more than two directional signs shall be permitted per street entrance to any lot. There shall be no limit to the number of directional signs providing directional information interior to a lot. In residential zones, the maximum area for directional signs shall be 6 square feet. For all other zones, the maximum area for any directional sign visible from adjacent property or rights-of-way shall be 6 square feet. Not more than 25 percent of the area of any directional sign shall be permitted to be devoted to business identification or logo, which area shall not be assessed as identification sign area.

**B. Temporary signs.** Temporary signs shall be in accordance with Sections 9.600.648 (B1) through 9.600.648 (B6).

**B(1) Real estate signs.** Real estate signs shall be permitted in all zoning districts, subject to the following limitations:

- a. Real estate signs located on a single residential lot shall be limited to one sign, not greater than **6** feet in height from the ground to the top of the sign and **6** square feet in area.
- b. Real estate signs advertising the sale of lots located within a subdivision shall be limited to one sign per entrance to the subdivision, and each sign shall be not greater than **32** square feet in area nor **8** feet in height from the ground to the top of the sign. Signs permitted under this section shall be removed within 10 days after sale of the last original lot.
- c. Real estate signs advertising the sale or lease of space within commercial or *industrial* buildings shall be not greater than **12** square feet in area nor **4** feet in height, and shall be limited to one sign per street front.
- d. Real estate signs advertising the sale or lease of vacant commercial or industrial land shall be limited to one sign per street front, and each sign shall be not greater than **8** feet in height from the ground to the top of the sign, and **32** square feet in area for property of 10 acres (40 470 m<sup>2</sup>) or less, or 100 square feet (9.3 m<sup>2</sup>) for property exceeding 10 acres (40 470 m<sup>2</sup>).
- e. Real estate signs shall be removed not later than 10 days after execution of a lease agreement in the event of a lease, or the closing of the sale in the event of a purchase.

**B(2) Development and construction signs.** Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project or anticipated completion dates, shall be permitted in all zoning districts, subject to the following limitations:

- a. Such signs for a residential subdivision or multiple residential lots shall be limited to one sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be not greater than **6** feet in height from the ground to the top of the sign and **24** square feet in area.

- b. Such signs for nonresidential uses in residential districts shall be limited to one sign, and shall be not greater than **6** feet in height from the ground to the top of the sign and **12** square feet in area.
- c. Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed **8** feet in height from the ground to the top of the sign and **32** square feet for projects on parcels 5 acres (20 235 m<sup>2</sup>) or less in size, and not to exceed **12** feet in height from the ground to the top of the sign and **100** square feet in area for projects on parcels larger than 5 acres (20 235 m<sup>2</sup>).
- d. Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than 24 hours following issuance of an occupancy permit for any or all portions of the project.

**B(3) Special promotion, event, and grand opening signs.** Signs temporarily displayed to advertise special promotions, events and grand openings shall be permitted for nonresidential uses in a residential district, and for all commercial and industrial districts subject to the following limitations:

- a. Such signs shall be limited to one sign per street front.
- b. Such signs may be displayed for not more than 30 consecutive days in any 3-month period, and not more than 60 days in any calendar year. The signs shall be erected not more than 5 days prior to the event or grand opening, and shall be removed not more than 1 day after the event or grand opening.
- c. The total area of all such signs shall not exceed **6** square feet in any single-family residential district, **6** square feet in any multiple-family residential district and **12** square feet in any commercial or industrial district.

**TABLE TABLE 9.600.648(3)**  
**IDENTIFICATION SIGN STANDARDS—FREE-STANDING**  
**SIGNS<sup>a,b,c</sup>**

LAND USE	NUMBER OF SIGNS	HEIGHT (feet)	AREA (square feet)	SPACING
Single-family residential	<b>1 per street front</b>	<b>4*</b>	<b>12</b>	1 per subdivision entrance <sup>a</sup>
Multiple-family residential	<b>1 per street front</b>	<b>4*</b>	<b>12</b>	1 per driveway <sup>a</sup>
Nonresidential in a residential zone	<b>1 per street front</b>	<b>4*</b>	<b>12</b>	300 <sup>a</sup>
Commercial and industrial	<b>1 per street front</b>	See Figures 9.600.648 (1) – (3)	See Figures 9.600.648 (1) – (3)	150 <sup>b</sup>

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 acre = 4047 m<sup>2</sup>.

- a. For subdivision or apartment identification signs placed on a decorative entry wall approved by the code official, two identification signs shall be permitted to be placed at each entrance to the subdivision or apartment complex, one on each side of the driveway or entry drive.
- b. For shopping centers or planned industrial parks, two monument-style free-standing signs not exceeding 50 percent each of the permitted height and area, and spaced not closer than 100 feet to any other free-standing identification sign, shall be permitted to be allowed in lieu of any free-standing sign otherwise permitted in this table.
- c. For any commercial or industrial development complex exceeding 1,000,000 square feet of gross leasable area, or 40 acres in size, such as regional shopping centers, auto malls or planned industrial parks, one free-standing sign per street front shall be permitted to be increased in sign area by up to 50 percent.

\*Height is from the ground to the top of the sign

**B(4) Special event signs in public ways.** Signs advertising a special community event shall not be prohibited in or over public rights-of-way, subject to approval by the code official as to the size, location, and method of erection. The code official may not approve any special event signage that would impair the safety and convenience of use of public rights-of-way, or obstruct traffic visibility.

**B(5) Portable signs.** Portable signs shall be permitted only in all zones, as designated in this code, subject to the following limitations:

- a. Signs may be displayed on any property, and shall not exceed a height of **4** feet from the ground to the top of the sign nor an area of **12** square feet.
- b. Such signs shall be displayed not more than 20 days in any calendar year.
- c. Any electrical portable signs shall comply with NFPA 70, as adopted in this jurisdiction.

**B(6) Political signs.** Political signs shall be permitted in all zoning districts, subject to the following limitations:

- a. Such signs shall not exceed a height of **4** feet from the ground to the top of the sign.
- b. Such signs for election candidates or ballot propositions shall be displayed only for a period of 60 days preceding the election and shall be removed within 10 days after the election, provided that signs promoting successful candidates or ballot propositions in a primary election may remain displayed until not more than 10 days after the general election.
- c. Such signs shall not be placed in any public right-of-way or obstruct traffic visibility.

**C. Requirements for specific sign types.** Signs of specific type shall be in accordance with Sections 9.600.648(C1) through 9.600.648(C7).

**C(1) Canopy and marquee signs.**

- a. The permanently-affixed copy area of canopy or marquee signs shall not exceed an area equal to 25 percent of the face area of the canopy, marquee, or architectural projection upon which such sign is affixed or applied.
- b. Graphic striping, patterns, or color bands on the face of a building, canopy, marquee, or architectural projection shall not be included in the computation of sign copy area.

**C(2) Awning signs.**

- a. The copy area of awning signs shall not exceed an area equal to 25 percent of the background area of the awning or awning surface to which such a sign is affixed or applied, or the permitted area for wall or fascia signs, whichever is less.
- b. Neither the background color of an awning, nor any graphic treatment or embellishment thereto such as striping, patterns or valances, shall be included in the computation of sign copy area.

**C(3) Projecting signs.**

- a. Projecting signs shall be permitted in lieu of free-standing signage on any street frontage limited to one sign per occupancy along any street frontage with public entrance to such an occupancy, and shall be limited in height and area to **10** square feet, **not more than 4 feet from wall and not lower than 10 feet above the sidewalk.**
- b. No such *sign* shall extend vertically above the highest point of the building facade upon which it is mounted.
- c. Such signs shall not extend over a public sidewalk more than **4 feet from wall.**
- d. Such signs shall maintain a clear vertical distance above any public sidewalk of not less than **10** feet.

**C(4) Under canopy signs.**

- a. Under canopy signs shall be limited to not more than one such sign per public entrance to any occupancy, and shall be limited to an area not to exceed **50% of each face.**



- b. Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way of not less than **10** feet.

**C(5) Roof signs.**

- a. Roof signs shall be permitted in commercial and industrial districts only.
- b. Such signs shall be parallel to the roofline of the elevation of the roofline.
- c. The sign area for roof signs shall be assessed against the aggregate permitted area for wall signs on the elevation of the building most closely parallel to the face of the sign.

**C(6) Window signs.** Window signs shall be permitted for any nonresidential use in a residential district, and for all commercial and industrial districts, subject to the following limitations:

- a. The aggregate area of all such signs shall not exceed 25 percent of the window area on which such signs are displayed. Window panels separated by muntins or mullions shall be considered as one continuous window area.
- b. Window signs shall not be assessed against the sign area permitted for other sign types.

**C(7) Menu boards.** Menu board signs shall not be permitted to exceed 50 square feet (4.6 m2).

**9.600.649 SIGNS FOR DEVELOPMENT COMPLEXES**

**A. Master sign plan required.** Landlord or single-owner controlled multiple-occupancy development complexes on shall submit to the code official a master sign plan prior to issuance of a certificate of occupancy. The master sign plan shall establish standards and criteria for all signs in the complex that require building permits, and shall address, at a minimum, the following:

1. Proposed sign locations.
2. Materials.
3. Type of illumination.
4. Design of free-standing sign structures.
5. Size.
6. Quantity.
7. Uniform standards for nonbusiness signage, including directional and informational signs.

**B. Development complex sign.** In addition to the free-standing business identification signs otherwise allowed by this ordinance, every multiple-occupancy development complex shall be entitled to one free-standing sign per street front, at the maximum size permitted for business identification free-standing signs, to identify the development complex. No business identification shall be permitted on a development complex sign. Any free-standing sign otherwise permitted under this ordinance may identify the name of the development complex.

**C. Compliance with master sign plan.** Applications for building permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.

**D. Amendments.** Any amendments to a master sign plan must be signed and approved by the owner(s) within the development complex before such amendment will become effective.

**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**July 23, 2024 at 5:30pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**MEMBERS PRESENT:**

**Chairman Leonard Correa**  
**Commissioner Andy Losee**  
**Commissioner Elliot Lake**  
**Commissioner Delaine Finlay**  
**Commissioner Bryce Poulson**

**STAFF PRESENT:**

**City Manager Dotson**  
**Lindsay Hildebrand**  
**Hayden White, Pub. Works Dir.**  
**Council Member Katherine Ross**

**Public Present:** Tyler Melling and Steve Nelson

**5. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY SIGN ORDINANCES**

**Commissioner Poulson made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for amendments to Enoch City Sign Ordinances. Commissioner Lake seconded and all voted in favor.**

There were no public comments.

**Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Correa seconded and all voted in favor.**

**6. CONSIDER AMENDMENTS TO ENOCH CITY SIGN ORDINANCES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Commissioner Finlay provided extensive input regarding signs and their dimensions. City Manager Dotson noted that on Page 17, Exempt Signs, item #8 had been moved from prohibited signs to exempt. On Page 18, Commissioner Finlay raised concerns about requiring permits for any sign, including For Sale signs or Eggs for Sale signs. Finlay mentioned that while monument or development signs requiring footings already need building permits, other signs do not need to come into the office for a permit. Dotson suggested that if issues arise from this policy, they can revisit it. He stated that the rest of the amendments pertain to size, and that he had contacted YESCO, who reviewed and agreed with their specific sign size proposals. Additionally, Mindy from the office reviewed other ordinances for size standards. Page 19 clarified that the measurement of height starts from the ground. Chapter 9 is not part of the land use section, but all sign regulations are being removed from Chapter 12, which pertains to land use.

**Commissioner Lake made a motion to send a favorable recommendation to the City Council for the amendments to Enoch City sign ordinances. Commissioner Finlay seconded and all voted in favor.**

## Exhibit A

### **9.600.640 UNIFORM SIGN CODE ADOPTED. RESERVED**

#### **9.600.641 PURPOSE**

The purpose of this chapter is to protect the safety and orderly development of the community through the regulation of signs and sign structures.

#### **9.600.642 DEFINITIONS**

The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**ABANDONED SIGN.** A sign structure that has ceased to be used, and the owner intends no longer to have used, for the display of sign copy, or as otherwise defined by state law.

**ANIMATED SIGN.** A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:

**Electrically activated.** Animated signs producing the illusion of movement by means of electronic, electrical, or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted in Items 1 and 2 as follows:

1. **Flashing.** Animated signs or animated portions of signs where the illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds 4 seconds.
2. **Patterned illusionary movement.** Animated signs or animated portions of signs where the illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

**Environmentally Activated.** Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.

**Mechanically activated.** Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

**ARCHITECTURAL PROJECTION.** Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also "Awning;" "Backlit awning;" and "Canopy, Attached and Free-standing."

**AWNING.** An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.

**AWNING SIGN.** A sign displayed on or attached flat against the surface or surfaces of an awning. See also "Wall or fascia sign."

**BACKLIT AWNING.** An awning with a translucent covering material and a source of illumination contained within its framework.

**BANNER.** A flexible substrate on which copy or graphics may be displayed.

**BANNER SIGN.** A sign utilizing a banner as its display surface.

**BILLBOARD.** See "Off-premise sign" and "Outdoor advertising sign."

**BUILDING ELEVATION.** The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

**CANOPY (Attached).** A multisided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at

additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. See also "Marquee."

**CANOPY (Free-standing).** A multisided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a free-standing canopy may be illuminated by means of internal or external sources of light.

**CANOPY SIGN.** A sign affixed to the visible surface(s) of an attached or free-standing canopy. For reference, see Section 9.600.643.

**CHANGEABLE SIGN.** A sign with the capability of content change by means of manual or remote input, including signs which are:

Electrically activated. Changeable sign where the message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also "Electronic message sign or center."

Manually activated. Changeable sign where the message copy or content can be changed manually.

**COMBINATION SIGN.** A sign that is supported partly by a pole and partly by a building structure.

**COPY.** Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.

**DEVELOPMENT COMPLEX SIGN.** A free-standing sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord, approved in accordance with Section 9.600.649(B) of this chapter.

**DIRECTIONAL SIGN.** Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

**DOUBLE-FACED SIGN.** A sign with two faces, back-to-back.

**ELECTRIC SIGN.** Any sign activated or illuminated by means of electrical energy.

**ELECTRONIC MESSAGE SIGN OR CENTER.** An electrically activated changeable sign where the variable message capability can be electronically programmed.

**EXTERIOR SIGN.** Any sign placed outside a building.

**FASCIA SIGN.** See "Wall or fascia sign."

**FLASHING SIGN.** See "Animated sign, electrically activated."

**FREE-STANDING SIGN.** A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground. For visual reference, see Section 9.600.643

**FRONTAGE (Building).** The length of an exterior building wall or structure of a single premise orientated to the public way or other properties that it faces.

**FRONTAGE (Property).** The length of the property line(s) of any single premise along either a public way or other properties on which it borders.

**GROUND SIGN.** See "Free-standing sign."

**ILLUMINATED SIGN.** A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).

**INTERIOR SIGN.** Any sign placed within a building, but not including "window signs" as defined by this ordinance. Interior signs, apart from window signs as defined, are not regulated by this chapter.

**MANSARD.** An inclined decorative roof-like projection that is attached to an exterior building facade.

**MARQUEE.** See "Canopy (attached)."

**MARQUEE SIGN.** See "Canopy sign."

**MENU BOARD.** A free-standing sign orientated to the drive-through lane for a restaurant that advertises the menu items available from the drive-through window, and which has not more than 20 percent of the total area for such a sign utilized for business identification.

**MULTIPLE-FACED SIGN.** A sign containing three or more faces.

**OFF-PREMISE SIGN.** See "Outdoor advertising sign."

**ON-PREMISE SIGN.** A sign erected, maintained, or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

**OUTDOOR ADVERTISING SIGN.** A permanent sign erected, maintained, or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

**PARAPET.** The extension of a building facade above the line of the structural roof.

**POLE SIGN.** See “Free-standing sign.”

**POLITICAL SIGN.** A temporary sign intended to advance a political statement, cause, or candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.

**PORTABLE SIGN.** Any sign not permanently attached to the ground or to a building or building surface.

**PROJECTING SIGN.** A sign other than a wall sign that is attached to or projects more than 18 inches (457 mm) from a building face or wall or from a structure where the primary purpose is other than the support of a sign. For visual reference, see Section 1003.

**REAL ESTATE SIGN.** A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.

**REVOLVING SIGN.** A sign that revolves 360 degrees (6.28 rad) about an axis. See also “Animated sign, mechanically activated.”

**ROOF LINE.** The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

**ROOF SIGN.** A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs. For a visual reference, and a comparison of differences between roof and fascia signs, see Section 9.600.643

**SIGN.** Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Noncommercial flags or any flags displayed from flagpoles or staffs will not be considered to be signs.

**SIGN AREA.** The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or “V” shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50 percent of the sum of the area of all faces of the sign.

**SIGN COPY.** Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

**SIGN FACE.** The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border See Section 9.600.643.

1. In the case of panel or cabinet-type signs, the sign face shall include the entire area of the sign panel, cabinet, or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
2. In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a contrasting surface or color.
3. In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
4. In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

**SIGN STRUCTURE.** Any structure supporting a sign.

**TEMPORARY SIGN.** A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

**UNDER CANOPY SIGN OR UNDER MARQUEE SIGN.** A sign attached to the underside of a canopy or marquee.

**V SIGN.** Signs containing two faces of approximately equal size, erected upon common or separate structures, positioned in a “V” shape with an interior angle between faces of not more than 90 (1.57 rad) degrees with the distance between the sign faces not exceeding 5 feet (1524 mm) at their closest point.

**WALL OR FASCIA SIGN.** A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches (457 mm) from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed. For a visual reference and a comparison of differences between wall or fascia signs and roof signs, see Section 9.600.643.

**WINDOW SIGN.** A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

#### **9.600.643 GENERAL SIGN TYPES**

Sign types and the computation of sign area shall be as depicted in Figures 9.600.644(1) through 9.600.644(4)

#### **9.600.644 GENERAL PROVISIONS**

**A. Conformance to codes.** Any sign hereafter erected shall conform to the provisions of this ordinance and the provisions of the International Building Code and of any other ordinance or regulation within this jurisdiction.

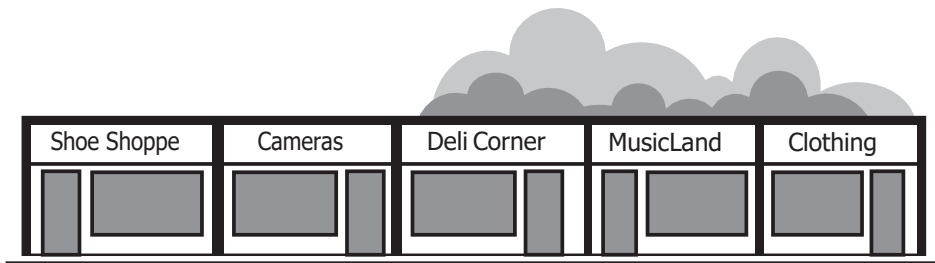
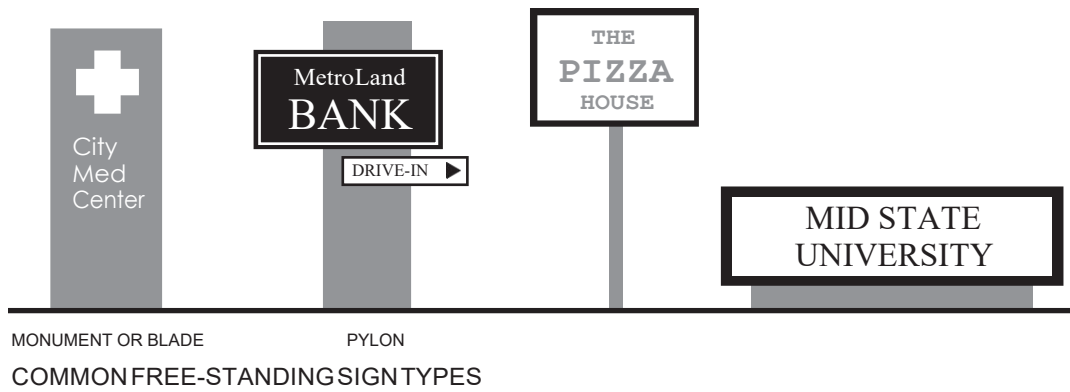
**B. Signs in rights-of-way.** No sign other than an official traffic sign or similar sign shall be erected within 2 feet (610 mm) of the lines of any street, or within any public way, unless specifically authorized by other ordinances or regulations of this jurisdiction or by specific authorization of the code official.

**C. Projections over public ways.** Signs projecting over public walkways shall be permitted to do so only subject to the projection and clearance limits either defined herein or, if not so defined, at a minimum height of 8 feet (2438 mm) from grade level to the bottom of the sign. Signs, architectural projections, or sign structures projecting over vehicular access areas must conform to the minimum height clearance limitations imposed by the jurisdiction for such structures.

**D. Traffic visibility.** No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape, or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal, or device.

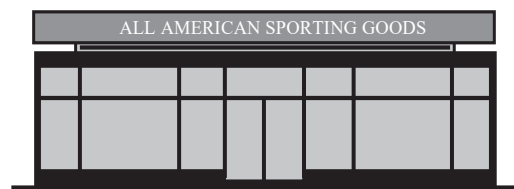
**E. Computation of frontage.** If a premises contains walls facing more than one property line or encompasses property frontage bounded by more than one street or other property usages, the sign area(s) for each building wall or property frontage will be computed separately for each building wall or property line facing a different frontage. The sign area(s) thus calculated shall be permitted to then be applied to permitted signs placed on each separate wall or property line frontage.

**F. Animation and changeable messages.** Animated signs, except as prohibited in Section 9.600.646, are permitted in commercial and industrial zones only. Changeable signs, manually activated, are permitted for nonresidential uses in all zones. Changeable signs, electrically activated, are permitted in all nonresidential zones.



WALL OR FASCIA SIGNS ON STOREFRONTS

FIGURE 9.600.644(1)



ROOF SIGN



PROJECTING  
SIGN

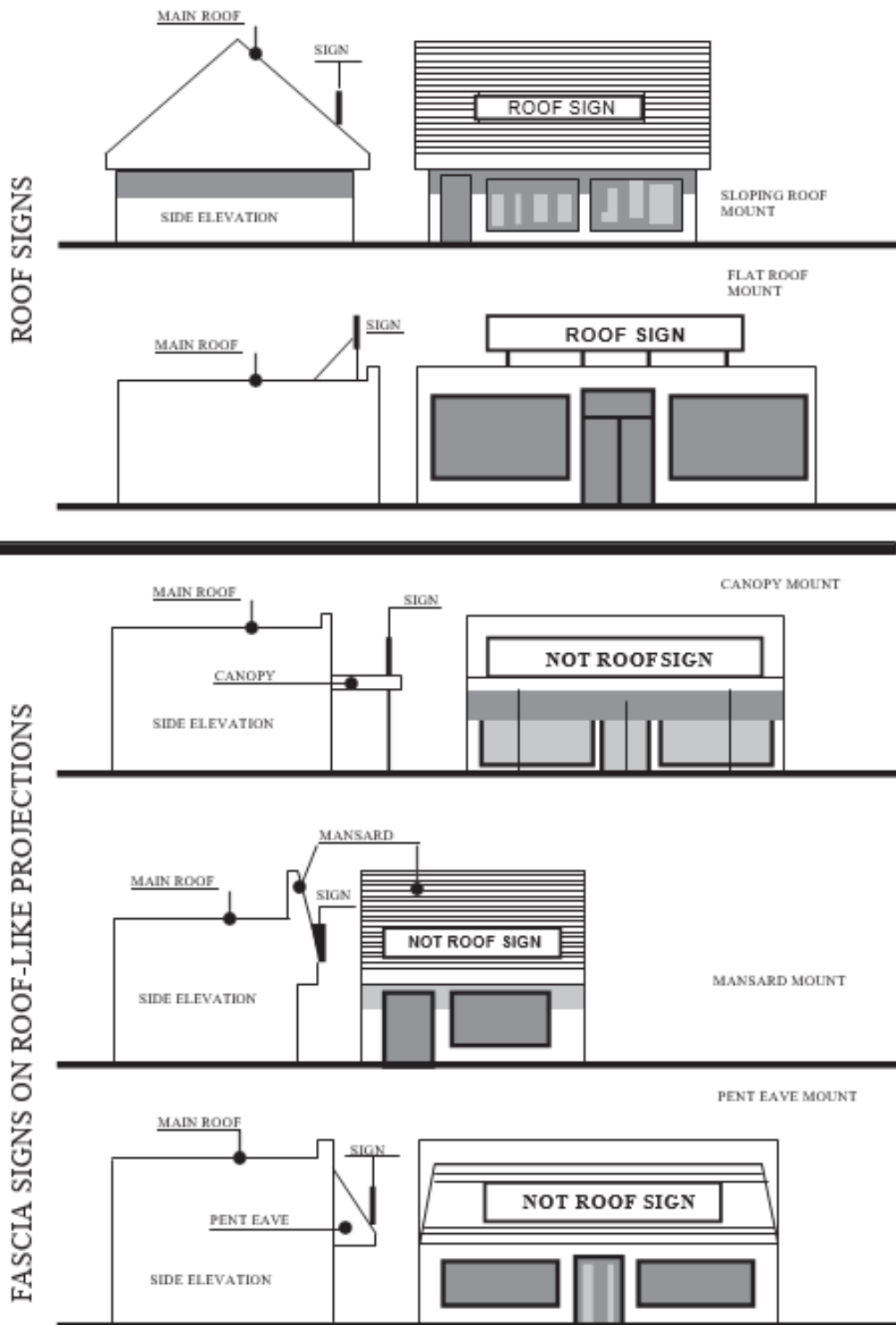
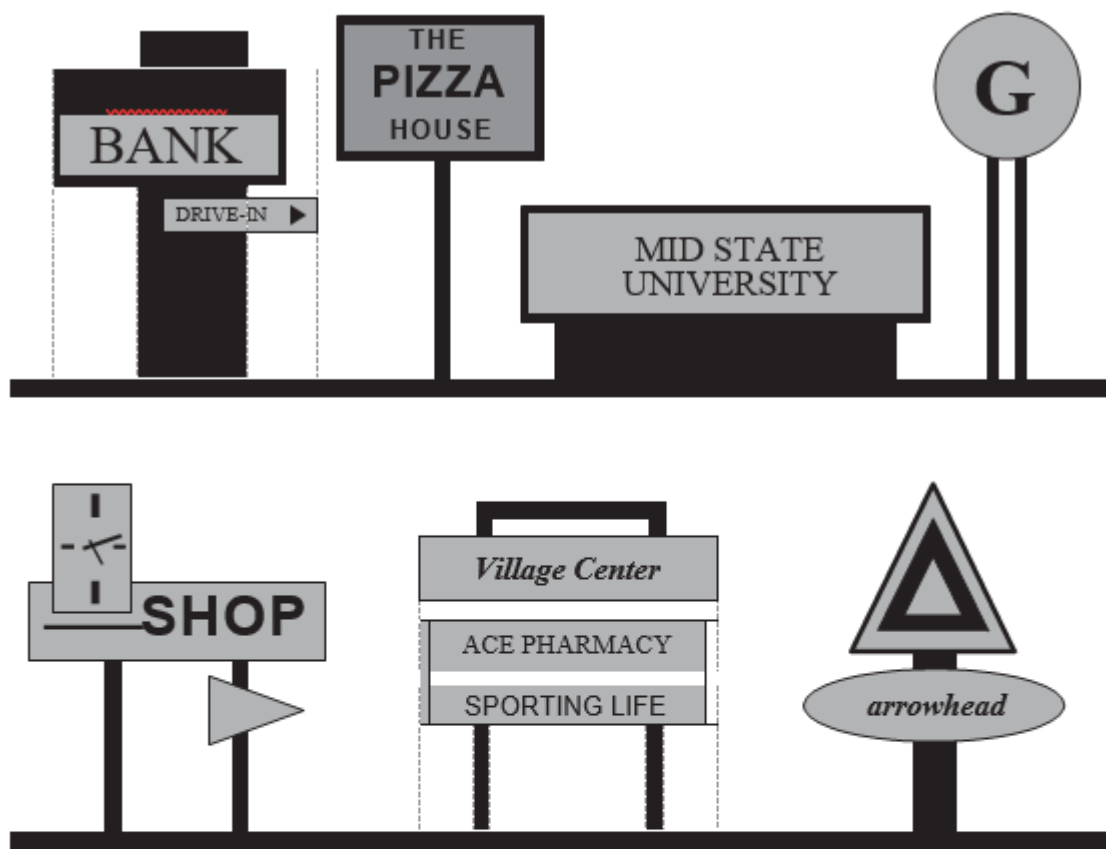
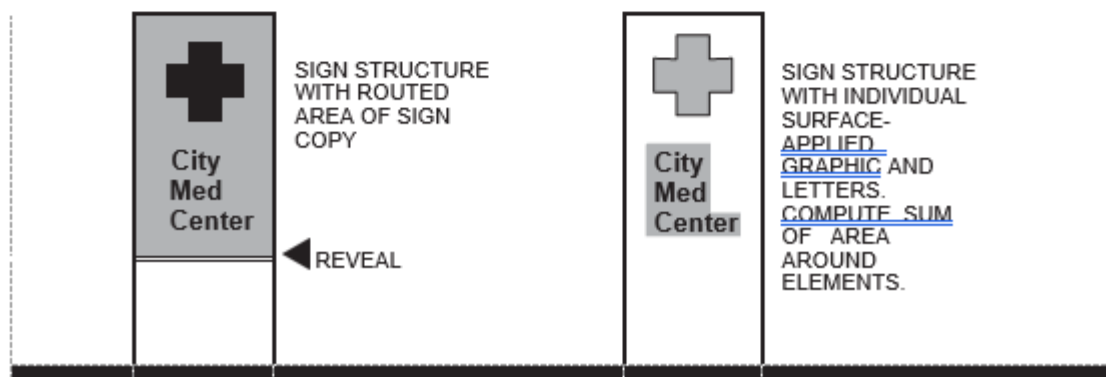


FIGURE 9.600.644(2) COMPARISON—ROOF AND WALL OR FASCIA SIGNS



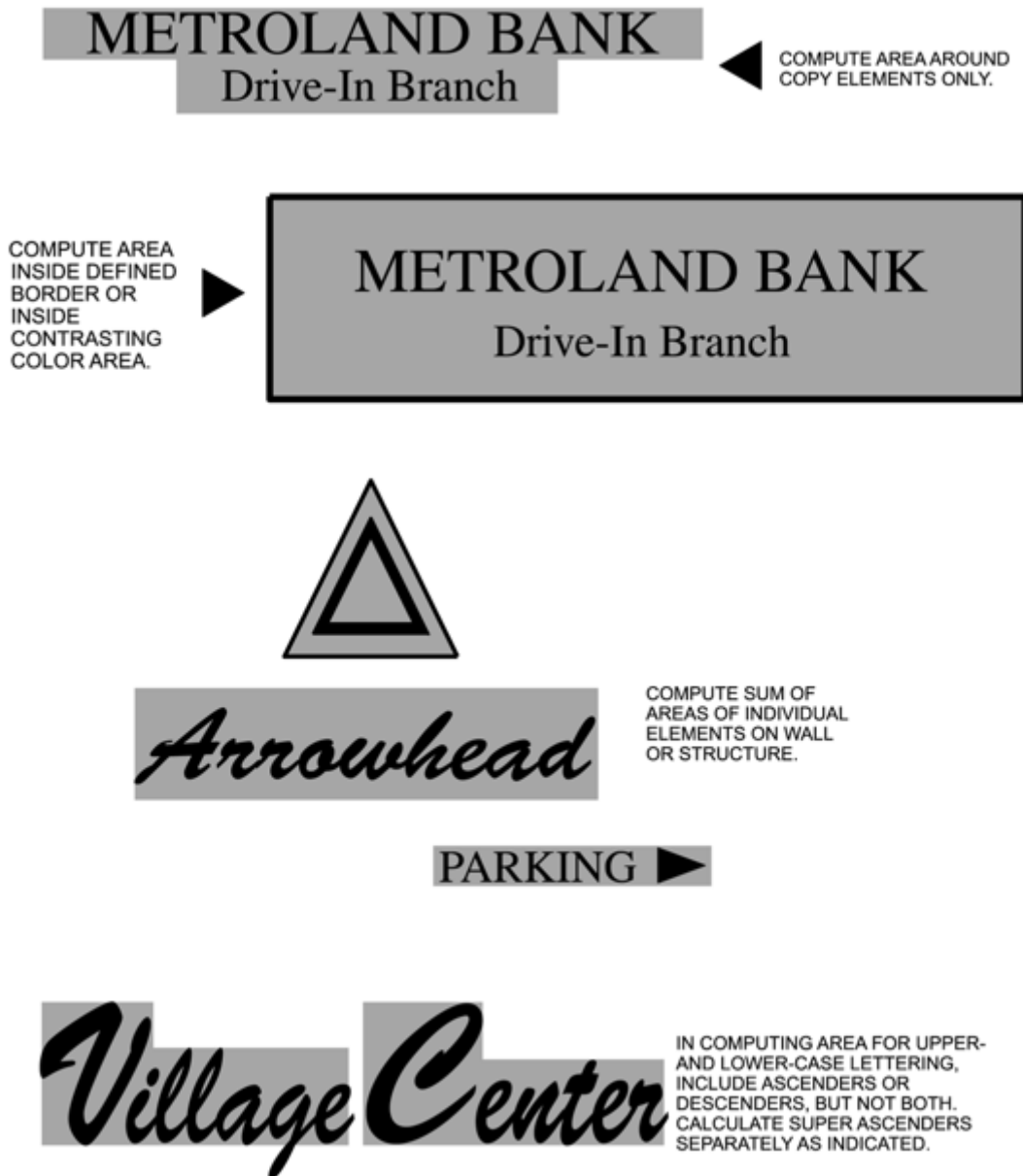


## SIGN STRUCTURES



**Notes:** Sum of shaded areas only represents sign area. Sign constructed with panels or cabinets.

**FIGURE 9.600.644(3) SIGN AREA—COMPUTATION METHODOLOGY**



**FIGURE 9.600.644(4) SIGN AREA—COMPUTATION METHODOLOGY**

**Notes:** Sum of shaded areas only represents sign area for code compliance purposes. Examples of signs consisting of individual letters, elements or logos placed on building walls or structures.

**G. Maintenance, repair, and removal.** Every sign permitted by this ordinance shall be kept in good condition and repair. Where any sign becomes insecure, in danger of falling or is otherwise deemed unsafe by the code official, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner thereof or the person or firm using same shall, upon written notice by the code official forthwith in the case of immediate danger, and in any case within not more than 10 days, make such

sign conform to the provisions of this ordinance, or shall remove it. If within 10 days the order is not complied with, the code official shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.

**H. Obsolete sign copy.** Any *sign* copy that no longer advertises or identifies a use conducted on the property on which said *sign* is erected must have the sign copy covered or removed within 30 days after written notification from the code official; and upon failure to comply with such notice, the code official is hereby authorized to cause removal of such sign copy, and any expense incident thereto shall be paid by the owner of the building, structure, or ground on which the sign is located.

**I. Nonconforming signs.** Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height, or size with the regulations of the zone in which such *sign* is located, shall be considered a legal nonconforming use or structure, and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:

1. Structural alterations, enlargement or re-erection are permissible only where such alterations will not increase the degree of nonconformity of the signs.
2. Any legal nonconforming *sign* shall be removed or rebuilt without increasing the existing height or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost of repair or restoration exceeds 50 percent of the replacement cost of the sign as determined by the code official.
3. Signs that comply with either Item 1 or 2 need not be permitted.

#### **9.600.645 EXEMPT SIGNS**

The following signs shall be exempt from the provisions of this chapter. No sign shall be exempt from Section 9.600.644(D).

1. Official notices authorized by a court, public body, or public safety official.
2. Directional, warning or information signs authorized by federal, state, or municipal governments.
3. Memorial plaques, building identification signs and building cornerstones where cut or carved into a masonry surface or where made of noncombustible material and made an integral part of the building or structure.
4. The flag of a government or noncommercial institution, such as a school.
5. Religious symbols and seasonal decorations within the appropriate public holiday season.
6. Works of fine art displayed in conjunction with a commercial enterprise where the enterprise does not receive direct commercial gain.
7. Street address signs and combination nameplate and street address signs that contain no advertising copy and which do not exceed 6 square feet (0.56 m<sup>2</sup>) in area.
8. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property meeting the following conditions:
  - The primary purpose of such a vehicle or trailer is not the display of signs.
  - The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
  - The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets where applicable, and actively used or available for use in the daily function of the business to which such signs relate.
9. Vehicles and trailers that are used primarily as static displays, advertising a product or service, or utilized as storage, shelter or distribution points for commercial products or services for the public.

#### **9.600.646 PROHIBITED SIGNS**

The following devices and locations shall be specifically prohibited:

1. Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal, or device, or obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic.
2. Except as provided for elsewhere in this code, signs encroaching upon or overhanging public right-of-way. No *sign* shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way.
3. Signs which blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings from a distance.
4. Balloons, streamers, or pinwheels except those temporarily displayed as part of a special sale,

promotion, or community event. For the purposes of this subsection, “temporarily” means not more than 20 days in any calendar year.

#### 9.600.647 PERMITS

**A. Permits required.** No sign permits are required, but authorization for construction may be required by the building official at building permit application. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this ordinance.

**B. Construction documents.** Before any building permit is granted for the erection of a sign or sign structure requiring such permit, construction documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses, anchorage, and any other pertinent data. The permit application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected and by engineering calculations signed and sealed by a registered design professional where required by the International Building Code.

**C. Changes to signs.** No sign shall be structurally altered, enlarged, or relocated except in conformity to the provisions herein, nor until a proper permit, if required, has been secured. The changing or maintenance of movable parts or components of an approved sign that is designed for such changes, or the changing of copy, business names, lettering, sign faces, colors, display and/or graphic matter, or the content of any sign shall not be deemed a structural alteration.

#### 9.600.648 SPECIFIC SIGN REQUIREMENTS

**A. Identification signs.** Identification signs shall be in accordance with Sections A(1) through A(3).

**A(1) Wall signs.** Every single-family residence, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone may display wall signs per wall area subject to the limiting standards set forth in Table 9.600.648(1) For shopping centers, planned industrial parks or other multiple-occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy, but in no event will the allowed area for any separate occupancy be less than 6 square feet.

**TABLE 9.600.648(1) IDENTIFICATION SIGN STANDARDS—WALL SIGNS**

LAND USE	AGGREGATE AREA (square feet)
Single-family residential	4'
Multiple-family residential	20% front wall, 15% side or rear wall
Nonresidential in a residential zone	20% front wall, 15% side or rear wall
Commercial and industrial	See Table 9.600.648(2)

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

**TABLE 9.600.648(2) SIGN AREA**

DISTANCE OF SIGN FROM ROAD OR ADJACENT COMMERCIAL OR INDUSTRIAL ZONE	PERCENTAGE OF BUILDING ELEVATION PERMITTED FOR SIGN AREA
0 to 100 feet	<b>20% front wall, 15% side or rear wall</b>
101 to 300 feet	<b>20% front wall, 15% side or rear wall</b>
Over 301 feet	<b>20% front wall, 15% side or rear wall</b>

For SI: 1 foot = 304.8 mm.

**A(2) Free-standing signs.** In addition to any allowable wall signs, every single-family residential subdivision, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone shall be permitted to display free-standing or combination signs per street frontage subject to the limiting standards set forth in Table 9.600.648(2).

**A(3) Directional signs.** Not more than two directional signs shall be permitted per street entrance to any lot. There shall be no limit to the number of directional signs providing directional information interior to a lot. In residential zones, the maximum area for directional signs shall be 6 square feet. For all other zones, the maximum area for any directional sign visible from adjacent property or rights-of-way shall be 6 square feet. Not more than 25 percent of the area of any directional sign shall be permitted to be devoted to business identification or logo, which area shall not be assessed as identification sign area.

**B. Temporary signs.** Temporary signs shall be in accordance with Sections 9.600.648 (B1) through 9.600.648 (B6).

**B(1) Real estate signs.** Real estate signs shall be permitted in all zoning districts, subject to the following limitations:

- a. Real estate signs located on a single residential lot shall be limited to one sign, not greater than **6** feet in height from the ground to the top of the sign and **6** square feet in area.
- b. Real estate signs advertising the sale of lots located within a subdivision shall be limited to one sign per entrance to the subdivision, and each sign shall be not greater than **32** square feet in area nor **8** feet in height from the ground to the top of the sign. Signs permitted under this section shall be removed within 10 days after sale of the last original lot.
- c. Real estate signs advertising the sale or lease of space within commercial or *industrial* buildings shall be not greater than **12** square feet in area nor **4** feet in height, and shall be limited to one sign per street front.
- d. Real estate signs advertising the sale or lease of vacant commercial or industrial land shall be limited to one sign per street front, and each sign shall be not greater than **8** feet in height from the ground to the top of the sign, and **32** square feet in area for property of 10 acres (40 470 m<sup>2</sup>) or less, or 100 square feet (9.3 m<sup>2</sup>) for property exceeding 10 acres (40 470 m<sup>2</sup>).
- e. Real estate signs shall be removed not later than 10 days after execution of a lease agreement in the event of a lease, or the closing of the sale in the event of a purchase.

**B(2) Development and construction signs.** Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project or anticipated completion dates, shall be permitted in all zoning districts, subject to the following limitations:

- a. Such signs for a residential subdivision or multiple residential lots shall be limited to one sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be not greater than **6** feet in height from the ground to the top of the sign and **24** square feet in area.

- b. Such signs for nonresidential uses in residential districts shall be limited to one sign, and shall be not greater than **6** feet in height from the ground to the top of the sign and **12** square feet in area.
- c. Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed **8** feet in height from the ground to the top of the sign and **32** square feet for projects on parcels 5 acres (20 235 m<sup>2</sup>) or less in size, and not to exceed **12** feet in height from the ground to the top of the sign and **100** square feet in area for projects on parcels larger than 5 acres (20 235 m<sup>2</sup>).
- d. Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than 24 hours following issuance of an occupancy permit for any or all portions of the project.

**B(3) Special promotion, event, and grand opening signs.** Signs temporarily displayed to advertise special promotions, events and grand openings shall be permitted for nonresidential uses in a residential district, and for all commercial and industrial districts subject to the following limitations:

- a. Such signs shall be limited to one sign per street front.
- b. Such signs may be displayed for not more than 30 consecutive days in any 3-month period, and not more than 60 days in any calendar year. The signs shall be erected not more than 5 days prior to the event or grand opening, and shall be removed not more than 1 day after the event or grand opening.
- c. The total area of all such signs shall not exceed **6** square feet in any single-family residential district, **6** square feet in any multiple-family residential district and **12** square feet in any commercial or industrial district.

**TABLE TABLE 9.600.648(3)**  
**IDENTIFICATION SIGN STANDARDS—FREE-STANDING**  
**SIGNS<sup>a,b,c</sup>**

LAND USE	NUMBER OF SIGNS	HEIGHT (feet)	AREA (square feet)	SPACING
Single-family residential	<b>1 per street front</b>	<b>4*</b>	<b>12</b>	1 per subdivision entrance <sup>a</sup>
Multiple-family residential	<b>1 per street front</b>	<b>4*</b>	<b>12</b>	1 per driveway <sup>a</sup>
Nonresidential in a residential zone	<b>1 per street front</b>	<b>4*</b>	<b>12</b>	300 <sup>a</sup>
Commercial and industrial	<b>1 per street front</b>	See Figures 9.600.648 (1) – (3)	See Figures 9.600.648 (1) – (3)	150 <sup>b</sup>

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 acre = 4047 m<sup>2</sup>.

- a. For subdivision or apartment identification signs placed on a decorative entry wall approved by the code official, two identification signs shall be permitted to be placed at each entrance to the subdivision or apartment complex, one on each side of the driveway or entry drive.
- b. For shopping centers or planned industrial parks, two monument-style free-standing signs not exceeding 50 percent each of the permitted height and area, and spaced not closer than 100 feet to any other free-standing identification sign, shall be permitted to be allowed in lieu of any free-standing sign otherwise permitted in this table.
- c. For any commercial or industrial development complex exceeding 1,000,000 square feet of gross leasable area, or 40 acres in size, such as regional shopping centers, auto malls or planned industrial parks, one free-standing sign per street front shall be permitted to be increased in sign area by up to 50 percent.

\*Height is from the ground to the top of the sign

**B(4) Special event signs in public ways.** Signs advertising a special community event shall not be prohibited in or over public rights-of-way, subject to approval by the code official as to the size, location, and method of erection. The code official may not approve any special event signage that would impair the safety and convenience of use of public rights-of-way, or obstruct traffic visibility.

**B(5) Portable signs.** Portable signs shall be permitted only in all zones, as designated in this code, subject to the following limitations:

- a. Signs may be displayed on any property, and shall not exceed a height of **4** feet from the ground to the top of the sign nor an area of **12** square feet.
- b. Such signs shall be displayed not more than 20 days in any calendar year.
- c. Any electrical portable signs shall comply with NFPA 70, as adopted in this jurisdiction.

**B(6) Political signs.** Political signs shall be permitted in all zoning districts, subject to the following limitations:

- a. Such signs shall not exceed a height of **4** feet from the ground to the top of the sign.
- b. Such signs for election candidates or ballot propositions shall be displayed only for a period of 60 days preceding the election and shall be removed within 10 days after the election, provided that signs promoting successful candidates or ballot propositions in a primary election may remain displayed until not more than 10 days after the general election.
- c. Such signs shall not be placed in any public right-of-way or obstruct traffic visibility.

**C. Requirements for specific sign types.** Signs of specific type shall be in accordance with Sections 9.600.648(C1) through 9.600.648(C7).

**C(1) Canopy and marquee signs.**

- a. The permanently-affixed copy area of canopy or marquee signs shall not exceed an area equal to 25 percent of the face area of the canopy, marquee, or architectural projection upon which such sign is affixed or applied.
- b. Graphic striping, patterns, or color bands on the face of a building, canopy, marquee, or architectural projection shall not be included in the computation of sign copy area.

**C(2) Awning signs.**

- a. The copy area of awning signs shall not exceed an area equal to 25 percent of the background area of the awning or awning surface to which such a sign is affixed or applied, or the permitted area for wall or fascia signs, whichever is less.
- b. Neither the background color of an awning, nor any graphic treatment or embellishment thereto such as striping, patterns or valances, shall be included in the computation of sign copy area.

**C(3) Projecting signs.**

- a. Projecting signs shall be permitted in lieu of free-standing signage on any street frontage limited to one sign per occupancy along any street frontage with public entrance to such an occupancy, and shall be limited in height and area to **10** square feet, **not more than 4 feet from wall and not lower than 10 feet above the sidewalk.**
- b. No such *sign* shall extend vertically above the highest point of the building facade upon which it is mounted.
- c. Such signs shall not extend over a public sidewalk more than **4 feet from wall.**
- d. Such signs shall maintain a clear vertical distance above any public sidewalk of not less than **10** feet.

**C(4) Under canopy signs.**

- a. Under canopy signs shall be limited to not more than one such sign per public entrance to any occupancy, and shall be limited to an area not to exceed **50% of each face.**

- b. Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way of not less than **10** feet.

**C(5) Roof signs.**

- a. Roof signs shall be permitted in commercial and industrial districts only.
- b. Such signs shall be parallel to the roofline of the elevation of the roofline.
- c. The sign area for roof signs shall be assessed against the aggregate permitted area for wall signs on the elevation of the building most closely parallel to the face of the sign.

**C(6) Window signs.** Window signs shall be permitted for any nonresidential use in a residential district, and for all commercial and industrial districts, subject to the following limitations:

- a. The aggregate area of all such signs shall not exceed 25 percent of the window area on which such signs are displayed. Window panels separated by muntins or mullions shall be considered as one continuous window area.
- b. Window signs shall not be assessed against the sign area permitted for other sign types.

**C(7) Menu boards.** Menu board signs shall not be permitted to exceed 50 square feet (4.6 m2).

#### **9.600.649 SIGNS FOR DEVELOPMENT COMPLEXES**

**A. Master sign plan required.** Landlord or single-owner controlled multiple-occupancy development complexes on shall submit to the code official a master sign plan prior to issuance of a certificate of occupancy. The master sign plan shall establish standards and criteria for all signs in the complex that require building permits, and shall address, at a minimum, the following:

1. Proposed sign locations.
2. Materials.
3. Type of illumination.
4. Design of free-standing sign structures.
5. Size.
6. Quantity.
7. Uniform standards for nonbusiness signage, including directional and informational signs.

**B. Development complex sign.** In addition to the free-standing business identification signs otherwise allowed by this ordinance, every multiple-occupancy development complex shall be entitled to one free-standing sign per street front, at the maximum size permitted for business identification free-standing signs, to identify the development complex. No business identification shall be permitted on a development complex sign. Any free-standing sign otherwise permitted under this ordinance may identify the name of the development complex.

**C. Compliance with master sign plan.** Applications for building permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.

**D. Amendments.** Any amendments to a master sign plan must be signed and approved by the owner(s) within the development complex before such amendment will become effective.



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**ENOCH CITY COUNCIL MEMORANDUM**

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** MANAGER ROB DOTSON  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** PERSONNEL POLICY AMENDMENTS-WORKER'S COMPENSATION

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Current Enoch City Personnel Policy manual regarding Worker's Compensation Insurance provisions is vague and this memo provides a synopsis of the requested amendments to the Enoch City Personnel Policy, specifically regarding Worker's Compensation (Section IV) and Sick Leave and Funeral Leave (Section VIII).

**Section IV - WORKER'S COMPENSATION**

- Worker's Compensation claims require documentation from the treating physician.
- Any changes to an employee's duty availability must be provided by the treating physician.
- Full-time Worker's Compensation: Employees not attending work will not use accrued sick leave but will receive compensation from Worker's Compensation. Compensation hours count for annual, sick, and holiday leave accrual for up to six months.
- Part-time Light Duty Compensation: Light duty hours are determined by the treating physician and supervisor.
- Full-time Light Duty Compensation: Light duty work hours are determined by the supervisor. No Worker's Compensation is available for non-worked hours or physician visits, but accrued sick leave may be used.
- Pending Claims: Employees may use accrued sick leave while Worker's Compensation investigates a claim. If approved, used sick leave will be returned; if denied, it will not be returned.

**SECTION VIII - SICK LEAVE AND FUNERAL LEAVE**

**1. Accrual of Sick Leave:**

- Workers Compensation hours count for leave accrual for up to six months.

## **SECTION IV - WORKER'S COMPENSATION**

Accidental injuries or occupational diseases arising out of or in the course of an employee's employment with the Enoch City are covered by the Utah Local Governments Trust Workers' Compensation Insurance. Accidental injuries or occupational diseases arising out of or in the course of an individual volunteering to do a specific job or project without pay, that benefits the City of Enoch, is covered by the Utah Local Governments Trust Workers' Compensation Insurance.

In the event of an on-the-job accident, an employee, volunteer, or a co-worker will immediately notify the supervisor. Within 24 hours of the accident or injury the employee or volunteer will file a completed report of injury form, which the employer will file with the Utah Local Governments Trust Workers' Compensation Fund and Industrial Commission of Utah. Worker's Compensation claims require documentation provided by the physician treating the injured employee. All changes to the duty availability of the employee must be provided a treating physician. When a Workers Compensation claim is filed and the employee is compensated by Workers Compensation Insurance the employee will not be eligible to use sick leave. (~~Amended 7-18-07~~)

- a. Full-time Worker's Compensation: Employee is not attending work and does not use accrued sick leave. Worker's Compensation provides compensation. Workers' compensation hours count for purposes of annual, sick, and holiday leave accrual while the employee is receiving a workers' compensation time-loss benefit for up to six months from the last day worked in the regular position.
- b. Part-time Light Duty Compensation: All hours applied to light duty work must be determined by the treating physician and the accommodations available by the employee's supervisor.
- c. Full-time Light Duty Compensation: Light Duty work must be determined by employee's supervisor. No Worker's Compensation is available for hours not worked or physician's visits. Employee may use accrued sick leave for missed work as stated in Section VIII Sick Leave.
- d. While Worker's Compensation is investigating a claim and no compensation is being provided to the injured employee because of a delay, the employee may use accrued sick leave. If Worker's Compensation finds in favor of the claim, all used sick leave used from the time of the injury to notification from Worker's Compensation may be returned back the employee's accrued hours. If Worker's Compensation does NOT find in favor of a claim, sick leave hours will not be returned.

## **SECTION VIII - SICK LEAVE AND FUNERAL LEAVE**

### **A. Accrual of Sick Leave**

Each full-time regular and appointed employee who has been in Enoch City service for a period of ninety (90) days shall accrue sick leave at the rate of four hours for each full 80 hour bi-weekly pay period, or 104 hours per year. Sick leave shall not accrue during any period when an employee is in any leave of absence without pay status. Workers' compensation hours count for purposes of annual, sick, and holiday leave accrual while the employee is receiving a workers' compensation time-loss benefit for up to six months from the last day worked in the regular position. Employees on annual leave or sick leave shall continue to accrue both annual and sick leave, except when an employee is on

consecutive annual or sick leave use for more than twenty (20) working days. Annual or sick leave shall not accrue during any period when an employee is on consecutive annual or sick leave use for more than twenty (20) working days. An eligible employee may begin to utilize this accrued sick leave after having completed at least two full bi-weekly pay periods of satisfactory employment, after the ninety (90) day probationary period. Holidays falling on an employee's regular working day shall be credited as a day of service. Full-time regular and appointed employees with less than 80 hours in a bi-weekly pay period and part-time regular and appointed employees shall accrue and be allowed sick leave at the following rate: the number of hours worked in the pay period multiplied by 0.05. This employment may have been with more than one department and need not have been continuous. (~~Amended 08-21-2002~~)

# **ENOCH CITY CORPORATION**

## **RESOLUTION NO. 2024-08-07-B**

### **A RESOLUTION TO AMEND THE ENOCH CITY PERSONNEL POLICIES AND PROCEDURES MANUAL; SECTIONS IV - WORKER'S COMPENSATION AND SECTION VIII - SICK LEAVE AND FUNERAL LEAVE**

**WHEREAS**, Current Enoch City Personnel Policy manual regarding Worker's Compensation Insurance provisions is vague; and

**WHEREAS**, there was a request to amend the Enoch City Personnel Policy, specifically regarding Worker's Compensation (Section IV) and Sick Leave and Funeral Leave (Section VIII); and

**WHEREAS**, the City Council has reviewed and discussed the policy procedures amendments follows:

#### **SECTION IV - WORKER'S COMPENSATION**

Accidental injuries or occupational diseases arising out of or in the course of an employee's employment with the Enoch City are covered by the Utah Local Governments Trust Workers' Compensation Insurance. Accidental injuries or occupational diseases arising out of or in the course of an individual volunteering to do a specific job or project without pay, that benefits the City of Enoch, is covered by the Utah Local Governments Trust Workers' Compensation Insurance.

In the event of an on-the-job accident, an employee, volunteer, or a co-worker will immediately notify the supervisor. Within 24 hours of the accident or injury the employee or volunteer will file a completed report of injury form, which the employer will file with the Utah Local Governments Trust Workers' Compensation Fund and Industrial Commission of Utah. Worker's Compensation claims require documentation provided by the physician treating the injured employee. All changes to the duty availability of the employee must be provided a treating physician. When a Workers Compensation claim is filed and the employee is compensated by Workers Compensation Insurance the employee will not be eligible to use sick leave. (Amended 7-18-07)

a. Full-time Worker's Compensation: Employee is not attending work and does not use accrued sick leave. Worker's Compensation provides compensation. Workers' compensation hours count for purposes of annual, sick, and holiday leave accrual while the employee is receiving a workers' compensation time-loss benefit for up to six months from the last day worked in the regular position.

b. Part-time Light Duty Compensation: All hours applied to light duty work must be determined by the treating physician and the accommodations available by the employee's supervisor.

c. Full-time Light Duty Compensation: Light Duty work must be determined by employee's supervisor. No Worker's Compensation is available for hours not worked or physician's visits. Employee may use accrued sick leave for missed work as stated in Section VIII Sick Leave.

d. While Worker's Compensation is investigating a claim and no compensation is being provided to the injured employee because of a delay, the employee may use accrued sick leave. If Worker's Compensation finds in favor of the claim, all used sick leave used from the time of the injury to notification from Worker's Compensation may be returned back the

employee's accrued hours. If Worker's Compensation does NOT find in favor of a claim, sick leave hours will not be returned.

## **SECTION VIII - SICK LEAVE AND FUNERAL LEAVE**

### **A. Accrual of Sick Leave**

Each full-time regular and appointed employee who has been in Enoch City service for a period of ninety (90) days shall accrue sick leave at the rate of four hours for each full 80 hour bi-weekly pay period, or 104 hours per year. Sick leave shall not accrue during any period when an employee is in any leave of absence without pay status. Workers' compensation hours count for purposes of annual, sick, and holiday leave accrual while the employee is receiving a workers' compensation time-loss benefit for up to six months from the last day worked in the regular position. Employees on annual leave or sick leave shall continue to accrue both annual and sick leave, except when an employee is on consecutive annual or sick leave use for more than twenty (20) working days. Annual or sick leave shall not accrue during any period when an employee is on consecutive annual or sick leave use for more than twenty (20) working days. An eligible employee may begin to utilize this accrued sick leave after having completed at least two full bi-weekly pay periods of satisfactory employment, after the ninety (90) day probationary period. Holidays falling on an employee's regular working day shall be credited as a day of service. Full-time regular and appointed employees with less than 80 hours in a bi-weekly pay period and part-time regular and appointed employees shall accrue and be allowed sick leave at the following rate: the number of hours worked in the pay period multiplied by 0.05. This employment may have been with more than one department and need not have been continuous. (Amended 08-21-2002)

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of Enoch, Utah that the amendments to the Enoch City Personnel Policies and Procedures Manual be 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 7th day of August 2024.

**DATED this 7th day of August 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:**

\_\_\_\_\_  
Lindsay Hildebrand, City Recorder

**SEAL:**

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**ENOCH CITY COUNCIL MEMORANDUM**

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**TO:** MAYOR AND CITY COUNCIL  
**FROM:** MANAGER ROB DOTSON  
**DATE:** AUGUST 7, 2024  
**SUBJECT:** STORMWATER IMPACT FEE ANALYSIS

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In 2022, Enoch City commissioned Sunrise Engineering to create a Master Stormwater Plan, and Impact Fee Facilities Plan and Impact Fee Analysis. This plan evaluates the existing system and recommends improvements for a 10-year planning horizon and a 20-year planning horizon.

The Draft Impact Fee Facilities Plan and Impact Fee Analysis has been submitted for comments from the Enoch City Council, Enoch Staff, and interested Stakeholders. The draft has been sent to the Iron County Homebuilder's Association (ICHBA) and the Iron County Board of Realtors. The next steps are to have a discussion and send potential amendments to the draft, set a public hearing, and after said public hearing, adopt the modified Stormwater Impact Fee Plan and Analysis with the Impact Fee as proposed or amended.

All impact fee plans require calculations of:

- Current level of service; and
- the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service; and
- estimate the proportionate share of the costs for existing capacity that will be recouped; and
- the costs of impacts on system improvements that are reasonably related to the new development activity; and
- identify how the impact fee was calculated.

In consultation with Enoch City Staff, a 10-year planning window of improvements to the stormwater utility shows the construction related costs could total \$21,849,000.00 in 2024 dollars, with another \$116,000.00 for an Impact Fee Facilities Plan update. The proposed impact fee eligible amount is \$14,965,100 with the remainder to come from a proposed user rate.

To finance these projects:

- Existing User Rate - \$2.00 per month for residential, \$4.00 per month for commercial connections
- Existing Impact Fee - \$1,593.14 per connection
- Proposed User Rate - \$20.87 per month for residential, \$41.75 per month for commercial Connections

Charts for the Impact Fee Eligibility calculations and the proposed Impact Fees are as follows:

**Impact Fee Projects & Impact Fee Eligibility**

Drainage Channel and Crossing Projects		Current Costs	Year	Costs w/ Inflation*	% IF EL.	IF EL. Cost
Ravine Channel		\$ 297,000.00	2026	\$ 316,000.00	82.0%	\$ 259,200.00
			Sub total	\$ 316,000.00		
Detention Facilities Projects		Current Costs	Year	Costs w/ Inflation		
Detention Basin 4		\$ 1,637,000.00	2025	\$ 1,687,000.00	67.7%	\$ 1,141,300.00
			Sub total	\$ 1,687,000.00		
Storm Drain Pipe System Projects		Current Costs	Year	Costs w/ Inflation		
Enoch Rd – Culvert		\$ 30,000.00	2025	\$ 31,000.00	82.0%	\$ 25,500.00
Half Mile Rd		\$ 5,148,000.00	2026	\$ 5,462,000.00	67.7%	\$ 3,695,200.00
North Enoch Rd		\$ 649,000.00	2027	\$ 710,000.00	82.0%	\$ 582,200.00
Homestead Blvd & Sunshine Ln		\$ 1,156,000.00	2028	\$ 1,302,000.00	63.4%	\$ 825,500.00
			Sub total	\$ 7,505,000.00		
Roadway Conveyance Projects		Current Costs	Year	Costs w/ Inflation		
Half Mile Rd West		\$ 143,000.00	2025	\$ 146,000.00	63.4%	\$ 93,900.00
Ravine Road (Pomeroy Green Rd)		\$ 153,000.00	2026	\$ 163,000.00	88.9%	\$ 145,000.00
Village Green Rd		\$ 478,000.00	2026	\$ 508,000.00	88.9%	\$ 451,700.00
Half Mile Rd East		\$ 256,000.00	2027	\$ 280,000.00	63.4%	\$ 177,600.00
4200 N		\$ 1,078,000.00	2027	\$ 1,178,000.00	63.4%	\$ 746,900.00
Corner of California and Homestead Blvd		\$ 111,000.00	2028	\$ 125,000.00	63.4%	\$ 79,300.00
Homestead Blvd		\$ 447,000.00	2028	\$ 504,000.00	63.4%	\$ 319,600.00
Grimshaw Ln (600E)		\$ 200,000.00	2029	\$ 232,000.00	63.2%	\$ 146,700.00
Wagon Wheel to 1365E - Southern Homestead Blvd		\$ 166,000.00	2031	\$ 205,000.00	63.4%	\$ 130,000.00
Jones Rd (5250N)		\$ 316,000.00	2032	\$ 401,000.00	17.1%	\$ 68,600.00
Veterans Memorial Dr		\$ 176,000.00	2033	\$ 230,000.00	17.1%	\$ 39,400.00
			Sub total	\$ 3,974,000		
NRCS Projects		Current Costs	Year	Costs w/ Inflation		
Midvalley Rd to 5200 N Ditch Upsizing		\$ 504,000.00	2025	\$ 520,000.00	70.8%	\$ 368,100.00
East Bench EA Projects - 25% Cost Share		\$ 6,571,000.00	2030	\$ 7,847,000.00	70.8%	\$ 5,553,400.00
			Sub total	\$ 8,367,000.00		
Future Planning Projects		Current Costs	Year	Costs w/ Inflation		
Stormwater IFFP & IFA Update		\$ 100,000	2029	\$ 116,000.00	100.0%	\$ 116,000.00
			Sub total	\$ 116,000.00		
<b>Total</b>				<b>\$ 21,965,000.00</b>	<b>Impact Fee Amount</b>	<b>\$ 14,965,100.00</b>

\* Inflation is assumed at 3%

- Maximum Allowable Impact Fee – By zoning, see table:

Zoning Description	Impact Fee/Acre	Impact Fee/ 0.25 Acre
Mobile Home Park (MHP)	\$39,240.00	\$9,810.00
Mixed Residential (MXR-18)	\$30,090.00	\$7,530.00
Rural Residential 5 (R-R-5)	\$18,060.00	\$4,520.00
Professional Office (P-O)	\$42,130.00	\$10,540.00
Research Industrial Park (R/I-P)	\$48,140.00	\$12,040.00
Multiple Residential (M-R-2)	\$39,240.00	\$9,810.00
Community Commercial (C-C)	\$48,140.00	\$12,040.00
Neighborhood Commercial (N-C)	\$36,110.00	\$9,030.00
Regional Commercial (R-C)	\$54,160.00	\$13,540.00
RV Park (RVP)	\$39,240.00	\$9,810.00
Residential 18 (R-1-18)	\$21,190.00	\$5,300.00
Residential 11 (R-1-11)	\$24,070.00	\$6,020.00
Rural Residential 1 (R-R-1)	\$18,060.00	\$4,520.00