

MINUTES
ENOCH CITY COUNCIL
February 4, 2026 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Mayor Jim Rushton
Council Member David Harris
Council Member Shawn Stoor
Council Member Debra Ley
Council Member Kimberlee Trower
Council Member Jacob Miner

STAFF PRESENT:

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

Public Present: Danny Stewart, Rick & Wendy Bonzo, Delaine Finlay, John Banks, Joyce Pace, Jody Ewing, Candalyn & Bryan Paxton, Chuck Davis, Whitney Mendoza, Linda Hahne, Jonathan Wilson, Robin L. Pasch, Michael Pasch, and David Platt

1. CALL TO ORDER OF REGULAR COUNCIL MEETING by Mayor Rushton

- a. **Pledge of Allegiance- Led by Council Member Harris**
- b. **Invocation (2 min.)-Audience invited to participate- Given by a member of the audience.**
- c. **Inspirational thought- Given by Council Member Trower**
- d. **Approval of Agenda for February 4, 2026- Council Member Harris made a motion to approve the agenda. Council Member Ley seconded and all voted in favor.**
- e. **Approval of Minutes for January 21, 2026 - Council Member Harris made a motion to approve the minutes. Council Member Ley seconded and all voted in favor.**
- f. **Ratification of Expenditures- none**
- g. **Conflict of Interest Declaration for this agenda- none stated**

2. PUBLIC COMMENTS

There were no public comments.

3. PRESENTATION BY BRETT HAMILTON

Brett Hamilton, Iron County Planner, presented information about changes to the tier 2 boundaries around municipalities and accompanying zone changes in Iron County. He explained the county had been working on modifying these boundaries for about two years, with Cedar City and Enoch being the last cities to address. Hamilton explained the four tier boundaries that guide growth in the county: tier 1 areas are incorporated municipalities; tier 2 boundaries are urban expansion areas expected to grow within 10-20 years with connections to municipal infrastructure; tier 3 areas are independent enclaves with their own infrastructure; and tier 4 areas have more restricted development potential. The proposal for Enoch would bring the tier 2 boundary in closer to match the municipal boundary in most areas. Hamilton explained this would encourage growth closer to city infrastructure and give more control to the city over nearby development. He clarified that these

changes would not affect Enoch's ability to annex properties in the future. Along with the boundary changes, the county was proposing to change zoning from Agriculture 20 acre (A-20) to Rural Agriculture 20 acre (RA-20) in areas near municipal boundaries. Hamilton explained that RA-20 eliminates more intensive uses like data centers or slaughterhouses that would be incompatible with residential areas, providing a better buffer between municipal residential development and agricultural uses. Mayor Rushton asked about notification regarding county developments near Enoch and how the changes would affect property subdivision. Hamilton explained that properties moved from tier 2 to tier 4 would be restricted to 20-acre minimum lot sizes rather than the potential 5-acre lots in tier 2 areas, which would give the city more control over growth patterns near its boundaries. Hamilton noted that the intent was to gather information. If anyone had any comments, he welcomed them.

4. PRESENTATION BY DANIEL STEWART – Iron Springs Inland Port Project Area

Tim Smith, representing the Utah Inland Port Authority, delivered an in-depth presentation regarding the Iron Springs Inland Port Project Area and the potential for its expansion to incorporate industrial properties in Enoch City. He began by providing background on the establishment of the Port Authority by the state legislature in 2018. The primary objective of the authority is to facilitate planned development in collaboration with local communities. Smith highlighted that while the Port Authority promotes growth, it does not influence local property tax rates, change zoning requirements, or modify property rights.

The central mechanism employed by the Port Authority is the property tax differential, which is sometimes referred to as tax increment. This involves capturing a portion of the incremental increase in property tax revenue resulting from new developments. These funds can then be reinvested into community projects. Specifically, for properties within a designated project area, the local taxing entities continue to receive 100% of the existing base tax revenue and 25% of the new tax revenue. Meanwhile, the Port Authority is responsible for managing 75% of the new tax increment. Of that 75%, 5% is retained for administrative expenses, while the remainder is allocated toward enhancing infrastructure, offering business incentives, and servicing bond debts over a period of 25 years.

Smith outlined how Iron County created the inaugural rural inland port project area in April 2023, which encompasses the BZI Innovation Park and a Savage railroad transloading facility. The vision for these facilities includes improved logistical efficiencies for businesses seeking rail access. Since its inception, the project has expanded to include additional areas across the county, resulting in the establishment of two operational regional rail transloading facilities.

Turning the focus to Enoch, Smith detailed the proposal to include the Enoch Industrial Park within the Iron Springs project area. This could provide significant economic advantages for businesses such as LS Electric, which plans to expand its operations. By participating in the project area, LS Electric may gain incentives valued up to 30% of the captured tax increment. These incentives are

intended to make Enoch a more attractive location for business expansions, especially given the competition from other potential expansion sites in Texas.

The council explored how the inclusion would affect existing agreements with businesses like MCM Engineering. Smith clarified that the incentives and tax benefits facilitated by the Port Authority would be strictly applicable to new developments and not retroactive for existing facilities.

Throughout the discussion, council members were keen on understanding the governance and deployment of the funds. Smith provided assurance that any funds generated from tax increments within the boundaries of Enoch would be reinvested locally. Decisions regarding the allocation of these funds would rely on collaborative dialogues between the Port Authority and the city, formalized through tax sharing agreements. This approach intends to ensure that Enoch retains control over how new tax revenues are utilized, aligning spending with the community's infrastructure needs and developmental visions.

5. CONSIDER RESOLUTION NO. 2026-02-04-A, A RESOLUTION SUPPORTING THE DRAFTING OF AN AMENDED PROJECT AREA PLAN TO ADD PROPERTY INTO THE IRON SPRINGS INLAND PORT PROJECT AREA IN IRON COUNTY

Council Member Harris expressed his support for the proposal, emphasizing the significant economic development potential for Enoch. He highlighted that the inland port could effectively aid in creating jobs and attracting investment to the city, thus promoting overall economic growth. Council Member Miner and Council Member Ley also participated in the discussion, with Miner raising questions about job growth numbers, to which Stewart responded that the recruitment and economic opportunities created by the inland port were priorities. The council also considered the possible methods of control and distribution of funds, with Stewart clarifying that new tax revenue would be reinvested in local infrastructure and initiatives, and any agreements would involve collaboration with the city through tax-sharing agreements.

Council Member Trower inquired about the logistics of how funds would be allocated and how the project would ensure Enoch's interests are represented in revenue decisions. Stewart assured that funds generated in the Enoch project area would remain within Enoch for public infrastructure projects and that the Port Authority would work closely with local government officials to determine the best use of those funds. Council Member Ley also raised concerns about the proportion of funds that might be allocated to administrative costs versus community projects, and Stewart explained the structured allocation method, which involves direct collaboration with the municipality.

The council collectively noted the potential benefits of job creation and infrastructure improvements while considering the impact on local resources, such as schools, and reaffirmed the importance of local control over new developments.

Stewart assured that incentives, estimated at up to 30% tax rebates based on performance metrics, would stimulate regional growth while ensuring all newly generated revenue stayed within Enoch, benefiting local infrastructure and community projects.

Council Member Harris made a motion to approve Resolution No. 2026-02-04-A, a resolution supporting the drafting of an amended project area plan to add property into the Iron Springs Inland Port project area in Iron County. Council Member Miner seconded and a roll call vote was held as follows:

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|-------------------------------------|----------------------------------|
| Council Member Harris: Yes | Council Member Ley: No |
| Council Member Trower: Yes | Council Member Miner: Yes |
| Council Member Stoor: Absent | |

6. CONSIDER APPOINTING COUNCIL MEMBER SHAWN STOOR AS MAYOR PRO-TEM

Mayor Rushton introduced the item to reappoint Council Member Stoor as Mayor Pro Tem.

Council Member Ley made a motion to appoint Council Member Shawn Stoor as Mayor Pro Tem. Council Member Harris seconded and all voted in favor.

7. PUBLIC HEARING TO AMEND THE ENOCH CITY FEE SCHEDULE REGARDING THE USER FEE FOR SEWER

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the amendment to the Enoch City Fee Schedule regarding the user fee for sewer. Council Member Trower seconded and all voted in favor.

There were no public comments.

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

8. CONSIDER RESOLUTION NO. 2026-02-04-B, A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE REGARDING THE USER FEE FOR SEWER

Council Member Harris stated they had prior discussions regarding the need for sewer system repairs and upgrades. The proposed adjustment in sewer fees aimed to allow the city's ability to bond for these construction projects. The council proposed to increase the fee for residential sewer connections from \$25 to \$29 to provide the financial resources to secure bonds. This new fee aligns with the plan to ensure the sewer system meets current and future demands. Harris emphasized the importance of this fee increase for supporting infrastructure updates, which are part of Enoch City's efforts to improve public utilities. In addition to the residential fee changes, the council also discussed adjustments to the schedule for other types of connections. The changes included revising the commercial sewer rate to \$43, ensuring that commercial users contribute to maintaining and expanding infrastructure. Further, the rate for residential connections outside city limits was proposed at \$36, reflecting logistical considerations in servicing these areas. Additionally, the council reviewed the sewer rate structure for RV parks, proposing

a charge of \$25 for up to 5 connections, with an added \$7 for each additional connection. This adjustment aims to distribute the cost burden across multiple users while ensuring revenue to maintain service quality and reliability.

Council Member Harris made a motion to approve Resolution No. 2026-02-04-B to amend the Enoch City fee schedule regarding the user fee for sewer. Council Member Trower seconded and a roll call vote was held as follows:

Council Member Harris: Yes Council Member Ley: Yes
Council Member Trower: Yes Council Member Miner: Yes
Council Member Stoor: Absent

9. CONSIDER ORDINANCE NO. 2026-02-04, AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PARCELS A-0920-0001-0000, A-0920-0002-0000, A-0920-0004-0000, AND A-0920-0003-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO SINGLE-FAMILY RESIDENTIAL (R-1-11)

Mayor Rushton opened the floor for public comments on this item.

John Banks spoke against the rezoning, stating that the current R-1-18 zoning reflects the established character of the neighborhood. He expressed concern that rezoning to R-1-11 would increase density and negatively impact the character and property values. He also clarified that adjacent properties on Scenic Drive, while appearing to have smaller lots, were part of a cluster overlay development that maintained the same overall density as R-1-18 through dedicated open spaces.

Jody Ewing presented a petition with 29 signatures from residents opposing the rezoning. She expressed concerns about traffic and said opening up a through street would negatively impact the neighborhood. She noted that residents moved to Enoch for the space and continuity of the existing neighborhood.

Chuck Davis thanked the council for their service and raised concerns about traffic congestion, explaining that the demographics in the area had changed over the years as families with teenagers had more vehicles. He asked the council to avoid adding to the congestion and to maintain the original land development plan.

Candalyn Paxton lived on Hillcrest Cir. She attested to the traffic. Its turning into a busy street. There is always congestion. She thought that he was also trying to buy the parcel behind these.

Joyce Pace noted that her backyard faces the property in question, and she was concerned about the positioning of a potential street on a curve, which could create traffic safety issues.

Marilyn Smith on Cedar Berry Lane. The road goes by her lot. It's not a safe area. She requested that it stay R-1-18.

Tim Smith on Hillcrest. He noted that during the Planning Commission meeting it was mentioned that this change would give the builder more leeway to expand the road. He was opposed to that because of potentially increased traffic. He would like to keep it as R-1-18 as well.

Dave Platt shared his experience, recalling another nearby lot that had been subdivided in ways that diverged from initial presentations to neighbors. This led to increased traffic and safety concerns. Platt urged caution to prevent similar outcomes.

Brian Slade, speaking via Zoom, was the applicant. He provided his perspective and explained he had talked to some neighbors but acknowledged not reaching all. He proposed the rezoning to allow flexibility in lot configuration due to the property's unusual shape, indicating he aimed to possibly add a cul-de-sac and configure the properties more efficiently. Slade expressed intentions to build single-family homes that align with the area's character, emphasizing that the shift might only introduce 1-2 additional lots compared to the current potential without considerable impact.

Chuck Davis asked if there was a way to allow the council to send this back to planning and zoning. Council Member Harris said he didn't know if changed the information they already have.

Chandler Banks asked to postpone the vote. His reasoning was that the people impacted weren't spoken to. There are more kids living in the area, which also means more vehicles. However, they will move eventually. It sounds like the applicant doesn't know what he wants to do. There is no certainty. Will this effect property values? Mayor Rushton said this is a zone change, we won't know what they will do. They just have to abide that zone.

Mayor Rushton closed public comment.

Council Member Harris recognized resident concerns but highlighted the importance of property rights. He suggested that the change from 4 to 5-6 potential lots constituted a relatively minor adjustment in the grand scheme. Harris argued that R-1-11 zoning adjacent to R-1-18 is generally not incompatible, though he acknowledged the community's worry over spot zoning.

The council discussed topics involving infrastructure, flag lots, and emergency vehicle accessibility. Discussion continued on whether the property could feasibly accommodate a standard cul-de-sac in either zoning configuration and the possible safety implications arising from various development scenarios. Council Member Harris articulated his belief that going from 4 to potentially 5 lots would not significantly affect traffic, countering some resident concerns while underscoring the idea that development was part and parcel of living within a growing community.

Council Member Trower moved to table the consideration of the ordinance until further information on flag lot safety concerns and lot potential under each zoning classification could be obtained. This motion highlighted the council's intention to make a thoroughly informed decision respecting residents' concerns and the applicant's development rights.

Council Member Trower made a motion to table Ordinance No. 2026-02-04 until the February 18th meeting to allow the council to gather more information about flag lot safety issues and the maximum number of lots that could be created under both zoning designations. Council Member Harris seconded and all voted in favor.

10. DISCUSS REAPPOINTING MEMBERS FROM MULTIPLE BOARDS

City Manager Robinson explained that several city boards needed members to be reappointed. He noted that typically, the mayor would reach out to current board members to see if they were interested in continuing their service before bringing resolutions for reappointment to the council.

Mayor Rushton indicated he would look into the Economic Development Board, which had not been active for several years. Council Member Miner, who had been assigned to economic development, noted that some previous board members no longer lived in Enoch. The council agreed to work on identifying candidates for these boards and bringing the appointments back at a future meeting.

11. COUNCIL/STAFF REPORT

Hayden White

- He reported that the playground installation was complete with wood chips scheduled to arrive the following Monday.
- His department was installing a secondary irrigation line up Midvalley Road
- They are nearly finished with work at the gravel pit before moving on to cemetery road development.
- He discussed the Anderson well, which was failing, and explained that the city needed direction on how to proceed with funding a replacement. The estimated cost for redrilling and expanding the well capacity was \$800,000-\$900,000. Council members expressed support for exploring both grants and loans to fund not only the Anderson well but potentially a second new well to keep pace with growth. White agreed to bring options back to the council after discussing with the Water Board.

Police Chief Ames

- He reported that the department had handled 174 cases year-to-date and had brought on several part-time officers to help with shift coverage and reduce overtime costs.
- He described efforts to address mental and physical health needs for first responders, including a recently formed coalition to improve support services. Ames also shared concerning statistics about heart health risks for law enforcement officers and noted that Iron County was conducting a higher percentage of Children's Justice Center interviews than would be expected based on population.

City Manager Robinson

- He discussed ongoing HR policy updates being reviewed by executive staff, with plans to bring recommendations to the council soon.
- He also described a potential website upgrade using AI-powered search technology called Penny, which would cost approximately \$8,664 annually based on population.
- He also mentioned that staff had set up new email accounts for council members and was planning a training session for the February 18th meeting.

Lindsay Hildebrand

- She announced that youth baseball, tee ball, and machine pitch registration was now open on the city's website.

Council Member Ley

- She reported she was looking for someone to take over organizing the 5K fun run for the Fourth of July parade.

Council Member Trower

- She reported on the Cedar Valley Water Conservancy District (formerly Central Iron County Water Conservancy District), noting they had requested an additional \$4 million in legislative funding for the water reuse project.
- She also mentioned a resident's request for a sidewalk and additional crosswalk near the school to improve child pedestrian safety.

Council Member Miner

- He reported that the Iron County School District had decided to maintain the current schedule rather than moving to a four-day week, though they would reconsider for the 2027-28 school year.
- He also shared information from his meeting with Fire Chief Phillips, noting that Cedar Fire Department was now staffing the north station 50% of the time with full-time personnel and was planning for a new fire station near Gateway by 2029.
- He also commended the Local Homeless Coalition's community-focused approach to addressing homelessness issues.

12. CITY COUNCIL OPEN AND PUBLIC MEETINGS ACT ANNUAL TRAINING

The council agreed to table this item until the February 18th meeting.

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



Lindsay Hildebrand, Recorder **Date** 02/19/2026