

ENOCK CITY COUNCIL NOTICE AND AGENDA

February 4, 2026 at 6:00pm

City Council Chambers City Offices, 900 E. Midvalley Road

Join Zoom Meeting <https://us02web.zoom.us/j/86191182665>

Meeting ID: 861 9118 2665

- 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 February 4, 2026-
 - e. Approval of Minutes for January 21, 2026
 - f. Ratification of Expenditures-
 - g. Conflict of Interest Declaration for this agenda-
- 2. PUBLIC COMMENTS**
- 3. PRESENTATION BY BRETT HAMILTON**
- 4. PRESENTATION BY DANIEL STEWART – Iron Springs Inland Port Project Area**
- 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**
- 6. CONSIDER APPOINTING COUNCIL MEMBER SHAWN STOOR AS MAYOR PRO-TEM**
- 7. PUBLIC HEARING TO AMEND THE ENOCK CITY FEE SCHEDULE REGARDING THE USER FEE FOR SEWER**
- 8. CONSIDER RESOLUTION NO. 2026-02-04-B, A RESOLUTION TO AMEND THE ENOCK CITY FEE SCHEDULE REGARDING THE USER FEE FOR SEWER**
- 9. CONSIDER ORDINANCE NO. 2026-02-04, AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCK 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)**
- 10. DISCUSS REAPPOINTING MEMBERS FROM MULTIPLE BOARDS**
- 11. COUNCIL/STAFF REPORT**
- 12. CITY COUNCIL OPEN AND PUBLIC MEETINGS ACT ANNUAL TRAINING**

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

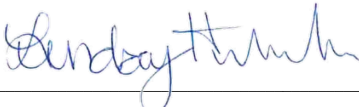
14. ACTION FROM CLOSED MEETING

15. 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 foregoing "Notice and Agenda" was delivered to each member of the City Council, posted on the Enoch City website, on the City Office entrance, and published on the Utah Public Meeting Notice website on 01/30/2026.



01/30/2026

Lindsay Hildebrand, Recorder

Date

MINUTES
ENOCH CITY COUNCIL
January 21, 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: Delaine Finlay, Tyler Melling, Bryce Poulson, and Jonathan Wilson

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING – By Mayor Rushton**
 - a. Pledge of Allegiance-** Led by Council Member Ley
 - b. Invocation (2 min.)-Audience invited to participate-** Given by Police Chief Ames
 - c. Inspirational thought- None –** Council Member Trower will have the thought at the next meeting.
 - d. Approval of Agenda for January 21, 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 7, 2026 – Council Member Harris noted that in a motion he had tabled item number 11 for the February 4th meeting. Council Member Harris made a motion to approve the minutes with the amendment. Council Member Ley 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 Stoor seconded and all voted in favor.
 - g. Conflict of Interest Declaration for this agenda-** There were none

2. PUBLIC COMMENTS

Jonathan Wilson of Albert Drive raised concerns about flammable materials, including pallets and tires, being stored under Rocky Mountain Power lines on a neighboring property. He questioned whether this issue was handled through the city or the power company. Council Member Harris and City Attorney Wayment discussed whether fencing and storage were prohibited under utility easements. The council agreed to examine the city's nuisance ordinance and consider sending a letter to Rocky Mountain Power regarding the potential hazard.

3. ADMINISTER OATH OF OFFICE TO RYAN ROBINSON AS CITY MANAGER –
City Recorder

City Recorder Lindsay Hildebrand administered the Oath of Office to Ryan Robinson as City Manager. It was his first day in the position.

4. APPOINT NEW MEMBERS TO THE LEGISLATIVE POLICY COMMITTEE FOR THE LEAGUE OF CITIES AND TOWNS

The council discussed appointing new members to the Legislative Policy Committee for the League of Cities and Towns to replace the previous city manager and mayor. City Manager Robinson explained that the committee reviews bills impacting cities during the legislative session and provides feedback from member cities. Council Member Miner expressed interest in joining.

Council Member Harris made a motion to appoint Mayor Jim Rushton, City Manager Ryan Robinson, and Council Member Jacob Miner to the Legislative Policy Committee for the League of Cities and Towns. Council Member Trower seconded, and all voted in favor.

5. PUBLIC HEARING FOR THE AMENDMENT TO THE WASTEWATER IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the amendment to the Wastewater Impact Fee Facilities Plan and Impact Fee Analysis. Council Member Ley seconded, and all voted in favor.

Tyler Melling with Velocity Builders presented a written statement on behalf of the Iron County Home Builders Association. The statement expressed appreciation for the city's infrastructure planning efforts while emphasizing concerns about housing affordability. The association acknowledged that impact fees must sometimes increase to reflect real costs, but stressed the importance of balancing infrastructure funding with ensuring working families could afford to live in the community. The statement referenced Cedar City's successful strategies for managing water demand through encouraging diverse housing types and implementing tiered rate structures. The association offered to partner with the city on policies to help lower demand curves and support sustainable growth.

Council Member Harris made a motion to close the public hearing and return to the regular City Council meeting. Council Member Stoor seconded, and all voted in favor.

6. CONSIDER ORDINANCE NO. 2026-01-21-A, AN ORDINANCE AMENDING THE WASTEWATER IMPACT FEE FACILITIES PLAN AND AMENDING THE SEWER IMPACT FEE

Councilmember Harris led a discussion about finding a balance between needed infrastructure funding and not creating excessive financial burden for builders and new residents. He noted that the current impact fee is \$738.38, while the allowable maximum would be \$3,196.37 for residential and \$4,794.56 for nonresidential.

Mayor Rushton pointed out that some portions of the sewer system are currently failing and need to be addressed, to the tune of about \$6 million. Brittany from Sunrise Engineering explained that certain sections of the system are overloading due to proposed developments and will continue to worsen as growth progresses. She clarified that the city would need to bond to address these issues.

Ashley from city staff noted that the city has one existing sewer bond that is close to being paid off, with about \$160,000 remaining. Council discussed the various funding options, including the potential for grants, though it was noted that Enoch's current user rates are considered too low to qualify for many grant opportunities. After considerable

discussion about balancing immediate infrastructure needs with reasonable impact fees, the council settled on approving the maximum allowable rates while implementing a significant discount.

Council Member Harris made a motion to approve Ordinance No. 2026-01-21-A, amending the wastewater impact fee facilities plan and amending the sewer impact fee to \$3,196.37 for residential and \$4,794.56 for nonresidential, with discounts to \$1,500 for residential and \$2,500 for nonresidential. Council Member Stoor seconded and a roll call voted was held as follows:

**Council Member Stoor: Yes
Council Member Ley: Yes
Council Member Miner: Yes**

**Council Member Harris: Yes
Council Member Trower: Yes**

7. PUBLIC HEARING FOR THE AMENDMENT TO THE WATER IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS AND AMENDING THE WATER

Council Member Harris made a motion to close the regular meeting and open a public hearing for the amendment to the Water Impact Fee Facilities Plan, Impact Fee Analysis and amending the water impact fee. Council Member Key seconded and all voted in favor.

Tyler Melling noted that his previous statement on behalf of Velocity Builders and the Iron County Home Builders Association applied to this item as well. He acknowledged that this impact fee increase was steeper due to the water demand curve, and expressed willingness to help find solutions to flatten that curve over time.

Councilmember Harris made a motion to close the public hearing and return to the regular city council meeting. Council Member Trower seconded and all voted in favor.

8. CONSIDER ORDINANCE NO. 2026-01-21-B, AN ORDINANCE AMENDING THE WATER IMPACT FEE FACILITIES PLAN & AMENDING THE WATER IMPACT FEE

The council deliberated on the significant potential increase in the water impact fee, with Council Member Harris expressing concerns that the "huge jump" might halt building in the city. The current recommendation aimed to raise the fee to approximately \$30,227.81, which many felt was drastic. Councilmember Harris suggested incrementally increasing fees rather than imposing a large hike all at once to avoid stalling construction, as builders might desist from new projects if faced with prohibitively high fees that would also affect impact fee collection for other city services.

Public Works Director Hayden White detailed the city's ongoing efforts to connect properties to secondary water systems, highlighting that these efforts had saved the city from needing two additional wells. Hayden emphasized the value of these secondary systems in reducing the pressure on culinary water resources. However, he also pointed out the pressing need to address one well in particular, noting that the Anderson well was currently down and required redrilling. Discussions focused on estimating costs for both drilling new wells and potentially acquiring existing ones, and Hayden emphasized the benefits of acquiring a known quantity versus the uncertainties of new drilling. Hayden also informed the council about cost-saving considerations, such as testing an existing well site for new operational capacity.

The council extensively discussed the city's water sustainability strategy, deliberating on the advantages of purchasing existing wells versus drilling new ones, and the importance of maintaining harmony with the Water Conservancy District. They reviewed current and future water demands, noting that while the secondary water initiative had been beneficial, the city still faced immediate infrastructure needs that necessitated a financial balancing act. Councilmember Harris proposed a compromise, suggesting that while the maximum allowable fee be set at \$20,000, it be discounted to \$6,500 to make it more manageable for builders. This approach was suggested to maintain city growth without placing undue financial burden on newcomers and developers, thus preserving the city's economic viability.

Council Member Harris made a motion to approve Ordinance No. 2026-01-21-B, amending the Water Impact Fee Facilities Plan and amending the water impact fee to \$20,000 per residential unit with a discount to \$6,500 per residential unit. Council Member Stoor seconded and a roll call vote was held as follows:

**Council Member Stoor: Yes
Council Member Ley: Yes
Council Member Miner: Yes**

**Council Member Harris: Yes
Council Member Trower: Yes**

9. CONSIDER AND DISCUSS AMENDING THE ENOCH CITY FEE SCHEDULE REGARDING THE USER FEE FOR SEWER AND SET A PUBLIC HEARING FOR FEBRUARY 4, 2026

Council Member Harris initiated the discussion about the recommended increase in sewer user fees, suggesting an increase from \$25 to \$29 for residential users and an increase to \$43.50 for nonresidential users. The council acknowledged the necessity of these changes to cover operational costs and maintain the city's sewer infrastructure. Harris emphasized that while the increase may seem substantial, it is essential to ensure the financial sustainability of the city's sewer system.

Hayden White, the city's Public Works Director, highlighted the need to establish an equitable sewer rate for RV parks, noting that the Willow Glen RV park has been connected to the sewer system for two years without being charged for sewer service, and another RV park is currently under construction off Highway 91. White explained that RV parks require a distinct consideration due to their potential for varied occupancy rates, which can significantly impact sewer usage.

The council debated this issue, considering factors such as the standard industry practices and the responsibility of providing fair access to city services. White noted that research into rates charged by nearby municipalities could offer guidance in setting a competitive yet sustainable rate for RV park connections.

Recognizing the broader implications of these fee adjustments, Councilmember Harris proposed that any final decision and adjustments to the fee schedule be thoroughly reviewed during a public hearing. This hearing would provide an opportunity for public input and ensure that all perspectives are considered before any changes are ratified.

Council Member Harris made a motion to set a public hearing for February 4,

2026, regarding amending the Enoch City fee schedule for sewer user fees, including establishing a rate for RV parks. Council Member Stoor seconded, and all voted in favor.

10. CONSIDER ORDINANCE NO. 2026-01-21-C, AN ORDINANCE TO CHANGE THE ADDRESS OF 4880 N. 1000 E. TO 4940 N. 970 E.

Hayden White explained that this address change is for a city-owned well house. The current address is confusing for service providers like the power company and Blue Stake Services because the well house is behind another property. The address change would help service providers locate the well house more easily. Council Member Miner questioned whether this would create confusion since the access would still be from 1000 East. White clarified that this is city property with no mail delivery, and the change is purely for utility and service provider access.

Councilmember Harris moved to approve Ordinance No. 2026-01-21-C, changing the address of 4880 N. 1000 E. to 4940 N. 970 E. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

11. CONSIDER/DISCUSS A ZONE CHANGE REQUEST, PARCEL A-0827-0006-0000 FROM RURAL RESIDENTIAL (R-R-1) TO NEIGHBORHOOD COMMERCIAL (N-C) – Hayden White / See Planning Commission minutes

Hayden White explained that this property was previously rezoned by the Planning Commission when a subdivision was created, but the parcel numbers weren't listed in the documentation, resulting in the zoning change not being reflected on the city map. This has created an issue for the property owner with their bank.

City Attorney Justin Wayment advised that since the zone change had already been properly approved in a previous meeting, the city staff should simply update the map to reflect the correct zoning.

Council Member Harris made a motion to direct city staff to change the map to reflect the zone change that occurred in a prior meeting. Council Member Stoor seconded and all voted in favor.

12. DISCUSS SCHEDULING CITY COUNCIL TRAININGS

Ashley Horton explained that the city typically conducts training for new council members and the mayor, often on a Saturday morning. However, given Ryan Robinson's transition and moving schedule, the council discussed alternatives. City Attorney Justin Wayment noted he would cover open meeting laws and ethics training, estimating it would take approximately 30 minutes for his portion.

The council decided to schedule the training to follow one of the upcoming regular meetings in February, likely after a meeting with a lighter agenda. This would avoid having members come in on a Saturday while ensuring all necessary training is completed.

13. COUNCIL/STAFF REPORT

Chief Ames

- Chief Ames reported on the recent police department awards banquet and noted the department remains busy.
- He responded to questions about home break-ins, advising residents to take basic precautions like locking doors, and confirmed that security cameras can help deter some crime.

Hayden White

- The Cottonwood Park playground is being assembled and will be completed soon.
- The city has completed crack sealing work
- Work will start on the gravel pit on Monday
- The secondary waterline running up Mid Valley Road will begin next week
- The city had three water breaks in the past weekend
- A potential well purchase is being investigated, with water quality tests pending

Ashley Horton

- She got W2s out last week.
- She was working on end of year tax returns and filings.
- Council Member Miner asked about stipends for the new council members. She said she pays those at the end of the month.

City Manager Robinson

- Ryan Robinson briefly introduced himself on his first day as City Manager.
- He mentioned a resident had discovered they were on septic despite being charged for sewer service. The council agreed to refund the resident for six months of improper charges, consistent with past practice.
- He also announced a meet and greet scheduled for Monday at noon with pizza provided for board members and staff.

Lindsay Hildebrand

- Lindsay reported on processing invoices, subdivision invoices, and preparing the Planning Commission packet.
- She noted an increase in business license applications and renewals.

Mayor Rushton

- Mayor Rushton mentioned attending several trainings and the legislative session opening. He reported that a citizen had expressed gratitude for one of the police officers.
- He attended the Recreation Advisory Board. They talked about park ideas. They talked about reaching out to the school district about partnering on a park next to Rally Stop. There was a discussion about Iron Works Park trying to get plans together for pricing on that. It sounds like there is private money to fund that.

Council Member Harris

- Councilmember Harris reported on a meeting with the Water Conservancy District, noting that a decision on the Pine Valley Water Project is expected in

February.

Council Member Trower

- Council Member Trower, who works for the Water Conservancy District as their PR and Events Manager, discussed the district's desire to distribute water information through city newsletters.
- She also shared concerns from her military service about emergency preparedness, noting that military leadership is encouraging soldiers to prepare their families for potential emergencies.
- Mayor Rushton asked if we have an emergency plan and when it was last looked at. Hayden said we have a flood one, but he is working on another. Justin said from a religious level, the stake has block captains and purchased radios for everyone. Stoor said we don't have those purchased, and how do we work with municipalities and collaboration? Trower said this is something just to note. In April 2027, we are no longer a superpower. China is now our peer. They talk about EMPs, drones, and satellite missile destinations. They are looking at how to set off earthquakes to destroy infrastructure. If we lose all power, how do we support the city? Stoor said the best prep we can have is in our homes. What does that look like?

Council Member Miner

- Council Member Miner provided updates from the Homeless Council, including the upcoming point-in-time count on January 29th at 5 AM starting at the Iron County Care and Share.
- He mentioned potential grants for tiny homes for the homeless. He also reported on touring the police station and fire department, and
- He provided information on school district boundary changes.
- He noted the four-day schedule being proposed and will eliminate half days on Fridays. The school board proposed a hybrid where the school will be open if you are behind or have extracurricular things, etc. where the teachers are available. The meeting will be on Tuesday next week.
- He inquired about establishing city email addresses for council members, which the staff agreed to look into.

14. 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.

Council Member Harris moved to close the regular meeting and enter into a closed session to discuss the character, professional competence, or physical or mental health of an individual. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Stoor: Yes
Council Member Ley: Yes
Council Member Miner: Yes

Council Member Harris: Yes
Council Member Trower: Yes

15. ACTION FROM CLOSED MEETING – There was no action taken.

16. ADJOURN – There was a motion to adjourn. The motion was seconded and all voted in favor.

Lindsay Hildebrand, Recorder

Date

DRAFT

ENOCK CITY COUNCIL MEMO

SUBJECT: Resolution to Approve a Project Designation area in Enoch to be included in the Inland Port Authority.

FOR CONSIDERATION ON: February 4th, 2026

PETITIONER: Utah Inland Port Authority

ACTION REQUESTED BY PETITIONER: Approve Resolution Designation a Project Area for the Inland Port Authority.

Review Type: Legislative.

BACKGROUND INFORMATION:

Last summer, City staff began discussions with representatives of the Iron Springs Inland Port and MCM Engineering regarding the potential inclusion of Enoch City's industrial-zoned properties within the Iron Springs Inland Port Project Area. These discussions occurred concurrently with the City's recent industrial zone change.

The proposal has continued to advance and was discussed at the Planning Commission meeting held last night. The Inland Port has formally requested that Enoch City adopt a resolution allowing the Port to operate within City boundaries so that Enoch's industrial properties may be incorporated into the existing Iron Springs Inland Port Project Area.

What Is the Inland Port?

An inland port is a state-enabled economic development entity designed to support industrial growth, supply chain logistics, and infrastructure investment. Inland ports do not regulate land use and do not change local zoning authority. Instead, they function as partners with local governments to attract targeted industries, coordinate infrastructure planning, and provide financing and incentive tools to support development.

Inland Port Project Areas are geographic areas designated through agreements with participating cities and counties. These areas allow participating communities to collaborate regionally and leverage tax increment style tools to fund public infrastructure and offer recruitment incentives tied specifically to industrial development.

What This Means for Enoch City

Including Enoch's industrial-zoned properties within the Iron Springs Inland Port Project Area would:

- Establish a formal partnership between Enoch City and the Inland Port focused on achieving the City's industrial development goals.
- Allow the use of local property tax differential revenues generated within the project area to help fund public infrastructure improvements that support Enoch's industrial park.

- Provide additional tools and incentives to recruit light industrial and employment-generating projects to the City.
- Align Enoch City with a regional economic development network that already includes more than 40 participating municipalities and counties.

Participation in the Inland Port does not transfer land use authority, zoning control, or development approval authority away from the City. All land use decisions remain under the control of Enoch City.

GENERAL PLAN REFERENCE:

- Enoch City General Plan Land Use Element Pg. 8
 - Industrial – Allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site.

CITY CODE REFERENCE:

- Chapter 12.1900 Research/Industrial Park R/I-P

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Staff recommends that the City Council review and consider adoption of the proposed resolution in order to advance industrial development opportunities, infrastructure funding options, and regional economic partnerships consistent with the City's long-term goals.

ENOCH CITY CORPORATION

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

WHEREAS, Enoch County (the “**City**”) is a political subdivision of the State of Utah, and the Enoch City Council (the “**Council**”) is a public entity with authority to make resolutions with respect to the County; and

WHEREAS, The County desires the Utah Inland Port Authority (the “**Port Authority**”) Board to create a Project Area (“**Project Area**”) to help fund the development of a Project Area in our City; and

WHEREAS, Iron County Utah has, by resolution 2023-4, requested that the Utah Inland Port Authority (the “**Port Authority**”) Board create the Iron Springs Inland Port Project Area (“**Project Area**”) in Iron County to help fund the development of a regional economic development opportunity; and

WHEREAS, the Iron Springs Inland Port Project Area was created by the Port Authority on April 4, 2023; and

WHEREAS, the City desires to include additional property in the Project Area, which fits the City's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents; and

Whereas, the general public will benefit from the amendment of property located in Enoch City into the Project Area through the creation of new primary employment opportunities and investment in the city.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch City, Utah as follows, that the Council hereby: (1) requests that the Port Authority commence work on drafting an expanded project area plan to include property located in Enoch City into the Iron Springs Inland Port Project Area in Iron County in accordance with Utah Code Annotated §11-58-501 *et. Seq.*; and (2) consents to the inclusion of any of the areas shown on the map included herein as Exhibit A. This Resolution was made, voted upon, and passed by the Enoch City Council at a regular City Council meeting held on the 4th day of February 2026.

DATED this 4th day of February, 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

VOTING:

David Harris	Yea	___	Nay	___
Shawn Stoor	Yea	___	Nay	___
Debra Ley	Yea	___	Nay	___
Kimberlee Trower	Yea	___	Nay	___
Jacob Miner	Yea	___	Nay	___

ATTEST:

Lindsay Hildebrand, City Recorder

SEAL:

ENOCH CITY COUNCIL MEMO

SUBJECT: Appoint Council Member Shawn Stoor as Mayor Pro-Tem

FOR CONSIDERATION ON: February 4th, 2026

PETITIONER: Mayor Jim Rushton

ACTION REQUESTED BY PETITIONER: Approval of Council Member Shawn Stoor as Mayor Pro-Tem.

Review Type: Legislative

BACKGROUND INFORMATION:

The mayor pro tempore is a member of the city council designated to preside over meetings and perform the duties of the mayor when the mayor is absent or otherwise unable to act. The mayor pro tem exercises the mayor's powers only during periods of service and only as authorized by Utah law and applicable city ordinances. The position is intended to ensure continuity of governance and the orderly conduct of city business.

GENERAL PLAN REFERENCE:

- N/A
-

CITY CODE REFERENCE:

- [Enoch City Code 3.500.506](#)
-

PUBLIC NOTICE:

No Public hearing is required as part of this agenda item review.

STAFF RECOMMENDATION:

Approve Shawn Stoor as Mayor Pro-Tem for the 2026 calendar year.

ENOCH CITY COUNCIL MEMO

SUBJECT: Amendment of the Fee Schedule Regarding The User Fee for Sewer

FOR CONSIDERATION ON: February 4th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of the Proposed Fee Amendment

Review Type: Legislative

BACKGROUND INFORMATION:

This proposed amendment is to update our existing user fee for sewer services. This will bring the connection outside of city limits to \$36 up from \$30. It will also require RV parks pay \$25 for the first five (5) connections and \$7 per connection after the initial five (5). This proposed change will also amend residential user fees from \$25 to \$29 per month and commercial from \$25 to \$43 per month.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A for fee

PUBLIC NOTICE:

A public hearing will take part of part of this agenda item review.

STAFF RECOMMENDATION:

Approve the proposed sewer user rate amendment.



9.C Wastewater

Monthly User Fee:

Class I Residential	\$29.00 \$25
Commercial	\$43.00 per month per set of fixtures (sink & toilet) \$25
Residential Connection Outside city limits	\$30.00 - \$36.00
RV Parks	\$25 up to 5 connections and \$7 per Connection after

City "Hot Tap Installation: \$100

Access Fee:

\$250.00 deposit paid with new account application. All wastewater connections are to be installed by a licensed and insured contractor. Bonding/Insurance for every connection must include materials & labor. Bond or contractor's insurance information must be included with new account application.

ENOCH CITY CORPORATION
RESOLUTION NO. 2026-02-04-B
A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE

WHEREAS, the current fee schedule no longer fully reflects the actual costs of providing services due to changes in labor, materials, administrative overhead, and contract expenses; and

WHEREAS, a review of current fees indicates that several fees no longer recover reasonable and customary costs, resulting in subsidization of services by the City's general fund; and

WHEREAS, increasing certain user fees is necessary to improve the City's fiscal position and enhance eligibility for grant funding to support future infrastructure projects, including grant match requirements and demonstrated local revenue capacity; and

WHEREAS, The City Council held a public hearing on February 4, 2026; and

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

ENOCH CITY CORPORATION
FEE SCHEDULE-Revised February 4, 2026

9. C Wastewater
Monthly User Fee

Class I Residential	\$29.00
Commercial	\$43.00 per month per set of fixtures (sink & toilet)
Residential Connection Outside city limits	\$36.00
RV Parks	\$25 up to 5 connections and \$7 per connection after

City "Hot Tap Installation: \$100

Access Fee:

\$250.00 deposit paid with new account application. All wastewater connections are to be installed by a licensed and insured contractor. Bonding/Insurance for every connection must include materials & labor. Bond or contractor's insurance information must be included with new account application.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the Enoch City Fee Schedule as amended is approved and adopted. This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 4th day of February 2026.

DATED this 4th day of February 2026
ENOCH CITY CORPORATION

VOTING:

David Harris	Yea	___	Nay	___
Shawn Stoor	Yea	___	Nay	___
Debra Ley	Yea	___	Nay	___
Kimberlee Trower	Yea	___	Nay	___
Jacob Miner	Yea	___	Nay	___

Jim Rushton, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL MEMO

SUBJECT: Rezone Request for 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)

FOR CONSIDERATION ON: February 4th, 2026

PETITIONER: Brian Slade

ACTION REQUESTED BY PETITIONER: Approval of Proposed Zone Change

Review Type: Legislative

BACKGROUND INFORMATION:

Brian Slade, as the petitioner, has proposed rezoning 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). These properties are located along Cedar Berry Lane and are currently surrounded by properties zoned R-1-18 (see attached excerpt from the zoning map).

While similar zoning patterns exist on the Enoch City Zoning Map—where parcels are surrounded by different zoning districts this request may be considered spot zoning. The American Planning Association (APA) defines spot zoning as a zoning action that applies to a small parcel or limited area that is inconsistent with the surrounding zoning pattern or the comprehensive/general plan and that primarily benefits a particular property owner rather than the public interest.

If the Council approves this rezoning request, the motion for approval should include findings that the proposal does not constitute spot zoning, is consistent with adopted plans and surrounding land uses, and does not provide a private benefit over the public interest.

The Planning Commission held a public hearing at its January 27 meeting and recommended approval of the proposed zone change. If approved by the City Council, staff will review the proposed subdivision to ensure that all requirements related to lot standards and infrastructure are met.

GENERAL PLAN REFERENCE:

- Enoch General Plan Pg. 8 Land Use Element
 - *C- Low-Density Residential – This designation is for residential neighborhood development with an average density of up to two (2) dwellings units per gross (pre-developed) acre.*
 - *D- Medium-Density Residential – This designation is for residential neighborhood development with an average density between three (3) to four (4) dwelling units per gross acre—primarily consisting of*

single-family detached homes, with some options for attached housing (e.g. twin homes and townhouses).

CITY CODE REFERENCE:

- *Enoch City Code Chapter 12.1400 R-1-18 (To provide and protect areas for low-density, single family neighborhoods, while permitting the limited establishment of public and quasi-public uses which serve the requirements of families)*
- *Enoch City Code Chapter 12.1500 R-1-11 (To provide and protect areas for medium-density, single family neighborhoods, while permitting the limited establishment of public and quasi-public uses which serve the requirements of families.)*

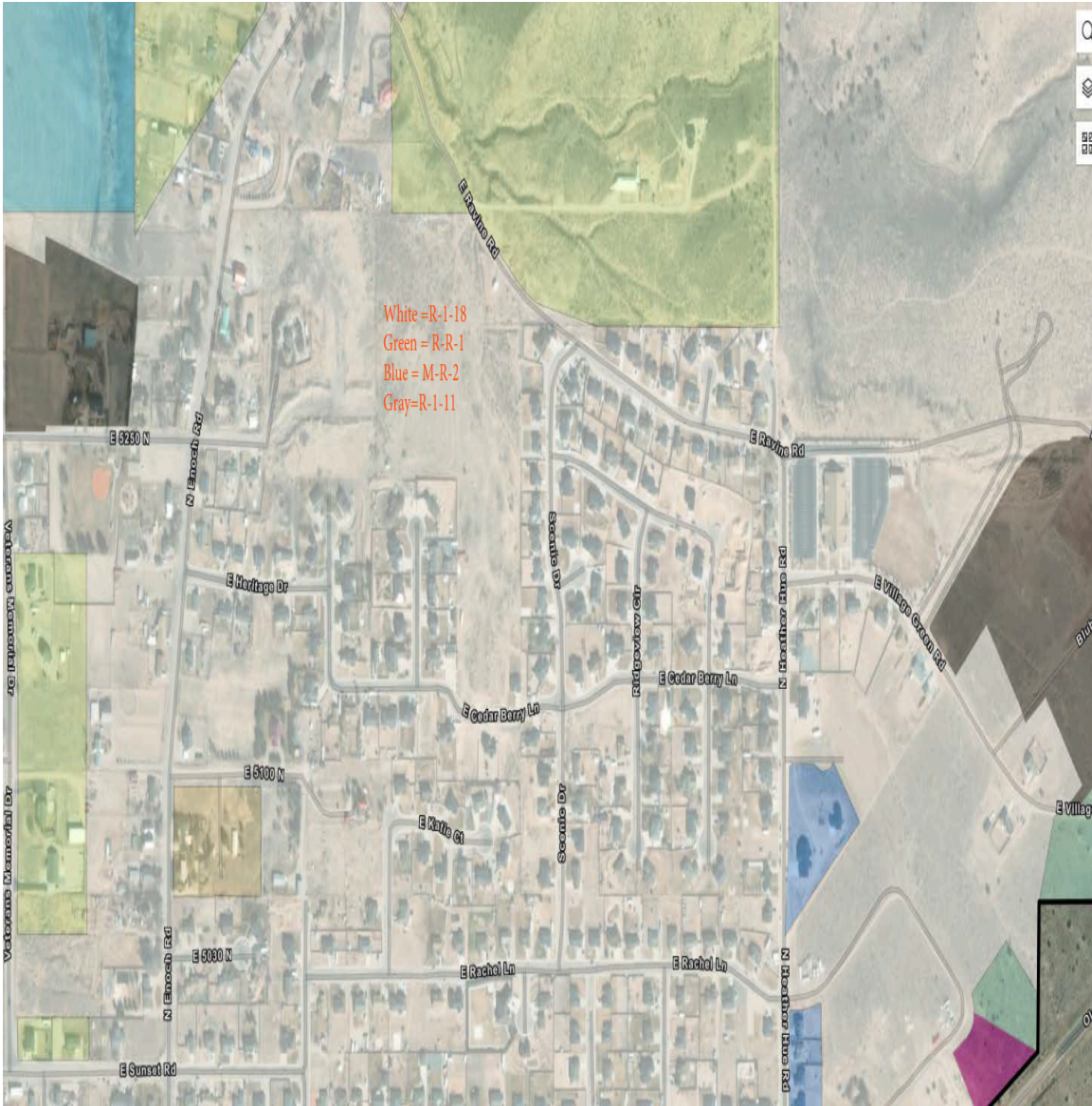
PUBLIC NOTICE:

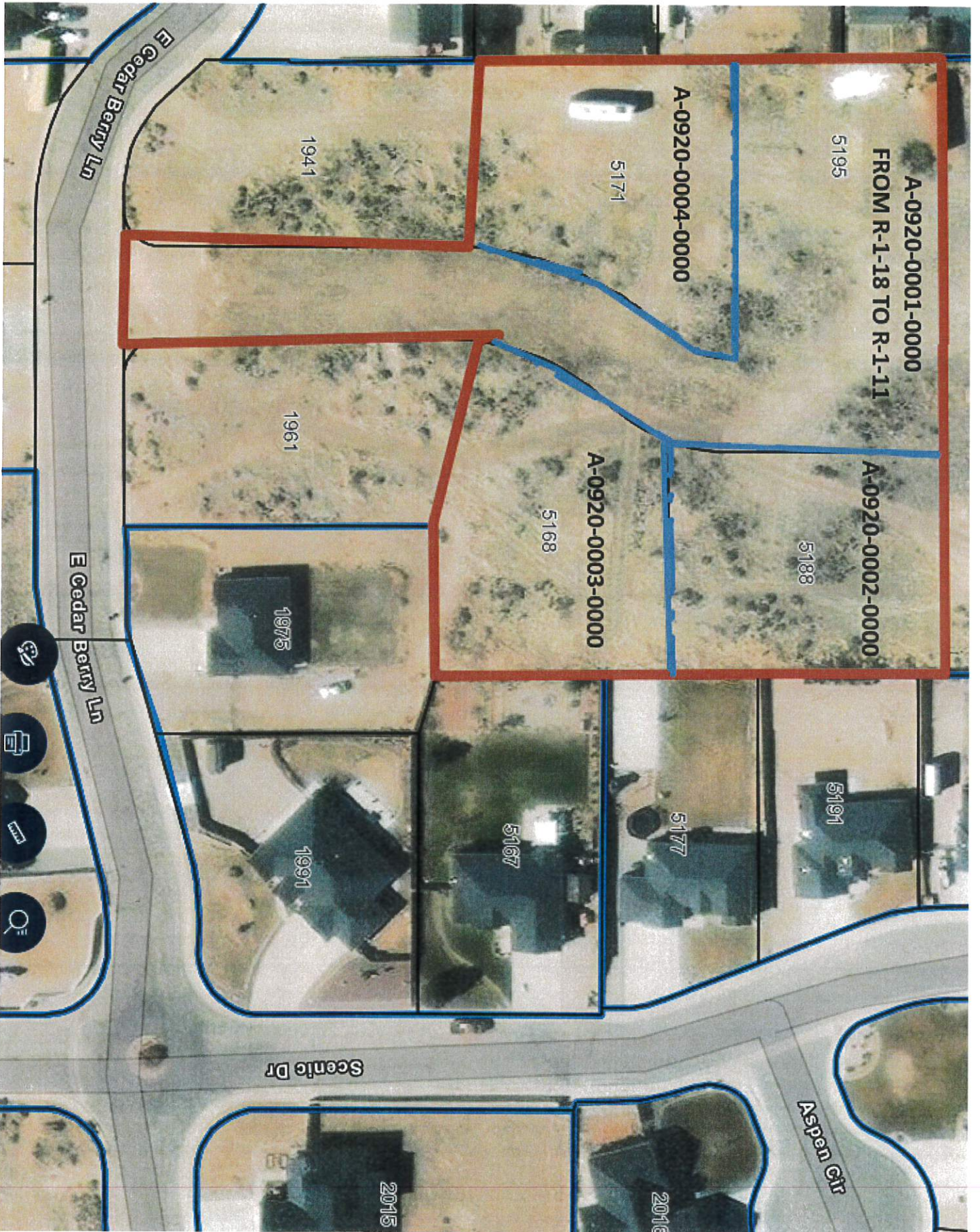
A public hearing was held during the Planning Commission review on January 27th.

STAFF RECOMMENDATION:

Staff emphasizes that approval of a rezone does not approve a specific development project, but rather establishes the zoning framework under which future development applications would be reviewed. Any future development would remain subject to subdivision approval, site plan review, and compliance with all applicable development standards.

Approval of a rezone request should be based upon meeting the standards as identified in the General Plan and the general policies found in the City Code.





A-0920-0001-0000
FROM R-1-18 TO R-1-11

5195

A-0920-0002-0000

5188

A-0920-0004-0000

5171

A-0920-0003-0000

5168

1941

1961

1975

1991

5191

5177

5167

2015

2016

E Cedar Berry Ln

E Cedar Berry Ln

Scentic Dr

Aspen Ctr

**ENOCH CITY CORPORATION
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)**

WHEREAS, the owners of property 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); and

WHEREAS, the Enoch City Planning Commission held a public hearing on January 27, 2026 after noticing as required by State law; and

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

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that the zoning of parcels A-0920-0001-0000, A-0920-0002-0000, A-0920-0004-0000, and A-0920-0003-0000 shall be changed from Single Family Residential (R-1-18) to Single Family Residential (R-1-11) per the attached map and legal descriptions.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 4th day of February 2026. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 4th day of February 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

David Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Debra Ley	Yea___	Nay___
Kimberlee Trower	Yea___	Nay___
Jacob Miner	Yea___	Nay___

SEAL:

Legals/Parcel Number

A-0920-0001-0000

COM AT E1/4 COR SEC 7,T35S,R10W, SLM; N89°56'12"W ALG E-W CNTR SEC LN 1319.03 FT TO CNTR E 1/16 SEC COR; S00°07'04"W ALG 1/16 SEC LN 329.72 FT; DEPART SD LN N89°53'39"W 119.14 FT TO POB; S00°06'21"W 115.08 FT TO CURV TO RT, RADIUS OF 100.00 FT & CNTRL ANGLE OF 43°05'09"; S'LY ALG SD CURV 75.20 FT TO REVERSE CURV TO LEFT RADIUS OF 125.00 FT CNTRL ANGLE OF 43°11'05"; S'LY ALG SD CURV 94.21 FT; S00°00'25"W 156.53 FT TO CURV TO LEFT RADIUS OF 20.00 FT & CNTRL ANGLE OF 89°58'26"; SE'LY ALG SD CURV 31.41 FT TO PT LOC ON N R/W LN OF CEDAR BERRY LN (5140 N ST); N89°58'01"W ALG SD R/W LN 90.00 FT TO PT OF CUSP CURV TO LEFT RADIUS OF 20.00 FT & CNTRL ANGLE OF 90°01'34" (RADIAL LN BEAR N00°01'59"E); DEPART SD R/W LN NE'LY ALG SD CURV 31.43 FT; N00°00'25"E 156.49 FT TO CURV TO RT RADIUS OF 175.00 FT & CNTRL ANGLE OF 43°11'05"; N'LY ALG SD CURV 131.90 FT TO REVERSE CURV TO LEFT RADIUS OF 50.00 FT & CNTRL ANGLE OF 43°05'09"; N'LY ALG SD CURV 37.60 FT; N00°06'21"E 2.06 FT; N89°53'39"W 160.95 FT N00°00'25"E 113.03 FT; S89°53'39"E 211.14 FT TO POB; SUBJ TO & TOG W/ 50.00 FT PRIVATE ING/EGR ESE & UTIL EASE DESC REC BK 1512/1431; SUBJ TO & TOG W/ 15.00 FT UTIL EASE ALG W LN OF ING/EGR ACCESS & UTIL EASE.

A-0920-0002-0000

COM AT E1/4 COR SEC 7,T35S,R10W, SLM; N89°56'12"W ALG E-W CNTR SEC LN 1319.03 FT TO CNTR E 1/16 SEC COR; S00°07'04"W ALG 1/16 SEC LN 329.72 FT TO POB; S00°07'04"W ALG 1/16 SEC LN 150.72 FT; DEPART SD LN N89°52'56"W 125.66 FT TO NON-TANG CURV TO LEFT RADIUS OF 100.00 FT & CNTRL ANGLE OF 20°51'37" (RADIAL LN BEAR N69°02'02"W); N'LY ALG SD CURV 36.41 FT; N00°06'21"E 115.08 FT; S89°53'39"E 119.14 FT TO POB; TOG W/ 50.00 FT PRIVATE ING/EGR EASE & UTIL EASE DESC REC BK 1512/1431; SUBJ TO & TOG W/ 15.00 FT UTIL EASE ALG W PROP LN ADJ TO ING/EGR ACCESS & UTIL EASE.

A-0920-0004-0000

COM AT E1/4 COR SEC 7,T35S,R10W, SLM; N89°56'12"W ALG E-W CNTR SEC LN 1319.03 FT TO CNTR E 1/16 SEC COR; S00°07'04"W ALG 1/16 SEC LN 329.72 FT; DEPART SD LN N89°53'39"W 330.28 FT; S00°00'25"W 113.03 FT TO POB S89°53'39"E 160.95 FT; S00°06'21"W 2.06 FT TO CURV TO RT RADIUS OF 50.00 FT & CNTRL ANGLE OF 43°05'09"; S'LY ALG SD CURV 37.60 FT TO REVERSE CURV TO LEFT RADIUS OF 175.00 FT & CNTRL ANGLE OF 39°30'16"; SW'LY ALG SD CURV 120.66 FT; N86°19'54"W 100.57 FT; N00°00'25"E 138.58 FT TO POB; TOG W/ 50.00 FT PRIVATE ING/EGR ACCESS EASE & UTIL EASE DESC REC BK 1512/1431; SUBJ TO & TOG W/ 15.00 FT UTIL EASE ALG W PROP LN ADJ TO ING/EGR ACCESS & UTIL EASE .

A-0920-0003-0000

COM AT E1/4 COR SEC 7,T35S,R10W, SLM; N89°56'12"W ALG E-W CNTR SEC LN 1319.03 FT TO CNTR E 1/16 SEC COR; S00°07'04"W ALG 1/16 SEC LN 480.44 FT TO POB; S00°07'04"W ALG 1/16 SEC LN 126.72 FT; DEPART SD LN N89°55'50"W 79.05 FT; N76°17'55"W 102.63 FT TO NON-TANG CURV TO RT RADIUS OF 125.00 FT & CNTRL ANGLE OF 36°00'07" (RADIAL LN BEAR S82°48'37"E); NE'LY ALG SD CURV 78.54 FT TO REVERSE CURV TO LEFT RADIUS OF 100.00 FT & CNTRL ANGLE OF 22°13'32"; NE'LY ALG SD CURV 38.79 FT; S89°52'56"E 125.66 FT TO POB; TOG W/ 50.00 FT PRIVATE ING/EGR ACCESS EASE & UTIL EASE DESC REC BK 1512/1431; SUBJ TO & TOG W/ 15.00 FT UTIL EASE ALG W PROP LN ADJ TO ING/EGR ACCESS & UTIL EASE