

ENOCH CITY COUNCIL NOTICE AND AGENDA

April 1, 2026 at 6:00pm

City Council Chambers City Offices, 900 E. Midvalley Road

Join Zoom Meeting <https://us02web.zoom.us/j/81173475738>

Meeting ID: 811 7347 5738

- 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 April 1, 2026-
 - e. Approval of Minutes for March 18, 2026
 - f. Conflict of Interest Declaration for this agenda-
- 2. PUBLIC COMMENTS**
- 3. PUBLIC HEARING FOR A ZONE CHANGE REQUEST, PARCELS A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2)**
- 4. CONSIDER ORDINANCE NO. 2026-04-01-A, AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PARCELS A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2) – Velocity Development**
- 5. CONSIDER APPROVING THE AMENDED ROAD DEDICATION PLAT FOR ENOCH BLVD.**
- 6. CONSIDER ORDINANCE NO. 2026-04-01-B, AN ORDINANCE AMENDING ENOCH CITY CODE 12.1900.1902, BY REMOVING TRAVEL TRAILER AND RV PARKS AS PERMITTED USES IN THE COMMUNITY-COMMERCIAL, REGIONAL COMMERCIAL, AND RESEARCH/INDUSTRIAL PARK ZONES – See Planning Commission Rec.**
- 7. CONSIDER RESOLUTION NO. 2026-04-01-A, A RESOLUTION APPROVING A SPONSORSHIP FOR THE 2026 PIONEER LEGACY PRODUCTION**
- 8. CONSIDER ORDINANCE NO. 2026-04-01-C, AN ORDINANCE TO CHANGE THE ADDRESS OF 4942 N. 10 E. TO 4930 N. 26 E.**
- 9. CONSIDER ORDINANCE NO. 2026-04-01-D, AN ORDINANCE TO CHANGE THE ADDRESS OF 964 E. REMINGTON RD. TO 4913 N. 970 E.**
- 10. CONSIDER RESOLUTION NO. 2026-04-01-B, A RESOLUTION ADOPTING A DEVELOPMENT AGREEMENT BETWEEN ENOCH CITY AND FOR PINION SPRINGS SUBDIVISION**

11. CONSIDER RESOLUTION NO. 2026-04-01-C, A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE – Snack Shack at Rec. Complex & Old Enoch Park

12. COUNCIL/STAFF REPORT

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.

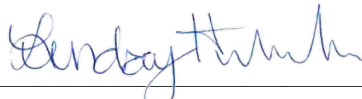
14. ACTION FROM CLOSED MEETING

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 03/30/2026.



03/30/2026

Lindsay Hildebrand, Recorder

Date

MINUTES
ENOCH CITY COUNCIL
March 18, 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: Tom Watson, Jonathan Wilson, and Sam Woodall

- 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 Mayor Rushton**
 - c. Inspirational thought- Given by Council Member Trower**
 - d. Approval of Agenda for March 18, 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 February 18, 2026 - Council Member Harris made a motion to approve the minutes. Council Member Ley seconded and all voted in favor.**
 - f. Ratification of Expenditures- Council Member Harris made a motion to ratify the expenditures. Council Member Stoor seconded and all voted in favor.**
 - g. Conflict of Interest Declaration for this agenda- None stated**

2. PUBLIC COMMENTS

Tom Watson addressed the Council regarding a notice he had received from the Iron County Assessor's Office concerning personal property taxes for small businesses. Mr. Watson explained that the assessment required small business owners to declare all business property, including computers, furniture, tools, and equipment. He expressed concern that this practice, which he had experienced in California before relocating to Utah, was now being implemented in Iron County. Mr. Watson noted that he was surprised by this requirement and wanted to alert other small business owners in the community about the upcoming assessments.

City Manager Robinson confirmed that he had met with Mr. Watson earlier and had made copies of the assessment notice for the Council's review. Council Member Harris clarified that this was not a new tax and that many businesses had been dealing with personal property taxes for years. He explained that businesses with assets valued at less than \$30,000 are exempt from the tax, and that property values are based on current worth rather than the original purchase price, with technology and office furniture depreciating rapidly. Mayor Rushton confirmed that he had paid similar taxes on his car wash equipment and law office computers for 25 years,

noting that equipment depreciates quickly and results in relatively low annual tax amounts. Council members emphasized that this was a state law rather than a county or city ordinance.

3. CONSIDER DONATION TO THE PIONEER LEGACY CELEBRATION – A MERRILL OSMOND PRODUCTION

The Council considered a donation request to the Pioneer Legacy Celebration, a Merrill Osmond production. Mayor Rushton recalled that representatives from the organization had presented at the previous council meeting and that the city had donated \$10,000 the previous year. Council Member Trower confirmed that the city's 4th of July budget grouped all July celebrations — \$5,000 allocated for events and \$10,000 for fireworks.

Council Member Harris explained that in previous years, the city had donated its fireworks budget to the Pioneer Legacy Celebration because the producers could create a more impressive show by combining resources from multiple communities. He noted that the city planned to hold its own parade and park activities on July 24th, including games, a band, and a meal served at cost. However, Council Member Ley reported that after the previous year's donation, the city had received several complaints from residents who missed having local fireworks in Enoch. Some callers had young children or were elderly and found it difficult to travel to the regional event, and they wanted Enoch to maintain its own traditions. Council Member Ley expressed concern about the per capita spending on the donation, noting that with Enoch's population of approximately 9,400 people, a \$10,000 donation represented a considerable amount compared to other communities. She noted that Cedar City had donated only \$3500 from RAP tax two years ago prior. She emphasized that keeping fireworks in the community would build community cohesion and better serve families with young children and older residents who had difficulty with the congestion and seating arrangements at the regional event.

Council Member Miner acknowledged these concerns while also appreciating the value of the regional celebration, which highlighted Southern Utah pioneers and had expressed interest in featuring the Johnson family who settled the Enoch area. He inquired whether there might be alternative funding sources that would allow the city to support both local fireworks and the regional celebration.

City Manager Robinson reported that he had reached out to other communities about their contributions. Cedar City had given a lesser amount, and Brian Head chose not to contribute because they held their own July 24th celebration and did not want to sponsor a competing event. He noted that Parowan had taken a different approach by not providing direct funding but instead raising funds through the community.

Council Member Harris made a motion to table item number 3 until later in the meeting. The motion was seconded by Council Member Stoor and all voted in favor.

4. CONSIDER RESOLUTION NO. 2026-03-18, A RESOLUTION PROCLAIMING SATURDAY, APRIL 25, 2026, AS ARBOR DAY

City Manager Robinson explained that this was an annual proclamation that the city had been making for years as part of maintaining its Tree City USA designation. The proclamation highlighted the importance of trees in the community and encouraged citizens to plant and care for trees.

Council Member Stoor made a motion to approve Resolution No. 2026-03-18, a resolution proclaiming Saturday, April 25, 2026, as Arbor Day. Council Member Ley 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**

5. CONSIDER ORDINANCE NO. 2026-03-18, AN ORDINANCE TO CHANGE THE ADDRESS OF 181 E. REMINGTON RD. PARCEL A-0798-0030-0000 TO 5012 N. WINCHESTER DR.

City Manager Robinson explained that the property owner had requested the address change to better reflect the property's actual location and access point from Winchester Drive rather than Remington Road. The change would help emergency services locate the property more easily and would be consistent with the addressing system in that area.

Council Member Harris made a motion to approve Ordinance No. 2026-03-18, an ordinance to change the address of 181 E. Remington Rd. Parcel A-0798-0030-0000 to 5012 N. Winchester Dr. 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**

6. CONSIDER THE DEVELOPMENT AGREEMENT FOR PINION SPRINGS SUBDIVISION

City Attorney Wayment noted that the Council had been working diligently with the developer Mr. Woodall over the previous weeks to prepare the agreement for consideration. He mentioned that he would be traveling overseas and would miss the next council meeting, so it was important to address any outstanding concerns during this session.

City Attorney Wayment explained two key items that needed attention before approval. First, the master plan agreement had not yet been finalized. The city and developer had previously negotiated and agreed that a master plan agreement could be submitted at the time of the first phase development. While a conceptual plan had been provided, the detailed master plan for the entire development would be due when the first phase was submitted for approval. The Mayor recommended approving the development agreement contingent upon both the developer and the city reaching an agreement on the master plan, which would allow the engineering department to review it thoroughly. He anticipated this would be similar to the conceptual plan already reviewed and did not expect problems. The second issue involved a last-minute change that City Attorney Wayment and Mr. Woodall had worked hard to negotiate. This change relates to the ratio requirements between high-density housing (townhomes/multifamily) and single-family residential lots within the development.

Sam Woodall, representing DGP LLC (the developer), addressed the Council regarding a proposed modification to the development agreement. He explained that the primary concern involved tying the ratio requirements to building permits and occupancy certificates versus tying them to lot development. The developer had already agreed to the city's requested three-to-one ratio, which required three single-family lots to be developed for every high-density residential unit. This requirement ensured good development and prevented the subdivision from consisting solely of high-density housing.

Woodall proposed tying the ratio to phasing and lot development rather than to building permits and occupancy. This approach would allow the developer to start Phase One, which

consisted of 75% high-density and 25% single-family homes, and develop all the lots with complete infrastructure, including roads, water, sewer, and utilities. Once lots were developed with full infrastructure, they would become sellable parcels. The developer could then sell both the high-density units and the single-family lots to individual buyers.

The critical issue, Woodall explained, was that if the ratio was tied to building permits and occupancy, a lot owner who purchased a single-family lot but delayed building their home could inadvertently hold up the developer's second phase. If the developer rapidly sold townhomes because they were desirable, but the single-family lot owners had not yet built homes and obtained occupancy certificates, the developer would be prevented from moving forward with additional phases despite having fulfilled their obligation to develop the lots. By tying the requirement to developed lots with complete infrastructure rather than to actual construction, the market would determine the pace of development while ensuring the ratio was maintained. Once a lot was developed and sold, the owner would have every incentive to build, as the only permitted use would be a single-family home.

Mayor Rushton acknowledged the developer's concern, noting that if lots were fully developed with roads and infrastructure in place, the situation would be far better than having no lots at all, even if some remained temporarily vacant. He indicated he was not necessarily opposed to the change but wanted to consult with the city's engineers before making a final decision. He also noted there might be a middle-ground solution to explore.

The Mayor further explained the developer's concern using a hypothetical scenario: If DGP LLC sold a phase containing 30 single-family lots to another builder who worked slowly, while DGP completed and sold all their high-density units and was ready to begin the next phase, they would be stuck waiting for the other builder to finish. This delay would tie up the developer's capital and prevent progress on subsequent phases, creating a significant financial burden for something outside their direct control.

Council Member Trower asked about the current number of homes in Enoch City. City Manager Robinson responded that there were approximately 2,700 homes in the city. Mayor Rushton clarified that the Pinion Springs development would bring 698 doors (dwelling units) to Enoch, representing a substantial increase that would nearly add 26% more housing units to the city.

The Mayor noted that the overall density worked out to approximately 3.02 units per acre across the entire development. The subdivision would include eight high-density buildings (townhome/multifamily pods), with single-family lots of approximately 18,000 square feet (roughly one-third to one-half acre each).

Council Member Trower inquired whether the green open space areas located between the high-density residential pods would be accessible to all residents of the subdivision or only to residents of those specific pods.¹ City Attorney Woodall explained that the original concept envisioned these areas being designated for individual pod areas rather than the entire subdivision. However, in common practice, such restrictions were rarely aggressively enforced. He referenced the Equestrian subdivision in the area, where surrounding residents regularly used the parks even though they were technically designated for Equestrian residents only.¹

Mayor Rushton added that while there would not be a master HOA for the entire development, there would be individual HOAs for the townhome areas due to shared infrastructure and common spaces. The enforcement of access restrictions would depend on how each HOA chose to manage their areas. He noted that the Council had not included specific language in the development agreement addressing this issue.¹

The Mayor recalled that during previous discussions, the Council had considered requiring

parks but had ultimately decided they would prefer to develop park land the city already owned near the subdivision rather than having the developer build parks within the development. The concern was that the developer might build substandard facilities that the city would then be obligated to maintain. By collecting park impact fees instead, the city could purchase land and build parks according to their own specifications and in locations of their choosing.¹

Council Member Trower expressed concern, noting that she had understood the discussion differently. She believed there had been an agreement that if the pod open spaces were not available to all residents, the developer would provide at least one park in different phases that would be maintained by those respective areas. The Mayor acknowledged that discussion had occurred but noted no final conclusion had been reached. Mr. Woodall clarified that the developer's vision included attractive townhome areas with green spaces, clubhouses, and resident activities to create a higher-quality, yet affordable, product. Council Member Trower raised concern that existing parks were inadequate and, with 698 new dwelling units added to a city of about 2,700 homes, emphasized the need for playground-style parks accessible to families with young children and advocated requiring at least one park within the subdivision, even if the city had to maintain it. Woodall responded that half the units would be high-density with open spaces and amenities to serve young families, while the single-family large lots would allow homeowners to accommodate private play features, and he offered to add agreement language ensuring landscaping and open spaces in high-density areas would be completed within a specified timeframe, with seasonal flexibility. Discussion included the possibility of the city purchasing lots from the developer for a park or the developer dedicating a pocket park at the subdivision entrance; City Attorney Wayment noted impact fee credits could only be applied to park impact fees and that a separate purchase agreement could be negotiated. Council Member Harris preferred collecting park impact fees to develop a city-controlled park in a preferred location and design, expressing concern that developer-provided lots in awkward locations could create problems.

The discussion shifted to subdivision access and egress, with City Manager Robinson explaining that existing city ordinances required two entrances once a development exceeded about 80 dwelling units, meaning the developer would need to provide two access points after the first two pods (≈ 80 homes) and would have to connect to Minersville Highway if access through Pineview could not be secured. Robinson noted he and Public Works Director White had discussed amending the ordinance to require a third entrance at a higher threshold (possibly around 120 units), but that amendment had not been adopted and therefore was not referenced in the development agreement, which only required compliance with current ordinances. Council Member Harris expressed strong concern about traffic with 600–698 homes using only two accesses and insisted a third entrance was essential; he later specified he wanted a third entrance when the development reached 400 homes and that the Council would need to amend the ordinance to require it. City Attorney Wayment explained the developer would work with UDOT for any Minersville Highway access and was coordinating with surrounding subdivisions (including Dairy Glen and Pine Valley) regarding potential connections. Robinson explained that an ordinance amendment to require three entrances would need Planning Commission review with a public hearing and subsequent City Council approval, a process that would take several weeks but could proceed concurrently with the development agreement.

Council Member Miner asked whether "developed lots" meant lots with power, sewer, water, and all hookups, including meters. This was confirmed - developed lots would have complete infrastructure and be ready for construction.

The development agreement included provisions for curb and gutter on every street, as required by city standards. City Manager Robinson clarified that any items not specifically covered in the development agreement would default back to existing city code requirements. As a major subdivision, Pinion Springs would need to meet all standard city requirements for infrastructure.

Council Member Miner asked about beautification requirements, such as whether streets would be lined with trees similar to those in developments across from the high school in Cedar City. City Attorney Wayment responded that the city's current ordinances did not contain beautification requirements - those responsibilities typically fell to the HOA. He noted that because beautification standards were not in the ordinances, it would be difficult to impose them solely on this developer through the development agreement. The city would need to update its ordinances if it wanted to establish beautification standards for future developments.

Wayment emphasized that beautification requirements were highly subjective and difficult to specify. He gave the example of subdivision entrance monuments, noting that without specific standards, it would be challenging to require and enforce beautification fairly and consistently.

Mr. Woodall noted that water conservation had become a significant concern, and any beautification or landscaping should be sustainable. The developer shared this concern and wanted to ensure any landscaping would be maintainable long-term.

Council Member Harris noted that city ordinances did include some landscaping requirements adopted as part of the turf buyback program, limiting the percentage of lawn that could be planted in front yards to 50%.

Wayment noted the Pinion Springs agreement would serve as the primary template for future Enoch developments, stressing the importance of getting it right while allowing project-specific adjustments later. He added that the developer was ready to proceed, significant negotiation time had already been spent, and although a two-week delay to add requirements would not be problematic, he hoped to finalize the agreement within that timeframe.

While no formal motion was made during this meeting due to the need to finalize certain details and pursue the ordinance amendment regarding access points, the Council indicated they would be prepared to vote on the development agreement at a subsequent meeting once these items were addressed.

- **A motion was made to table item number 3 on the agenda until April 1st 2026. The motion was seconded and all voted in favor.**

7. COUNCIL/STAFF REPORT

Hayden White

- They have been working on the secondary water line. They have it in across Highway 91 up by the tank.
- They will turn on secondary water on Easter Weekend.
- They have been building a road off of Ravine Rd.

Police Chief Ames

- He and a few of his officers went to a training up north. They went to a training related to hostage situations. This came after a real incident took place.
- There was another situation where a lady was stabbed in the leg and had to go to the hospital.

- They dealt with a group of individuals who stole a truck.
- Easter Egg Hunt is coming up. It's March 30th at the old Enoch Park. It starts at 6:00, and we plan on meeting at 4:30.
- There were a few from the city that went to the ribbon-cutting at the emergency department at the hospital
- The PD interface mostly with the ER.
- There is a training platform called VERTRA and it's like a video game that goes through scenarios with de-escalation. We can access it from the Sheriff's office. He wondered if the council was interested in trying it.
- Next week is the Chiefs Conference.
- He is available to meet with them and go through questions about the budget.

Ashley Horton

- She's been working on the budget. She met with the county auditor about tax rates.

City Manager Robinson

- We are looking at updating business license ordinances and what we require.
- Heard back from the trust with the bounce houses as city celebrations, and they allow them. There are stipulations. They would look at it for us.
- The Planning Commission is looking at expanding the annexation declaration area.

Mayor Rushton

- The ribbon cutting at the hospital was great. They were very appreciative of the community.
- He met with Chief Ames and was grateful for the PD and the manner in which they handle situations.
- There was a 5-county government meeting and Evan Vickers talked about concerns about power. There are big power-generating plants that will be decommissioned because they are bad for the environment.
- We worked with the inland port to have our industrial area to added to the inland port.
This helped MCM with their grant.

Council Member Stoor

- The Rec committee will be at 4:30 tomorrow. He has a potential call with RDI to redo Jones Memorial. Their product is new and improved. This park is located off of Enoch Road and Midvalley Rd.

Council Member Harris

- They tried to have a Water Board meeting, but there was no quorum. They are looking at water user rate changes.
- He was at the water conference in St. George. Lake Powell will not be generating electricity by Dec. 2026. Wayment said it'll be a dead lake because they only drain as low as the generator.

Council Member Ley

- We are adding two more items to the 4th of July celebration. A costume contest and an essay competition, which includes an art and memorization of the Declaration of Independence. July 3rd the church next to Family Dollar was dedicated 50 yrs ago, so there will be a small program for the community to recognize the students.

- Johnny Macs will host the Wings of Death.

Council Member Trower

- She discussed the Planning Commission's meeting regarding the annexation declaration boundary.
- Mayor Rushton said there is a public hearing next Tues. Robinson noted that we must notify the county, school district and other places.

Council Member Miner

- He had a good budget meeting with the executive staff.
- The school board: Canyon View had some state Championships – Talons Girls wrestling won, now 3 yrs in a row. Swim team, both boys and girls won. Boys wrestling took second with 3 state champs.
- SUU finals are this Saturday. Gymnastics is top in the nation and going to the PAC-12 next year.
- Homeless Coalition – Feed Utah food drive. When the LDS separated from the Boy Scouts, the food drive dwindled, and so this was started. Saturday morning by 9 am if we want to contribute, leave food on your porch.
- TSA is suffering. St. George airport asked for help for the 40 + employees. They can contact him.
- He is trying to regenerate the Economic Development Committee. If you are interested, send him those names.

8. CITY COUNCIL TRAINING

City Manager Robinson conducted a brief training session for the Council to help members better understand city departments and operations. The training covered the structure of city departments, roles and responsibilities of various staff members, and how different departments work together to serve the community. The session was designed to give Council members a comprehensive understanding of city operations to help them make more informed decisions.

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

Lindsay Hildebrand, Recorder

Date

ENOCH CITY COUNCIL MEMO

SUBJECT: Consider a zone change request of parcels A-1037-0031-0000, A-1037-0029-0000, and A-1037-0030-0000 from the Single-family (R-1-11) to Multiple Residential (M-R-2)

FOR CONSIDERATION ON: April 1st, 2026

PETITIONER: Velocity Homes

ACTION REQUESTED BY PETITIONER: Approval of the Proposed Zone Change.

Review Type: Legislative

BACKGROUND INFORMATION:

Velocity Homes has submitted an application to rezone the following parcels from the R-1-11 zone to the M-R-2 zone. The total size of the proposed area is 1.5 acres, and would allow for twin homes, townhomes, and duplexes if approved. This does not change the cluster subdivision overlay zone that the rest of the subdivision (Village Green Farms).

The subject property contains 66,211 square feet (approximately 1.52 acres). Under the current zoning regulations, the density standards are as follows:

- Townhouses: Two units are allowed per 22,000 square feet. This equates to approximately 4 townhouses per acre, resulting in a maximum of 6 townhouses on the subject property.
- Twin homes or duplexes: One unit is allowed per 22,000 square feet, which equates to approximately 2 units per acre, resulting in a maximum of 3 twin homes or duplexes on the subject property.

The property is currently zoned R-1-11, which would allow one single-family dwelling unit per 11,000 square feet. This would allow for a max of six (6) single-family homes if the current zoning remains the same.

The Planning Commission held a public hearing on March 24, 2026. No public comments were received. The Commission discussed the proposal and noted minimal impact on overall density, as well as the property's direct access to a public street, as factors supporting a recommendation for approval of the proposed zone change.

GENERAL PLAN REFERENCE:

- R-1-11 and M-R-2 Medium-Density (Medium Density Residential) 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). Pg. 8 (D)

CITY CODE REFERENCE:

- [12.1500 Single Family Residential District R-1-11](#)
 - [12.600 Multiple Residential District M-R-2](#)
-

PUBLIC NOTICE:

A public hearing is required for this agenda item.

STAFF RECOMMENDATION:

Because this is a legislative decision, the City Council should base its decision for approval or denial on the standards in the General Plan and the City's general policies. The Council should include "findings" or reasons for their approval or denial.

PROPOSED ZONE CHANGE FOR VELOCITY DEVELOPMENT LLC

WITHIN THE SW1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH



ADDRESS: 655 W 200 N STE 150
CEDAR CITY, UT 84720
PHONE: (435) 586-0843

ZONE CHANGE DESCRIPTION:

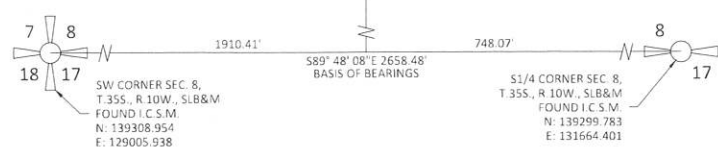
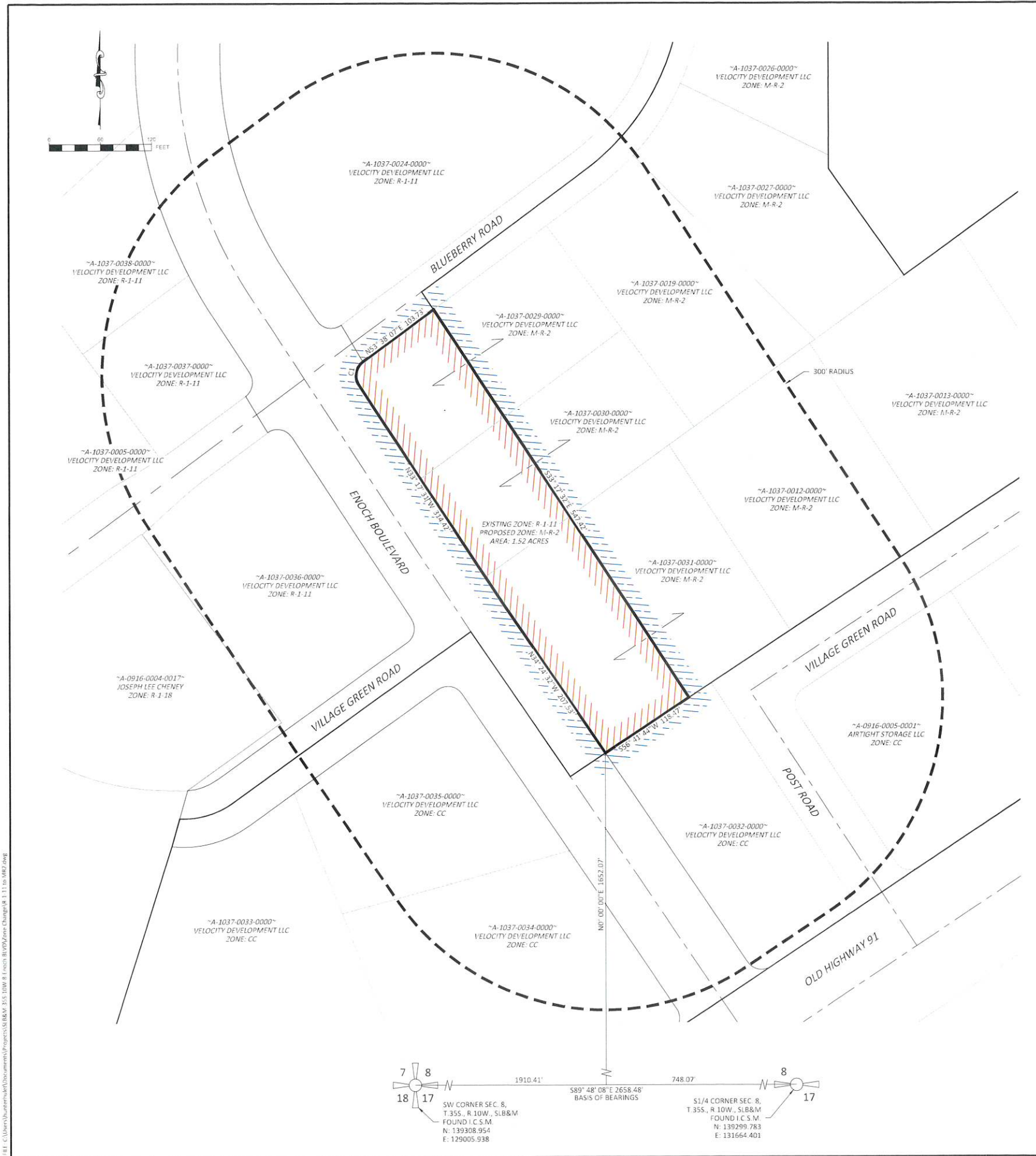
BEGINNING AT A POINT THAT IS SITUATED S.89°48'08"E. ALONG THE SECTION LINE 1910.40 FEET AND N.0°00'00"E. 1652.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE N.34°24'32"W. ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ENOCH BOULEVARD 207.53 FEET, THENCE N.33°17'31"W. ALONG SAID RIGHT-OF-WAY LINE 314.42 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 30.35 FEET (THE CHORD OF SAID CURVE BEARS N.10°10'13"E. 27.52 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE N.53°38'07"E. ALONG SAID RIGHT-OF-WAY LINE 103.73 FEET, THENCE S.33°17'32"E. 547.42 FEET, THENCE S.56°41'44"W. 118.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.52 ACRES OF LAND.

LEGEND:

- EXISTING ZONE: R-1-11
- PROPOSED ZONE: M-R-2
- ZONE CHANGE BOUNDARY
- 300' RADIUS

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.35'	20.00'	86°56'37"	N10°10'13"E	27.52'



REVISION	DATE	BY	DESCRIPTION

PROPOSED ZONE CHANGE FOR VELOCITY DEVELOPMENT LLC
WITHIN THE SW1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: H.K. HULET
CHECKED BY: J.S. ADAMS
DATE: Feb 20, 2026
SCALE: 1" = 60'

I:\E_C\Users\huleth\Documents\Projects\Velocity\VelocityZoneChange\8_11\10_0827.dwg



E Ravine Rd

121

Bluberry Rd

E Village Green Rd

E Village Green Rd

Post Rd

Old US Highway 91

MINUTES
ENOCH CITY PLANNING COMMISSION
March 24, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Delaine Finlay
Commissioner Bryce Poulson
Commissioner David Hoopes
Commissioner Kyle Jones

STAFF PRESENT:

Council Member Trower
Ryan Robinson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, P. Works

Public Present: Tyler Melling

- 1. PUBLIC HEARING FOR A ZONE CHANGE REQUEST, PARCELS A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2)**

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for a zone change request, Parcels A-1037-0031-0000, A-1037-0029-0000, and A-1037-0030-0000 from Single-Family Residential (R-1-11) to Multiple-Residential (M-R-2). Commissioner Hoopes seconded and all voted in favor.

City Manager Robinson show the area on a map. It is about an acre and a half. This allows them to build twin units and duplexes, etc. He broke down the number of homes that could be built. It is currently zoned R-1-11. In speaking with the applicant, they have similar homes of this size and they are selling more quickly.

Commissioner Finlay made a motion to close the public hearing and reconvene the regular meeting. Commissioner Hoopes seconded and all voted in favor.

- 2. CONSIDER A ZONE CHANGE REQUEST, PARCELS A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Tyler Melling clarified. This is part of a cluster subdivision, and they have a dedicated open space. They are actively working on getting Enoch Blvd. put in. They have a couple of issues with the road dedication. They have identified a few off-site drainage issues that they are working on. The vision is that they were initially doing townhomes and tapering to bigger lots. They don't have the building footprint that they thought they would have.

Commissioner Hoopes said he didn't think there was an issue, and there is a road in front of it. Commissioner Finlay said there is the same number of units, so it won't make much difference.

Commissioner Hoopes made a motion to send a favorable recommendation to the City Council for a zone change request Parcels A-1037-0031-0000, A-1037-0029-0000, and A-1037-0030-0000 from Single-Family Residential (R-1-11) to Multiple-Residential (M-R-2). Commissioner Finlay seconded, and all voted in favor except for Commissioner Jones, who abstained from voting.

DRAFT

**ENOCH CITY CORPORATION
ORDINANCE NO. 2026-04-01-A**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE
ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PARCELS
A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY
RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2)**

WHEREAS, the owners of property, parcels A-1037-0031-0000, A-1037-0029-0000, and A-1037-0030-0000, have requested the zone be changed from Single-Family Residential (R-1-11) to Multiple Residential (M-R-2); and

WHEREAS, the Enoch City Planning Commission held a public hearing on March 24, 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-1037-0031-0000, A-1037-0029-0000, and A-1037-0030-0000 shall be changed from Single-Family Residential (R-1-11) to Multiple Residential (M-R-2) 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 1st day of April 2026. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 1st day of April 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-1037-0030-0000

BEG AT PT N0*03'25" W ALG 1/4 SEC LN 2064.05 FT & W 838.29 FT FR S1/4 COR SEC 8, T35S, R10W, SLM; S53*38'10" W 151.82 FT TO NE'LY R/W LN ENOCH BLVD; N33*17'31"W ALG SD R/W LN 137.17 FT TO PT OF CURV; ALG ARC OF CURV TO RT W/ RADIUS OF 20.00 FT, DIST OF 30.34 FT (CHORD OF SD CURV BEAR N10*10'12"E 27.52 FT) TO SE'LY R/W LN OF BLUEBERRY RD; N53*38'07"E ALG SD R/W LN 124.50; S36*21'50"E 155.90 FT TO POB.

A-1037-0029-0000

BEG PT N00*03'25" W ALG 1/4 SEC LN 2064.05 FT & W 838.29 FT FR S1/4 COR SEC 8, T35S, R10W, SLM; N53*38'10"E 144.62 FT; S36*26'06"E 137.91 FT' S54*31'15" W 303.80 FT TO NE'LY R/E LN OF ENOCH BLVD; N33*17'33"W ALG SD R/W LN 133.41 FT; N53*38'10"E 151.82 FT TO POB.

A-1037-0031-0000

BEG AT PT N89*48'10"W ALG SEC LN 748.02 FT & N 1652.04 FT FR S1/4 COR SEC 8, T35S, R10W, SLM; N34*24'32"W ALG NE'LY LN OF ENOCH BLVD 207.57 FT; N33*17'31"W ALG SD NE'LY LN 43.84 FT; N54*31'15"E 267.16 FT; S33*12'34"E 261.51 FT TO NW'LY LN OF VILLAGE GREEN RD; S56*41'44"W 262.55 FT TO POB.

ENOCH CITY COUNCIL MEMO

SUBJECT: Amend a Road Dedication Plat for Enoch Boulevard

FOR CONSIDERATION ON: April 1st, 2026

PETITIONER: Velocity Homes

ACTION REQUESTED BY PETITIONER: Approve Proposed Road Amendment Dedication of Enoch Boulevard

Review Type: Administrative

BACKGROUND INFORMATION:

Velocity Homes is seeking to amend the recorded "Enoch Boulevard Road Dedication Plat" to incorporate the following changes:

1. Add a 20' wide private waterline easement across Enoch Boulevard for irrigation that was missed on the original plat.
2. Add a 20' wide maintenance easement on Greenfield Place to access the common area that was missed on the original plat.
3. Fix a few survey errors found when adding the easements:
 - a. The centerline of the road was off and was shifted into the middle of Enoch Boulevard.
 - b. The common area islands were shifted to be in the center of Enoch Boulevard.
 - c. There was a discrepancy between the mapped and noted basis of bearings. These were corrected.

This amendment is corrective in nature and does not involve the vacation of a public street.

GENERAL PLAN REFERENCE:

- PG. 15 Transportation Element.
- Transportation and Active Transportation Plans

CITY CODE REFERENCE:

- References State Code for Amending a Subdivision, which is approved by the Land Use Authority in a public meeting. (Utah State Code Utah Code 10-20-811 (Subdivision Amendments))

PUBLIC NOTICE:

Because the road or an easement is not being altered, no public hearing is required.

STAFF RECOMMENDATION:

Because the request does not alter any existing utility easements or a public street, and the designated city engineer finds it complies with city code standards, staff is recommending approval of this proposal.



WATSON

ENGINEERING COMPANY, INC.

Plan Review Comments

PROJECT: **Enoch Blvd – Amended Road Dedication Plat**

DATE: **03/27/26**

Within Sec. 8, T35S, R10W, SLB&M

Enoch City, UT

TO: **Velocity**

655 W 200 N Ste 150

PHONE: (435) 586-0843

Cedar City, UT

ATTN: **Hunter Hulet**

EMAIL:

RE: **Enoch Blvd – Amended Road Dedication Plat**

2nd Review Comments

REMARKS:

Watson Engineering Company, Inc. has been asked by Enoch City to provide a Plan Review of the Minor Subdivision. Please provide a written response to each of the following items when the plans are submitted to the City.

1. Preliminary submittals need to be 24x36 hardcopy & electronic. Provide update as such so scale can be verified.
 - a. [Complete.](#)
2. Split road dedications into separate submittals. One for Enoch Boulevard and one for Greenfield Place / Pinnacle Way.
 - a. [N/A. Complete.](#)
3. The section tie information labelled on the plat on page 2 needs to be shown in order to match legal descriptions.
 - a. [Complete.](#)
4. On page 2, verify bearing S56°42'17"W for Common Area #1. It does not match the line table L9.
 - a. [Complete.](#)
5. On page 2, verify the chord bearings for C20 & C21. They don't match the legal description for Common Area #2.
 - a. [Complete.](#)

ENOCH CITY COUNCIL MEMO

SUBJECT: Amendment of Enoch City Code 12.1900.1902 by Removing Travel Trailer and RV Parks as Permitted Uses in the Community-Commercial, Regional Commercial, and Research/Industrial Park Zones.

FOR CONSIDERATION ON: April 1, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of the Proposed Code Amendment.

Review Type: Legislative

BACKGROUND INFORMATION:

Currently, travel trailer and RV parks are listed as permitted uses within several commercial and industrial zoning districts in Enoch City. The City has also established a Recreational Vehicle Park (RVP) Zone, which specifically allows recreational vehicles and travel trailers for temporary occupancy (less than 180 days), and is not intended for permanent residential use. The only exception is a single designated management living quarters within an RVP.

The proposed code amendment is intended to eliminate redundancy within the City Code and to better align permitted uses with the vision and policies outlined in the City's General Plan. The development standards applicable to travel trailer and RV parks are consistent regardless of zoning designation; therefore, consolidating this use exclusively within the RVP Zone provides clearer regulatory structure.

Additionally, this amendment removes a land use that is not consistent with the long-term vision for commercial and industrial areas, which are intended to support retail, service, office, and employment-generating uses.

If approved, travel trailer and RV parks would still be allowed within the City; however, such uses would require rezoning to the Recreational Vehicle Park Zone. Rezoning is a legislative process requiring public hearings before both the Planning Commission and City Council.

The Plannign Commission during their March 24th, 2026 meeting recommended approval of this agenda item.

GENERAL PLAN REFERENCE:

- F- Commercial – This designation allows a variety of retail, service and office uses. The designation may be implemented through a variety of commercial zones. Residential units may be incorporated into a commercial development in the manner(s) specified by ordinance.
- G- 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. i) Light Industrial areas are to provide for the location of light manufacturing, research

and development, storage, wholesale trade and distribution and bulk retail businesses that are largely devoid of nuisance factors and hazards or excessive traffic generation. Light industrial may also involve the fabrication, processing, handling and distribution of products. 9 ii) Heavy Industrial area designation is for industrial establishments that have the potential to generate significant off-site impacts such as noise, light/glare, odor, visual blight and traffic. This designation allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar uses. Uses that may inhibit such uses or the expansion thereof are prohibited.

- Page 8-9 (F) (G)

CITY CODE REFERENCE:

- 12.1900 Commercial Zones
- 12.2300 Recreational Vehicle Park

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Because this is a legislative decision, the City Council should base its decision for approval or denial on the standards in the General Plan and the City's general policies. The Planning Commission should include “findings” or reasons for their recommendation in the motion to the City Council.

Status: Editing Refresh Delete Undo Redo Lock

≡

49	Tire Sales	N	P	P	P	
50	Towing Service	N	N	P	P	
51	Transmission Towers	N	P	P	P	
52	Travel Trailer/RV Park	N	P	P	P	See 12-2300
53	Truck Terminal	N	N	N	P	
54	Truck & Heavy Equipment Rental, Sales, Service	N	N	P	P	
55	Welding Shop	N	P	P	P	
56	Wrecking/Salvage Yard	N	N	N	P	

MINUTES
ENOCH CITY PLANNING COMMISSION
March 24, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Chairman Leonard Correa
Commissioner Delaine Finlay
Commissioner Bryce Poulson
Commissioner David Hoopes
Commissioner Kyle Jones

STAFF PRESENT:
Council Member Trower
Ryan Robinson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, P. Works

Public Present: Tyler Melling

5. **PUBLIC HEARING FOR THE AMENDMENT OF ENOCH CITY CODE 12.1900.1902, BY REMOVING TRAVEL TRAILER AND RV PARKS AS PERMITTED USES IN THE COMMUNITY-COMMERCIAL, REGIONAL COMMERCIAL, AND RESEARCH/INDUSTRIAL PARK ZONES**

Commissioner Hoopes made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for the amendment of Enoch City Code 12.1900.1902, by removing travel trailer and RV parks as permitted uses in the community-commercial, regional commercial, and research/industrial park zones. Commissioner Finlay seconded and all voted in favor.

There were no public comments.

Commissioner Hoopes made a motion to close the public hearing and reconvene the regular meeting. Commissioner Jones seconded and all voted in favor.

6. **CONSIDER AMENDING ENOCH CITY CODE 12.1900.1902, BY REMOVING TRAVEL TRAILER AND RV PARKS AS PERMITTED USES IN THE COMMUNITY-COMMERCIAL, REGIONAL COMMERCIAL, AND RESEARCH/INDUSTRIAL PARK ZONES, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Robinson said travel trailers and RV parks are permitted in Community Commercial zones. We do have an RV park zone. It's repetitive. This amendment would not allow trailers and RV parks in commercial areas. We aren't saying you can't, but instead, you would have to apply for to rezone. Council Member Trower said we have prime commercial real estate that would otherwise be taken by an RV park. Commissioner Finlay said this makes sense.

Commissioner Jones made a motion to send a favorable recommendation to the City Council, to amend Enoch City Code 12.1900.1902, by removing travel trailer and RV parks

as permitted uses in the community-commercial, regional commercial, and research/industrial park zones. Commissioner Hoopes seconded and all voted in favor.

DRAFT

ENOCH CITY CORPORATION

ORDINANCE NO. 2026-04-01-B

AN ORDINANCE MENDING ENOCH CITY CODE 12.1900.1902, BY REMOVING TRAVEL TRAILER AND RV PARKS AS PERMITTED USES IN THE COMMUNITY-COMMERCIAL, REGIONAL COMMERCIAL, AND RESEARCH/INDUSTRIAL PARK ZONES

WHEREAS, City staff has proposed an amendment to the Enoch City Code to remove travel trailer and recreational vehicle (RV) parks as permitted uses in the Community-Commercial, Regional Commercial, and Research/Industrial Park zones and to clarify that such uses are permitted only in the Recreational Vehicle Park (RVP) Zone; and

WHEREAS, the proposed amendment is intended to eliminate redundancy in the City Code and to align permitted land better uses with the City's General Plan vision and policies for commercial and industrial areas, which emphasize retail, service, office, and employment-generating uses; and

WHEREAS, the Planning Commission reviewed the proposed code amendment, held a public hearing and recommended approval at its March 24, 2026 meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that this ordinance be approved and accepted with all commitments and obligations pertaining thereto.

This Ordinance was made, voted upon and passed by the Enoch City Council at a regular city council meeting held on the 1st day of April, 2026 and shall become effective immediately.

DATED this 1st day of April 2026

ENOCH CITY CORPORATION

VOTING:

Shawn Stoor	Yea	___	Nay	___
David Harris	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 AGENDA MEMO

SUBJECT: Osmond Family Pioneer Legacy Funding Request

FOR CONSIDERATION ON: April 1st, 2026

PETITIONER: Justin Osmond

ACTION REQUESTED BY PETITIONER: Approval of Funding for the Proposed Event.

Review Type: Legislative

BACKGROUND INFORMATION:

The Pioneer Legacy Firework Spectacular is a charitable Pioneer Day event produced by the Olive Osmond Hearing Fund that includes a musical production featuring a youth cast of more than 100 performers and a large fireworks display at the Eccles Coliseum at Southern Utah University in Cedar City. The event is free to the public and relies on sponsorships and donations to cover production costs, with any additional funds benefiting programs that assist deaf and hard-of-hearing children.

Sponsorship opportunities outlined in the request range from Presenting Sponsor (\$50,000) and Firework Sponsor (\$25,000) to Platinum (\$10,000), Diamond (\$5,000), Gold (\$2,500), Community (\$1,000), and Pioneer (\$500) levels. In 2024, Enoch City donated \$10,000 to this event and did not host its own city fireworks show that year because of that contribution. During the last City Council meeting, some concerns were expressed that residents who are elderly, homebound, or have young children may not be able to travel to Cedar City to attend the event in person.

Brian Head did not contribute because the event conflicted with their own fireworks show that same night, while Parowan City assisted by helping raise private donations rather than using city funds.

The City Council discussed this item during its March 24th meeting. The item was tabled so staff could contact Chief Phillips from the Cedar City Fire Department to ensure coverage would be available if Enoch did their own fireworks show. The group that does the 24th activities plans their events on the 24th, while the Osmond group's event will be occurring on the 23rd.

Chief Phillips confirmed coverage would be available if Enoch City did its own fireworks. Staff is also in communication with the BLM about also providing stand-by coverage if needed.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A
-

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Discuss if Enoch City would like to donate to this event and to what level of sponsorship.



Dear Enoch City,

The Osmond family is excited to bring back one of Utah’s largest Pioneer Firework celebrations: “*The Pioneer Legacy*,” A Merrill Osmond Production. We are excited to continue our partnership with *Southern Utah University, Cedar City, Iron County & many other community members around the state of Utah*. We would love to extend a personal invitation for **Enoch City** to join us and participate in this very worthy cause.

The overall goal for this event is to honor and pay tribute to our beloved pioneers. Sitting under a canopy of stars & fireworks, you will witness a youth cast of over 100 members share the story & journey of the Utah Pioneers. This musical production is **FREE** to the public and so we are relying on sponsors & community support to help cover our production costs. Any donations that exceed the cost of the show will benefit the *Olive Osmond Hearing Fund* and further their cause to help more deaf children with the gift of better hearing.

Please join our family for this amazing pioneer celebration & firework spectacular. Your generosity and support would play a significant part in keeping the legacy of our pioneers alive & strong.

For more information on *The Pioneer Legacy* and how to participate, please read below.

Thank You.
Sincerely,
Justin Osmond

THANKS TO OUR PAST TITLE SPONSORS





EVENT FACT SHEET

WHAT: “The Pioneer Legacy” & Firework Spectacular is a charitable event produced by the *Olive Osmond Hearing Fund*. This musical is **FREE** to the Public. A youth cast of over 100 members will depict with dance and music, the journey of the Utah Pioneers. Sitting under a canopy of stars you will witness wagons, hand- carts, live animals, music, special guests, and one of the largest fire-work displays in the valley.

We are excited to announce that for the year 2026, we will be hosting *The Pioneer Legacy* in the *Eccles Coliseum Stadium* at SUU (*Southern Utah University*) in Cedar City, Utah. Cedar City have welcomed us with open arms and invited us to be part of their Festival City.

DATE: July 23, 2026

TIME: 7:00 Doors Open / 8:15 Pre-show Entertainment / 9:30 The Pioneer Legacy Musical & Firework Spectacular

LOCATION: Eccles Coliseum Stadium (Southern Utah University) / 99 S 1100 W / Cedar City, Utah 84720

AUDIENCE: The Eccles Coliseum Stadium has a seating capacity of 8,500+. With this event being a **FREE**-Admission production, we envision a sold-out venue with a total capacity of over 10,000 in attendance. This is an uplifting, good-clean, and family-fun event for all ages. Our attendees are pioneer lovers at heart and this is a perfect occasion for anyone who wishes to pay tribute to our beloved pioneers on this annual Pioneer Holiday.

MEDIA EXPOSURE: In the past, the Pioneer Legacy garnered over 1M media impressions – both to general and targeted audience of those who love and respect our beloved pioneers. This event has been featured in the SLC Tribune Newspaper and Canyon Media, City Journals, ABC4 TV, KSL Radio & a variety of social & other media outlets.

SPONSORSHIP OPPORTUNITIES: Multiple levels of sponsorship are available, and each opportunity includes customization to meet diverse marketing needs. For more information, please contact Justin Osmond.

ABOUT OLIVE OSMOND HEARING FUND: *The Pioneer Legacy* is a charity-based event produced by Merrill & Justin Osmond. All the proceeds from this event benefit the *Olive Osmond Hearing Fund* where they help bring music to the ears of local deaf and hard-of-hearing children living in the state of Utah. Over the last 10 years, the *Olive Osmond Hearing Fund* has helped over 40 families with the gift of hearing from funds raised through *The Pioneer Legacy*. Our goal is to continue benefiting the deaf community by Bringing Music to their Ears.

CONTACT: Justin Osmond / 801.718.8437 or josmond@hearingfund.org

WEBSITE: www.thepioneerlegacy.com

SPONSORSHIP LEVELS AND BENEFITS

Presenting Sponsor // \$50,000

- ~ Exclusive Presenting rights for the Pioneer Legacy Event
- ~ Media print & broadcast mention as "Presenter" of Event
 - Television / Radio / Newspaper / Social-Media / Website & other media outlets
- ~ Logo or name as "Presenter" on following marketing & advertising materials:
 - Front Cover of event program booklet
 - Full Page Ad in the event program booklet
 - Event Banners/Posters/Flyers
 - Event Shirts
- ~ Audio mention during pre-show as the "Presenting" sponsor
- ~ Video mention on Jumbo-Tron screen as "Presenting" sponsor
- ~ VIP/Premium seating
- ~ Meet / Greet opportunities with special guests & celebrities

Firework Sponsor // \$25,000

- Media Print and Broadcast
- Audio & Video mention in pre-show
- Logo on Front Cover of Event Program Booklet
- Full Page Ad in the Event Program Booklet
- Event Posters & Flyers
- Social media recognition
- Logo on Event Shirts
- VIP/Premium seating
- Meet / Greet opportunities with special guests & celebrities

Platinum Sponsor // \$10,000

- Audio & Video mention in pre-show
- Full Page Ad in the Event Program Booklet
- Event Posters & Flyers
- Social media recognition
- Logo on Event Shirts
- VIP/Premium seating
- Meet / Greet opportunities with special guests & celebrities

Diamond Sponsor // \$5,000

- Audio mention in pre-show
- ¾ page Ad in the Event Program Booklet
- Social media recognition
- Logo on Event Shirts
- VIP/Premium seating

Gold Sponsor // \$2,500

- ½ page Ad in the Event Program Booklet
- Social media recognition
- VIP seating

Community Sponsor // \$1,000

- ¼ page Ad in the Event Program Booklet
- VIP seating

Pioneer Sponsor // \$500

- Logo or Name Placement in the Event Program Booklet

~If you are interested in participating, please contact Justin Osmond~

CONTACT: Justin Osmond / 801.718.8437 or josmond@hearingfund.org



2026 SPONSORSHIP COMMITMENT FORM

Yes! We would like to sponsor the 2026 Pioneer Legacy Production at the following level:

- _____ Presenting Sponsor - \$50,000
- _____ Fireworks Sponsor - \$25,000
- _____ Platinum Sponsor - \$10,000
- _____ Diamond Sponsor - \$5,000
- _____ Gold Sponsor - \$2,500
- _____ Community Sponsor - \$1,000
- _____ Pioneer Sponsor - \$500



I would like to sponsor with an in-kind donation listed below:

This in-kind donation has a fair market value of: \$ _____

I am unable to sponsor but would like to give a tax-deductible donation in the amount of \$ _____

Company Name: _____

Contact Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: (____) ____ - _____ Evening Phone: (____) ____ - _____

Email: _____

- I have enclosed a check payable to Olive Osmond Hearing Fund
- I require an invoice for my sponsorship or donation check to be sent

Please make your check payable to the "Olive Osmond Hearing Fund or OOHF" and enclose in an envelope with this form. Mail completed form to:

Olive Osmond Hearing Fund
 c/o The Pioneer Legacy
 P.O. Box 910065
 St. George, Utah 84791-0065
 Email: josmond@hearingfund.org

The Olive Osmond Hearing Fund is a not-for-profit public charity recognized by the IRS under 501(c)(3). The OOHF's Tax ID is 27-3190112.

**ENOCH CITY CORPORATION
RESOLUTION NO. 2026-04-01-A**

**A RESOLUTION APPROVING A SPONSORSHIP FOR THE 2026 PIONEER LEGACY
PRODUCTION**

WHEREAS, Enoch City recognizes the importance of supporting cultural and historical events that contribute to the enrichment of the community; and

WHEREAS, the 2026 Pioneer Legacy Production is a significant event that celebrates the pioneer heritage and history of our region, fostering community pride and unity; and

WHEREAS, the organizers of the 2026 Pioneer Legacy Production have requested sponsorship support from the municipality to ensure the success and sustainability of the event;

WHEREAS, the sponsorship funds shall be allocated from the appropriate budgetary accounts of Enoch City in accordance with established financial procedures and guidelines.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah hereby approves a sponsorship for the 2026 Pioneer Legacy Production, to be provided in an undetermined amount, subject to the availability of funds and budgetary considerations.

A motion for approval of this resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 1st day of April 2026. This resolution shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 1st day of April 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

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

SEAL:

4942



4942

4930 N



**ENOCH CITY CORPORATION
ORDINANCE NO. 2026-04-01-C**

**AN ORDINANCE TO CHANGE THE ADDRESS OF 4942 N. 10 E. TO
4930 N. 26 E.**

WHEREAS, updating the address will enhance the accuracy of geographic and mapping databases, reducing navigation errors and improving access to services; and

WHEREAS, Iron County has been informed of the address change and concurs this is the correct process to make the corrections; and

WHEREAS, the Enoch City Council, having duly considered this action and determined there was good cause proposed for changing the address to officially correct the Iron County Plat; and

WHEREAS, correcting the address will not materially injure the public or any other person;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah, that the address of 4942 N. 10 E. Parcel A-1035-0009-0000 is changed to 4930 N. 26 E. and will be shown on the Iron County Plat as such.

A motion for approval of this Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 1st day of April 2026. This ordinance shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 1st day of April 2026

ENOCH CITY CORPORATION

VOTING:

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

Jim Rushton, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder



946

946

964

964

951

951

965

965

**ENOCH CITY CORPORATION
ORDINANCE NO. 2026-04-01-D**

**AN ORDINANCE TO CHANGE THE ADDRESS OF 964 E.
REMINGTON RD. TO 4913 N. 970 E.**

WHEREAS, updating the address will enhance the accuracy of geographic and mapping databases, reducing navigation errors and improving access to services; and

WHEREAS, Iron County has been informed of the address change and concurs this is the correct process to make the corrections; and

WHEREAS, the Enoch City Council, having duly considered this action and determined there was good cause proposed for changing the address to officially correct the Iron County Plat; and

WHEREAS, correcting the address will not materially injure the public or any other person;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah, that the address of 964 E. Remington Rd. Parcel A-0798-0050-0000 is changed to 4913 N. 970 E. and will be shown on the Iron County Plat as such.

A motion for approval of this Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 1st day of April 2026. This ordinance shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 1st day of April 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

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

SEAL:

ENOCH CITY COUNCIL MEMO

SUBJECT: Pinion Springs Development Agreement

FOR CONSIDERATION ON: April 1st, 2026

PETITIONER: DGP LLC

ACTION REQUESTED BY PETITIONER: Approval of the Proposed Development Agreement

Review Type: Legislative

BACKGROUND INFORMATION:

Pinion Springs Estates is a proposed master-planned, phased PUD consisting of up to 698 residential units at an overall density of 3.02 units per acre. The housing mix includes single-family homes (18,000 & 11,000-sq-ft lots) and higher-density 4-plex townhomes, along with open space, water retention areas, and off-street vehicle storage. The project will be built out in multiple phases, and individual Development Areas may be sold to sub-developers. A Master Plan must be submitted and approved by the City before any phase approvals can be granted. The Conceptual Plan attached as Exhibit "B" is preliminary and illustrative only.

The Council has reviewed draft versions of the proposed development agreement and has directed the City Attorney to continue to make changes based on recommendations from the Council. The latest edition highlighted the following changes.

- Landscaping: Added language referencing Enoch City Code [12.300.323 Utah Landscape Rebate Program](#) and added single-family and multi-family dwelling units must follow the requirements of the code as outlined.
- Pressurized Irrigation: Developer shall install a secondary pressurized irrigation system to all multi-family residential lots. All exterior irrigation for lawns, turf, landscaped areas, and other planted areas serving multi-family residential lots shall be provided exclusively through a pressurized irrigation system approved by the City, and no culinary, non-pressurized irrigation method shall be permitted for such areas unless otherwise expressly approved in writing by the City.
- Access Points: The Council discussed the need for additional access points to accommodate the 698 units. The proposed language was struck by the developer. Their reasoning included *This is not required by ordinance. More importantly, there already exists a mechanism which will ensure adequate access as the development moves forward. The City will be able to approve phase construction plans that address access. Once the developer gets to that certain phase, the City can examine the circumstances and require the development of master planned roads. The developer would not agree to call out the third access point at this stage and may impact the ability to move forward at all.*
- Added language that all storm drainage must meet city standards and be kept free of debris and weeds as well as landscaped to city standards.

A completed draft of the agreement will be sent out on Monday March 3rd, as the city and developer are finalizing the agreed upon language to include in a final draft for council review.

GENERAL PLAN REFERENCE:

- 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).
- E- High-Density Residential – This designation allows residential development with an average density of six (6) to sixteen (16) dwelling units per gross acre—primarily consisting of attached housing, and some options for apartment buildings, manufactured home parks, and PUDs.
 - Enoch City General Plan Pg. 8

CITY CODE REFERENCE:

- 12.1200 Planned Unit Development
- 12.1400 R-1-18
- 12.1500 R-1-11

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Because this is a legislative decision, the City Council should base its decision for approval or denial on the standards in the General Plan and the City's general policies. The Council should include “findings” or reasons for their approval or denial.

**ENOCH CITY CORPORATION
RESOLUTION NO. 2026-04-01-B**

**A RESOLUTION
ADOPTING A DEVELOPMENT AGREEMENT BETWEEN ENOCH CITY,
AND DGP LLC FOR PINION SPRINGS SUBDIVISION**

WHEREAS, the owner wishes to develop 234.12 acres of land with Enoch City; and

WHEREAS, the owner is proposing to develop the property into both commercial and residential; and

WHEREAS, Enoch City desires the project be developed with further objectives of promoting water conservation, creating a greater diversity in residential properties, and creating a finished commercial property development; and

WHEREAS, such agreement promotes the orderly and appropriate development of property, and will provide public facilities, amenities, and other benefits for the better welfare of the community and in connection with a proposed development;

NOW THEREFORE, BE IT RESOLVED The Development Agreement between Enoch City and DGP LLC, for the Pinion Springs Master Community Plan, is hereby approved by the Enoch City Council on April 1, 2026.

Dated the 1st of April 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

VOTING:

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

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL MEMO

SUBJECT: Fee Schedule Amendment Snack Shack Rental

FOR CONSIDERATION ON: April 1st, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Snack Shack Rental Fee

Review Type: Legislative

BACKGROUND INFORMATION:

Enoch City has received a request to allow rentals of the snack shacks located at the Recreation Complex and Old Enoch Park. The current fee schedule does not include provisions for renting these facilities. This proposed amendment would add the snack shacks to the park rental section of the fee schedule.

The proposed rental fee would be \$20 for use of one to four hours and \$30 for use exceeding four hours, along with a \$50 refundable cleaning deposit.

Additional language would clarify that the existing limitation of one reservation per six-month period does not apply to snack shack rentals.

GENERAL PLAN REFERENCE:

- N/A
-

CITY CODE REFERENCE:

- Enoch City Fee Schedule 3.C
-

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Because this is a legislative decision, the City Council should base its decision for approval or denial on the standards in the General Plan and the City's general policies. The Council should include "findings" or reasons for their approval or denial.


ENOCH 3.C Park Use
 CITY

1 to 4 hours use of Old Enoch Heritage Park, Boebert Park, Garden Park, Iron Mountain Park, or Jones Memorial Park	\$20.00
More than 4 hours use of the parks named above.	\$30.00
Refundable cleaning deposit for use of Old Enoch Heritage Park, Boebert Park or Rec Complex*	\$50.00

*If extra cleaning above normal use is needed, deposit will not be returned.

Reservations of Old Enoch Heritage Park Ball Field, Recreation Complex, or Pickleball Court For Team Sports:

Up to 2 days per week	\$20/mth
3+ days per week	\$40/mth.

No charge for non-profit w/proof of status

New application required for every reservation

Applicant is limited to one (1) reservation application every 6 months

Only one fee will be charged for use of Old Enoch Heritage Park pavilion and ball field together.

No user fee will be charged for use of Spanish Trails Park or Cottonwood Park

**ENOCH CITY CORPORATION
RESOLUTION NO. 2026-04-01-C
A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE**

WHEREAS, City staff has proposed adding snack shack rentals to the Enoch City Fee Schedule because the current fee schedule does not provide fees or terms for those facilities

WHEREAS, the proposed amendment would provide clear, consistent rental fees and deposit requirements to facilitate public use of the snack shacks while protecting City property; 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 April 01, 2026**

3.C Park Use / Snack Shack

1 to 4 hours use of Old Enoch Heritage Park, Boebert Park, Garden Park, Iron Mountain Park, or Jones Memorial Park	\$20.00
More than 4 hours use of the parks named above	\$30.00
Refundable cleaning deposit for use of Old Enoch Heritage Park, Boebert Park or Rec Complex*	\$50.00
Snack Shack at either Rec. Complex or Old Enoch Park	

Reservations of Old Enoch Heritage Park Ball Field, Recreation Complex, or Pickleball Court For Team Sports:

Up to 2 days per week	\$20/month
3+ days per week	\$40/month

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 1st day of April 2026.

**DATED this 1st day of April 2026
ENOCH CITY CORPORATION**

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

Jim Rushton, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder