

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. City Attorney Wayment 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 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 to check with Police Chief Phillips about fire department coverage. 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 has 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 about the faith of the Founding Fathers and to recognize contest winners.

- 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.

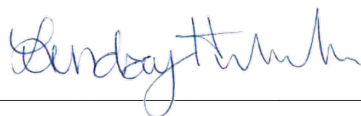
Council Member Miner

- 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.



04/01/2026

Lindsay Hildebrand, Recorder

Date