

ENOCH CITY COUNCIL NOTICE AND AGENDA

May 20, 2026 at 6:00pm

City Council Chambers City Offices, 900 E. Midvalley Road

Join Zoom Meeting <https://us02web.zoom.us/j/88372693915>

Meeting ID: 883 7269 3915

- 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 May 20, 2026-
 - e. Approval of Minutes for May 6, 2026
 - f. Conflict of Interest Declaration for this agenda-
- 2. PUBLIC COMMENTS**
- 3. SET A PUBLIC HEARING FOR ADJUSTMENTS TO THE 2025-2026 BUDGET FOR JUNE 3, 2026**
- 4. PUBLIC HEARING FOR EXECUTIVE STAFF COMPENSATION AMENDMENTS**
- 5. PUBLIC HEARING FOR THE 2026-2027 TENTATIVE BUDGET**
- 6. CONSIDER RESOLUTION NO. 2026-05-20-A, A RESOLUTION ADOPTING THE BUDGET FOR THE FISCAL YEAR ENDING JUNE 30TH 2027**
- 7. PUBLIC HEARING TO DISCUSS POTENTIAL CHANGES FOR ALL WATER IMPACT FEES**
- 8. CONSIDER ORDINANCE NO. 2026-05-20-A, AN ORDINANCE AMENDING THE WATER IMPACT FEE**
- 9. PUBLIC HEARING TO AMEND THE WATER RATE STRUCTURE AND USER FEE**
- 10. CONSIDER RESOLUTION NO. 2026-05-20-B, A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE – Water rate structure and user fee**
- 11. CONSIDER RESOLUTION NO. 2026-05-20-B, A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ENOCH CITY, UTAH, RESCINDING RESOLUTION NO. 2026-04-01-B AND WITHDRAWING APPROVAL AND AUTHORIZATION FOR THE DEVELOPMENT AGREEMENT FOR PINION SPRINGS ESTATES, AND AUTHORIZING RELATED ACTIONS**
- 12. CONSIDER ORDINANCE NO. 20026-05-20-B, AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 12.500.504 - NUMBER OF PARKING SPACES AND 12.1200.1204 -1205 DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING – See Planning Commission Rec.**

13. CONSIDER AT LEAST TWO APPOINTMENTS TO THE APPEAL AUTHORITY BOARD

14. COUNCIL/STAFF REPORT

15. 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.

16. ACTION FROM CLOSED MEETING

17. 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 05/18/2026.

Lindsay Hildebrand, Recorder

Date

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

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Delaine Finlay, Ryker Ogden, and Jonathan Wilson

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING** by Mayor Rushton
 - a. **Pledge of Allegiance-** Led by Council Member Harris
 - b. **Invocation (2 min.)-Audience invited to participate-** Given by Ryan Robinson
 - c. **Inspirational thought-** Given by Council Member Ley
 - d. **Approval of Agenda for May 6, 2026- Item number 3 will be tabled. Item 9 will be moved to item number 3. Council Member Harris made a motion to approve the modified agenda. Council Member Ley seconded and all voted in favor.**
 - e. **Approval of Minutes for April 15, 2026 – Council Member Ley made a motion to approve the minutes. Council Member Harris seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration for this agenda-** None stated
- 2. PUBLIC COMMENTS**

There were no public comments.

CONSIDER RESOLUTION NO. 2026-05-06-A, A RESOLUTION TO APPROVE THE PINION SPRINGS MINOR SUBDIVISION ROAD DEDICATION

3. DISCUSS POTENTIAL CHANGES FOR ALL WATER IMPACT FEES & SET A PUBLIC HEARING FOR MAY 20, 2026

Hayden said they went through and changed the water impact fee for single-family residential. That was the only one we changed. We didn't change commercial or industrial. Ensign Engineering looked at the meter size. If we want to raise those two and change them to ERUs or meter size. He used Fosters Development as an example. They don't need a 6-inch meter. Should we charge by ERUs and charge for water in commercial and industrial? Council Member Stoor needed clarification on the 6-inch meter. Lin's had to install two of those to make that private. The impact fee for each of those meters is \$160,000. He suggested charging by ERUs. He used the new gym for the showers as an example. Council Member Harris said that makes sense for larger commercial buildings.

Harris asked to replace residential to ERU and that fee would stay the same. Ryker, with Ensign Eng., gave an example of residents having a one-inch meter as the standard. There was a discussion about the definition of ERU. Council Member Trower asked if we know how much water is a high amount of usage in commercial. Harris said item number ten would define what higher users are at the number of gallons they use each month. If a commercial is the equivalent of 3 ERUs then they would pay accordingly. Hayden said ERU is just for the impact fee. How much we anticipate how much water they will use. Ryker said you size your meter bases on peak flows. This is determined on an average usage of a home. One ERU is 800 gallons per day peak would be your one inch meter.

Council Member Harris made a motion to set a public hearing for potential changes for all water impact fees for May 20, 2026. Council Member Miner seconded and all voted in favor.

4. CONSIDER RESOLUTION NO. 2026-05-06-B, A RESOLUTION TO APPROVE A LETTER OF SUPPORT FOR THE ENOCH TO CEDAR CITY TRAIL FUNDED THROUGH UDOT

City Manager Robinson said this is a trail system that they will put in. We didn't put the beginning and end because it could change. We will come back for a letter of support. It will be paved for walking and biking. Council Member Ley said we take over the maintenance. Robinson said we will take care of the trail portion. It will be 8 to 12 feet wide of asphalt. Storr said he liked that it goes along Highway 91. Robinson said we would only take care of the Enoch portion.

Council Member Harris made a motion to approve Resolution No. 2026-05-06-B, a resolution to approve a letter of support for the Enoch to Cedar City Trail funded through UDOT. Council Member Stoor seconded and a roll call vote was held as follows:

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

5. CONSIDER RESOLUTION NO. 2026-005-06-C, A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE – Cemetery non-residential fee and water meters

City Manager Robinson said the cost of the meters just went up so we need to account for that. The other amendment we are requesting is regarding the sale of lots. A gentleman is barely outside of Enoch boundaries and will be requesting a plot. We spoke with Cedar Valley Mortuary and they said we should look at raising it to \$800.00. We want to change the annexation declaration line as well. Trower asked what the fees are used for. Robinson said it's cemetery maintenance. Ashley said it goes into a savings account. We used those funds to purchase more land to expand the cemetery. Ley asked if the fees for open and closing needed to change as well. Robinson said we can look at that.

Council Member Harris made a motion to approve Resolution No. 2026-05-06-C to amend the Enoch City fee schedule regarding non-resident cemetery fees and water meters. Council Member Ley seconded and a roll call vote was held as follows:

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

6. OPEN THE BUDGET FOR 2025-2026 TO MAKE YEAR-END ADJUSTMENTS
Council Member Harris made a motion to open the budget for 2025-2026 to make year-end adjustments. Council Member Ley seconded, and all voted in favor.

Ashley showed the adjustments on the screen. She went through the revenues in all of the funds. She went over the larger adjustments first. Next, she went over the expenses.

- Streets and Roads
- Building Department
- Police Department
- City Office
- Drainage

Council Member Harris asked whether most of these are ongoing increases in expenses and not just one-time. Ashley said yes. This will be on display for the next couple of weeks.

7. ADOPT THE 2026-2027 TENTATIVE BUDGET AND SET A PUBLIC HEARING ON MAY 20, 2026, FOR THE FINAL BUDGET

Ashley said that since she has met with the council members, there have been a few changes. We have talked about a tax increase, but adjusted it so that it is not needed. The police department will try and get by with a part-time employee for evidence tech/records management. Other than that, everything is pretty much the same. We were \$60,000 in the negative and to balance it, we are taking it from savings. It may not have to come from savings, with new businesses coming. Council Member Harris noted that he would like to go over this again. Ashley also noted that the fire department hasn't had a budget meeting for the new fire department. They may ask to increase that amount, and we pay 10%. Mayor Rushton noted that we should not do a property tax increase, but is there a chance we will have to do something more? Ashley said she wasn't sure if that 10% is a portion of all of it. City Manager Robinson said we will see what that is and what Cedar's budget will be.

Council Member Harris made a motion to adopt the tentative budget and set a public hearing for May 20, 2026. Council Member Ley seconded and all voted in favor.

8. SET A PUBLIC HEARING FOR EXECUTIVE STAFF COMPENSATION AMENDMENTS FOR MAY 20, 2026

Council Member Harris made a motion to set a public hearing for May 20, 2026 for executive staff compensation amendments. Council Member Stoor seconded and all voted in favor.

~~**9. DISCUSS POTENTIAL CHANGES FOR ALL WATER IMPACT FEES & SET A PUBLIC HEARING FOR MAY 20, 2026**~~

10. SET A PUBLIC HEARING FOR MAY 20, 2026 TO CONSIDER AMENDING THE WATER RATE STRUCTURE AND USER FEE

City Manager Robinson said nothing has changed. Harris said we do have residential institutions, culinary, etc. It applies to the rates for all of those classifications. It's designed to encourage self-conservation. We have a restriction for new development of 50% of the yard can be lawn. We set the rates for people to choose. If they want to pay for it, they can, or they can conserve. Council Member Ley said that, because the older citizens had more

property, they shouldn't have to pay more. Harris said this is because of the over-allocation of water rights. We require an acre-foot of water, and we get a haircut. An acre-foot doesn't give them the right to the entire acre-foot. We own the right, and this is what they pay us to deliver to them. The older citizens were draining the aquifer, and they had the advantage of more water, theoretically, than we have had. Ley said if we had not had the increase in growth, then it wouldn't be that way. Trower said that with the change in weather patterns, the aquifer will decline with or without growth. So everyone needs to tighten their belt. St. George has an ultra water efficiency group that is meant for subdivisions. It's an idea. They also have a bracket for seasonal water use. They allow 8,000 gallons in winter. In the Summer, they get 15,000, and in the fall, they get 13,000 gallons. Harris said there are great ideas out there. We don't have as many zones in Enoch as St. George has in terms of high-density housing. We could introduce that and look at more encouragement for conservation. Mayor Rushton said the reuse getting back to type one would allow us to tie into our secondary water system. Trower said we are looking at creating a storage of runoff from the mountain. We are one step away from making it drinking water.

Council Member Harris made a motion to set a public hearing for the amendment of the water rate structure and user fee. Council Member Stoor seconded and all voted in favor.

11. REVIEW BOOTS-FREI DEVELOPMENT AGREEMENT

No action was taken.

12. COUNCIL/STAFF REPORT

Police Chief Ames

- We had a vacancy with a full-time officer in the department. We hired an applicant who was a part-time officer. His name is Nick Syrett. He has a little over 8 years of experience in law enforcement.
- They had their first annual conference for wellness in service. Collaboration between first responders and mental health. Dr. Kilmarten was the keynote speaker. Suicide rates, risk for cardiovascular disease have increased. Robinson said Nick was very impressive in interviews. Ley asked how much more training he would need. Chief said he had been in Bountiful for a few years. He was also in Cedar City under investigates and narcotics. Miner asked if we would get another part-time officer to fill his position. Not at this time.

Hayden White, Public Works

- Well rig is up at the Anderson well.
- They finished the water line on Half Mile Rd.
- Next week, they will start expanding the cemetery.
- Spring clean-up at the dump has increased their workload.
- Highway 91 got pushed off until August. They got a bid to do all of Highway 91. It ends at the ice rink.

Ashley Horton, Finance

- She is finishing things up from this year.
- She also mentioned that we have been looking at companies to redo our website. We decided on a local company. It's a one-time cost. City Manager Robinson said they look really good. Some of the other options are priced high. She will build it up and teach us.
- Miner asked if we want to look at some IT security? Robinson said we want to do

some more training on what to look for. Ashley said we thought maybe we could do a PowerPoint with the council.

City Manager Robinson

- Cindy Baldwin requested to put in a Healing Garden. She did a lot of work after the Haight incident. This garden would be in honor of that family. He showed a 3D rendering. They also asked about the city putting in some funding. They could try to raise the funds. It's about 16 feet wide. He talked about maybe doing some of the labor on it. Council Member Harris liked this idea as **long as it isn't a burden on city funds. Council Member Ley wondered if this would bring any backlash. Council Member Miner asked about City Attorney Wayment looking into it.**
- He attended a two-day city manager training. He gave a few examples of what he learned about.
- Last week at the Planning Commission, Rob Terri gave a training on the roles of the Planning Commission. They have to have 4 hours of training every year.

Council Member Stoor

- The Rec Committee celebrated Arbor Day and they planted 10 trees at the cemetery. They are doing well.

Council Member Harris

- Water Conservancy District went to waste water management plant. Rep. Maloy went with them. She is putting in for another \$3.5 million to help develop that. She has been very supportive. Mayor Rushton said she appreciated the district coming together.

Council Member Ley

- All of the schools have gotten flyers for the contests.
- We got our bounce houses. Mayor Rushton said Johnny Macs will donate the wings for the Wings of Death.

Council Member Trower

- She recommended looking at that PowerPoint training.
- Cedar City came up with the idea to hold a booth at the water festival and train people on how to utilize that app. We are thinking about doing that.
- She attended a water conservation training.

Council Member Miner

- From the Local Homeless Council (LHC): Iron County Care and Share have approved tiny homes.
- The letter carriers will pick up food placed out by the mail box.
- On the economic side of things, we are getting more serious about how to get involved in economic development here. He is looking to put together a committee. If anyone has names that would be engaged and a benefit, let him know.

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.

Council Member Harris made a motion to close the regular meeting and move into a closed meeting for the discussion of buy, sell, or trade of real property, physical or mental health of an individual, or imminent litigation. Council Member Ley

seconded and all voted in favor.

14. **ACTION FROM CLOSED MEETING – The staff was directed to move forward with the purchase of property as discussed.**

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

Lindsay Hildebrand, Recorder

Date

DRAFT

ENOCH CITY CORPORATION

RESOLUTION NO. 2025-05-20-A

A RESOLUTION ADOPTING THE BUDGET FOR THE FISCAL YEAR ENDING JUNE 30th, 2027

WHEREAS, it is necessary to adopt a budget for the fiscal year ending June 30th, 2027 for the operation of Enoch City; and

WHEREAS, a public hearing concerning the 2026-2027 tentative budget was held on the 20th day of May 2026, after first being advertised at least seven days before the hearing; and

WHEREAS, the City opened the meeting for verbal comments from the community and Council regarding the tentative 2026-2027 budget;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the 2026-2027 budget is hereby adopted as mandated by State law. This resolution was made, voted upon and passed by a majority vote of the Enoch City Council during a regular council meeting held on the 20th Day of May, 2026. This resolution shall take effect immediately upon being signed by the Mayor and City Recorder.

DATED this 20th day of May 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: Code Amendment for Water Impact Fees

FOR CONSIDERATION ON: May 20th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Fee Amendments

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

During the January 21st, 2026 City Council meeting, the Water Impact fee was amended to \$20,000 per residential unit, with a discount to \$6,500 per residential unit. Ensign Engineering did additional studies to review additional units (commercial, multi-family housing, industrial) that can be updated as well.

Attached is the additional study for council review.

GENERAL PLAN REFERENCE:

- N/A
-

CITY CODE REFERENCE:

- Enoch City Code Fee Schedule 6A Impact Fees
-

PUBLIC NOTICE:

- A public hearing is scheduled to take place during the review of this agenda item.
-

STAFF RECOMMENDATION:

Because this is a legislative decision, the City Council should base its recommendation 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 recommendation in the motion.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2026-05-20-A**

AN ORDINANCE AMENDING THE WATER IMPACT FEE

WHEREAS, on January 21, 2026 the Enoch City Council amended the water impact fee for single-family residential development to \$20,000 per residential unit with a discounted rate of \$6,500 per residential unit; and

WHEREAS, City staff requested and obtained an additional engineering analysis from Ensign Engineering to review and update water impact fee calculations for additional unit types, including commercial, multi-family housing, and industrial uses; and

WHEREAS, the Ensign Engineering study provides updated capacity, cost allocation, and methodology data to ensure water impact fees are reasonably related to the demands and costs imposed by new development; and

WHEREAS, the Enoch City Council has reviewed the proposed ordinance, the Ensign Engineering study, and all applicable materials and finds that adoption of this ordinance is in the public interest; and

WHEREAS, a public hearing was held by the Enoch City Council on May 20, 2026; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch City, the amended Water Impact Fees were voted upon and adopted by the Enoch City Council at a regular City Council meeting held on the 20th day of May, 2026. The impact fees will take effect ninety (90) days after the passage of this ordinance.

DATED this 20th day of May, 2026

ENOCH CITY CORPORATION

VOTING:

Shawn Stoor	Yes	___	No	___
David Harris	Yes	___	No	___
Debra Ley	Yes	___	No	___
Kimberlee Trower	Yes	___	No	___
Jacob Miner	Yes	___	No	___

Jim Rushton, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL MEMO

SUBJECT: Water Rate Structure and User Fee Amendment

FOR CONSIDERATION ON: May 20th, 2026

PETITIONER: Enoch City Water Board

ACTION REQUESTED BY PETITIONER: Approve Proposed Rate Structure & User Fee Amendment

REVIEW TYPE: Legislative

BACKGROUND INFORMATION

The Enoch City Water Board recently reviewed the city’s current water rate structure. This review included financial information provided by Waterworth and engineering analysis from Ensign Engineering to ensure the city can meet future infrastructure demands and qualify for state/federal grants.

The Board evaluated several models, including a five-tier engineering proposal and a simplified tiered system. This included:

- **Grant & Loan Eligibility:** To qualify for essential infrastructure grants, the city must demonstrate that user fees can cover operating costs and debt service, independent of impact fees. Impact fees can’t be considered as part of this review as they are not considered a consistent form of revenue.
- **Capital Planning:** The model accounts for significant capital projects planned for 2031–2033 and maintains a target cash position of \$1 million.
- **Gradual Implementation:** Rather than large, infrequent hikes, the Board’s proposal recommends a 13% increase next year, followed by 10%, and then 3% annually to account for inflation and growth.
- **Usage Data:** Analysis shows 72% of customers use less than 20,000 gallons per month. The proposed structure protects these low-volume users while addressing high-volume consumption (both residential and commercial).

The Board recommends a simplified structure that provides revenue stability comparable to more complex models while remaining easy for residents to understand:

Rate Component	Usage Range	Rate
Base Fee	Fixed Monthly Charge	\$30.00
Tier 1	0 to 20,000 Gallons	\$1.00 per 1,000 gal
Tier 2	20,001 to 30,000 Gallons	\$2.00 per 1,000 gal

Tier 3 30,001 to 50,000 Gallons \$3.00 per 1,000 gal

Tier 4 50,001+ Gallons \$4.00 per 1,000 gal

Attached is the current water fee schedule for comparison.

	Residential & Commercial 1" Meter	Institutional Culinary	Institutional Irrigation	Residential & Commercial > 1" Meter
Base Rate (includes 20k G.)	\$30/mth	\$30/mth	\$30/mth	\$30/mth
20,001 to 40,000 gallons	\$1.00 per 1,000 gallons	\$1.00 per 1,000 gallons	\$1.00 per 1,000 gallons	\$1.00 per 1,000 gallons
40,001 to 60,000 gallons	\$2.00 per 1,000 gallons	\$2.00 per 1,000 gallons	\$2.00 per 1,000 gallons	\$2.00 per 1,000 gallons
60,001 + gallons	\$3.00 per 1,000 gallons	\$3.00 per 1,000 gallons	\$3.00 per 1,000 gallons	\$3.00 per 1,000 gallons

GENERAL PLAN REFERENCE

- N/A

CITY CODE REFERENCE

- Enoch City Fee Schedule 9.D Water

PUBLIC NOTICE

- A public hearing will be held as part of this agenda item.

STAFF RECOMMENDATION

If there is no further information or changes needed, the staff recommends that the City Council approve the proposed amendments to the water rate structure.



W A T E R W O R T H TM



Waterworth



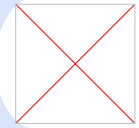
A financial forecasting and revenue calibration solution adopted by hundreds of organizations across North America. Our job is to help utilities like yours plan financially — so you can avoid surprises, avoid emergency rate hikes, and make smart choices about how to invest in your infrastructure.

Our Tool

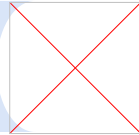
Continuous Process



Full Cost Recovery



Communication



Presentation Outcomes



- To have a clear picture on current/forecasted financials
- To know what the revenue requirements are
- To have an actionable plan



- Understanding of our tool/process
- To know how we have produced the information
- Have confidence in the results

Our Process

Establish Financial Baseline

Build Long-term
Financial Forecasts

Determine Revenue
Needs and Funding
Strategies

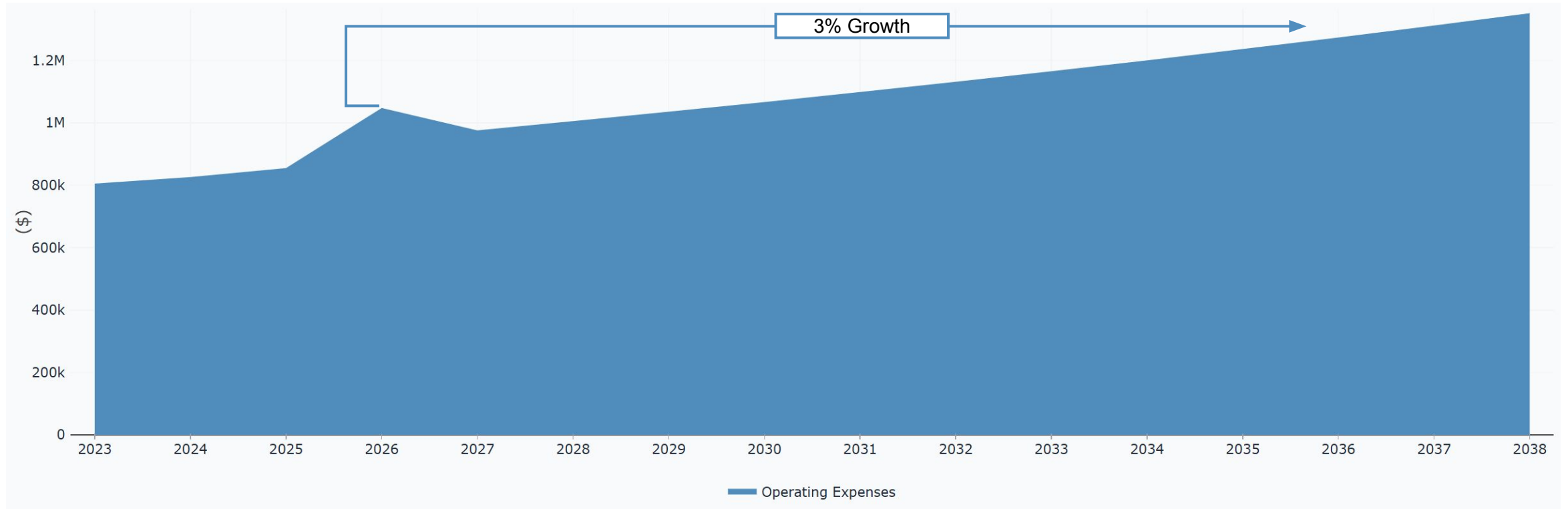
Communicate, Refine and
Repeat

Revenue Requirements

Operating Expenses



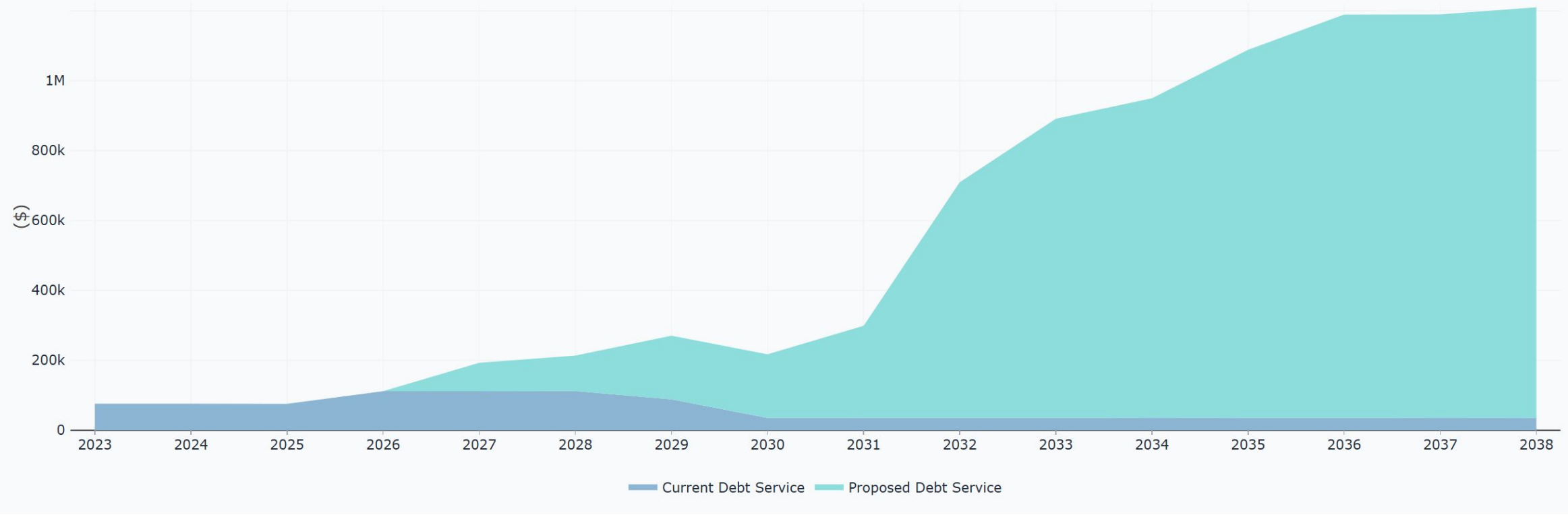
This chart illustrates the operating & maintenance expenses - the routine costs required to provide safe and reliable water service. These include but are not limited to salaries & benefits, contracted services, system maintenance, utilities, treatment chemicals, insurance and other operating and administrative costs.



Debt Expense



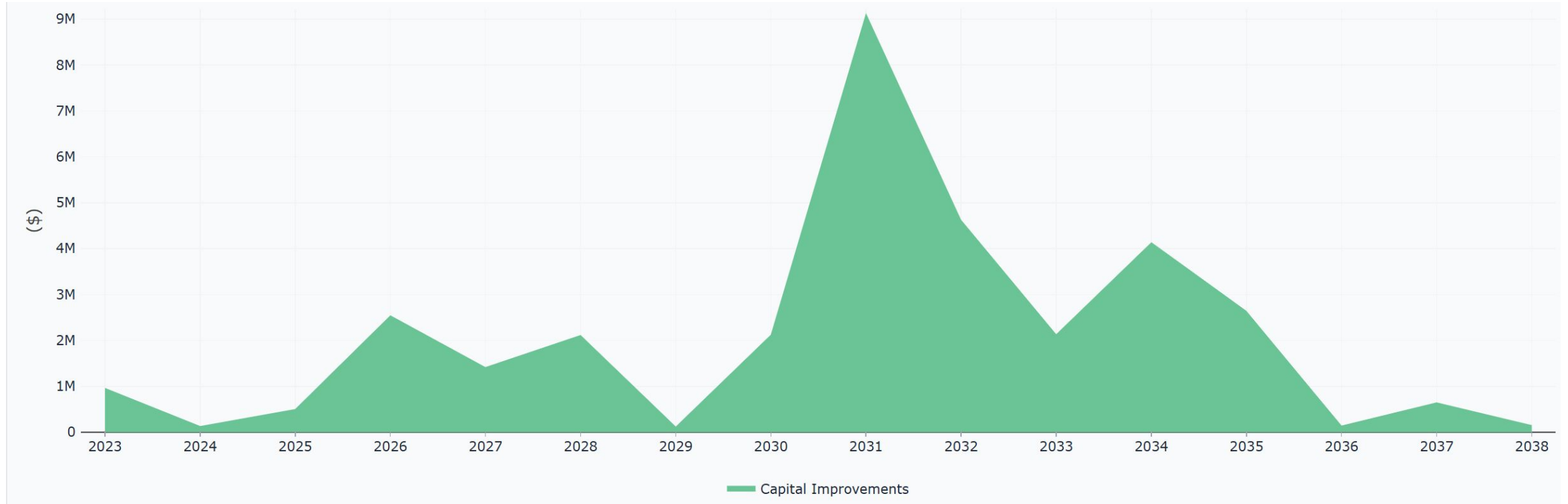
This chart represents the utility's use of debt to fund capital investments and manage cash flow needs. Debt financing allows the utility to spread the cost of large infrastructure projects over time, aligning repayment with the useful life of the assets and the benefits received by future ratepayers. Historic figures reflect actual debt service payments, while future projections are based on existing debt schedules and anticipated borrowing tied to planned capital improvements.





Capital Expenses

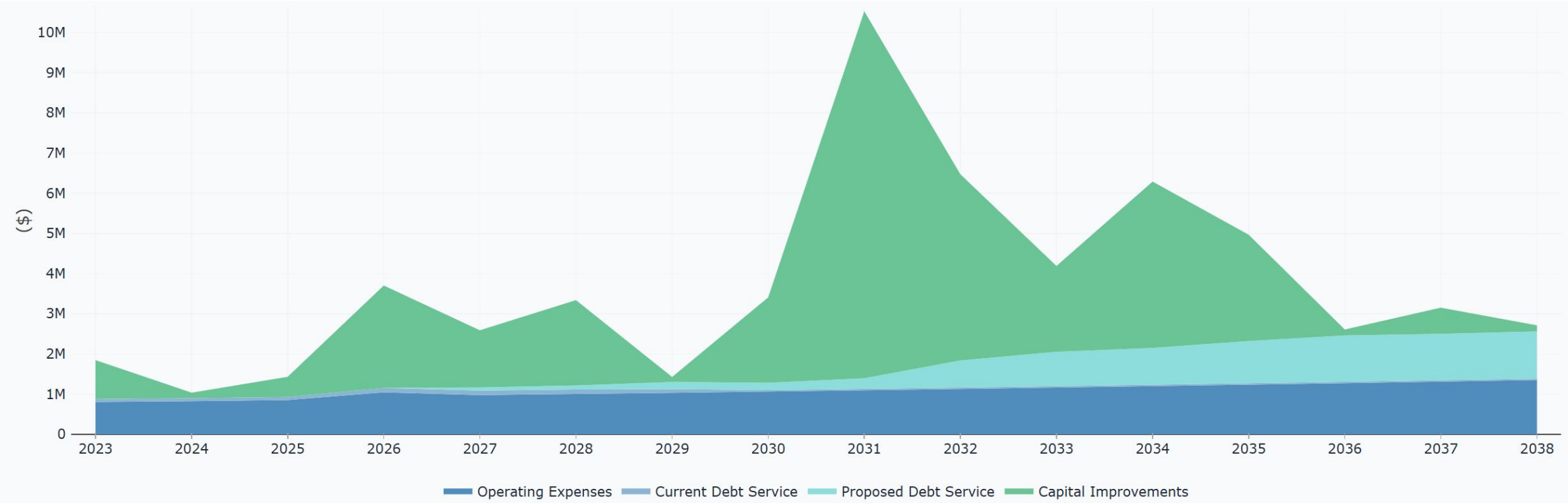
In addition to meeting ongoing operating costs, the utility must continue to invest in capital improvements for system renewal and capacity improvements to ensure long-term service reliability. Historic years are based on audited actuals, the current year on the approved budget, and future years on projections from a **Capital Improvement Plan, a Master Plan, and some analysis on future capital reinvestment based on an Asset Replacement Schedule.**



Revenue Requirements



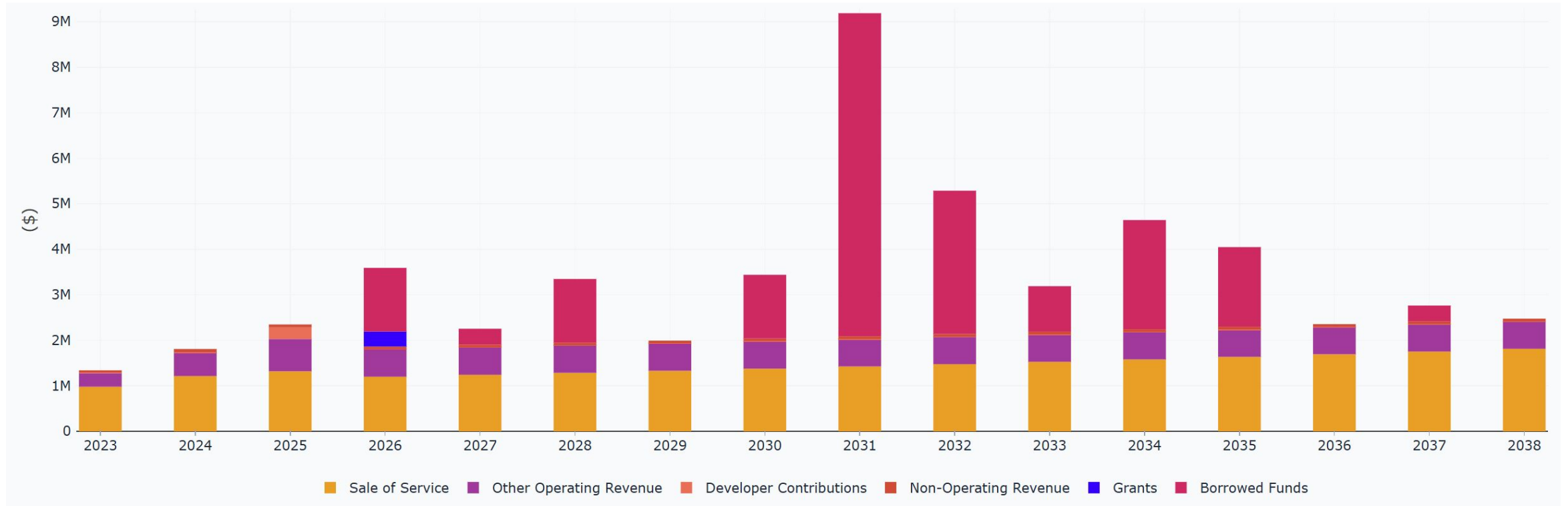
Revenue requirements are the total annual funds needed to operate, maintain, and reinvest in infrastructure sustainably. This includes operating costs, debt service, and capital replacement needs. Understanding these requirements helps ensure long-term financial planning, supports rate setting, and highlights funding gaps to guide informed decisions.





Projected Revenues –No Rate Increases

Status quo revenues refer to the funding expected under current rates, policies, and practices without any changes. This projection helps determine whether existing revenue streams are sufficient to cover future operating costs, debt obligations, and capital needs. Comparing status quo revenues to revenue requirements reveals any gaps that may need to be addressed through rate adjustments or new funding sources.





Cash Position

The cash position reflects the available funds a utility has on hand to cover operations, emergencies, and financial obligations. Maintaining adequate cash reserves—guided by targets or thresholds—ensures stability, supports long-term planning, and helps manage unexpected costs. Regularly tracking the cash position is key to maintaining financial resilience.



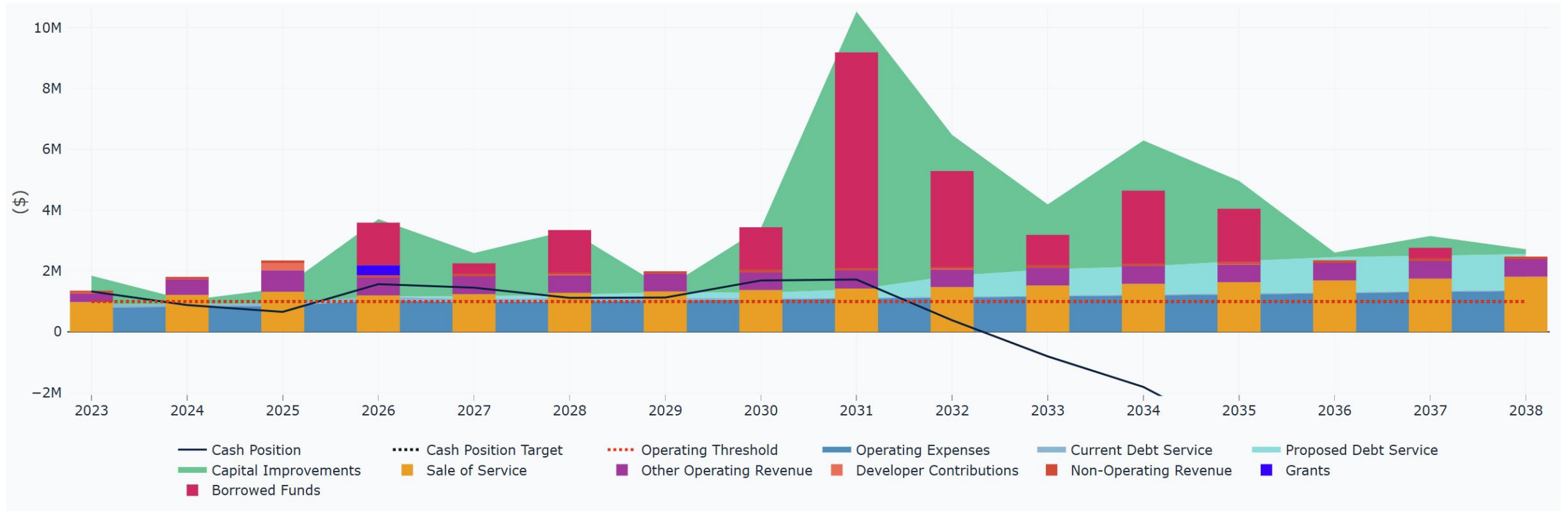
← Cash Position:

← Cash Position Target:



Status Quo - Long Term Financial Model

The status quo long-term financial model reflects the utility's projected financial performance under current rates and policies, before any revenue increases are considered. It shows how existing revenues align with future expenses, capital needs, and cash reserve targets. This model helps identify potential funding gaps, assess long-term sustainability, and determine whether adjustments are needed to maintain financial stability.

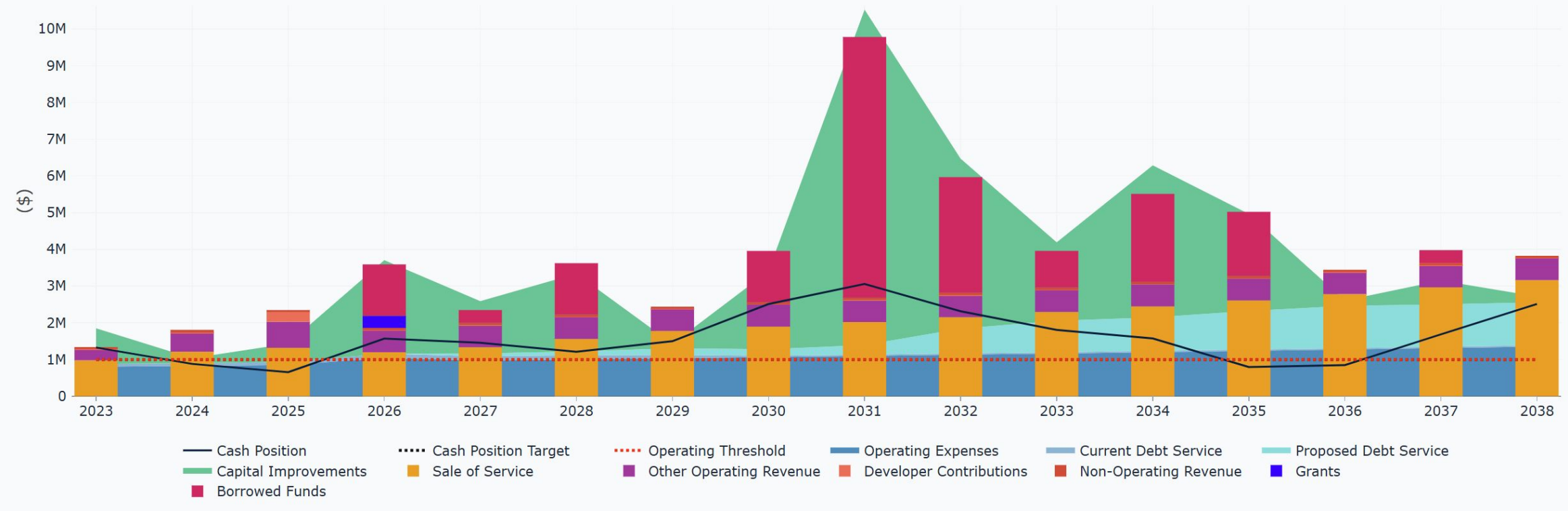


Proposed Solution

Proposed Solution – Board Proposal



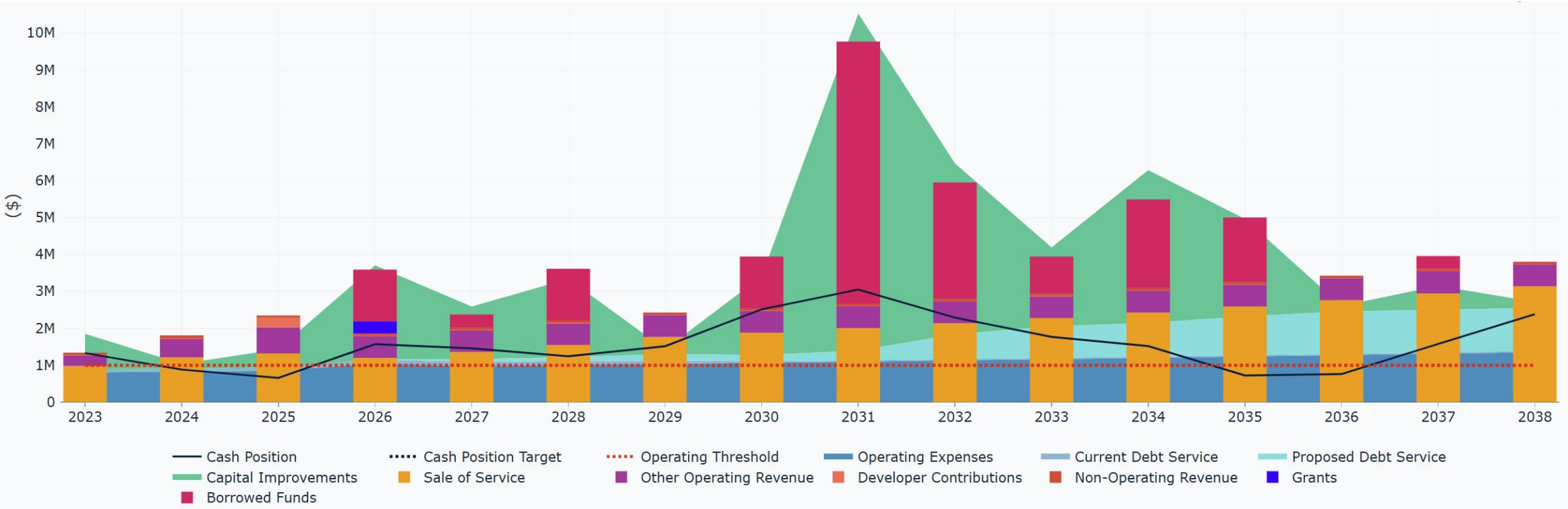
The long-term financial model with proposed revenue increases shows the utility’s projected financial performance after implementing changes to rates or funding strategies. It illustrates how the additional revenue impacts the ability to cover operating costs, fund capital reinvestment, and maintain target cash reserves. This version of the model helps assess whether the proposed increases are sufficient to achieve long-term financial sustainability and meet established financial goals.





Proposed Solution – Engineer Proposal

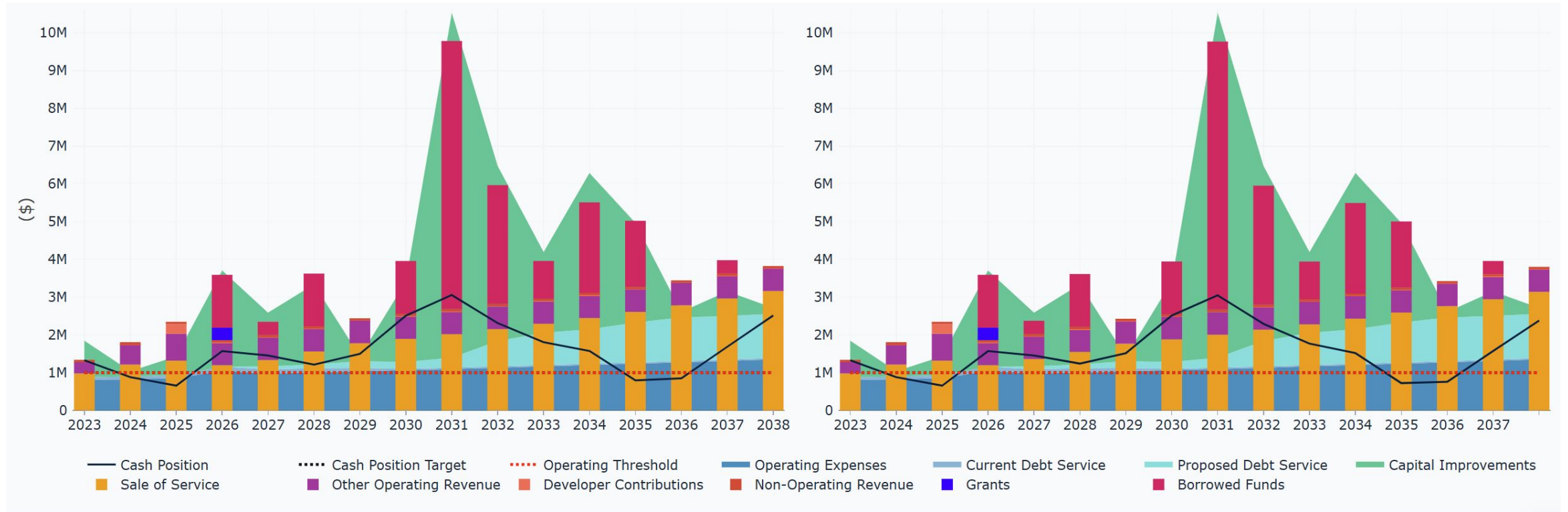
The long-term financial model with proposed revenue increases shows the utility’s projected financial performance after implementing changes to rates or funding strategies. It illustrates how the additional revenue impacts the ability to cover operating costs, fund capital reinvestment, and maintain target cash reserves. This version of the model helps assess whether the proposed increases are sufficient to achieve long-term financial sustainability and meet established financial goals.





Proposed Solution – Side by Side

The long-term financial model with proposed revenue increases shows the utility's projected financial performance after implementing changes to rates or funding strategies. It illustrates how the additional revenue impacts the ability to cover operating costs, fund capital reinvestment, and maintain target cash reserves. This version of the model helps assess whether the proposed increases are sufficient to achieve long-term financial sustainability and meet established financial goals.



**ENOCH CITY WATER BOARD
MINUTES
April 9, 2026 at 4:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT: Chairman Coby Zobell - Excused, Doug Grimshaw, Alan Miller, Spencer Jones, and Christopher Daughton

STAFF PRESENT: City Manager Robinson, Council Member David Harris - Excused, City Recorder Lindsay Hildebrand, Public Works Director Hayden White

PUBLIC PRESENT: Lina Hahne

3. DISCUSS AMENDING THE WATER RATE STRUCTURE AND USER FEE AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Robinson introduced Jacob from Waterworth, a company that provides financial modeling for water systems. Robinson explained that the board was considering two-tiered models: a five-tier system proposed by Ensign Engineering and a simpler three-tier system. The concern with the five-tier system was the assumption that people would continue to pay higher rates rather than reduce consumption. The three-tier system was viewed as simpler and more conservative in its revenue projections.

Jacob explained that Waterworth's software performs financial forecasting and revenue calibration, helping utilities plan financially to avoid emergency rate hikes and make informed infrastructure investment decisions. The models incorporated actual data from 2023-2025, the 2026 budget, and projected 3% growth for operating expenses to account for inflation and an increased customer base. The projections also included both current and proposed debt service associated with future capital projects, with significant projects planned for 2031-2033.

Spencer Jones asked whether the debt projections accounted for proposed rate increases or were based solely on current rates. Jacob clarified that the debt projections represented principal and interest payments on loans for future projects, independent of revenue. Jacob confirmed that grants were included in the model, showing a grant in 2026, and that additional grants could be incorporated as they were received.

Alan Miller questioned whether the capital expenditures shown were due to growth and whether ratepayers would bear the entire cost. Hayden White explained that while impact fees could be used for growth-related projects, they could not be shown in grant and loan applications as guaranteed revenue, so the model had to demonstrate that user fees could cover all expenses. City Manager Robinson added that to qualify for grants and loans, the city needed to

demonstrate adequate rate revenue and financial responsibility, even though impact fees would offset many growth-related costs. He noted that the city had approximately half a million dollars in impact fees available.

Jacob presented both rate structure scenarios side by side. The three-tier board proposal would require a 13% increase next year, followed by 10%, then 3% annual increases thereafter to maintain a healthy cash position above the \$1 million target. The five-tier engineer's proposal would require slightly smaller increases. 10% next year, followed by 10%, then 3% annually, assuming consumption remained steady. Robinson emphasized the preference for gradual increases over time rather than large, infrequent rate hikes.

Alan Miller requested that Jacob model an alternative three-tier structure with tiers at 0-20,000 gallons, 20,000-30,000 gallons, 30,000-40,000 gallons, and 40,000+ gallons, using the same pricing as previously proposed. Jacob quickly modeled this scenario and reported that it would generate approximately \$30,000 more in revenue than the board's original proposal and was comparable to the engineer's proposal. Jacob's analysis showed that 72% of bills were under 20,000 gallons, 9% were between 20,000-30,000 gallons, 6% between 30,000-40,000 gallons, and 14% were 40,000 gallons and above.

Linda Hahne from the public asked whether the highest tier users were commercial or residential connections. Jacob explained that while there were 10 commercial service connections that paid the same rates, high usage in the top tier included both residential and commercial users, with residential users showing more concentrated usage at lower levels and commercial users showing more usage at higher tiers. City Manager Robinson clarified that rates were based solely on consumption, not on whether a user was residential or commercial, so both categories paid the same rate for the same usage.

The board discussed several cost-saving measures. Alan Miller suggested encouraging customers to switch from credit card autopay to direct checking account transfers to avoid card processing fees, which totaled approximately \$35,000 annually for water and an equal amount for sewer. He estimated that if the city could move 50% of customers to checking account transfers, it could save significant money and potentially reduce the need for rate increases. Miller also stressed the importance of notifying customers about rate changes well in advance, as many residents have set maximum autopay amounts that could result in non-payment if rates increase unexpectedly.

Doug Grimshaw noted that the three-tier proposal from two months prior was simpler and easier for people to understand, and if it generated revenue in the same ballpark as the engineer's proposal, there was no reason to complicate it further.

Alan made a motion to recommend amending the water user rate structure as follows: Base Rate/fee \$30 Tier 1: 0 to 20,000 gallons

\$1 per 1,000 gallons

Tier 2: 20,001 to 30,000 gallons

\$2 per 1,000 gallons

Tier 3: 30,001 to 50,000 gallons

\$3 per 1,000 gallons

Tier 4: 50,001 and above gallons

Christopher seconded the motion and all voted in favor.

**ENOCH CITY CORPORATION
RESOLUTION NO. 2026-05-20-B
A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE**

WHEREAS, the Enoch City Water Board reviewed the City’s current water rate structure; and

WHEREAS, the Water Board’s review included financial analysis from Waterworth and engineering analysis from Ensign Engineering to ensure the City can meet future infrastructure demands and qualify for state and federal grants; and

WHEREAS, to remain eligible for infrastructure grants and loans the City must demonstrate that user fees cover operating costs and debt service independent of impact fees, which are not a consistent revenue source; and

WHEREAS, a public hearing on the proposed amendment was held on May 20, 2026

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 May 20, 2026**

9. D Water

	Residential & Commercial 1" Meter
Base Rate (includes 20k G.)	\$30/mth
20,001 to 30,000 gallons	\$1.00 per 1,000 gallons
30,001 to 50,000 gallons	\$2.00 per 1,000 gallons
50,001 + gallons	\$3.00 per 1,000 gallons

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 20th day of May, 2026.

DATED this 20th day of May, 2026
ENOCH CITY CORPORATION

VOTING:

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

Jim Rusthon, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

SEAL:

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Withdraw Signature for Pionion Springs Development Agreement

FOR CONSIDERATION ON:

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval to withdraw Approval from Pionion Springs Development Agreement

REVIEW TYPE: Legislative.

BACKGROUND INFORMATION:

During the April 1st, 2026 City Council meeting, Enoch City approved a development agreement for the Pinion Springs Estates Subdivision. The subdivision 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 applicants for the development have been unable to acquire the proposed property, which was represented to the City as already owned by them. Because they do not own the property, the city has been advised by the City Attorney through Resolution to withdraw approval of the Development Agreement until the applicant is the owner of the property.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- 12.1200.1203 PROCEDURE

PUBLIC NOTICE:

No Public Hearing is required at this time.

STAFF RECOMMENDATION:

Because the applicant does not own the proposed property, staff recommends withdrawing the signature from the agreement until the ownership situation is resolved.

RESOLUTION NO. 2026-05-20-C

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ENOCH CITY, UTAH,
RESCINDING RESOLUTION NO. 2026-04-01-B AND WITHDRAWING
APPROVAL AND AUTHORIZATION FOR THE DEVELOPMENT AGREEMENT
FOR PINION SPRINGS ESTATES, AND AUTHORIZING RELATED ACTIONS**

WHEREAS, Enoch City, Utah (the "City") is a Utah municipal corporation and political subdivision of the State of Utah;

WHEREAS, the City is authorized to regulate land use and development within its municipal boundaries in accordance with Utah Code Title 10, Chapter 20, Municipal Land Use, Development, and Management Act, and other applicable law;

WHEREAS, Utah Code §10-20-508 authorizes a municipality to enter into a development agreement containing terms the municipality considers necessary or appropriate to accomplish the purposes of Utah Code §10-20, subject to the requirements and limitations contained in that chapter;

WHEREAS, on or about April 1, 2026, the City Council adopted Resolution No. 2026-04-01-B, (the "Prior Resolution"), approving or authorizing a Development Agreement for Pinion Springs Estates / Pinion Springs Subdivision (the "Agreement");

WHEREAS, the Agreement concerned approximately 234.12 acres of real property located within Sections 2 and 11, Township 35 South, Range 11 West, Salt Lake Base and Meridian, within the corporate boundaries of Enoch City, Iron County, Utah, more particularly described in the Agreement or in the City's record (the "Property");

WHEREAS, the City Council's approval of the Prior Resolution and the Agreement was based, in material part, upon representations, recitals, application materials, and/or information presented to the City indicating that DGP, LLC (the "Developer") owned the Property or was duly authorized by the owner(s) of record to submit, request approval of, execute, and bind the Property to the Agreement;

WHEREAS, after adoption of the Prior Resolution, the City reviewed additional information concerning ownership of the Property and the authority of the Developer to request approval of, execute, or bind the Property to the Agreement;

WHEREAS, based upon the City's review, the City Council finds that the Developer was not the owner of record of the Property at the time the Prior Resolution was adopted and had not provided sufficient written authorization from the owner(s) of record to act as the owner's designee or agent for purposes of requesting approval of, executing, or binding the Property to the Agreement;

WHEREAS, the identity and authority of the owner, developer, applicant, and signing party are material to the City's consideration and approval of a development agreement that regulates or controls the use or development of specific real property;

WHEREAS, the City Council finds that the Prior Resolution was improvidently approved because the City did not have sufficient evidence before it that the party requesting approval of

the Agreement owned the Property or had authority from the owner(s) of record to bind the Property;

WHEREAS, the City Council further finds that rescinding the Prior Resolution and withdrawing the City's approval and authorization for the Agreement is necessary and appropriate to protect the integrity of the City's land-use process, to avoid uncertainty concerning development rights and obligations affecting the Property, and to protect the public health, safety, welfare, and orderly development of the City;

WHEREAS, the City Council does not, by this Resolution, adjudicate private title disputes, determine private contractual claims between non-City parties, or waive any rights, claims, defenses, remedies, governmental immunities, or police powers of the City;

WHEREAS, nothing in this Resolution prevents the lawful owner(s) of the Property, or a duly authorized designee of the owner(s), from submitting a future development agreement, land use application, subdivision application, planned unit development application, or other application for City consideration in accordance with applicable law and City ordinances;

WHEREAS, the City Council has provided public notice of this meeting and agenda item as required by Utah law, has considered the record before it, and has determined that the following action is in the best interests of Enoch City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF ENOCH CITY, UTAH, AS FOLLOWS:

SECTION 1. FINDINGS ADOPTED.

The foregoing recitals are hereby incorporated into and adopted as findings of the City Council.

SECTION 2. RESCISSION OF PRIOR RESOLUTION.

Resolution No. 2026-04-01-B, approving or authorizing the Development Agreement for Pinion Springs Estates / Pinion Springs Subdivision, is hereby rescinded, repealed, and withdrawn in its entirety.

SECTION 3. WITHDRAWAL OF CITY APPROVAL AND AUTHORIZATION.

The City hereby withdraws any approval, authorization, consent, or direction previously given for the Mayor, City Recorder, City staff, or any City official to execute, deliver, record, administer, rely upon, or otherwise treat the Agreement as an approved development agreement of Enoch City.

SECTION 4. EFFECT ON AGREEMENT.

A. If the Agreement has not been fully executed by the City and all necessary parties, the Agreement is not approved, shall not be executed by City officials, and shall not be treated as an approved development agreement of the City.

B. If the Agreement has been executed, delivered, or recorded, the City hereby declares that its approval was improvidently granted and authorizes the City Attorney, Mayor, City Recorder, and City staff to take all lawful steps necessary or appropriate to protect the City's interests, including but not limited to seeking a mutual termination and release, recording a notice or release to the extent legally appropriate, notifying affected parties, and pursuing declaratory or other relief if necessary.

SECTION 5. RECORDING AND NOTICE.

The City Recorder, in consultation with the City Attorney, is authorized and directed to provide a certified copy of this Resolution to the Developer, the owner(s) of record of the Property as shown by the best available title information, and any other persons or entities the City Attorney determines should receive notice.

If the Agreement or a memorandum of the Agreement has been recorded against the Property, the City Recorder and City Attorney are authorized to prepare and record, or to obtain and record, an appropriate notice, release, termination, or other document consistent with this Resolution and applicable law; provided, however, that no document shall impose new development requirements, development regulations, or development controls on private real property except as allowed by Utah law.

SECTION 6. NO APPROVAL OF DEVELOPMENT RIGHTS.

This Resolution does not approve any development, subdivision, plat, zoning change, planned unit development, site plan, building permit, vested right, or other land-use entitlement. Any future application concerning the Property shall be submitted, reviewed, and decided under applicable Utah law, City ordinances, and any valid development approvals then in effect.

SECTION 7. PRESERVATION OF LAWFUL APPLICATION RIGHTS.

Nothing in this Resolution shall be construed to prohibit the owner(s) of the Property, or a duly authorized designee of the owner(s), from submitting a new or revised application or development agreement for City review. The City shall process any such application in accordance with applicable law and shall not prejudge the merits of any future application.

SECTION 8. RESERVATION OF RIGHTS.

The City reserves all rights, claims, defenses, remedies, governmental immunities, police powers, and land-use regulatory authority available under federal law, Utah law, City ordinances, the Agreement, and any other applicable authority. No omission in this Resolution shall be deemed a waiver of any City right or remedy.

SECTION 9. CONFLICTING ACTIONS.

All prior resolutions, approvals, authorizations, directions, or actions of the City are hereby repealed or withdrawn only to the extent they conflict with this Resolution.

SECTION 10. SEVERABILITY.

If any section, clause, sentence, or provision of this Resolution is held invalid, illegal, or unenforceable, the remaining portions of this Resolution shall remain in full force and effect.

SECTION 11. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Mayor and City Council of Enoch City, Utah, this ____ day of May, 2026.

This resolution is hereby passed and adopted by the Enoch City Council on the ____ day of May, 2026, and will take effect in accordance with the terms set forth herein.

Jim Rushton, Mayor
Enoch City, Utah

Voting:	Aye	Nay	Abstain
David Harris	___	___	___
Shawn Stoor	___	___	___
Debra Ley	___	___	___
Kimberlee Trower	___	___	___
Jacob Miner	___	___	___

ATTEST:

Lindsey Hildebrand
City Recorder

MINUTES
ENOCH CITY PLANNING COMMISSION
April 28, 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, Public Works

Public Present: Tyler Melling

**3. PUBLIC HEARING FOR THE AMENDMENT OF ENOCH CITY ORDINANCE
12.500.504 - NUMBER OF PARKING SPACES AND 12.1200.1204 -
DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING**

**Commissioner Jones made a motion to close the regularly scheduled
Planning Commission meeting and open a public hearing. Commissioner Hoopes
seconded and all voted in favor.**

Tyler Melling, representing Velocity Homes, introduced himself and explained that his company had put together the proposal being discussed. He stated that the proposal was precipitated by their work on subdivision plan amendments for a mixed-use development near the ice rink. As they examined the project, they discovered that while their design included plenty of parking, actually 50% more stalls than what the city required, the current city ordinance was concerning because it was written in a way that could replicate the problems seen at the townhomes near the bowling alley, which were cited as a bad example of insufficient parking. Melling emphasized that because Velocity Homes was designing this project from scratch, rather than buying it out of bankruptcy like the bowling alley project, they wanted to create a nice project with adequate parking and were voluntarily putting in more stalls than required.

Melling then explained several adjustments they had identified in the ordinance that could benefit the city.¹ The first was differentiating between tandem parking and congregate parking. He explained that tandem parking, where vehicles are parked behind each other or stalls are counted in garages, often does not work well in practice because people dislike having to move one car to access another, or they use garages for storage instead of parking. The revised calculations would differentiate between these types and would follow data from a traffic study that Cedar City had commissioned, which matched a private study Velocity Homes had conducted years earlier. The data indicated that one stall per bedroom for multifamily applications with congregate parking was more than sufficient, but tandem parking required more stalls. However, both recommendations

were still higher than what the current ordinance required, so they recommended that the city increase its requirements and rework the definitions accordingly.

Additionally, Melling pointed out that single-family homes were treated differently in PUDs versus outside of PUDs in Enoch. Outside of a PUD, which covered approximately 95% of the city as it currently existed, only two stalls were required. However, the ordinance required one stall per bedroom for single-family homes within PUDs, which could mean five stalls for a five-bedroom house or six stalls for a six-bedroom house. He questioned whether the city wanted to disincentivize single-family housing in this way and suggested that there should be consistency between PUDs and non-PUDs for single-family homes, especially since all streets involved were still public streets. He noted that it was understandable to differentiate requirements for multifamily, twin homes, and townhomes, but for single-family homes, consistency might be preferable. Melling concluded by saying that while Velocity Homes was fine with their project as it was moving forward, the city might want to reconsider the ordinance unless they wanted a repeat of the situation at the bowling alley development.

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

4. CONSIDER THE AMENDMENT OF ENOCH CITY ORDINANCE 12.500.504 NUMBER OF PARKING SPACES AND 12.1200.1204 - DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING AND SEND A RECOMMENDATION TO THE CITY COUNCIL

City Manager Robinson directed the commissioners' attention to the changes displayed on the screen, noting that the proposed changes from Velocity Homes were highlighted in pink. One of the key safety measures proposed was overnight parking restrictions to avoid spillover parking onto the streets. Robinson explained that they wanted to limit overnight parking between the hours of 10 PM and 5 AM, as this was a safety issue because visibility was reduced at night and it was harder to see parked cars. Additionally, they proposed seasonal parking restrictions from November 1st to March 31st to accommodate snow plows and ensure safe snow removal. He noted that this language was fairly common and that Enoch would not be the first city to adopt such restrictions. He also mentioned the possibility of allowing exceptions on a case-by-case basis, such as for someone who owned a semi-truck and had planned for that when purchasing the property.

Commissioner Poulson asked if these restrictions would help with liability issues for the city. Robinson responded that the city would be covered from liability in those situations anyway, because otherwise they would never be able to snowplow. Commissioner Poulson commented that people would continue parking on the street unless the city enforced the restrictions.

Robinson agreed and explained that these restrictions were meant to help enforce keeping cars off the streets and to give the city some enforcement authority by having clear code provisions. He emphasized that these would apply to any developments moving forward, not just the specific developer, and would help incentivize compliance.

He noted that even if there was no snow, Utah weather could change rapidly, so it was important to have these provisions in place.

Commissioner Finlay raised a question about the dates, pointing out that in the year before last, there had been three fairly big snowstorms in October and several big storms in March. Robinson acknowledged that the dates were based on averages and that the restriction period from November 1st to March 31st was designed to cover the time when there was generally a good chance of snow. He admitted there would be outliers. Commissioner Finlay then asked how people would know about these restrictions. Robinson explained that, as with any part of the code, they would conduct education efforts through social media, the news line, and other channels to make people aware. He emphasized that they would not immediately write people up for code violations, especially in the first couple of years, and would instead try to warn people and educate them about what was happening before code compliance came into play. Robinson then discussed additional safety measures related to emergency access and visibility. For internal private roads or alleyways designated as fire lanes that were less than 28 feet wide, they proposed that one side should have red curbs to ensure fire trucks and ambulances could access the area. This suggestion was directed by the fire marshal, and the Cedar City fire chief would provide final review since Enoch contracted with Cedar City for fire services. Additionally, they proposed that no parking be allowed within 20 feet of any street intersection or entrance to ensure site visibility was not blocked.

Chairman Correa asked if the distance had previously been 30 feet. Robinson responded that he had seen distances ranging from 20 to 30 feet in other cities' codes, and they had chosen 20 feet, though they could adjust it to 30 feet if the Commission preferred.

Commissioner Finlay shared a personal story about driving through Cedar City one day and encountering two vehicles parked near an intersection, which forced her to be almost into the intersection before she could see past them, illustrating exactly the kind of situation they wanted to avoid. Robinson agreed, stating that the intent was to prevent people from being halfway out in the middle of the road before they could see oncoming traffic. He reiterated that these were suggestions to potentially mitigate safety concerns, and while some issues might never arise, it was better to have the provisions on the books than to not have them when needed.

Commissioner Poulson, who had not been present at the previous meeting, asked if they had discussed anything about commercial vehicles like semi-trucks being parked overnight on the streets. Robinson replied that they had not, but he had discussed it with Tyler Melling, and one of Tyler's suggestions was to add language that would allow for exceptions.

Commissioner Poulson shared his concern, explaining that in his neighborhood, there was a gentleman he knew and liked who parked a semi-truck on the street all the time, which turned a two-lane road into a one-lane road. He recounted that he had recently almost witnessed a child get hit by a vehicle, while it was the child's fault for not paying attention and riding out into the road on a bike, the semi-truck parked on the street had contributed to the visibility problem. He suggested that prohibiting commercial vehicles might also remove some liability from the city.

Robinson acknowledged the concern and explained that currently, the city did not have any ordinance addressing this unless a vehicle was blocking traffic, in which case it would become a police issue. He noted that the proposed restrictions could help with some of these situations. He also pointed out that some people might object, arguing that they had purchased their property with the intent of parking a commercial vehicle there and would now be told they could not. He suggested that if the Commission wanted, they could make a recommendation that the City Council consider allowing special exceptions that would require people to come in and apply. He added that he had not seen any cities around that allowed commercial vehicles to be parked on the street. Commissioner Poulson suggested that commercial not be allowed to park on the street. Robinson indicated he had no objections to that position. Chairman Correa recalled that there had previously been language in the ordinance addressing this, but it had been removed years ago when someone complained. He mentioned that there was also a state law that the Utah Highway Patrol could enforce. Commissioner Poulson acknowledged that the city did not actively enforce many regulations, but maintained that they should not allow commercial vehicles on the streets. Robinson suggested that they could look at including language prohibiting commercial vehicles in this ordinance, though it would only apply to the sections they were discussing. He noted that the Commission could make this recommendation to the City Council to add language prohibiting commercial vehicles parked on the road. Chairman Correa agreed, stating that it would be smart to prohibit commercial vehicles on public roads, while acknowledging that it would be different if property owners wanted to allow them on their own private property. Chairman Correa elaborated further, using the example of his neighbor on Stagecoach, which was a very narrow street, who sometimes parked a recreational vehicle there. When discussing emergency vehicles, he pointed out that if there were semi-trucks on one side and private vehicles on the other, emergency vehicles might technically be able to fit through, but the question was whether they could function properly with hoses and equipment, it would be a very tight fit. He concluded that this was definitely something they should address.

The Commission and staff continued their discussion about the formatting and distribution of meeting materials to ensure better preparation for future meetings. The collaborative discussion reflected the Commission's commitment to thoroughness and transparency in reviewing proposed ordinance changes, with particular attention to safety concerns, enforcement practicality, and the need for clear communication with residents about parking regulations.

Commissioner Finlay made a motion to table item number 4. Commissioner Poulson seconded and all voted in favor.

MINUTES
ENOCH CITY PLANNING COMMISSION
May 12, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

Council Member Trower
Ryan Robinson, City Manager
Lindsay Hildebrand, City Recorder - Excused
Hayden White, Public Works

Public Present: Linda Hahne

4. CONSIDER THE AMENDMENT OF ENOCH CITY ORDINANCE 12.500.504 - NUMBER OF PARKING SPACES AND 12.1200.1204 -1205 DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING AND SEND A RECOMMENDATION TO THE CITY COUNCIL

City Manager Robinson noted that one of the concerns from the previous meeting was that the proposed changes were shown in black and white, making it difficult to see what was being changed. He presented the three sections being considered for amendment with changes highlighted. Robinson explained that the staff memo showed the changes, which primarily shifted from counting bedrooms to counting doors or units. He noted that the applicant had included a study that Horrocks Engineering had conducted for Cedar City a couple of years ago when they were looking at similar changes. The changes applied to Planned Unit Developments (PUDs) and shifted from a bedroom-based calculation to a unit-based calculation.

Chairman Correa observed the distinction between bedroom-based and unit-based calculations. Robinson assured the commission that when this went into the city code, it would look cleaner than the draft version, but they were trying to show what was being removed and added.

Chairman Correa asked about planning and development and noted that these developments would be on isolated properties, so any overflow parking issues would not affect neighboring pre-existing neighborhoods. Robinson confirmed that the current development location was somewhat isolated and would not create issues for the surrounding areas. He mentioned that Tyler Melling was the applicant, but was attending a band concert that evening. Melling had asked to be notified of any concerns so they could be addressed when the item went to the city council.

Robinson explained that these standards would apply to PUD subdivisions, which required a minimum of 150 acres. Cluster subdivisions could be done on a 75-acre minimum, but PUDs required at least 150 acres for these standards to apply. Any PUD would require a zone change and a comprehensive review process.

Commissioner Jones emphasized that the biggest thing to note was that any PUD or cluster subdivision, whether part of Mr. Melling's proposal or not, would be subject to a review process with fine-tooth-comb scrutiny. He noted that anytime a PUD came forward for approval,

the planning commission would discuss and work through concerns with the developer, including parking counts and layouts.

Chairman Correa asked about the locations of potential PUD areas in the city and the minimum acreage requirement. Robinson confirmed the 150-acre minimum requirement and noted that most potential PUD locations would be on the outskirts of the city rather than close to the center, minimizing potential impacts.

Chairman Correa noted that this also related to affordable housing initiatives from the state. Robinson agreed and explained that while it was not the only consideration, many planning trends nationally were moving toward reducing parking standards because large parking lots often sit empty. He acknowledged that this approach did not always work well in Utah where people need to drive most places, but it was a national trend aiming to reduce parking spaces in favor of more green space.

Council Member Trower suggested that before taking this to city council, it would be valuable to reach out to people who currently live in PUDs to find out how they feel about parking. She noted that even though a parking lot may appear empty, there might not be enough parking for residents because people can only occupy the spaces they have available. She wanted community opinions before proceeding and asked whether individual commissioners should conduct this outreach or if the city could do it collectively.

Robinson noted that while a public hearing had already been held on this item, the city could potentially send emails or letters, which could be included before the item went to the city council to gather more input.

Chairman Correa asked if Trower was referring to people in the surrounding area where the PUD would be located. Trower clarified that she meant people who currently live in existing PUDs under current standards. She suggested reaching out to Cedar City, which is on Enoch's border, to get opinions from people living in PUDs there. She wanted to understand how community members feel about the parking situation before reducing standards, noting that visiting someone who lives in a tight-knit PUD subdivision can sometimes be difficult due to parking constraints.

Chairman Correa agreed and noted that it depends on the design, layout, and whether people use their garages for cars or storage. Trower acknowledged she could see benefits to both sides but wanted to ensure the changes were well-communicated to the community and that residents understood the implications. She expressed concern that without proper communication, people would park on the road and claim they were unaware of the ordinances.

Robinson confirmed the commission could still send the item to city council with language included that the city would make some outreach effort to people who could provide more input.

Commissioner Jones made a motion to send a favorable recommendation to the City Council to Amend Enoch City Ordinance 12.500.504 - Number of Parking Spaces and 12.1200.1204 -1205 Development Standards for Single Family PUD Housing, May 12, with an effort from the city to reach out to residents of PUDs. Commissioner Hoopes seconded, and all voted in favor.

ENOCH CITY COUNCIL MEMO

SUBJECT: Code Amendment to Sections 12.500.504 - NUMBER OF PARKING SPACES AND 12.1200.1204 -1205 DEVELOPMENT STANDARDS FOR SINGLE FAMILY & PUD HOUSING

FOR CONSIDERATION ON: May 20th, 2026

PETITIONER: Velocity Homes

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendment

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Velocity Homes has submitted an application to amend sections of the Enoch City Code to modify the required number of parking spaces for new developments. The proposal would change the current standard from a bedroom-based calculation to a unit-based calculation.

To mitigate potential on-street parking “spillover” impacts, City staff is proposing additional language in section 11.300.344 that would prohibit overnight on-street parking and restrict on-street parking between November 1 and March 31 to avoid conflicts with snow removal operations. These changes were originally included in this proposed code amendment but after further research these changes fit better in the new section. This will be a new agenda item for the Planning Commission to consider during their May 26th meeting where a public hearing will be held.

The Planning Commission reviewed this item during their May 12th, meeting. The discussion focused on

Velocity Homes as the applicant has included the following explanation for this proposed code change:

Key Issue

The current code does not distinguish between different parking configurations. In practice: Tandem, stacked, garage-based, or assigned parking requires higher stall counts due to limited shared use and the tendency for garage space to be used for storage. Open, congregate parking lots allow for shared utilization across units, significantly reducing peak demand.

Supporting Data

An informal pre-COVID parking utilization survey in Cedar City (February 2020, peak occupancy conditions) showed most multifamily developments operating between approximately 54% and 76% occupancy at peak nighttime hours, with surplus parking available. One complex was at full parking utilization, but had been constructed under Student Housing District standards of 0.75 stalls per bedroom instead of 1.3. Silly video w/ documentation in caption at <https://www.facebook.com/reel/1039031953121037>

A formal study by Horrocks Engineers (presented September 7, 2022) concluded that non-student multifamily housing can be adequately served at approximately 1.0 space per bedroom, particularly in shared parking configurations.

Following that study, Cedar City amended its code to allow reduced ratios for non-tandem, unenclosed parking. That standard has functioned without widespread parking deficiencies.

To illustrate the impact of the proposed amendment, the following example compares current and proposed standards for a 10-unit multi-family development (five 2-bedroom units and five 3-bedroom units, totaling 25 bedrooms):

Metric	CURRENT (Bedroom-Based)	PROPOSED (Unit-Based)
Calculation Logic	1.5 spaces per bedroom	2.0 spaces per unit (Non-PUD)
Total Resident Spaces	37.5 (rounds to 38)	20
Guest Parking	2 spaces (1 per 5 units)	2 spaces (1 per 5 units)
Total Required	40 spaces	22 spaces (45% reduction in required parking spaces)

GENERAL PLAN REFERENCE:

- Goal B-6. Parking Facilities To ensure an adequate, but not excessive, supply of off-street parking to meet the needs of local residents and visitors to the city in an attractive, safe and environmentally-friendly manner.
 - Policies: B-6.1 Maintain regulations that specify minimum parking requirements for various types of land uses. Periodically review and update these standards as land uses and travel methods change over time.
 - B-6.2 Require large parking areas to be buffered from neighboring residential areas, separated from adjacent roadways and visually “broken up”, through the use of landscaped 19 strips along the road frontages, landscaping in the yard setbacks next to residential areas and landscaped islands around and within the parking lots.
 - B-6.3 Discourage new on-street parking areas on arterial and major collector roadways.

- o B-6.4 Periodically review existing on-street parking areas on arterials and major collectors and eliminate those that pose a significant safety hazard by designating and signing them as “no parking” zones.

CITY CODE REFERENCE:

- 12.500.504 - NUMBER OF PARKING SPACES AND
- 12.1200.1204 - 1205 DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING

PUBLIC NOTICE:

A public hearing is required for this agenda item.

STAFF RECOMMENDATION:

Because this is a legislative decision, the Planning Commission should base its recommendation 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.

...

C. Churches with fixed seating: ... pew, whichever is greater.

D. Churches without fixed seats, ... of maximum seating capacity.

E. Dwellings, single-family, two-family and ~~cluster/twin units (townhouse or condominium)~~time: Two (2) parking spaces for each dwelling unit.

F. Dwellings, ~~three-family, four-family~~, multi-family, condominiums, and town homes:

A. ~~Studio with one bedroom and two bedroom dwelling units shall have 1.5 parking spaces per bedroom.~~Dwelling units with garages and/or tandem/stacked parking shall have 1.5 parking spaces per bedroom and no fewer than 2 parking spaces per dwelling unit.

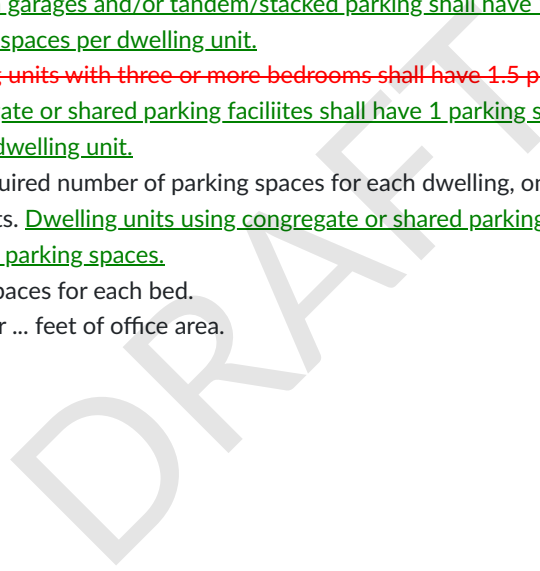
~~B. Multi-family Dwelling units with three or more bedrooms shall have 1.5 parking spaces per bedroom.~~B. Dwelling units using congregate or shared parking facilities shall have 1 parking spaces per bedroom and no fewer than 1.5 parking spaces per dwelling unit.

C. In addition to the required number of parking spaces for each dwelling, one guest space shall be provided for each five (5) dwelling units. Dwelling units using congregate or shared parking facilities servicing more than 10 units need not provide guest parking spaces.

G. Hospitals: 1.5 parking spaces for each bed.

H. Hotels, Motels, or Motor ... feet of office area.

...



...

3. In commercial or industrial ... of the underlying zone.

Q. Parking. Single Family residential ~~shall have one (1) parking space for each bedroom, up to four (4) for four (4) or more bedrooms. Non~~and Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.

R. Private and Public Street Widths.

...

DRAFT

...

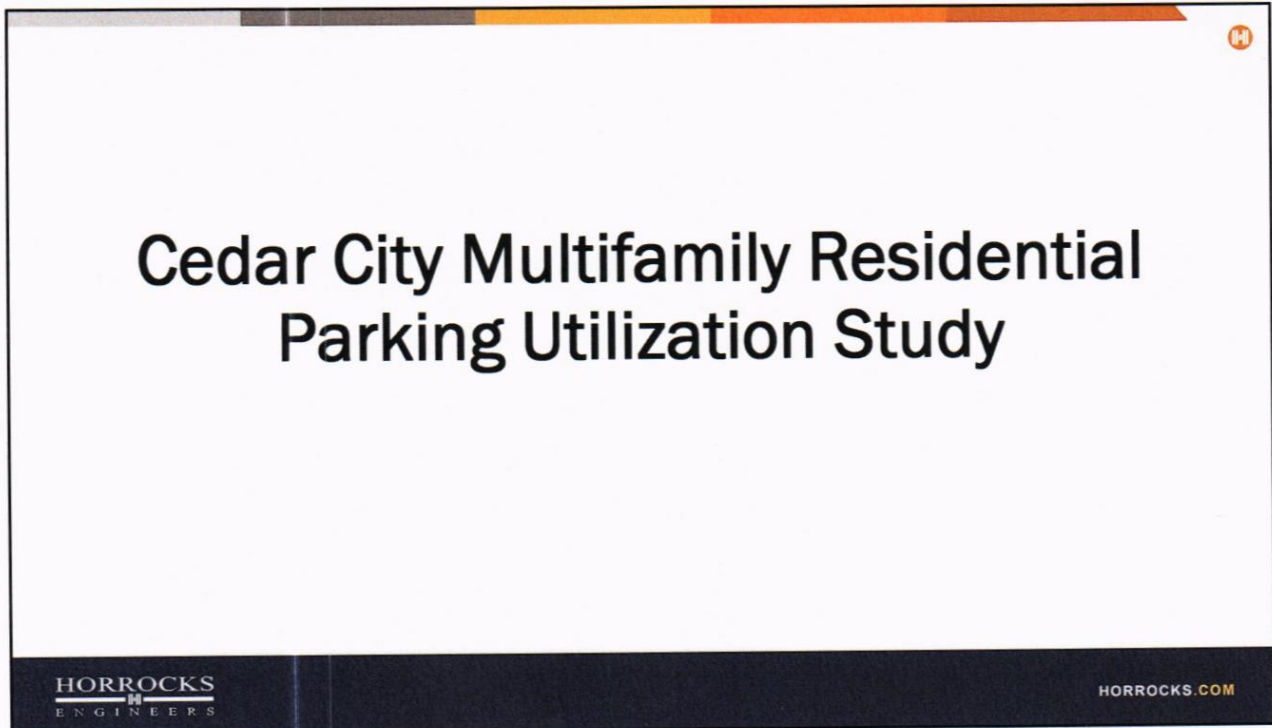
- 2. Open space areas may ... property within the PUD.
- 3. In commercial areas, and ... of the underlying zone.

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

R. Private and Public Street Widths.

...

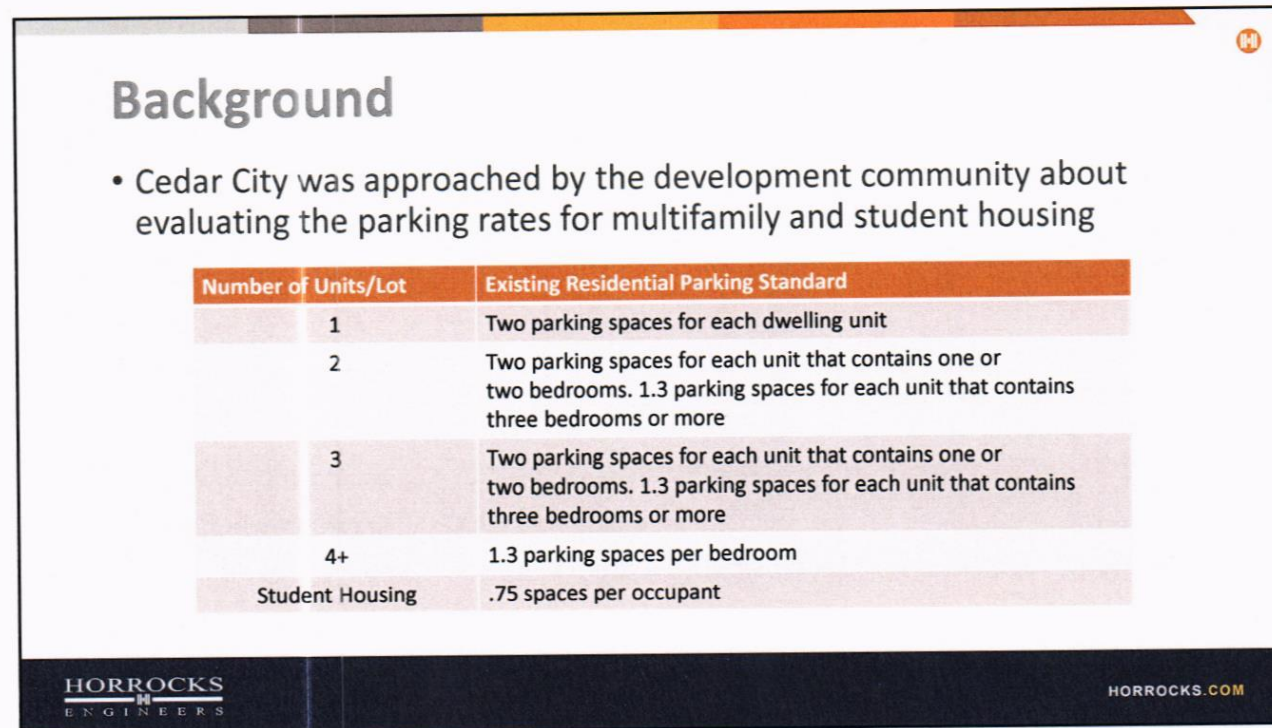
DRAFT



**Cedar City Multifamily Residential
Parking Utilization Study**

HORROCKS ENGINEERS HORROCKS.COM

1



Background

- Cedar City was approached by the development community about evaluating the parking rates for multifamily and student housing

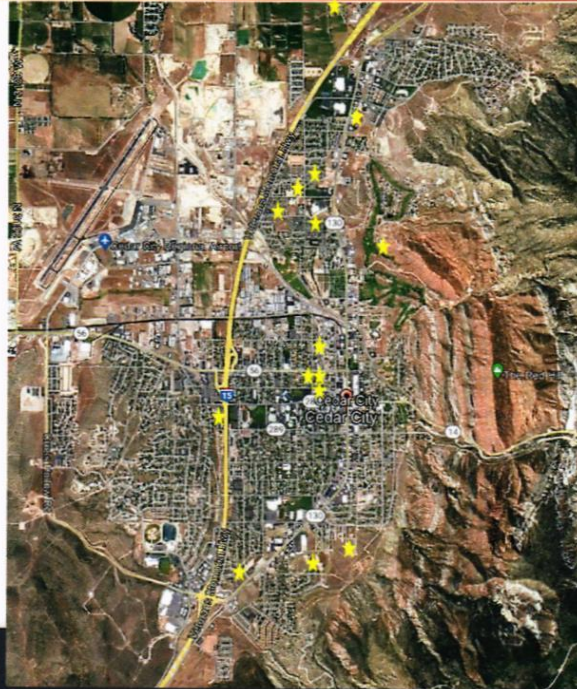
Number of Units/Lot	Existing Residential Parking Standard
1	Two parking spaces for each dwelling unit
2	Two parking spaces for each unit that contains one or two bedrooms. 1.3 parking spaces for each unit that contains three bedrooms or more
3	Two parking spaces for each unit that contains one or two bedrooms. 1.3 parking spaces for each unit that contains three bedrooms or more
4+	1.3 parking spaces per bedroom
Student Housing	.75 spaces per occupant

HORROCKS ENGINEERS HORROCKS.COM

2

Study Method

- Counted 15 parking lots
- April 6 and April 13, 2022
- 9-11 PM



3

Results

Map Number	Address	Number of Parking Spaces	Number of Handicap Spaces	Number of Occupied Spaces 4/6/22	Percent Occupied 4/6/22	Number of Occupied Spaces 4/13/22	Percent Occupied 4/13/22	Average Percent Occupied
1	2620 North 175 West	174	11	118	68%	103	59%	64%
2	1264 West 1225 North	258	8	112	43%	122	47%	45%
3	1021 South 350 West	162	8	67	41%	93	57%	49%
4	170 N 400 West	15	2	14	93%	12	80%	87%
5	920 South 75 East	390	2	122	31%	183	47%	39%
6	NE Corner 1425 Northfield Road	338	0	187	55%	192	57%	56%
7	165 South 1400 West	99	4	89	90%	92	93%	91%
8	1130 Cedar Knolls Drive	124	5	74	60%	65	52%	56%
9	1044 Hovi Hills Drive	211	12	102	48%	88	42%	45%
10	SW Corner of 200 North and 300 West	98	2	72	73%	74	76%	74%
11	120 North 300 West	59	1	27	46%	30	51%	48%
12	354 North 300 West	58	2	32	55%	35	60%	58%
13	121 East Canyon Commercial Avenue	119	12	25	21%	29	24%	23%
14	1389 Northfield Road	28	1	9	32%	14	50%	41%
15	315 West 1175 North	145	4	91	63%	97	67%	65%
Average Occupancy								56%

4

Results

Student Housing

Map Number	Name	Zone	General Comments/ Assumptions	Number of Parking Spaces	Average Percent Occupied	Unit Mix/Bedrooms	Number of Bedrooms	Occupied Parking Ratio (spaces/bedroom)
3	1021 South 350 West	R3-M	Married Student Housing	162	49%	54 (2-bedroom units) 18 (1-bedroom units)	126	0.6
4	170 North 400 West	SHD	Student Housing	15	87%	4 (4-bedroom units) plus an existing Residence (3-bedrooms)	19	0.7
7	165 South 1400 West	R3-M	Student Housing	99	91%	21 (6 bedroom apartments) Includes one managers apartment at 2-bedrooms. All single occupant per bedroom.	128	0.7
8	1130 Cedar Knolls Drive	R3-M	Student Housing	124	56%	12 Units (4 bedrooms each)	48	1.4
10	SW Corner of 200 North and 300 West	R3-M	Student Housing	98	74%	20 units (7 private bedrooms)	140	0.5
11	120 North 300 West	R3-M	Student Housing	59	48%	6 Units (4-bedrooms) Each bedroom has two students.	24	1.2
Average Occupancy:				68%	Average Parking Ratios:		1.2	

All of these complexes (except #3) have 3+ bedrooms and have a 1.3 space/bedroom requirement.

Conclusions

- On average, student housing developments have a parking occupancy rate of 68%. The average occupied parking ratio is 1.2 spaces per bedroom. The average parking ratio for space per unit is 3.7. Student housing is often configured so students share bedrooms, thus, it is more likely that multiple drivers and vehicles exist per bedroom and per unit than in other family housing.

Results

Non-Student Housing

Map Number	Name	Zone	General Comments/ Assumptions	Number of Parking Spaces	Average Percent Occupied	Unit Mix/Bedrooms	Number of Bedrooms	Occupied Parking Ratio (spaces/bedroom)
1	2620 North 175 West	CC		174	64%	40 (2-bedroom) units and 40 (1-bedroom) units	120	0.9
2	1264 West 1225 North	R3-M	Mix of students and families	258	45%	40 (3-bedroom) 40(2-bedroom)	200	0.6
5	920 South 75 East	R3-3		390	39%	89- (3-bedroom townhomes) 1 Unit Lost to subsidence.	264	0.6
6	NE Corner 1425 Northfield Road	R3-M	Typical family assumption- PUD Townhomes- Open Parking	338	56%	PUD 112 (3-bedroom units)	336	0.6
9	1044 Hovi Hills Drive	R3-M	Subsidized Units	211	45%	30 (1-bedroom) 24(2-bedroom) 18(3-bedroom) 8(4-bedroom)	164	0.6
12	354 North 300 West	R3-M	Mix per management company	58	58%	22 (2-bedroom units)	44	0.8
13	121 East Canyon Commercial Avenue	R3-M	Subsidized Units	119	23%	6 (1-bedroom) 18 (2-bedroom) 16(3bedroom) 8(4-bedroom)	122	0.2
14	1389 Northfield Road	R3-M		28	41%	4 (2-Bedroom) and 4 (3 Bedroom) Units	20	0.6
15	315 West 1175 North	R3-M	More Families per Management Company	145	65%	67 (2-bedroom units)	134	0.7
				Average Occupancy: 48%		Average Parking Ratios: 0.7		

Conclusions

- Multifamily housing complexes that are not exclusively student housing have a lower average parking occupancy of 48%. The average parking ratio is 0.7 spaces per bedroom or 1.4 spaces per unit.

Conclusions

- None of the parking lots that were studied were observed to be at or over-capacity. There are some apartments, that have on-street parking that helps with overflow conditions if and when over-capacity occurs.

Recommendations

- Non-student apartment complexes could have their rate reduced from 1.3 spaces per bedroom to 1.0 spaces per bedroom or 1.5 spaces per unit to optimize parking while still providing adequate overflow.
- A tiered approach may also be considered with a minimum number of spaces for one-bedroom apartments (1.3 spaces for one bedroom), and increasing with the number of bedrooms (1 space per bedroom).
- Student apartment complexes experience a higher parking lot occupancy rate. A rate of 1.2 spaces per bedroom would be adequate as a new parking rate. The SHD zone already requires .75 spaces per occupant (or 1.5 spaces per bedroom if students are sharing), which is more conservative than the 1.2 spaces per bedroom.

Additional Data-City Parking Comparisons

City	Land Use	Parking Requirement
St. George	Student Housing	1 space per occupant, can be reduced to .75 per occupant if certain requirements are met*
	Multifamily Housing	2 spaces per unit
Washington	Multifamily Housing (1 bedroom)	1.1 spaces per unit
	Multifamily Housing (2+ bedrooms)	2 spaces per unit
Enoch	Multifamily Housing	1.5 spaces per bedroom
Hurricane	Multifamily Housing (1 bedroom)	1.5 spaces per unit
	Multifamily Housing (2+ bedrooms)	2 spaces per unit
Parowan	Single-family and Two-family Housing	2 spaces per unit
	Multifamily Housing	As determined by Planning Commission

Additional Data-City Parking Comparisons

Map Number	Name	Unit Mix/Bedrooms	Units	Bedrooms	Existing Parking Spaces in Cedar City	Required Parking under Current Cedar City Ordinance	Required Spaces in St. George	Required Spaces in Washington	Required Spaces in Enoch	Required Spaces in Hurricane	Required Spaces in Perowan
1	2620 North 175 West	40 (2-bedroom) units and 40 (1-bedroom) units	80	120	174	156	150	124	180	140	160
2	1264 West 1225 North	40 (3-bedroom) 40(2-bedroom)	80	200	258	260	160	160	300	160	160
3	1021 South 350 West	54 (2-bedroom units) 18 (1-bedroom units)	72	126	162	164	126	128	189	135	144
4	170 N 400 West	4 (4-bedrooms units) plus an existing Residence (3-bedrooms)	5	19	15	25	unknown # of occupants	10	29	10	10
5	920 South 75 East	89 (3-bedroom townhomes) 1 Unit Lost to subsidence.	88	264	390	343	176	176	396	176	176
6	NE Corner 1425 Northfield Road	PUD 112 (3-bedroom units)	112	336	338	437	224	224	504	224	224
7	165 South 1400 West	21 (6-bedroom apartments) includes one managers apartment at 2-bed rooms. All single occupant per bedroom.	22	128	99	166	128	224	192	44	44
8	1130 Cedar Knolls Drive	12 Units (4 bedrooms each)	12	48	124	62	unknown # of occupants	24	72	24	24
9	1044 Howl Hills Drive	30 (1-1-bedroom) 24(2-bedroom) 18(3-bedroom) 8(4-bedroom)	80	164	211	183	160	133	246	145	160
10	SW Corner of 200 North and 300 West	20 units (7 private bedrooms)	20	140	98	182	140	40	210	40	40
11	120 North 300 West	6 Units (4-bedrooms) Each bedroom has two students.	6	24	59	31	48	12	36	12	12
12	354 North 300 West	22 (2-2-bedroom units)	22	44	58	57	44	44	66	44	44
13	121 East Canyon Commercial Avenue	6 (1-bee room) 18 (2-bedroom) 16(3bedroom) 8(4-bedroom)	48	122	119	159	96	91	183	93	96
14	1389 Northfield Road	4 (2-Bedroom) and 4 (3 Bedroom) Units	8	20	28	26	16	16	30	16	16
15	315 West 1175 North	67 (2-b-bedroom units)	67	134	145	174	134	134	201	134	134

Less than Cedar City
More than Cedar City

13

Small Apartment Complexes (< 20 units)

Map Number	Name	Number of Units	Number of Parking Spaces	Average Percent Occupied
4	170 N 400 West	5	15	87%
8	1130 Cedar Knolls Drive	12	124	56%
10	SW Corner of 200 North and 300 West	20	98	74%
11	120 North 300 West	6	59	48%
14	1389 Northfield Road	8	28	41%
Average Occupancy				61%

Mid-size Complexes (21-79 units)

Map Number	Name	Number of Units	Number of Parking Spaces	Average Percent Occupied
3	1021 South 350 West	72	162	49%
7	165 South 1400 West	22	99	91%
12	354 North 300 West	22	58	58%
13	121 East Canyon Commercial Avenue	48	119	23%
15	315 West 1175 North	67	145	65%
Average Occupancy				57%

Large Complexes (> 80 units)

Map Number	Name	Number of Units	Number of Parking Spaces	Average Percent Occupied
1	2620 North 175 West	80	174	64%
2	1264 West 1225 North	80	258	45%
5	920 South 75 East	88	390	39%
6	NE Corner 1425 Northfield Road	112	338	56%
9	1044 Howl Hills Drive	80	211	45%
Average Occupancy				50%

14

Student housing
Small Apartment Complexes (< 20 units)

Map Number	Name	Number of Units	Number of Parking Spaces	Number of Handicap Spaces	Number of Occupied Spaces 4/6/22	Percent Occupied 4/6/22	Number of Occupied Spaces 4/13/22	Percent Occupied 4/13/22	Average Percent Occupied	Number of Bedrooms	Occupied Parking Ratio (spaces/bedroom)	Number of Units	Occupied Parking Ratio (spaces/unit)
4	170 N 400 West	5	15	2	14	93%	12	80%	87%	19	0.7	5	2.43
8	1130 Cedar Knolls Drive	12	124	5	74	60%	65	52%	56%	48	1.4	12	3.46
10	SW Corner of 200 North and 300 West	20	98	2	72	73%	74	76%	74%	140	0.5	20	2.68
11	120 North 300 West	6	59	1	27	46%	30	51%	48%	24	1.2	6	2.17
Average Occupancy										66%	1.0		2.68

Mid-size Complexes (21-79 units)

Map Number	Name	Number of Units	Number of Parking Spaces	Number of Handicap Spaces	Number of Occupied Spaces 4/6/22	Percent Occupied 4/6/22	Number of Occupied Spaces 4/13/22	Percent Occupied 4/13/22	Average Percent Occupied	Number of Bedrooms	Occupied Parking Ratio (spaces/bedroom)	Number of Units	Occupied Parking Ratio (spaces/unit)
3	1021 South 350 West	72	162	8	67	41%	93	57%	49%	126	0.6	72	0.46
7	165 South 1400 West	22	99	4	89	90%	92	93%	91%	128	0.71	22	3.70
Average Occupancy										70%	0.67		2.08

15

Map Number	Name	Number of Units	Number of Parking Spaces	Number of Handicap Spaces	Number of Occupied Spaces 4/6/22	Percent Occupied 4/6/22	Number of Occupied Spaces 4/13/22	Percent Occupied 4/13/22	Average Percent Occupied	Number of Bedrooms	Occupied Parking Ratio (spaces/bedroom)	Number of Units	Occupied Parking Ratio (spaces/unit)
14	1389 Northfield Road	8	28	1	9	32%	14	50%	41%	20	0.6	8	0.46
Average Occupancy										41%	0.58		0.46

Mid-size Complexes (21-79 units)

Map Number	Name	Number of Units	Number of Parking Spaces	Number of Handicap Spaces	Number of Occupied Spaces 4/6/22	Percent Occupied 4/6/22	Number of Occupied Spaces 4/13/22	Percent Occupied 4/13/22	Average Percent Occupied	Number of Bedrooms	Occupied Parking Ratio (spaces/bedroom)	Number of Units	Occupied Parking Ratio (spaces/unit)
12	354 North 300 West	22	58	2	32	55%	35	60%	58%	44	0.8	22	0.84
13	121 East Canyon Commercial Avenue	48	119	12	25	21%	29	24%	23%	122	0.2	48	0.12
15	315 West 1175 North	67	145	4	91	63%	97	67%	65%	134	0.7	67	0.88
Average Occupancy										48%	0.56		0.61

Large Complexes (> 80 units)

Map Number	Name	Number of Units	Number of Parking Spaces	Number of Handicap Spaces	Number of Occupied Spaces 4/6/22	Percent Occupied 4/6/22	Number of Occupied Spaces 4/13/22	Percent Occupied 4/13/22	Average Percent Occupied	Number of Bedrooms	Occupied Parking Ratio (spaces/bedroom)	Number of Units	Occupied Parking Ratio (spaces/unit)
1	2620 North 175 West	80	174	11	118	68%	103	59%	64%	120	0.9	80	0.94
2	1264 West 1225 North	80	258	8	112	43%	122	47%	45%	200	0.6	80	0.63
5	920 South 75 East	88	390	2	122	31%	183	47%	39%	264	0.6	88	0.54
6	NE Corner 1425 Northfield Road	112	338	0	187	55%	192	57%	56%	336	0.6	112	0.94
9	1044 Hovi Hills Drive	80	211	12	102	48%	88	42%	45%	164	0.6	80	0.57
Average Occupancy										50%	0.65		0.72

16

Conclusions

- Smaller multifamily complexes, including student housing, are more fully utilized with an average occupancy of 61%. Mid-size and large multifamily complexes have lower rates of average occupancy, 57% and 50%, respectively.

ENOCH CITY CORPORATION

ORDINANCE NO. 2026-05-20-B

AN ORDINANCE TO AMEND ENOCH CITY ORDINANCE 12.500.504 - NUMBER OF PARKING SPACES AND 12.1200.1204 -1205 DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING

WHEREAS, a request was made to the city to amend Enoch City Ordinances 12.500.504 and 12.1200.1204-1205 to modify off-street parking requirements by converting the current bedroom-based calculation to a unit-based calculation for certain residential developments; and

WHEREAS, City staff recommends inclusion of on-street parking restrictions to mitigate potential spillover parking impacts and protect snow-removal operations; and

WHEREAS, the Planning Commission reviewed the proposal, held a public hearing and sent a favorable recommendation to the City Council on May 12, 2026;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah That the amendments to Enoch City Ordinances 12.500.504 and 12.1200.1205 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 20th day of May, 2026 and shall become effective immediately.

DATED this 20th day of May 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