

ENOCH CITY COUNCIL NOTICE AND AGENDA

June 3, 2026 at 6:00pm

City Council Chambers City Offices, 900 E. Midvalley Road

Join Zoom Meeting <https://us02web.zoom.us/j/89299179628>

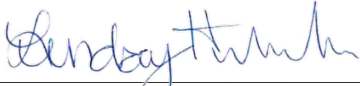
Meeting ID: 892 9917 9628

- 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 June 3, 2026-
 - e. Approval of Minutes for May 20, 2026
 - f. Conflict of Interest Declaration for this agenda-
- 2. PUBLIC COMMENTS**
- 3. FRIENDS OF THE ENOCH DAUGHTERS OF THE UTAH PIONEERS (DUP) & HISTORICAL SOCIETY** -Request regarding the Enoch Historical Markers
- 4. PUBLIC HEARING FOR ADJUSTMENTS TO THE 2025-2026 BUDGET**
- 5. CONSIDER RESOLUTION NO. 2026-06-03-A, A RESOLUTION APPROVING THE REVISED 2025-2026 BUDGET AND CLOSING THE BUDGET**
- 6. CONSIDER ORDINANCE NO. 2026-06-03-A, AN ORDINANCE TO AMEND THE CODE OF REVISED ORDINANCES OF ENOCH CITY SECTION 11.300.344 UNLAWFUL PARKING** – See Planning Commission Rec.
- 7. CONSIDER ORDINANCE NO. 2026-06-03-B, AN ORDINANCE TO AMEND THE CODE OF REVISED ORDINANCES OF ENOCH CITY SECTION 12.1900.1902 PERMITTED AND CONDITIONAL USES** – See Planning Commission Rec.
- 8. APPOINT TWO PEOPLE TO THE APPEAL AUTHORITY BOARD**
- 9. DISCUSS CITY CLEAN UP**
- 10. COUNCIL/STAFF REPORT**
- 11. 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.**
- 12. ACTION FROM CLOSED MEETING**
- 13. 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 05/29/2026.

■ 
Lindsay Hildebrand, Recorder

05/29/2026

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 - Excused
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: Tyler Melling, Delaine Finlay, Tom and Donna Phoenix, Jonathan Wilson, and Bill Grimshaw

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Led by Ashley Horton
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Trower
- c. **Inspirational thought-** Given by Council Member Trower
- d. **Approval of Agenda for May 20, 2026- Council Member Harris made a motion to approve the agenda. Council Member Trower seconded and all voted in favor.**
- e. **Approval of Minutes for May 6, 2026 – Council Member Harris made a motion to approve the minutes. Council Member Trower seconded and all voted in favor.**
- f. **Conflict of Interest Declaration for this agenda-** None Stated

2. PUBLIC COMMENTS

There were no public comments.

3. SET A PUBLIC HEARING FOR ADJUSTMENTS TO THE 2025-2026 BUDGET FOR JUNE 3, 2026

Council Member Harris made a motion to set a public hearing for adjustments to the 2026-2026 budget for June 3, 2026. The motion was seconded and all voted in favor.

4. PUBLIC HEARING FOR EXECUTIVE STAFF COMPENSATION AMENDMENTS

Ashley said the only compensation is the 5% COLA and the 1% Step which is across the board for all employees.

Council Member Harris made a motion to close the regularly scheduled City Council meeting and move into a public hearing for executive staff compensation amendments. Council Member Ley seconded and all voted in favor.

There were no public comments.

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

5. PUBLIC HEARING FOR THE 2026-2027 TENTATIVE BUDGET

Council Member Harris made a motion to close the regular council meeting and move into a public hearing for the 2026-2027 tentative budget. Council Member Trower seconded and all voted in favor.

There were no public comments.

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

6. CONSIDER RESOLUTION NO. 2026-05-20-A, A RESOLUTION ADOPTING THE BUDGET FOR THE FISCAL YEAR ENDING JUNE 30TH 2027

Mayor Rushton asked if there were any changes from what had been discussed in previous budget sessions. Ashley Horton raised an important issue: Lynn Nelson, the building inspector, had sent an email (to Robinson and Horton) requesting additional funds in the budget for a part-time building permit technician or inspector, along with associated costs. His estimate was at least \$60,000.

Horton explained that she had not yet sat down with Lynn to review the details thoroughly. She suggested that, because the request had not been discussed in great detail and the budget was already slightly in the negative, it might be prudent to leave this expense out of the current budget. She recommended seeing how the year progressed, noting there were many unknowns about whether the intern they had would work out and whether she would be hired permanently. The intern was currently shadowing Lynn on inspections and was in the process of passing tests to become licensed. Horton suggested they could perform a mid-year budget adjustment once they had more concrete information about staffing direction, rather than making assumptions about who would be hired and what their wage would be.

Council Member Harris emphasized that, generally, the building department should be more or less self-sustaining, so if they hired someone, they would need to adjust the fee structure to ensure it was paid for through building fees rather than general funds. He wanted to ensure it would be a net-zero impact on the budget.

City Manager Robinson explained another consideration: Currently, Enoch, Parowan, and Brian Head had arrangements to cover for each other with building permits. Lynn was the official building inspector for Parowan and Brian Head, and they were working on making him Enoch's official building inspector as well (though he already performed those duties; it was just a title formalization). Parowan's building official had recently taken a job in Cedar City, leaving Parowan without coverage. As the only licensed inspector able to perform certain inspections for Parowan, Lynn was covering a significant portion of their work. Parowan had asked if Enoch would contract Lynn out to perform inspections for them. While Parowan was not growing as rapidly as Enoch, they still needed regular inspection services. This arrangement would involve Parowan paying Enoch for Lynn's services, which could help offset the cost of a part-time assistant. In the meantime, Mindy Kropf in the Enoch office was working on obtaining additional requirements and licensing tests.

Council Member Trower asked if the revenue from Parowan could help pay the salary for the part-time position. Robinson confirmed that if they moved forward with that arrangement, Parowan would pay Enoch a certain percentage, and the specifics would be worked out in an agreement. He noted this development had occurred within the past week, and with Parowan's city manager out that week, they had not gotten far in negotiations.

Ashley Horton noted that if they hired someone and discussed it with the Council beforehand, they would probably need to do a budget adjustment in December when they opened the budget anyway, to ensure they would not be in the negative by year's end.

Council Member Harris made a motion to approve Resolution No. 2026-05-20-A, A resolution adopting the budget for the fiscal year ending June 30th 2027. Council Member Trower seconded and a roll call vote was held as follows:

Council Member Stoor – Absent

Council Member Harris – Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

7. PUBLIC HEARING TO DISCUSS POTENTIAL CHANGES FOR ALL WATER IMPACT FEES

Council Member Harris made a motion to close the regular city council meeting and move into a public hearing for the potential changes to all water impact fees. Council Member Trower seconded and all voted in favor.

Tyler Melling explained that he had been reading through meeting minutes where there had been considerable discussion about moving away from meter size-based impact fees toward equivalent residential units (ERUs) or some other metric. He expressed strong support for this approach, explaining it was a major problem encountered in many jurisdictions. He elaborated that meter size is governed by plumbing code requirements for fire flow and fixture count, but it does not reflect actual water impact, especially for commercial and industrial applications. In many cases, meter size overstates the impact by as much as tenfold. He encouraged the Council to equip staff with discretion to match impact fees to actual impact on the system rather than strictly using meter size, which is based on factors other than water consumption. He noted there were good comparables available—if someone was building a Wendy's restaurant, there were other Wendy's locations to examine for actual water usage data. The same applied to convenience stores, industrial parks, and other commercial uses. This data could be used to reduce the fee down to equivalent residential units rather than basing it strictly on the maximum flow capacity of the meter size, which often reflected fire flow requirements rather than actual system impact. Melling noted that this issue significantly impacts economic development, and as a resident, he would prefer to see more of the tax burden shift to commercial users coming to Enoch rather than falling on residents.

Billy Grimshaw explained his unique situation. He owned just over two acres with nine acre-feet of water rights, but was only using one meter. He questioned how he was supposed to use all that water through just one meter according to current resolutions. He asked whether he was expected to sell the water or if the city would give the water rights back, seeking clarity on how this situation would be handled.

City Manager Robinson asked for clarification about whether Grimshaw had given nine acre-feet to the city. Grimshaw confirmed that he had given the water to the city and was using only a small amount for his dwelling. Robinson explained that he did not believe this impact fee change would affect what Grimshaw was currently doing.

Robinson clarified that the residential impact fee changes had been made back in January. The current discussion was about everything else—multifamily housing, commercial, industrial, and similar uses. This was essentially a catch-up for those categories and would not necessarily affect individual residential properties.

Mayor Rushton further explained the fundamental change: instead of paying an impact fee based on water meter size, the fee would be calculated based on equivalent residential units (ERUs). For an apartment building, for example, they would look at how many bathrooms and other fixtures were present to calculate water usage equivalent to residential homes, and the impact fee would be charged based on that equivalency rather than meter size. Grimshaw asked about the upcoming tiered water rate structure, and Mayor Rushton indicated they would address that later.

Mayor Rushton then asked Grimshaw whether he was talking about building more residences when he mentioned adding meters. Council Member Ley sought clarification about what Grimshaw meant by "paying more for this." Council Member Harris explained that if Grimshaw built another residence, there would be another impact fee charged. If Grimshaw had given nine acre-feet to the city, he might have banked water rights that he could apply to building more units. Harris acknowledged he did not fully understand Grimshaw's water situation, particularly why he had given nine water shares for one residence.

Grimshaw explained that his property was in "old Enoch," and the water rights had all gone to the city. Council Member Harris reiterated that if another house were added to the system, there would be another impact fee because the city would be providing water for that home, which was the nature of the impact. However, Grimshaw should not have to pay any impact fee if he was not developing anything. If he added another meter merely to monitor a portion of his pasture, that would not require an impact fee, only if he was developing new structures.

Mayor Rushton sought confirmation about whether they would assign an ERU to a meter based on its intended use. Hayden White suggested that Grimshaw should come to the office to discuss his specific situation in detail. Council Member Harris assured Grimshaw that his banked water was tied to his property and he would not lose it.

Mayor Rushton noted a benefit of banking water with the city: it could be held with fewer restrictions on losing it compared to continuously farming it. Robinson added that the impact fee discussion would not affect Grimshaw at all. If he ever decided to develop the property with nine homes, each home would have an impact fee, but that was standard for any development. He clarified that the current discussion did not really impact residential development since those changes had been made in January.

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

8. CONSIDER ORDINANCE NO. 2026-05-20-A, AN ORDINANCE AMENDING THE WATER IMPACT FEE

Council Member Harris confirmed the ordinance was amending the calculation method (to ERU instead of meter size) rather than changing the fee amount itself

Council Member Harris made a motion to approve Ordinance No. 2026-05-20-A, an ordinance amending the water impact fee. Council Member Miner seconded and a roll call vote was held as follows:

Council Member Stoor – Absent

Council Member Harris – Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

9. PUBLIC HEARING TO AMEND THE WATER RATE STRUCTURE AND USER FEE

Council Member Harris made a motion to close the regular city council meeting and move into a public hearing to amend the water rate structure and user fee. Council Member Trower seconded and all voted in favor.

Delaine Finlay asked if the Council could explain what the water rate structure amendments entailed. City Manager Robinson brought up a presentation on the screen showing the current fee structure and began explaining the proposed changes.

Robinson explained the analysis process: the city had used a financial modeling system called Waterworth from a fee group that helped with the calculations. Waterworth took into consideration Enoch City's projected 3% growth rate over approximately 20 years (modeled through 2045), including growth projections, infrastructure needs, and planned projects. The consultants indicated the modeling was probably quite accurate for the next 10 years, but beyond that timeframe, predictions became unreliable. The city could experience explosive growth or slow growth, making long-range forecasting difficult. Therefore, staff focused primarily on the next 10 years of projections and incorporated major projects planned during that period.

Ensign Engineering had provided cost estimates, and Robinson explained the state required communities to charge a minimum water rate, based on water costs equaling about 1.5% of average household income (Enoch's average was roughly \$60,000), to qualify for certain grants and demonstrate local cost-sharing. Robinson reported Ensign had initially proposed a five-tier rate structure, but the Water Board recommended simplification to a three-tier model (four tiers including the base fee), revising the first usage band from 20–40,000 gallons to 0–20,000 gallons with a base fee and charging incrementally above that; the Board rejected assumptions in the Waterworth and Ensign models that highest-tier users would not change behavior. Robinson noted that planned projects were considered and that Public Works and Finance staff were conscientious about minimizing waste.

Harris reviewed valley-wide water challenges, explaining that long-term over-allocation of roughly 31,000 acre-feet of water and a declining water table since the 1970s–80s, compounded by poor water years, had driven current curtailments; he clarified that overall acre-feet use had not increased since those decades but had shifted from agricultural to residential use. Harris and Trower emphasized the risks of groundwater fissures and irreversible aquifer damage, noting Iron County's reliance on groundwater rather than surface water, and that state groundwater management and encouragement of tiered rates aimed to curb overdrafting and qualify municipalities for grants. Robinson clarified rate revenue would maintain existing infrastructure while impact fees would fund growth-driven expansions, and Harris concluded that proposed rates sought to balance water stewardship without unduly stifling needed economic growth, mentioning longer-term solutions such as bringing West Desert water to the valley.

Tyler Melling raised two major concerns for consideration. First, regarding existing water customers and residents who had either themselves or through their developer/builder given an acre-foot of water to the city, while he understood the need to factor that in, the tier structure needed to contemplate that situation carefully. However, when customers exceeded their allotment, the city was not charging nearly what it actually cost to deliver that additional water.

Melling explained that just as growth had an impact on the system, so did overuse. If someone was using more than their allotment, more than 30,000 or 40,000 gallons in a month, that represented additional source capacity needed in wells, additional transmission lines, and additional water tank capacity in the culinary system (unless they were on secondary water). All of that infrastructure had real costs. While the proposed change was a step in the right direction, wherever the city drew the line for high usage, it needed to be much higher than currently proposed, unless the Council was comfortable with other ratepayers subsidizing overuse.

Harris fully intended for the Council to visit water rates every single year, along with a number of other fees. He would much rather see 3-5% increases annually to keep up with inflation than wait 10 years and implement a 50% increase all at once. He agreed with Melling that they should consult with engineers more to get closer to the hard cost figure.

Melling said one number he would be curious about, which he had just read in the memo and found illustrative from other areas he had examined, was what percentage of the city's total system use fell into those top tiers. That excess capacity had not been accounted for in impact fees (which legally could not be charged for it). It was not accounted for in the base rate or lower tiers either. That usage represented a system subsidy to those users from other ratepayers or from taxpayers generally. Melling shared data from Cedar City about six years prior: roughly half of all culinary water went to the top usage tiers, consumed by about 5% of users. In the Enoch report, he had noted that 17% of users were in the top tier, but it did not state how much volume those users consumed. Council Member Harris confirmed that staff had looked at high users and had some understanding of usage patterns. Melling acknowledged it was likely a significant portion of total water consumption.

Melling's second major issue concerned new development. He stated he did not think it was wise or sustainable policy for Enoch to continue assessing an acre-foot per connection, acknowledging the city was looking at changes in that area. He referenced a report from Cedar City's system about a conservation tier they had implemented for new construction a few years ago. Data had now been gathered showing results: Cedar was assessing 0.37 acre-feet per connection for new users in the conservation tier, but those users were tending to use closer to 0.18 to 0.2 acre-feet. Cedar charged very high rates if users exceeded 12,000 gallons per month.

New users agreed to the conservation tier going in with full disclosure. They could always buy up if they wanted more water. What this accomplished was helping reduce the waste element. About 5% of users on the conservation tier still exceeded their allotment, but they paid a hefty rate for that excess and were not subsidized by other ratepayers. This meant growth was helping pay for system improvements rather than drawing resources away from the system. Melling strongly encouraged the city to take a closer look at these aspects. While he thought the current proposal was a good baby step, over the next couple of years (perhaps phased in), the city could be in a much better position.

Melling shared that Cedar had increased their cash position in revenues by a little over \$1.5 million annually while using the same amount of water they had used six years ago.

They achieved this without really changing rates for existing homeowners who were already paying into the system. It came mostly from those overusing their allotment and from new growth.

Council Member Harris confirmed they were looking at conservation rates for new development and had been considering that approach for PUDs as well. Everything Melling described was things they had been discussing and working on. Harris acknowledged that Enoch typically had bigger lots and had a secondary water system (which helped offset culinary water use), so their numbers would probably work out somewhat differently from Cedar's situation.

Delaine Finlay noted that she had been reading in the newspaper and wanted clarification. She asked if the Water Conservancy Board was recommending a \$5 increase on water. She asked if this was correct and if it had been taken into account in the city's rate calculations. Both Harris and Council Member Trower (both serving on that board) indicated they were not aware of such a recommendation yet. Trower explained that while there were rate discussions based on the Pine Valley Water Supply Project, she had not seen anything concrete. They had not actually discussed specific numbers at the water board meetings. Trower clarified that there would be a Water Conservancy District meeting the following Thursday (the 28th) where rate discussions might occur. Any rate changes at the Conservancy level would not affect Enoch's current rates because the city paid a wholesale rate to the Conservancy, and that wholesale rate would be determined through a different process.

Mayor Rushton added that Enoch was not yet buying water from the Conservancy. At some point, when they were purchasing water from the Conservancy and selling it at retail rates, that would be a different conversation. But currently, the Water Conservancy changing their rates would have no impact on Enoch's retail water rates.

Billy Grimshaw questioned why the billing was structured on a monthly basis instead of annually, since the water year was annual but only three months experienced heavy use. During the rest of the year, people were hardly using anything. He felt customers should get rollover gallons to the next month's bill since it was a water year, not a water month. Someone asked if Grimshaw was on the culinary system or secondary system. He confirmed he was on the culinary system. Council Member Harris acknowledged understanding Grimshaw's point, people using water for irrigation in summer were using much more heavily, but only for a couple of months. However, that was precisely when the city was running all of its wells, experiencing the most wear and tear on equipment. They did not have all wells running in winter. The city had to structure billing month-to-month because that provided a more direct correlation to expenses and upkeep. Averaging it out over the year would result in everyone paying less, but the city would still experience heavy usage and expenses in summer months when all wells were running.

Harris explained that a significant part of the tiered structure was to encourage people to be wise about water use. The city had some people using 400,000 gallons per month because they had huge lots, planted entirely with grass and trees, watering all night every night. They did not need to do that. Part of the tiered system was to encourage people to be smart about usage. Enoch still had some of the cheapest water in the entire west, and people moving to the area realized how cheap it was and tended to overuse it significantly. Much of the rate structure was about curbing behavior and helping people be wise with water. If they averaged over the year and brought costs down, Harris did not think it would change behavior, which was necessary.

Grimshaw made a comment about the city pumping every gallon they could legally

pump if they needed it. Harris clarified as far as the system would allow it. They would pump what was needed but would not pump unnecessarily. Council Member Ley asked about the cost for residents not currently on secondary water to get connected if they wanted to add it. Hayden White explained that if there was a secondary line in front of a residence, the property owner could pay the city \$1,900 and the city would install the connection. That price was just the cost of parts.

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

10. CONSIDER RESOLUTION NO. 2026-05-20-B, A RESOLUTION TO AMEND THE ENOCH CITY FEE SCHEDULE – Water rate structure and user fee

Council Member Harris agreed that conservation rates should be considered; Harris noted that customers on conservation rates typically used less water (for example, about 8,000 gallons per month) and that outdoor watering increased usage significantly. Ley observed that more homes created greater expectations for parks and contributed to heat, a point Harris agreed with, while adding that trees could help and that planning additional parks was reasonable. They noted changing household preferences. Older and younger families were less interested in yards, so offering smaller, less expensive options preserved choice. Mayor Rushton raised whether conservation requirements (and future owners who might add grass) would need to be enforced through an HOA. Tyler Melling explained the difference between CC&Rs and HOAs, that CC&Rs allowed private legal action by lot owners and did not always imply an HOA, and that conservation-rate status would have to be noted in CC&Rs and monitored at the meter. Harris clarified the city would not enforce HOA guidelines, and Trower asked whether customers could opt into a conservation rate; Tyler said some jurisdictions offered rebates for that.

Council Member Harris made a motion to approve Resolution 2026-05-20-B, amending the Enoch City fee schedule (water rate structure and user fee), clarifying that the base rate would be \$30.30. Council Member Trower seconded and a roll call vote was held as follows:

Council Member Stoor – Absent	Council Member Harris – Yes
Council Member Ley: - Abstained	Council Member Trower: Yes
Council Member Miner: Yes	

11. CONSIDER 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

Council Member Harris made a motion to approve 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. Council Member Trower seconded and a roll call vote was held as follows:

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

12. CONSIDER 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 – See Planning Commission Rec.

City Manager Robinson explained the proposal from Velocity Homes to amend the city's parking standards, noting the Planning Commission had asked staff to review regional PUDs and that Cedar City had recently made similar changes; Robinson initially stated the changes would apply only to PUDs. Tyler Melling corrected that the ordinance language would affect areas outside PUDs as well and described Velocity's experience at Cedar Bend, noting parking shortages were due more to driveway length and configuration than sheer stall count and that Cedar had since required longer driveways. Melling explained the proposed reclassification of townhomes and condominiums from single-family to multifamily standards (shifting from a flat two stalls per unit to parking calculated by bedrooms or 1.5 stalls per bedroom for garage models, versus one per bedroom for congregate lots), and he provided survey and study data supporting higher requirements for certain designs. Council members raised concerns about increased on-street parking, narrow street widths (particularly in the Penny property PUD), and fire and public-safety access; Robinson said an unlawful parking ordinance addressing overnight and emergency-access restrictions would be brought forward. Melling emphasized that market forces and enforcement were important to ensure the use of the provided parking. Mayor Rushton warned that leaving the ordinance unchanged could recreate Cedar Bend-type problems.

Council Member Harris made a motion to approve 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.

Council Member Trower seconded and a roll call vote was held as follows:

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

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

City Manager Robinson explained the Appeal Authority Board's role in hearing variance requests and appeals, clarifying variances were tightly governed by state law, required five specific standards, and applied only to unique, natural property conditions (not man-made issues or use changes); the Board's decisions were final administratively but could be appealed to district court. He reported a quorum problem: the ordinance required three members and eight alternates, staff had unsuccessfully contacted most appointees, and only one of eight responded, leaving the Board unable to hear a pending variance for the Phoenix family. Robinson noted Council members and Planning Commissioners could not serve due to conflict-of-interest concerns, and staff had explored alternatives (single-member boards or contracting outside professionals) but preferred retaining a three-member panel; contracted professionals could be paid by the city or through applicant fees. He explained the purpose of many alternates to avoid conflicts, confirmed training would be required before service, and described the appointment process (Mayor's appointment with Council consent, confirmations to be returned at the next meeting). Council members suggested potential volunteer names (Colin Nielsen, Bob Tingey, Jolene Perkins, Reed Erickson, Tricia Collars) and discussed spouse/residency issues; Robinson emphasized the immediate need for reliable members who would

respond to contact, that no action could occur until three members were appointed, and that staff would return confirmed names for formal appointment so the pending variance could proceed.

14. REVIEW BOOTS-FREI DEVELOPMENT AGREEMENT

City Manager Robinson presented the latest draft development agreement and accompanying master plan, explaining the materials were conceptual, developers could still rearrange layouts, and staff had used the Pinion Springs agreement as a template. Council reviewed property location and road connectivity, noting developments needed at least two access points and expressing a preference for connections to major collectors such as Highway 91 or Bulldog Road while cautioning about relying on adjacent undeveloped projects for access. City Attorney Wayment identified density as the central policy issue, reporting the draft contemplated roughly 1,139–1,160 lots on about 280 acres (approximately 4.04 units per acre), which exceeded Pinion Springs' roughly 3.07 units per acre and represented a notable shift from Enoch's traditional patterns; members discussed how higher density could support affordability and water conservation but also reduce individual lot sizes once streets and rights-of-way were accounted for. A lengthy parks and open-space discussion followed: Robinson noted the agreement required 55 acres of open space but the current master plan showed far less; Council debated options including numerous HOA-maintained pocket parks, phased park construction tied to unit buildout, or the city accepting and building a larger centralized park (options discussed ranged from one-acre pocket parks up to a 25–40 acre major park), with trade-offs considered between maintenance burden on the city, attraction of outside users, and developer feasibility. Members raised concerns about using drainage basins as counted parkland, requested firm phasing language so parks would be constructed as neighborhoods developed, and suggested formulas such as one acre of park per certain number of units as a possible standard. Wayment cautioned against over-prescriptive long-term requirements that could stall a 15–20 year project, recommended flexible but enforceable agreement language, and offered to draft proposed park and phasing language for Council review; staff agreed to correct map boundary errors, consolidate Council comments, obtain developer input on park configuration, and return revised agreement language at the next meeting.

Justin said he will put something together. If it's all a consensus, they will send it to the Fries and see what they think.

15. COUNCIL/STAFF REPORT

Hayden White

Anderson Well Project:

- Surface seal was installed on the Anderson well last week
- Drilling was progressing at approximately 80 feet per day
- Hit a boulder patch during the day of the meeting, which would likely slow progress
- Well had reached 200 feet in depth, already deeper than the original well

Memorial Day and Road Maintenance:

- Preparing for Memorial Day activities
- Road chipping season starts in two weeks
- Crews hauling chip material and street sweeping to prepare roads for chipping

Landfill Operations:

- Landfill is experiencing heavy usage, busy throughout the day. He had received numerous public comments requesting extended hours. He was considering raising fees to extend hours—possibly adding two extra hours daily or an additional Saturday per month. The

proposal would include a 50-cent fee increase for extended service

Highway 91 Construction:

- Construction scheduled to start in August (as of current timeline)

Snow Damage and Tree Maintenance:

- Tree damage from recent snow was minimal. They had a couple of tree issues at Parks.
- One neighborhood tree fell on a car—police called Public Works to bring a loader. Fortunately, the operator walked around and inspected before using the loader—discovered the car underneath before pushing the tree, preventing damage.
- Current work primarily focused on trimming trees—snow broke some branches, making trees look unsightly

Community Cleanup Discussion:

- Council Member Trower suggested community cleanup options as an alternative to extended landfill hours
- Traditional approach: residents place items curbside, city picks up over a week or a month period. Hayden White preferred running a dumpster rotation system instead. The dumpster system would require only two staff members and could clean the whole city in months, versus shutting down operations for two months solid with curbside pickup.
- Proposed model: Purchase 10 dumpsters, place them on one street for two days, then rotate to the next street. Some cities offer free dumpster service via a waiting list—a dumpster is dropped at the residence for three days, then moved to the next person on the list. This approach requires only one staff member running dumpsters continuously versus shutting down entire city operations. City Manager Robinson suggested placing dumpsters at City Hall and other locations throughout town. Hayden explained county landfill rules: stationary dumpsters must be manned to prevent improper disposal (which results in city being charged fees)¹
- Strange rule: rotating dumpsters through neighborhoods doesn't require manning, but stationary locations do require staff presence.
- Council Member Trower suggested rotating dumpster locations at City Hall (moving from one parking area to another) to potentially bypass the manning requirement

Dumpster Purchase Costs:

- Estimated cost to run dumpster program: approximately \$200,000. He would need a new truck—currently using a used truck to avoid spending \$150,000 on new equipment. If running the dumpster program extensively, we would need a new truck for reliability. There is a possibility of CIB grant funding for equipment. Mayor Rushton questioned using taxpayer money to pay private companies for this service.
- The mayor asked Hayden to research options and provide cost estimates to the Council

UDOT and Minersville Highway:

- Council Member Trower requested city reassess the situation with UDOT regarding Minersville Highway improvements. UDOT claims insufficient traffic volume to justify improvements. Staff members meet with UDOT monthly and raise this issue at every meeting. UDOT indicates that once the Lins facility is operational, there might be sufficient traffic to justify improvements. Mayor Rushton confirmed that widening Minersville Highway to five lanes to the roundabout is in UDOT's plan. City wants the interchange constructed first, before the widening project.

Ryan Robinson

America 250 Grant Funding:

- Received \$1,500 stipend from the America 250 organization for 4th of July festivities. Those funds will be used within the next two weeks.
- Requirements: display the America 250 logo on materials and acknowledge them publicly.

- Money will fund bounce houses for 4th of July celebration
- **4th of July Parade:**
- Submitted request for National Guard or Color Guard participation
- National Guard already committed for Pioneer Day (July 24th)
- Due to high demand, might receive Color Guard instead of National Guard
- Confirmed one of those groups will participate in Enoch's parade
- UDOT approved having stages on roads for National Guard participation

Lins Facility Tour:

- City staff toured the Lens manufacturing facility.
- We are working with Joans and DeMille for a stormwater district.

City Website:

- We've got a project going with the website. We have someone cleaning it up for us, and there will be training for staff for the maintenance.
- He met with Roger Carter, who is the city manager for Washington City. We have two student projects. Cleaning up social media and they will do an audit of our code to see if we need to make things more efficient.
- Trower asked about the social media requirements. Justin said its not required by law but its suggested that employees put on social media that their opinions are not coming from the city. By putting that disclaimer on it that this is their own opinion and can speak freely. Robinsons said we are working on that as well.

Lindsay Hildebrand

- She asked the council if they would prefer to list a public hearing on the same agenda item as the corresponding resolution or ordinance. Harris said it doesn't change much. Miner asked, to speed the meeting up, could we do all public hearings together as one agenda? Justin said no it's better to keep it clean.

Council Member Ley

- She showed the Iron County America 250's 13 days of celebration. On June 28th, there is a day where everyone in the county should illuminate their homes, businesses, and city halls with lights. They should decorate with red, white, and blue colors.

Jacob Miner

- He noted there will be a one-page advertisement in the Pioneer Legacy handout. Bailey did a wonderful job in creating that.

16. **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 city council Meeting and move into a closed meeting for the buy sell or trade of real property, imminent litigation or personnel matters. Trower seconded and a roll call vote was held as follows:

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

17. ACTION FROM CLOSED MEETING –

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

■

Lindsay Hildebrand, Recorder

Date

DRAFT

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Request from the Friends of the Enoch DUP Historical Society for Placement of Historical Markers

FOR CONSIDERATION ON: June 3rd, 2026

PETITIONER: Daughters of Utah Pioneers Society

ACTION REQUESTED BY PETITIONER: Approval of Funding for Historical Markers Restoration.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

The applicant, Brenda Stout, representing the Daughters of the Utah Pioneers (DUP) Historical Society, has submitted a request for matching funds to restore historical markers at various locations throughout Enoch City. According to the application submitted to the City, the proposed markers are intended to recognize and preserve historical information about the community's early settlement. The DUP are requesting that the city match the existing \$1,000 they have already raised.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

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

STAFF RECOMMENDATION:

Staff recommends that the City Council review and discuss the request, including the proposed funding for the restoration of the historical markers. If changes are to be made to the original markers, the staff recommends requiring approval from the City Council before proceeding.

**ENOCH CITY CORPORATION
RESOLUTION NO. 2026-06-03-A**

**A RESOLUTION APPROVING THE REVISED 2025-2026 BUDGET AND CLOSING
THE BUDGET**

WHEREAS, expenditures or encumbrances of revenues in excess of current departmental appropriations are prohibited; and

WHEREAS, the Enoch City Council finds it necessary to make some revisions prior to the end of the fiscal year; and

WHEREAS, a public hearing concerning the revised budget was held during a regular City Council meeting on the 3rd day of June, 2026, after being advertised at least seven days prior to the meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the attached revised budget is adopted for the fiscal year ending June 30th, 2026 and authority given to the City Treasurer to make budget adjustments within departments to meet the expenditures at the end of the fiscal year.

This resolution was made, voted upon and passed by at least a majority vote of the Enoch City Council during a regular Council meeting held on the 3rd day of June, 2026. This resolution shall take effect immediately upon being signed by the Mayor and City Recorder.

Dated this 3rd day of June, 2026

VOTING:

ENOCH CITY CORPORATION

VOTING:

Shaw 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: Memorial Healing Garden at the Enoch City Cemetery

FOR CONSIDERATION ON: June 3rd, 2026

PETITIONER: Cindy Baldwin

ACTION REQUESTED BY PETITIONER: Approval of Proposed Memorial Healing Garden at the Enoch City Cemetery.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Cindy Baldwin approached the City regarding the creation of a Memorial Healing Garden at the Enoch City Cemetery. The proposed location would be in the northwest corner of the existing cemetery, prior to the future cemetery expansion area.

The applicant's intent is to raise all necessary funds before moving forward with the project. If the City chooses, it may also participate through monetary contributions or in-kind donations.

GENERAL PLAN REFERENCE:

- N/A
-

CITY CODE REFERENCE:

- N/A
-

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

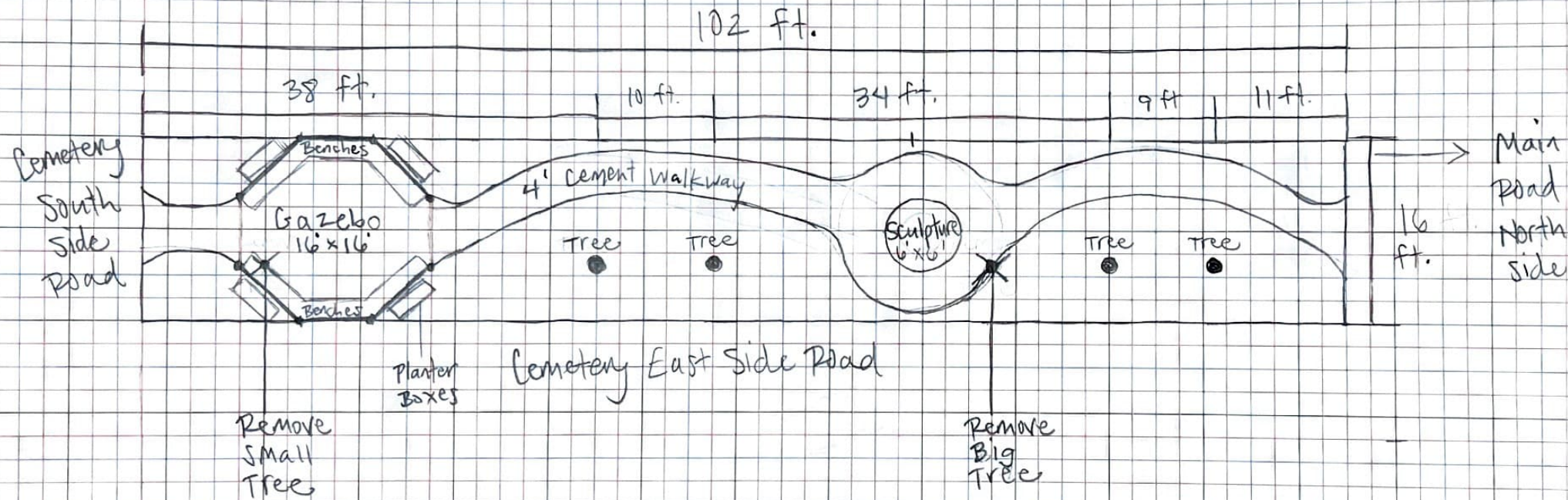
STAFF RECOMMENDATION:

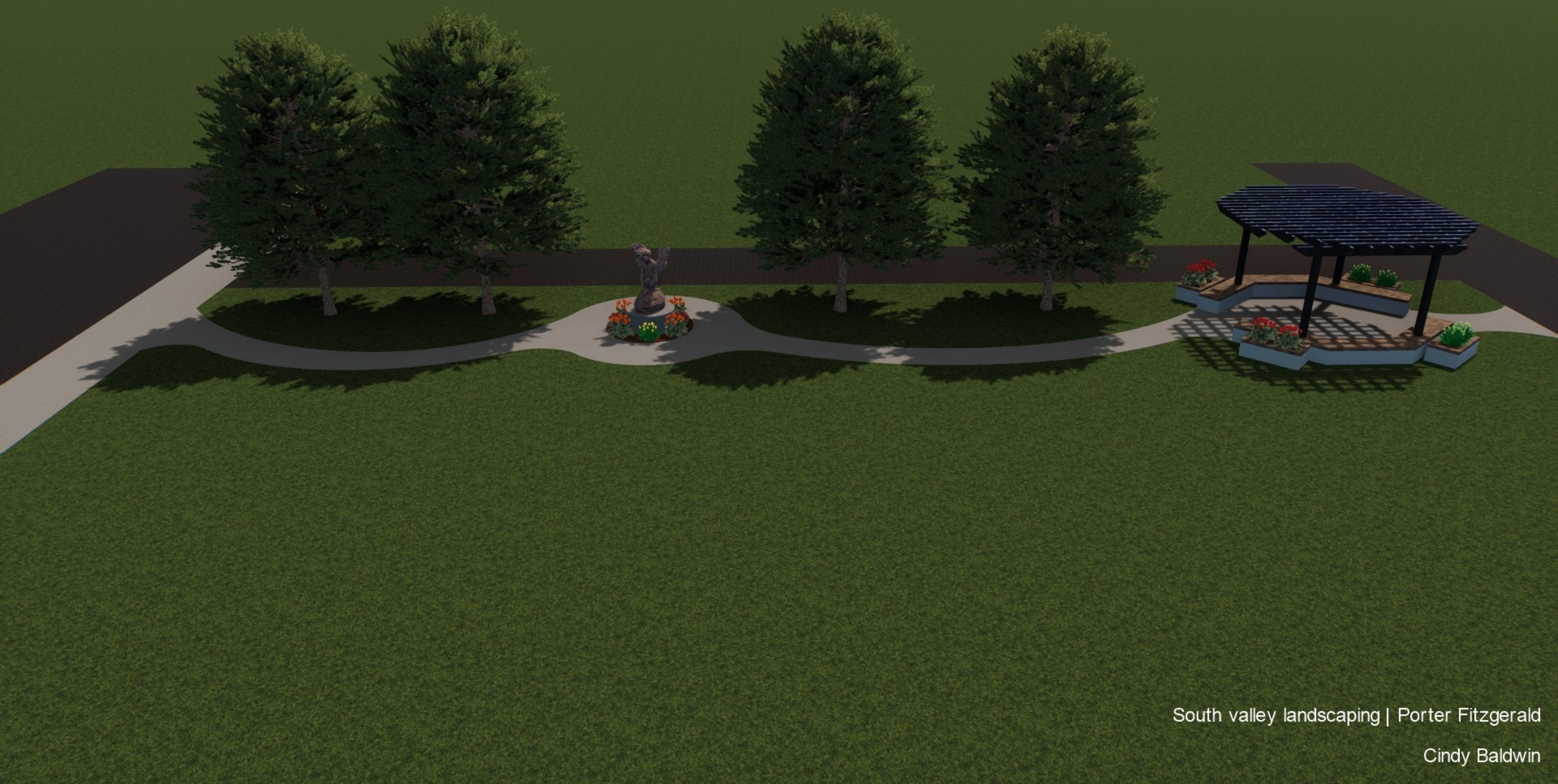
Review the proposed design for the Memorial Healing Garden located at the Enoch City Cemetery. If approval is granted, staff recommends that any signage or design changes associated with the garden be subject to City Council approval.

Proposed Healing
Garden Location.



Memorial Healing Garden at Enoch Cemetery





ENOCH CITY COUNCIL MEMO

SUBJECT: Code Amendment 11.300.344 Unlawful Parking

FOR CONSIDERATION ON: June 3rd, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendment

Review Type: Legislative

BACKGROUND INFORMATION:

During a proposed code amendment to required parking spaces for certain development types, several safety concerns were identified that the Planning Commission wanted to address as part of that review.

Initially, staff proposed including those safety concerns in the initial code amendment, but after further study found section 11.300.344 Unlawful Parking that better fit the safety standards that were originally proposed. These standards were initially reviewed during the April 28th Planning Commission meeting but are also included in this proposal.

These proposed changes include limiting on-street parking during certain hours of the night, as well as seasonal limitations to facility snow removal proceedings. Safety concerns were also added requiring access through PUD developments for first responders, and not allowing parking within designated sight triangles.

The Planning Commission held a public hearing on proposed amendments to Enoch City Ordinance Section 11.300.344 regarding unlawful on-street parking. Following the public hearing and discussion, the Planning Commission unanimously recommended to the City Council that the proposed amendments be adopted. The recommended changes include implementing overnight and seasonal parking restrictions triggered when snow is present, requiring fire lane signage and red curbing on private roads less than 28 feet wide, and notifying residents of the changes through the City newsletter.

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:

- Enoch Development Code 11.300.344

PUBLIC NOTICE:

A public hearing was held during the Planning Commission 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 in the motion.

⚡.Exhibit A.

5. In a manner ... the purposes of infrastructure.

A violation of this ... a Class B Misdemeanor.

J. Overnight and Seasonal Parking Restrictions. It shall be unlawful to park any vehicle on any public street or right-of-way within the City limits during the following times:

1. Overnight: Daily between the hours of 10:00 PM and 5:00 AM.

2. Seasonal (Snow Removal): When snow is present, regardless of time of day, to facilitate snow removal and emergency vehicle access.

K. Emergency Access and Visibility.

1. Fire Lanes: Any internal private road or alleyway within a PUD with a paved width of less than twenty-eight feet (28') shall be designated as a Fire Lane. The developer shall install No Parking - Fire Lane' signage and/or red curb painting as directed by the Fire Marshal.

2. Sight Triangles: No off-street or on-street parking stall shall be located within twenty feet (20') of any street intersection or complex entrance to ensure an unobstructed line of sight for exiting motorists. The developer shall install No Parking signage and/or red curb painting.

DRAFT

ENOCH CITY CORPORATION

ORDINANCE NO. 2026-06-03-A

AN ORDINANCE TO AMEND THE CODE OF REVISED ORDINANCES OF ENOCH CITY SECTION 11.300.344 UNLAWFUL PARKING

WHEREAS, the Planning Commission reviewed proposed revisions to required parking standards and identified safety and operational concerns better addressed through modification of Section 11.300.344; and

WHEREAS, existing on-street and private-road parking in certain locations has created hazards for motorists, pedestrians, and emergency responders, and limits effective snow removal operations; and

WHEREAS, Goal B-6 and related policies encourage discouraging on-street parking on arterials and major collectors and periodically reviewing on-street parking areas that pose significant safety hazards; **and**

WHEREAS, the Planning Commission held a public hearing on the proposed amendments and unanimously recommended the City Council adopt the changes; SNF

WHEREAS, implementing targeted overnight, seasonal, sight-triangle, and emergency-access parking restrictions will enhance public safety, maintain adequate traffic operations, and support timely emergency response and municipal services;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that this ordinance be approved and accepted with all commitments and obligations pertaining Thereto. See changes in “Exhibit A”

This Ordinance was made, voted upon and passed by the Enoch City Council at a regular city council meeting held on the 3rd day of June, 2026 and shall become effective immediately.

DATED this 3rd day of June 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

VOTING:

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

SEAL:

Lindsay Hildebrand, City Recorder

ENOCK CITY COUNCIL MEMO

SUBJECT: Code Amendment to Section 12.1900.1902

FOR CONSIDERATION ON: June 3rd, 2026

PETITIONER: City Staff

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

Review Type: Legislative

BACKGROUND INFORMATION:

As part of the Planning Commission's responsibilities, the Commission periodically reviews City Code to ensure it aligns with future planning goals and community needs. The purpose of this agenda item is to review the permitted and conditional uses within the Commercial Zones. This review was done to ensure the permitted and conditional uses in these zones are current with the City's needs.

The Council should review the proposed uses in conjunction with the zoning map and evaluate whether each use remains appropriate within its current zoning designation. Additional uses may also be recommended for consideration.

This agenda item is intended solely for discussion of permitted and conditional uses and is not for amending or changing the zoning map. The definitions chapter (12.200.206 Definitions) is also included, not to be amended at this time, but as a reference for each individual use for clarification.

The Commission reviewed permitted and conditional uses within the commercial and industrial zones. Following discussion, the Commission recommended the following amendments: change "convenience store" from prohibited to conditional in neighborhood commercial zones; designate airport-related uses as conditional in the research/industrial zone, with consideration of a future airport influence overlay; and clarify regulations for communications towers, machine shops, and kennels.

The Commission also recommended classifying outdoor shooting ranges as conditional uses limited to research/industrial zones and indoor shooting ranges as conditional uses in community commercial and research/industrial zones. Additional recommendations include adding barbershops and beauty salons as conditional uses in neighborhood commercial zones and permitted uses in other commercial zones.

A motion was made and seconded to forward a favorable recommendation to the City Council reflecting these amendments.

GENERAL PLAN REFERENCE:

- F- Commercial – This designation allows a variety of retail, service and office uses. The designation may be implemented through a variety of commercial zones. Residential units may be incorporated into a commercial development in the manner(s) specified by ordinance.

- G- Industrial – Allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site. i) Light Industrial areas are to provide for the location of light manufacturing, research and development, storage, wholesale trade and distribution and bulk retail businesses that are largely devoid of nuisance factors and hazards or excessive traffic generation. Light industrial may also involve the fabrication, processing, handling and distribution of products. 9 ii) Heavy Industrial area designation is for industrial establishments that have the potential to generate significant off-site impacts such as noise, light/glare, odor, visual blight and traffic. This designation allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar uses. Uses that may inhibit such uses or the expansion thereof are prohibited.
 - Page 8-9 (F) (G)

CITY CODE REFERENCE:

- [12.1900 Commercial Zones](#)

PUBLIC NOTICE:

A public hearing will be held as part of this review.

STAFF RECOMMENDATION:

Review the vision of the proposed zones as included from the general plan. Go through each use proposed in each zone and decide if it should be a permitted use, conditional use, or not permitted in the various zones. Also, include any additional uses the Planning Commission would like to recommend be included.

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 Committee should include “findings” or reasons for their recommendation in the motion.

.Exhibit B.

Row #	General Use	N-C	C-C	R-C	R/I-P	Note
Row 1	Airport	N	N	N	N C	
Row 2	Amusement, Indoor	N	P	P	P	
Row 3	Amusement, Outdoor	N	C	P	P	
...						
Row 5	Auto Repair & Storage including; a. Painting, body & fender, upholstery, b. Brake & transmission provided it is conducted in an enclosed building.	N	P	P	P	
Row 6	Auto Sales	N	P	P	P	
Row 7	Big Barber/Beauty Box Retail <u>Beaut Salons</u>	N C	P	P	P	
Row 8	Building Material Sales <u>Big Box Retail</u>	N	P	P	P	
Row 9	College, University, Commercial School <u>Building Material Sales</u>	N	P	P	P	
Row 10	College, University, Commercial Parking Structure <u>School</u>	N	P	P	P	

Row 11	CongregateCo mmercial LivingParking Facilities, including a. Residential treatment facilities b. Foster care c. Therapeutic boarding schoolsStruct ure	EN	EP	P	P	See 12-1100- 1106
Row 12	ConvenienceC ongregate StoreLiving Facilities, including a. Residential treatment facilities b. Foster care c. Therapeutic boarding schools	NC	PC	P	P	See 12-1100- 1106
Row 13	DairyConveni ence Store	NC	NP	NP	NP	
Row 14	Department- StoreDairy	N	PN	PN	PN	
Row 15	DwellingDepa rtment UnitStore	EN	EP	EP	EP	
Row 16	FurDwelling FarmUnit	NC	NC	NC	NC	
Row 17	Furniture/App lianceFur StoreFarm	N	PN	PN	PN	
Row 18	GasolineFurni ture/Applianc e SalesStore	N	P	P	P	
Row 19	HardwareGas oline StoreSales	N	P	P	P	

Row 20	Hospital <u>Hard ware Store</u>	N	P	P	P	
Row 21	Hotel/Motel <u>H ospital</u>	N	P	P	P	
Row 22	Kennel, Boarding- (retail) <u>Hotel/ Motel</u>	N	NP	CP	CP	
Row 23	Laboratory <u>Ke nnel, Boarding (retail)</u>	N	N	PC	PC	
Row 24	Liquor Store- (Packaged) <u>Lab oratory</u>	N	PN	P	P	
Row 25	LPG <u>Liquor</u> distributing/b ulk <u>Store</u> storage <u>(Packa ged)</u>	N	NP	P	P	
Row 26	LPG sales <u>distributi ng/bulk and- tank-refill- stations</u> <u>storag e</u>	N	PN	P	P	
Row 27	Lumber <u>LPG</u> Yard <u>sales and tank refill stations</u>	N	NP	NP	P	
Row 28	Machine <u>Lumb er Shop- (General)</u> <u>Yard</u>	N	PN	PN	P	
Row 29	Manufacturin g <u>Machine Shop (General)</u>	N	P	P	P	
Row 30	Mobile-Home- Park <u>Manufact uring</u>	N	NP	NP	NP	See 12-1800
Row 31	Mobile Home Sales <u>Park</u>	N	PN	PN	PN	<u>See 12-1800</u>

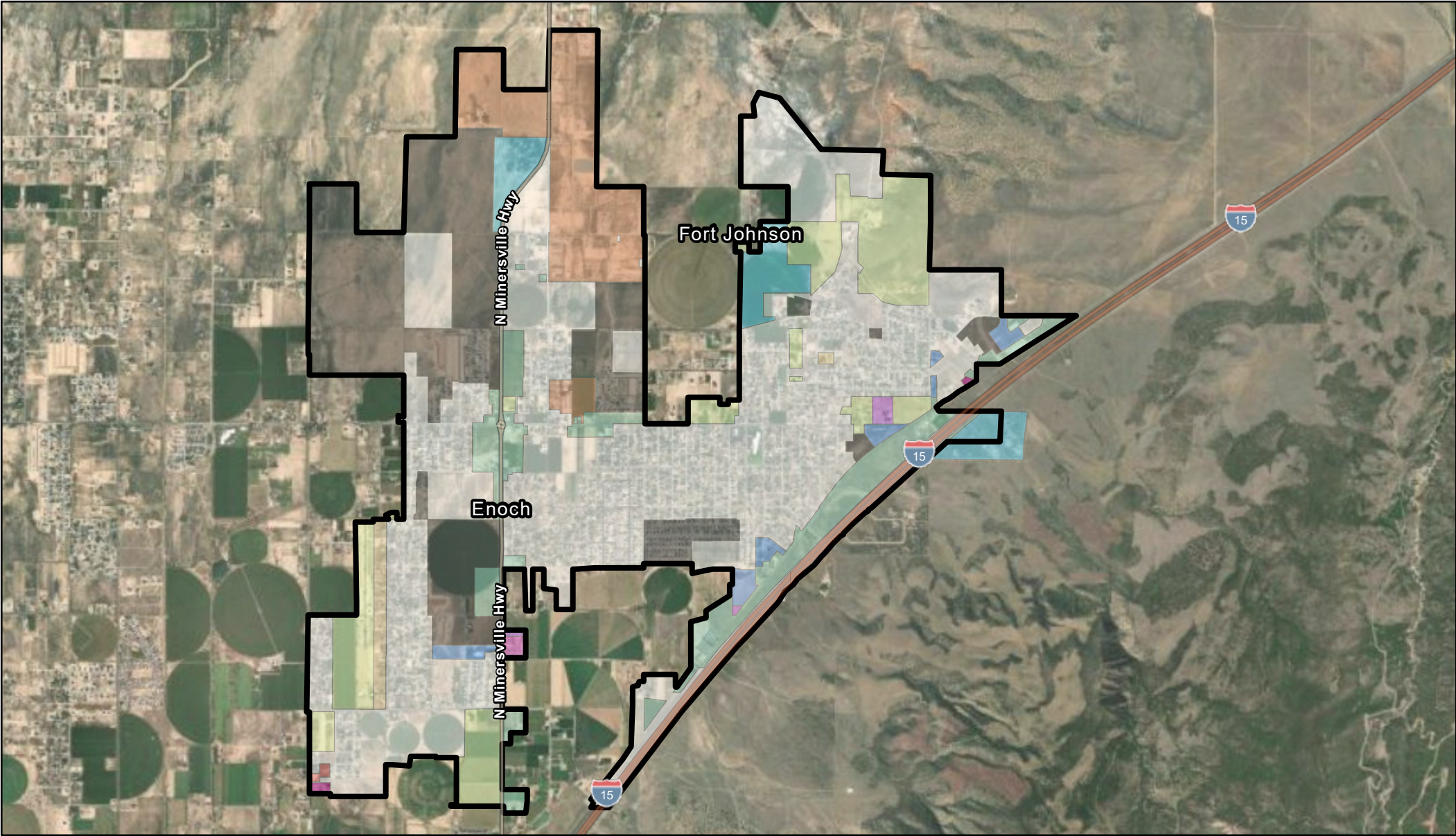
Row 32	Moving Mobil e & Home Storage- Company Sale s	N	NP	P	P	
Row 33	Muffler Movin g or & Brake Storage Shop Compan y.	N	PN	P	P	
Row 34	Oil Muffler & or Petroleum Bra ke Refining Shop	N	NP	NP	NP	
Row 35	Paint Oil and & Body Petroleu m Shop Refining	N	PN	PN	PN	
Row 36	Pawn Paint and Body Shop	N	P	P	P	
Row 37	Pet Pawn Shop	N	P	P	P	
Row 38	Power Pet Plant Shop	N	NP	NP	NP	
Row 39	Salvage Power Yard Plant	N	N	N	PN	
Row 40	Storage Salvag e Yard	N	N	PN	P	
Row 41	Sawmill Storag e Yard	N	N	NP	P	
Row 42	Sexually- Oriented- Business Saw mill	N	N	N	CP	See 12-2000
Row 43	Shooting Sexu ally Range Oriente d (Outdoor) Busi ness	N	N	N	NC	See 12-2000

Row 44	Shooting range <u>Range</u> (Indoor <u>Outdoor</u> <u>or</u>)	N	P <u>N</u>	P <u>N</u>	P <u>C</u>	
Row 45	Storage <u>Shooti</u> ng Units <u>range</u> (mini <u>Indoor</u>)	N	P <u>C</u>	P <u>C</u>	P <u>C</u>	
Row 46	Swap <u>Storage</u> Meet <u>Units</u> (mini)	N	P	P	P	
Row 47	Tavern <u>Swap</u> Bar, Dance- Hall, Night- Club <u>Meet</u>	N	N <u>P</u>	P	P	
Row 48	Theater <u>Taver</u> n, Bar, Dance Hall, Night Club	N	P <u>N</u>	P	P	
Row 49	Tire- Sales <u>Theater</u>	N	P	P	P	
Row 50	Towing <u>Tire</u> Service <u>Sales</u>	N	N <u>P</u>	P	P	
Row 51	Transmission <u>T</u> owing Towers <u>Service</u>	N	P <u>N</u>	P	P	
Row 52	Truck <u>Transmis</u> sion Terminal <u>Towe</u> rs	N	N <u>P</u>	N <u>P</u>	P	
Row 53	Truck & Heavy- Equipment- Rental, Sales, Service <u>Termin</u> <u>al</u>	N	N	P <u>N</u>	P	
Row 54	Welding <u>Truck</u> Shop <u>& Heavy</u> <u>Equipment</u> <u>Rental, Sales,</u> <u>Service</u>	N	P <u>N</u>	P	P	

Row 55	Wrecking/Sal vage Welding Yard Shop	N	N <u>P</u>	N <u>P</u>	P	
Row <u>56</u>	<u>Wrecking/Sal</u> <u>vage Yard</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	

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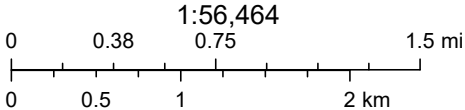
Enoch Zoning Districts Viewer



5/11/2026, 1:59:26 PM

- | | | | |
|---|---|---|--|
|  Municipal Boundary |  RVP - RV Park |  R-1-11 - Residential 11 |  R-R-2 - Rural Residential 2 |
|  Zoning District |  MXR-18 - Mixed Residential |  R-1-18 - Residential 18 |  R-R-5 - Rural Residential 5 |
|  C-C - Community Commercial |  N-C - Neighborhood Commercial |  R-C - Regional Commercial |  R/I-P - Research Industrial Park |
|  M-R-2 - Multiple Residential |  P-O - Professional Office |  R-R-1 - Rural Residential 1 |  World Imagery |
|  MHP - Mobil Home Park | | | |

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

 ENOCH CITY
12.200.206 DEFINITIONS

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this ordinance. Words used in the present tense include the future; the singular number shall include the plural and the plural the singular; the word **"building"** shall include the word **"structure"**; the words **"used"** or **"occupied"** shall include **"arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied"**; the word **"shall"** is mandatory and not directory, and the word **"may"** is permissive; the word **"person"** includes a **"firm, association, organization, partnership, trust, company, or corporation"** as well as **"individual"**; the word **"lot"** includes the words **"plot"** or **"parcel"**. Words used in this ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by the local jurisdiction.

- (1) Accessory Use or Building. A use or building, on the same lot, with and of a nature customarily incidental and subordinate to the principal use or building.
- (2) Accessory Dwelling Unit, External (EADU) means a single dwelling unit not to exceed 800 square feet of livable space and subject to the setbacks of an accessory building on a lot or parcel. Utilities may only be metered separately from the primary dwelling if the setback of the EADU is closer to a municipal utility than the primary dwelling. Connection fees are required if metered separately. Impact fees and water rights are required if the EADU is separated from the parent property. Must meet building codes, including a permanent foundation.
- (3) Accessory Dwelling Unit, Internal (IADU) means a single dwelling unit created:
 - (i) within a primary dwelling;
 - (ii) within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created;
and
 - (iii) for the purpose of offering a long-term rental of 30 consecutive days or longer; and

- (v) is prohibited as a rental if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence.
- (4) Accessory Farm Building. A subordinate use or detached building clearly incidental to and located upon the same lot occupies by the main building; also a building clearly to an agricultural or animal care land use located on a lot in an agricultural zone.
- (5) Agent of Owner. Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.
- (6) Agriculture. The tilling of the soil, the raising of crops, horticulture and gardening, commercial greenhouses: breeding, grazing and keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals, or similar uses.
- (7) Agricultural Industry or Business. An industry or business involving agricultural products in manufacturing, packing, treatment, sales, intensive feeding, or storage, including but not limited to animal feed yards, fur farms, food packaging or processing plants, commercial poultry or egg production, and similar uses as determined by the Planning Commission.
- (8) Alley. A public access-way less than twenty-six (26) feet in width, such is designed to give secondary access to lots of abutting properties. An alley shall not be considered a street, for the purposes of this ordinance.
- (9) Alterations – Structural. Any change in the supporting members of a building, such as bearing walls, columns, beams of girders.
- (10) Altitude. The angular distance from the horizon to the sun.
- (11) Amusement – Indoor. An amusement center housed inside a building.
- (12) Amusement --Outdoor. An amusement center on an unobstructed space on a lot, unoccupied and unobstructed from the ground upward.
- (13) Antiques. An item belonging to a former time: old-fashioned, a relic of antiquity.
- (14) Animal Clinic. An establishment for the medical treatment and care of animals, including household pets, livestock, and commercial poultry, and which may include temporary or overnight boarding of animals that are recuperating from treatment, all facilities to be within a completely enclosed building, except for exercising runs and parking of automobiles.
- (15) Apartment House. A multiple dwelling. (See Dwelling, Multi-family)
- (16) Arcade. An area or building designed as an amusement center.
- (17) Architectural Projection. Any building or structure projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.

(18) Athletic Club. A facility used by a group of persons joined by a common interest of performing in athletic activities such as tennis, swimming, exercising, etc.

(19) Automobile Paint Shop. A facility for painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.

(20) Automobile Sales Area. An open area used for display, sale, or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreational vehicles in operational condition.

(21) Automobile Service Station. A place where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where services performed may include tube and tire repair, battery charging, storage of merchandise, lubricating of automobiles, replacement of spark plugs, lights, fans, and other small parts, but not including major auto repair.

(22) Average Percent Slope. An expression of rise or fall in elevation along a line perpendicular to the contours of the land, connecting the highest point of land to the lowest point of land within an area or within a lot. A vertical rise of one hundred (100) feet between two points one hundred (100) percent slope.

(23) Azimuth. The angular distance between true south and the point on the horizon directly below the sun (also called bearing).

(24) Bank or Credit Union. An institution for receiving and lending money.

(25) Barber Shop. An establishment where hairdressing is performed.

(26) Basement. A story whose floor is more than twelve (12) inches below the average level of the adjoining ground. A basement shall be counted as a story for purpose of height measurement and as a half-story for the purposes of side-yard determination.

(27) Basement Home. A residential structure without a full story structure above grade.

(28) Beauty Salon. An establishment where hairdressing, manicuring, etc., are performed.

(29) Bed & Breakfast. An owner-occupied dwelling containing only one kitchen where a combination of breakfast and overnight lodging is furnished for pay. It shall have no more than five (5) guest rooms.

(30) Beginning of Construction. The pouring of concrete footings for a building structure.

(31) Block. The land surrounded by streets or other right-of-way, other than an alley, or land which is designed as a block on any recorded subdivision plat.

(32) Boarding House. A dwelling where, for compensation, meals are provided for at least three (3) but not more than fifteen (15) persons.

- (33) Body and Fender Shop. A facility for major automobile, truck, mobile home, recreational coach or recreational vehicle repairs to body, frame, or fenders, and including rebuilding.
- (34) Buildable Area. The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding fifteen (15) percent shall not be considered buildable area unless it approved by conditional use permit for construction, after study by a geologist, soil engineer, or sanitarian as required by the Planning Commission.
- (35) Building. Any structure having a roof supported by columns or walls, used or intended to be used for the shelter of enclosure of persons, animals, or property of any kind or nature.
- (36) Building – Accessory. A building which is subordinate to, and the use of which is incidental to, that of the main building or use on the same lot.
- (37) Building – Height. The vertical distance from the average finished grade surface to the highest point of the building roof or coping, but not including roof mounted solar energy systems.
- (38) Building Inspector. The official designated as the building inspector for the local jurisdiction by the governing body. The building inspector may also be the zoning administrator, if so designated.
- (39) Building Material Sales. A place of business where building materials are stored for retail purchase. Known also as a “Lumber Yard”.
- (40) Bus Station. A terminal or location where travel buses such as “Greyhound” stop to drop off, and pick up travelers by buss on their way to or from Enoch City to or from a distant location.
- (41) Campground. A public area designated by public agency for camping, or a private area licensed by the local governing body for camping.
- (42) Camping. A temporary establishment of living facilities such as tents or recreational coaches as regulated by this ordinance and the Enoch Recreational Vehicle Park Ordinance.
- (43) Carport. A private garage not completely enclosed by walls or doors. For the purpose of this ordinance, a carport shall be subject to all the regulations prescribed for a private garage.
- (44) Car Wash. A facility for automatic of self-service washing and cleaning of automobiles and small trucks not exceeding one and one-half (1-1/2) tons capacity.
- (45) Child Nursery. An establishment for the care and/or the instruction of five (5) or more children, for compensation, other than for members of the family residing on the premises, but not including a public school.
- (46) Church. A building, together with its accessory buildings and uses, maintained and controlled by a duly recognized religious organization where persons regularly assemble for worship.
- (47) Clinic – Dental or Medical. A building in which a group of dentists, physicians and allied professional

assistants are associated for the conduct of their professions. The clinic may include in-patient care or operating rooms for major surgery.

(48) Commercial Parking Structure. A multi-level structure designated for parking automobiles and available for public or private use, whether free, or compensation or an accommodation for clients or customers.

(49) Community Center. Assembly occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption; or awaiting transportation.

(50) Conditional Use. A use of land for which a conditional use permit is required, pursuant to this Ordinance.

(51) Condominium. The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property.

(52) Convenience Store. An establishment where goods are kept for retail sale and is conveniently located within or close to a residential zone.

(53) Corral. A space, other than a building, less than one (1) acre in area, or less than one hundred (100) feet in width, used for confinement of animals or fowl.

(54) Court. An open unoccupied space other than a yard, on the same lot with a building or group of buildings, which is bounded on two of more sides by such building or buildings.

(55) Coverage – Building. The percent of the total site area covered by building, but not including solar, wind, or other individual, small scale energy generation equipment.

(56) Crosswalk or Walkway. A right-of-way to facilitate pedestrian access through a subdivision block; designed for the use by pedestrians and not for use by motor vehicles; may be located within or without a street right-of-way, at grade, or separated from vehicular traffic.

(57) Cul-de-sac – Width Requirement. For rectangular lots, lots having side lot lines not parallel, and lots on the outside of the curve of a street, the distance between side lot lines measured at the required minimum front yard line on a line parallel with the street or long chord is the measurement for the minimum width requirement. For lots on the inside of the curve of a street, the distance between side lot lines measured thirty (30) feet behind the required minimum front yard line on a line parallel with the street or long chord is the measurement for the minimum width requirement.

(58) Dairy. A commercial establishment for the manufacture, processing or packaging of dairy products and their sale. For the purpose of this definition, the production of milk on a farm for wholesale marketing off the premises shall not classify the farm as a dairy.

(59) Dance Hall or Night Club. An establishment for dancing and other social activity.

(60) Day Care Center. Facilities specializing in the education and/or care of children prior to their entrance in the first grade, other than facilities owned and/or operated by public school system.

(61) District. A portion of the territory of the local jurisdiction established as a zoning district by this ordinance, within which certain uniform regulations and requirements or various combinations thereof applying under the provisions of this Ordinance; also includes "zone", and "zoning district".

(62) Driveway. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which the driveway is located.

(63) Duplex. A dwelling having two apartments with separate entrances for two households. This includes two-story houses having a complete apartment on each floor; and also side-by-side apartments on a single lot that share a common wall.

(64) Dwelling. Any building or portion thereof designed or used as the more or less permanent residence or sleeping place of one or more persons or families, but not including a tent, recreational coach, hotel, motel, hospital or nursing home.

(65) Dwelling – Farm or Ranch Housing. Dwelling units constructed to provide housing for migratory or temporary farm workers; or for persons permanently working on a farm ranch.

(66) Dwelling – Mobile Home. (See "Mobile Home")

(67) Dwelling – Single-family. A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit. The dwelling unit may only be occupied by one family. See "Single-family and Two-family Dwelling Standards" Section 12.300.321.

(68) Dwelling – Two-family. A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units. Each dwelling unit may only be occupied by one (1) family. See "Single-family and Two-family Dwelling Standards" Section 12.300.321

(69) Dwelling – Three-family. A building arranged or designed to be occupied by three (3) families, the structure having only three (3) dwelling units. Each dwelling unit may only be occupied by one (1) family.

(70) Dwelling – Four-family. A building arranged or designed to be occupied by four (4) families, the structure having only four (4) dwelling units. Each dwelling unit may be occupied by one (1) family.

(71) Dwelling – Multi-family. A building arranged or designed to be occupied by more than four (4) families, and having more than four (4) dwelling units. Each dwelling unit may only be occupied by one (1) family.

(72) Dwelling – Group. A group of two (2) or more detached buildings used as dwellings, located on a lot or

parcel of land.

(73) Dwelling Unit. One or more rooms in a dwelling, apartment hotel, or apartment motel, designed for and occupied by one (1) family for living and sleeping purposes.

(74) Easement. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies). The easement may be for use under, on, or above said lot or lots.

(75) Equipment Sales. A building or yard devoted to the retail sale of Tractors used to transport semi-trailers, also farm and earth moving equipment and other industry equipment.

(76) Essential Facilities. Utilities or sanitary and public safety facilities provided by a public utility or other governmental agency for overhead, surface or underground service, excluding and building, electrical sub-station or transmission line of fifty (50) KV or greater capacity, except by conditional permit.

(77) Family. An individual; or two (2) or more persons related by blood, marriage, or adoption; or a group of not more than four (4) persons, excluding servants, who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities.

(78) Family Food Production. The keeping of domestic animals and fowl for the production of food for the sole use of the family occupying the premises.

(79) Fast Food Establishment. An eating/drinking establishment that may be either a freestanding operation; or non-freestanding operation in a building where one or more other compatible and complimentary uses exist, and whose principal business is the sale of pre-prepared or rapidly prepared food to the customer in a ready-to consume state for consumption on or off the premises, and whose design or principal method of operation includes two or more of the following characteristics:

- (i). The elimination, in whole or part, of table service, thus requiring customers to place orders to the counter where the orders are filled.
- (ii). The food is usually served in edible containers of paper, plastic or other disposable containers.
- (iii). The facilities for on premises consumption of food are insufficient for the volume of food sold by the establishment.

(iv). The restaurant provides a drive-up facility for placing and receiving food orders.

(80) Flood Hazard. A hazard to land improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage building or erode the banks of water courses.

(81) Floor Area. Area included within surrounding walls of a building or portion thereof, exclusive of vents, shafts, and courts.

(82) Forest Industry. An industry which uses forest products, such as sawmill, pulp or paper plant, wood products plants and similar uses.

(83) Foster Care. Accommodation provided children under the age of 18 in a dwelling unit licensed by the Utah Division of Family Services for either (1) basic (b) specialized, or (c) structured care, standards for the same being known to the City. Accommodation provided children in a dwelling unit licensed by any agency organization other than the Division of Family Services shall not automatically be considered to be foster care, but must obtain a conditional use permit as a group home in order to give the City opportunity to review the placement and applicable standards of the placing organization.

(84) Frontage – Block. All property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts or that common line between a lot and public street.

(85) Frontage – Line. The lineal measurement of the front lot line

(86) Furniture Manufacturing. The making and assembly of furniture products to be sold by retail stores.

(87) Furniture/Appliance Store. An establishment of retail sales for furniture and appliances for the home or business.

(88) Garage – Private. A detached accessory building, or a portion of a main building, used or intended to be used for the storage of motor vehicles, recreational coaches, boats, or other recreational vehicles, but not including the parking or storage of trucks or vans having a capacity in excess of one and one-half (1-1/2) tons, and not including space for more than a total of four (4) such vehicles for each dwelling unit on the premises.

(89) Garage – Repair. A structure or portion thereof, other than a private garage, used for repair of self-propelled vehicles, trailers, or boats, including general repair, rebuilding or reconditioning of engines, motor vehicles, recreational coaches and minor collision service, but not including major body, frame or fender repairs or overall automobile or truck painting, except by conditional use permit. A repair garage may also include incidental storage, care, washing or sale of automobiles.

(90) Garden Shop/Nursery. An establishment or green house where plants and trees are grown for retail purchase.

(91) Gasoline Sales. A building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor

vehicles including repair activities which are subordinate to the sale of petroleum products.

(92) Geological Hazard. A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movement, failure, or shifting of the earth.

(93) Golf Course. An extensive field designed to play the game of golf, and is inclusive of all associated facilities.

(94) Grade.

- (i). For buildings adjoining one (1) street only, the elevation of the sidewalk at the center of the wall adjoining the street is the grade.
- (ii). For buildings adjoining more than one (1) street, the average of the elevations of the sidewalk at centers of all walls adjoining the streets is the grade.
- (iii). For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the centers of all exterior walls of the building is the grade.

- (iv). Any wall parallel or nearly parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street.
- (95) Governing Body. The elected legislative body of the local jurisdiction.
- (96) Grocery Store. A building where food and household goods are sold.
- (97) Guest House. A dwelling not to exceed 800 square feet and subject to the setbacks of an accessory building on a single-family dwelling lot. Utilities are not to be metered separately from primary residence. Must meet building codes, including a permanent foundation.
- (98) Hardware Store. A building where wares such as tools, cutlery, etc., and other household products are sold.
- (99) Habitat conservation. Real Property that has been set aside, dedicated, reserved, encumbered, declared or restricted for the use of preserving or conserving wild plant or animal habitat for a term of years or in perpetuity.
- (100) Health Studio/Gym. An establishment where body conditioning is performed.
- (101) Home Occupation Business. The subordinate use of a residence for financial gain, or in anticipation of financial gain. The home occupation business must be clearly secondary to the residential use of the residence.
- (102) Hospital. An institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians. A hospital may include necessary support services facilities such as laboratories, out-patient units and training and central services, together with staff offices necessary to operate the hospital.
- (103) Hotel. A building designed for or occupied as the more or less temporary abiding place of sixteen (16) or more individuals who are, for compensation, lodged, with or without meals.
- (104) Household Pets. Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, but not including a sufficient number of dogs as to constitute a kennel as defined in this ordinance.
- (105) Inundation. Ponded water or water in motion of sufficient depth of velocity to damage property, due to the presence of the water or to the deposit of silt.
- (106) Junk. Old scrap copper, brass, rope, rags, batteries, paper trash, rubber debris or other waste or salvage materials; dismantled ferrous or non-ferrous metal materials.
- (107) Junk Yard. The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.
- (108) Kennel. Any premises where three (3) or more dogs older than four (4) months are kept, except that more than three (3) of such dogs may be kept in the rural residential use districts as accessory uses to a use allowed in

the district.

(109) Laboratory. A room or building equipped for scientific research.

(110) Laundromat. An establishment offering coin-operated washing machines and dryers for public use.

(111) Liquor Store. An establishment where hard liquor containing alcohol is sold for retail purchase.

(112) Local Attorney. The attorney employed by or officially representing the local jurisdiction.

(113) Local Building Inspector. The building inspector employed by or officially representing the local jurisdiction.

(114) Local Engineer. The engineer employed by or officially representing the local jurisdiction.

(115) Local Health Officer. The health officer or department employed by or officially representing the local jurisdiction.

(116) Local Planner. The planner employed by or officially representing the local jurisdiction.

(117) Local Jurisdiction. Enoch City.

(118) Lot. A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plot used in the lease or sale or offer of lease or sale of land resulting from the division of a larger tract into (2) or more smaller units.

(119) Lot – Corner. A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred-five (135) degrees.

(120) Lot – Interior. A lot other than a corner lot.

(121) LPG-Liquefied petroleum gas means any material having a vapor pressure not exceeding that allowed for commercial propane and composed predominately of the following hydrocarbons, either by themselves or as mixtures: propane, propylene, butane, normal butane or isobutene and butylene, including isomers. "Liquefied petroleum gas carburetion system" means any carburetion system using liquefied petroleum gas as a fuel in a motor vehicle. "Liquefied petroleum gas fueling system" means an assembly consisting of compressors, containers, piping and other delivery devices for the purpose of dispensing liquefied petroleum gas for use as a fuel in a motor vehicle.

(122) LP Gas Sales and tank refill station: An assembly consisting of compressors, containers, piping and other delivery devices for the purpose of dispensing liquefied petroleum gas for use by the public in appliances for home and RV consumption, such as BBQ appliances or any other portable tank.

- (123) Lumber Yard. A place of business where building materials are stored for retail purchase.
- (124) Manufacturing. The making or assembly of goods either by hand or machinery.
- (125) Manufactured Home. A manufactured home shall mean a dwelling designed and manufactured after June 14, 1976, by a recognized fabricator of mobile homes to be transported after fabrication on its own wheels or on detachable wheels, and which is ready for occupancy, except for connection to utilities and/or location on a foundation.
- (126) Medical/Dental Clinic. An outpatient medical or dental facility.
- (127) Mini-Storage Units. A place of business where units such as a garage are used for storing household items, and units are rented to individuals for such storage.
- (128) Mobile Home. A detached, single-family dwelling unit with a minimum of four hundred (400) square feet, designed for long term occupancy, and constructed to be transported on its own wheels, flatbed trailers or detachable wheels. It is designed to be used as a dwelling unit without a permanent foundation and shall have U.S. Department of Housing and Urban Development (HUD) certification.
- (129) Mobile Home Lot. A lot within an approved mobile home subdivision, designed and o be used for the accommodation of one (1) mobile home.
- (130) Mobile Home Park. Any plot of ground designated and approved by local governing body for occupancy by ten (10) or more mobile homes, to be under a single ownership or management, regardless of whether or not a charge is made for such accommodations, and meeting all requirements of this ordinance.
- (131) Mobile Home Space. A plot of ground within a mobile home park designed for accommodation of one mobile home together with its accessory structures including carports or other off-street parking areas, storage lockers, verandas, cabanas, patio covers, awnings, or similar apparatus.
- (132) Modular Home. A structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Uniform Building Codes and transported to a building sight, the purpose of which is for human habitation, occupancy, or use.
- (133) Mortuary. An establishment where the dead are held temporarily in preparation for burial.
- (134) Motel. A building or group of buildings for the drive-in accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the motoring public.
- (135) Non-conforming Building or Structure. A building or structure which does not conform to the regulations for height, coverage, or yards of the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its erection.
- (136) Non-conforming Use. The use of a building or structure of land which does not conform to use regulations for the district in which it is situated, if any, at the time of its establishment.

(137) Nursing Home. An institution, other than a hospital, for the care of human illness or infirmity in which care, rather than diagnosis or treatment, constitutes the principal function. The term "nursing home" shall also include "rest home" and "convalescent home".

(138) On-Street Parking. Parking along a street where curb and gutter is installed and curb is not painted contrary to, or signage indicating no parking. Parking along a street without curb and gutter is prohibited.

(139) Open Space. Area formally reserved, improved or maintained in parks, trails, courts, playgrounds, sports fields, swimming pools, agricultural production, golf courses, and other similar recreational areas. Open space shall not include Habitat Conservation area.

(140) Open Space – Usable. The area of a lot, which is completely free and unobstructed from any structure constructed on, over or below grade. Walkways, uncovered patio areas, light poles, other ornamental renewable energy resources may be allowed in open space areas.

(141) Overnight Park. Any area or tract of land or a separate designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational vehicles for a time less than 120 days. Such park may also be designated as "Recreational Vehicle Park".

(142) Passive Solar Energy System. A solar energy that uses natural and architectural components to collect and store energy without using any external mechanical power.

(143) Park Model. A recreational vehicle model with less than four hundred (400) square feet, designated as a temporary dwelling for recreation or seasonal living.

(144) Parking Lot. An open area, other than a street, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.

(145) Pawn Shop. An establishment where a licensed broker lends money on pledged property.

(146) Pedestrian-way. (See "Cross-walk").

(147) Pet Shop. An establishment where household pets are kept for retail purchase.

(148) Pharmacy. An establishment where drugs are compounded for prescription then sold to the consumer.

(149) Planned District. A zoning district, the boundaries of which are to be shown on the zoning map, but the regulations for which shall be determined by general development plan to be adopted by governing body as part of the zoning ordinance, after public hearing, as required for other zoning districts.

(150) Plot Plan. A plot of a lot showing its actual measurements, the size and location of any existing building or buildings erected, the location of the lot in relation to abutting streets, and such other information as may be required by the Planning Commission.

(151) Pre-School. Facilities specializing in the education and/or care of children prior to their entrance in the

first grade, other than facilities owned and/or operated by the public school system.

(152) Professional Offices. A building where professional businesses are housed.

(153) Radio/TV Transmission. A system for transmitting visual images and/or audio by wireless electrical or electronic means.

(154) Recreational Vehicle or Travel Trailer. A vehicular portable structure designed as a temporary dwelling for travel, recreation and vacation use. The vehicle is less than forty-five (45) feet in length.

(155) Recreational Vehicle Park. Any area or tract of land or a separate designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational vehicles for a time less than 120 days. Such park may also be designated as "Overnight Park".

(156) Recreational Vehicle Space. A plot of ground within a recreational vehicle park designated and intended for the accommodation of one (1) recreational vehicle.

(157) Recycling Center. A location where recycling materials such as aluminum cans, paper, plastic, etc. are gathered for the purpose of recycling.

(158) Residential Congregate Living Facility. Buildings within residential zones that shall comply with all building, safety and health regulations, the American with Disabilities Act, fire regulations, and all applicable State core standards and licensing requirements, and any standards set forth in any contract with a state agency. Each facility shall be subject to minimum site development standards applicable to a dwelling unit in the zone in which the facility is located; and the minimum number of parking spaces required shall be the same as the number required for a dwelling with similar occupancy density in the same zone.

(159) Residential Treatment Center. A facility in a residential setting that includes a treatment program including room and board and provides for or arranges for the provision of specialized treatment, rehabilitation or habitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. In residential treatment programs, consumers are assisted in acquiring the social and behavioral skills necessary for living independently in the community. Includes a 24-hour group living environment for four or more individuals unrelated to the owner or provider **OR** a 24-hour group living environment for four or more individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies.

(160) Restaurant. A place of business where food is prepared or cooked, and completed meals or served to the general public for consumption on the premises (primarily indoor dining accommodations).

(161) Root Cellar. A room or rooms wholly under the surface of the ground, or having more than fifty (50) percent of its floors to ceiling height under the average level of the adjoining ground. A cellar shall not be counted as a story for the purpose of height measurement.

(162) School, College or University. A building built for the express function of providing educational purposes, having 6 or more persons at any time. Religious educational rooms and religious auditoriums, which are

accessory to places of religious worship in accordance with education and have 6 or more persons shall be classified as school, college or University.

(163) Sign. A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, a business, on article of merchandise, a service, an assemblage, a solicitation, or a request for aid. Also, the structure of framework of any natural object on which any sign is erected or is intended to be erected, or exhibited, or which is being used or is intended to be used for sign purposes.

(164) Sign – Accessory. A sign which is located on the premises and which directs attention to a business or profession which is conducted on the premises. An accessory sign may be attached or freestanding.

(165) Sign – Animated. A sign which revolves or has rotation of any part, created by artificial means, or which displays flashing, revolving or intermittent lights.

(166) Sign – Area. The area in square feet of the smallest rectangle enclosing the total exterior surface of a sign having but one exposed exterior surface. Should the sign have more than one surface, the sign area shall be aggregate of all surfaces measured as above, which can be seen from any on direction or one time. Where a sign consists of individual letters attached to or painted on a building, wall, or window, the area of the sign shall be considered to be that of the smallest rectangle which encompasses all the letters of symbols.

(167) Sign – Civic. A sign advertising the affairs and events of the city.

(168) Sign – Development. A sign advertising a specific area that is under development.

(169) Sign – Free-Standing. A sign that is supported by one or more upright columns, poles, or braces, in or upon the ground and is not attached to or part of a building.

(170) Sign – Identification and Information. A sign displayed to indicate the name or nature of a building, or of a use.

(171) Sign – Illuminated. A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs.

(172) Sign – Marquee. Any sign attached to or made an integral part of a marquee.

(173) Sign – Monument. A freestanding sign whose face extends vertically from the curb.

(174) Sign – Off-premise (billboard). An outdoor advertising sign which directs attention to a business, commodity, service, or entertainment conducted, sold or offered elsewhere and including businesses located on the premises.

(175) Sign Ordinance. The sign ordinance of the local jurisdiction.

(176) Sign – Projecting Wall. A sign which is affixed to an exterior wall or building or structure and which projects more than eighteen (18) inches from the building or structure wall, and which does not extend above

the parapet, eaves, or building upon which it is placed.

(177) Sign – Real Estate. A temporary sign placed on real estate property to advertise the sale of said property including contact information.

(178) Sign – Temporary. A sign that is left standing for a total of 90 days or less during and calendar year.

(179) Single-Family Residential dwelling with rental. A dwelling with a rental area will be “owner occupied” as a condition of renting another portion of the home.

(180) Site Plan. A plan required by and providing the information required by Section 1-9 herein.

(181) Skirting. A weather-resistant material used to enclose the space from the bottom of a manufactured home to grade.

(182) Solar Energy. Radiant energy (direct, diffuse and reflected) received from the sun.

(183) Solar Energy System. A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy (to the extent they cannot be used jointly with conventional energy system). Passive solar energy systems are included in this definition but not to the extent that they fulfill other functions such as structural and recreational.

(184) Solar Sky Space. The space between a solar energy collector and the sun, which must be free of obstructions that shade the collector to an extent which precludes its cost-effective operation.

(185) Stable – Private. A detachable accessory building for the keeping of horses owned by the occupants of the premises and not kept for hire, enumeration, or sale.

(186) Stable – Public. Any stable where horses are boarded and/or kept for hire.

(187) Storage Yards. A secure fenced area that is intended for storage of items for safekeeping.

(188) Story – Half. A partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls do not extend more than four (4) feet above the floor of such story, and the ceiling area of which does not exceed two-thirds (2/3) of the floor area of the same half story.

(189) Structure. Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground; includes “building”.

(190) Tavern or Bar. A place of business where liquor is sold to be drunk on the premises. Liquor by the drink.

(191) Theater. A building or room fitted with a stage or screen and tiers of seats for spectators.

(192) Therapeutic Boarding School. a residential group living facility for four or more individuals that are not

related to the owner of the facility or the primary service provider of the facility; that serves students who have a history of failing to function at home, in a public school, or in a nonresidential private school; and that offers room and board, and academic education integrated with specialized structure and supervision, services and treatment related to a disability, emotional development, behavioral development, familial development, and social development.

(193) Tire Store. A building or use devoted to the retail sale of tires, lubricants, and other supplies for motor vehicles including repair activities, which are subordinate to the sale of petroleum products.

(194) Towing Service. A service for the towing of vehicles that are temporary out of order, or are not safe to be driven on the roadways.

(195) Town Home. A dwelling unit within a building where the owner owns the land upon which his/her unit is located, and each unit ownership is completely independent except for the yard surrounding the building.

(196) Transmission Towers. A tower that supports or contains communication antennas (transmitting or receiving) or related communications equipment. "Communication Tower" also includes equipment and facilities are used directly to provide communication service. Communication tower include guyed, lattice or monopole towers.

(197) Travel Trailer Court. Any area or tract of land used to accommodate two or more travel trailers or campers for a short period of time thirty (30) days or less.

(198) Troubled Youth. A person under the age of 18 years who:

- (i). Is dysfunctional as the result of psychological and/or attitudinal conditions evidence by a pattern of social adjustment difficulties, unlawful activities, disruptive behavior, or a combination of each, to a degree that has caused an agency of the State of Utah or iron County to intervene by ordering the physical separation of that person from a previous environment couples with a process of rehabilitation, informal or otherwise; and
- (ii). Is ordered to reside in a residential care facility or similar residential setting as the consequences of his own actions and behavior and not because of the actions or behavior of parents or others; and

(iii). Is determined by the Utah Division of Family Services as being in need of “structured care” as defined by the categories and standards of that agency.

(199) Truck Terminal. An area, which may include retail business where trucks are gathered for a short-term storage, may include servicing, and may include a fuelling station.

(200) Twin Home. Two family dwelling units of separate ownership having zero lot line. Each unit is structurally independent with separate utility connections and a maintenance break. The twin homes will have zero setbacks on adjoining sides and may be offset but not separated from each other up to a distance of six (6) feet. All other setback requirements shall apply. Each side of the twin home shall be considered a single-family dwelling unit; however, one building permit and certificate of occupancy shall be issued for both units.

(201) Vicinity Plan. A map or drawing, to scale, showing the physical relationships of the proposed development to existing or proposed streets, buildings and utilities; other relevant information such as special terrain or surface drainage, and existing zoning classifications of all land within three hundred (300) feet of the property proposed for development.

(202) Wrecking/Salvage Yard. The use of any lot, portion of a lot, or tract of land for the storage, keeping of abandonment of junk, including scrap metal or other scrap material, or for the dismantling, demolition of abandonment of automobiles or other vehicles, or machinery or parts thereof, providing that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agriculture use permitted in the zone.

(203) Yard. A required open area on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this ordinance.

(204) Yard – Front. A space on the same lot with a building, between the front line of the building and the front lot line and extending across the full width of the lot. The “depth” of the front yard is the minimum distance between the front lot line and the front line of the building.

(205) Yard – Rear. A space on the same lot with a building, between the rear line of the building and the rear lot line and extending the full width of the lot. The “depth” of the rear yard is the minimum distance between the rear lot line and the rear line of the building.

(206) Yard – Side. A space on the same lot with a building, between the side line of the building and the side lot line and extending from the front yard to the rear yard. The “width” of the side yard is the minimum distance between the side lot line and the side line of the building.

(207) Zone. (See “District”)

(208) Zoning Administrator. The local official designated by the local governing body to enforce the regulations of this ordinance. The zoning administrator may also be the building inspector.

(209) Zoning Ordinance. The zoning ordinances of the local jurisdiction.

ENOCH CITY CORPORATION

ORDINANCE NO. 2026-06-03-B

AN ORDINANCE TO AMEND THE CODE OF REVISED ORDINANCES OF ENOCH CITY SECTION 12.1900.1902 PERMITTED AND CONDITIONAL USES

WHEREAS, the Planning Commission periodically reviews City Code to ensure consistency with the General Plan, future planning goals, and current community needs ; and

WHEREAS, the Commission’s review focused on permitted and conditional uses in the City’s commercial and industrial zones to ensure those uses remain appropriate for each zone and to provide necessary clarity for implementation; and

WHEREAS, the review recommended specific changes to reflect evolving land-use needs and to address compatibility with industrial and airport-influenced areas, public safety, and neighborhood commercial service needs; and

WHEREAS, the Planning Commission reviewed the proposed code amendment, held a public hearing and recommended approval at its May 26, 2026 meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that this ordinance be approved and accepted with all commitments and obligations pertaining Thereto. See changes in “Exhibit B”.

This Ordinance was made, voted upon and passed by the Enoch City Council at a regular city council meeting held on the 3rd day of June, 2026 and shall become effective immediately.

DATED this 3rd day of June 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: Appointment of Members to the Enoch City Appeal

FOR CONSIDERATION ON: June 3rd, 2026

PETITIONER: Mayor Jim Rushton

ACTION REQUESTED BY PETITIONER: Appoint Members to Serve on the Appeal Authority.

REVIEW TYPE: Administrative

BACKGROUND INFORMATION:

Enoch City Code 12.100.122 provides for the establishment of an Appeal Authority to hear and decide requests for variances and appeals of land use decisions. Appointments to the Appeal Authority are made by the Mayor with the advice and consent of the City Council. With a variance application currently pending, it is necessary to appoint members to the Appeal Authority so the application may be heard in a timely manner. Staff recommends the City Council approve the appointment of the following individuals to serve on the Enoch City Appeal Authority Board.

- Bob Tingey
- Mike Trower
- Curit Chamberlain

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- Enoch City Code 12.100.122 Term of Office

PUBLIC NOTICE:

No public hearing is required for this agenda item.

STAFF RECOMMENDATION:

Review the proposed names for the Appeal Authority Board. Approve those recommended or suggest alternatives.

City cleanup Cost

Maintenance for trucks for Dumpster truck a year. Fuel, Tires, oil changes \$37,000

Dumpsters would need 10 at \$10,000 each

Dumpster truck Used \$ 200,000 New \$ 300,00

Backhoe to smash dumpsters down \$ 150,000

2 Employees @ \$ 25.00 = \$185,000

Total to get started \$ 772,000

Cost per year after start up \$ 235,000

City clean up like cedar city does

Maintenance for trucks \$ 148,000

3 Dump trucks \$ 360,000

3 Employees @ 25.00 = \$ 277,500

Loader for picking up trash \$ 150,000

New sweeper truck \$ 225,000

Total to get started \$1,160,500

Cost per year after start up \$ 425,500

Yearly money saved for closing dump at public works \$ 50,400

It takes Cedar city 3 weeks with 12 employees to do their city cleanup.