

**ENOCH CITY PLANNING COMMISSION  
NOTICE AND AMENDED AGENDA  
June 9, 2026, at 5:30 pm City Council Chambers,  
City Offices, 900 E. Midvalley Road**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/89786895497>

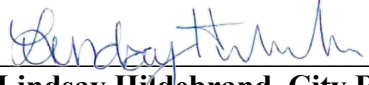
**Meeting ID: 897 8689 5497**

- 1. CALL TO ORDER OF REGULAR MEETING-By**
  - a. Pledge of Allegiance –
  - b. Invocation (2 min.) –Audience invited to participate. –
  - c. Inspirational thought –
  - d. Approval of agenda for May 26, 2026 –
  - e. Approval of minutes for May 12, 2026 –
  - f. Conflict of Interest Declaration –
  
- 2. PUBLIC COMMENTS**
  
- 3. SET A PUBLIC HEARING REGARDING THE ENOCH CITY ANNEXATION POLICY PLAN AND DECLARATION AREA FOR JULY 14, 2026**
  
- 4. CONSIDER MOVING/CANCELLING THE NEXT MEETING ON JUNE 23, 2026 DUE TO ELECTIONS**
  
- 5. COMMISSION/STAFF REPORTS**
  
- 6. 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 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission 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 forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on June 4, 2026.

  
\_\_\_\_\_  
**Lindsay Hildebrand, City Recorder**

06/05/2026  
**Date**

**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**May 26, 2026 at 5:30pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

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

**Public Present:** Tyler Melling

- 1. CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
  - a. Pledge of Allegiance – Led by Commissioner Jones**
  - b. Invocation (2 min.) –Audience invited to participate. – Given by Commissioner Hoopes**
  - c. Inspirational thought – Given by Chairman Correa**
  - d. Approval of agenda for May 26, 2026 – Commissioner Jones made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.**
  - e. Approval of minutes for May 12, 2026 – Commissioner Hoopes made a motion to approve the minutes. Commissioner Jones seconded and all voted in favor.**
  - f. Conflict of Interest Declaration – None stated**

**2. PUBLIC COMMENTS**

There were no public comments.

**3. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE**

**SECTION 11.300.344 FOR MAY 26, 2026–** Illegal parking to restrict on-street parking

City Manager Robinson explained that these amendments were related to recent changes made to parking requirements a couple of weeks prior, specifically addressing concerns about sufficient off-street parking. The proposed ordinance would restrict overnight and seasonal parking on public streets and rights-of-way within city limits, with overnight parking prohibited from 10:00 PM to 5:00 AM, and seasonal restrictions from November 1st to March 31st to facilitate snow removal and emergency vehicle access. City Manager Robinson suggested adding language to include parking restrictions whenever snow is present, as the city sometimes experiences snow in October or May outside the designated seasonal window.

The ordinance also addressed emergency access and visibility requirements, including designating fire lanes on any private road or alleyway with a paved width of less than 28 feet, with staff suggesting the removal of the phrase "within a PUD" to broaden the application. Additionally, on-street parking would be limited within 20 feet of any street

intersection or complex entrance to ensure unobstructed lines of sight for motorists. Commissioner Finlay inquired about semi-trailer truck restrictions, and City Manager Robinson confirmed that those restrictions already existed in the code.

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

**4. CONSIDER THE AMENDMENTS TO ENOCH CITY ORDINANCE SECTION 11.300.344 AND SEND A RECOMMENDATION TO THE CITY COUNCIL**

Discussion ensued about the applicability to PUDs versus wider streets, with Chairman Correa noting that narrower PUD streets would be more affected by parking restrictions than wider streets like High Noon. Hayden White confirmed that some spots do have issues with parking restrictions.

Council Member Trower raised an important question about signage to delineate these restricted areas so people would know where parking is prohibited. City Manager Robinson confirmed that the developer would be required to install no parking/fire lane signage and red curb painting as directed by the fire marshal, and suggested giving residents some time to adjust before actually ticketing people. Commissioner Hoopes asked whether removing the "within a PUD" verbiage would affect existing roads, and City Manager Robinson explained that existing roads would have legal non-conforming status, so the changes would only apply to new developments after the city council's adoption of the ordinance.

Commissioner Finlay confirmed that places where these requirements apply would be signed, which City Manager Robinson affirmed would be part of the final subdivision review process. Council Member Trower suggested adding signage for the snow-related parking restrictions as well. Commissioner Finlay questioned whether the specific dates were needed if the restriction would apply whenever snow is present, suggesting it might be less confusing to simply state no on-street parking when snow is present rather than having people remember specific dates. Commissioner Finlay also suggested publishing these changes in the city newsletter multiple times to ensure residents were aware, which City Manager Robinson agreed to coordinate.

Chairman Correa sought clarification on whether streets in PUDs are dedicated to the city, and City Manager Robinson explained that while the city has allowed some private streets, they typically require dedication to the city.

**Commissioner Jones made a motion to send a favorable recommendation to the City Council for the amendments to Enoch City Ordinance section 11.300.344, including the discussed changes regarding signage and replacing the seasonal dates with language stating parking restrictions when snow is present. Commissioner Finlay seconded and all voted in favor.**

**5. PUBLIC HEARING TO AMEND ENOCH CITY ORDINANCE 12.1900.1902 PERMITTED AND CONDITIONAL USES FOR MAY 26, 2026**

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

There were no public comments.

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

**6. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.1900.1902 PERMITTED AND CONDITIONAL AND SEND A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Robinson provided background, explaining the Planning Commission had undertaken a review of commercial zones and their permitted and conditional uses as part of ongoing planning work; definitions were included in the packet for reference, no definition changes were proposed at that time, and he emphasized the process was legislative and any amendments would need to align with the general plan and city policies. Commissioners discussed converting convenience stores in the Neighborhood Commercial zone from prohibited to conditional so the land use authority could review individual applications and address traffic, safety, and other site-specific concerns; members noted convenience stores were allowed in other zones or could pursue rezoning, and they clarified that conditions would need to be tied to existing code standards. The Commission considered removing airports from the uses list or making them conditional in the Research/Industrial zone, with several members referencing airport influence zones and suggesting conditional status as a middle ground given regional airport growth possibilities. Dairies prompted extended discussion regarding odors, scale, management practices, and biohazard concerns; members generally favored retaining current restrictions pending further research and careful definition of agricultural versus commercial operations. Kennel boarding definitions were reviewed and current kennel restrictions were accepted, while machine shops, mobile home parks, and RV parks were examined—mobile home parks remained limited to the designated mobile home park zone and RV parks would require rezoning to a specific RV park zone. Transmission towers raised concerns about unintended conflicts (for example, whether water meter towers qualified), and staff were asked to review relevant definitions and standards. The Commission requested a salvage yard definition to improve enforcement and distinguish persistent salvage activity from occasional yard sales. Beauty salons and barbershops were discussed in the context of home occupations versus standalone businesses, with the Commission leaning to make them conditional in Neighborhood Commercial and permitted in Community Commercial and Research/Industrial. Shooting ranges were addressed in detail: outdoor ranges were to be conditional in Research Industrial and prohibited in Neighborhood and Community Commercial, while indoor ranges were to be conditional in Community Commercial and Research/Industrial with required safety and noise mitigation measures. City Manager Robinson concluded by summarizing proposed follow-ups—including making convenience stores conditional in Neighborhood Commercial, deciding whether to remove or make airports conditional in Research/Industrial, developing a salvage yard definition, and preparing additional code clarifications and zone-specific adjustments for the Commission’s next review.

**Commissioner Hoopes made a motion to send a favorable recommendation to the city council to amend the Enoch City Ordinance 12.1900.1902 Permitted and Conditional as follows:**

- **adding barbershop and beauty salons as a general use with conditional status in neighborhood commercial (N-C) and permitted status in the other three zones**
- **changing airports in research industrial (R/I-P) from non-conforming to conditional**

- **changing convenience stores in neighborhood commercial (N-C) from non-conforming to conditional**
- **changing outdoor shooting ranges in research industrial (R/I-P) from non-conforming to conditional**
- **changing indoor shooting ranges from permitted to conditional in community, commercial (C-C), regional commercial (R-C), and research industrial (R/I-P)**
- **airports are conditional in the research/industrial zone only**
- **outdoor shooting range conditional for research/industrial zone only**
- **indoor shooting range all permitted to conditional except community commercial.**

**Commissioner Finlay seconded and all voted in favor.**

## **7. DISCUSS ENOCH CITY ANNEXATION POLICY PLAN AND DECLARATION AREA**

City Manager Robinson explained that staff had been working on amending the city's annexation declaration area but, after reviewing noticing requirements with the city attorney, discovered the amendment constituted a change to the annexation policy plan; staff had been unable to locate an existing policy plan, so they would delay the declaration-area expansion and return with both an annexation policy plan and the declaration-area amendment within a couple of months, the policy plan to include state-required elements such as population projections and service capability, and the item was placed on the agenda for discussion only. Commissioner Finlay questioned extending the declaration area far to the west, while Council Member Trower said the Council had considered extending at least a mile past Lund because potential Data Center development there could generate significant revenue. Robinson added that county and regional discussions supported requiring developers in a city's declaration area to approach the city first, and that expanding the declaration area was intended to give the city a voice in development compatibility even where services might not be provided; he also said a public hearing would be appropriate and that forthcoming clarity on the proposed Coal Creek/Riddermark development might inform annexation needs. Tyler Melling of Velocity Builders apologized for attending during the discussion, described plans and a revised development agreement for eastern property near the future Belt Route and interchange which they wanted to be in the city, and explained that the current policy line straddled other property they owned and the proposed expansion would worsen that; he described the land as agricultural with planned nonresidential uses (gravel roads, septic), noted access and infrastructure limitations (a mile of gravel Enoch Road, BLM boundaries), and expressed concern that inclusion in the declaration area would trigger city hearings for many county-intended developments, imposing infeasible service costs for minimal tax benefit; Melling requested the declaration line be revised to exclude everything north of the Belt Route to preserve county rural/agricultural uses while keeping city-type development south of the Belt Route, noted the land was a family homestead with no current plans for residential development, and asked the Commission to consider these concerns as discussions continued.

**8. COMMISSION/STAFF REPORTS**

Hayden White, Public works Director

- Memorial Day went well
- Getting ready for chipping in Parowan and Enoch the week after
- They got down to 400 feet on redrilling on Anderson well. We need to go another 700 feet.
- Seasonal employees have started. They work on weeds and parks.

Council Member Trower

- In City Council they discussed possibly having dumpsters moved around the city for needed trash removal. They are still in discussions.

City Manager Robinson

- Staff toured the new Lin's building and a new RV repair shop.
- He spoke with Roger Carter, who is an MPA professor, about student projects. One is communications with the city. Getting people to follow us on social media.
- They will look at doing an audit of our ordinances. Are there any that need to be updated?
- We got our website update. Camille Wilcox is a local who works on websites. It'll be 6 to 8 weeks before she is done.
- There is an appeal authority board. They listen to variance requests. Our ordinance says we have to have 3 members. We are looking at appointing a couple of people. We will take care of the training.

Lindsay Hildebrand, Recorder

- Working on the newsletter – Correa suggested adding that if someone is doing something with property, to check with the city first.

**9. ADJOURN – Commissioner Hoopes made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.**

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**Lindsay Hildebrand, City Recorder**

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**Date**

# ENOCH CITY PLANNING COMMISSION MEMO

**SUBJECT:** Annexation Declaration Area Amendment

**FOR CONSIDERATION ON:** June 9th, 2026

**PETITIONER:** City Staff

**ACTION REQUESTED BY PETITIONER:** Discuss Annexation Declaration Amendment

**Review Type:** Legislative

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## **BACKGROUND INFORMATION:**

Enoch City staff have been working on amending the current annexation declaration area over the last several months. As part of the amendment process certain notices need to be sent out to affected entities as required by Utah State Code. As part of this review process staff has determined with the input of the City Attorney, the Annexation Policy Plan must also be amended in order to continue with this proposed amendment. The proposed plan must explicitly consider and address:

- **Gaps and Overlaps:** Attempts must be made to avoid gaps and overlaps with the expansion areas of neighboring municipalities.
- **Population Growth:** Consider 20-year population growth projections for both the municipality and its adjoining areas.
- **Infrastructure & Costs:** Evaluate current and projected costs for infrastructure, urban services, and public facilities.
- **Land Use Alignment:** Align with the general plan and consider 20-year land needs for residential, commercial, and industrial development.
- **Resource & Land Inclusion:** Provide explicit reasons for including specific types of land, such as agricultural lands, forests, recreational areas, and wildlife management areas.

According to Utah State Code 10-2-806, future annexation boundaries should, where practicable and feasible, adhere to the following principles:

- **Taxing Boundaries:** Follow existing special district, special service district, school district, and other taxing-entity boundaries.
- **Eliminate Irregularities:** Work to eliminate municipal islands and peninsulas.
- **Efficiency:** Consolidate overlapping local-government functions and promote efficient service delivery.
- **Equity:** Encourage the equitable distribution of community resources and obligations.

A 2002 Annexation Policy Plan that was also amended in 2019 is included in your packet along with the proposed annexation map. The changes proposed in the Policy Plan include the following:

- Updating all statutory references to reflect the 2025 recodification of Utah's annexation statutes from Title 10, Chapter 2, Part 4 to Title 10, Chapter 2, Part 8.

- Adding a recommended pre-application conference process to allow applicants to meet with City staff prior to submitting an annexation petition to discuss service availability, water rights requirements, exactions, and application procedures.
- Updating administrative titles and correcting drafting, formatting, and numbering errors throughout the policy.
- Standardizing annexation petition terminology to align with current Utah Code requirements, including references to petition sponsors and contact petition sponsors.
- Clarifying annexation processing procedures, notification requirements, and filing procedures to improve consistency with current state law.
- Revising the post-approval filing process to accurately reflect the required sequence of filings with the Lieutenant Governor, State Tax Commission, and County Recorder.
- Updating water rights provisions to include verification through the Utah Division of Water Rights and recognizing the need to separately address culinary water and secondary irrigation water requirements within annexation agreements.
- Making minor grammatical, formatting, and administrative corrections throughout the document for clarity and consistency.

This item on the agenda is for review only and to set a public hearing during the first meeting in July.

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**GENERAL PLAN REFERENCE:**

- JURISDICTION OF OTHER AGENCIES Enoch City has an identified expansion area into which the City intends to expand, as set forth in the Annexation Policy Plan. For the present time, Iron County has legal jurisdiction for land use regulation and public services on those private lands not yet incorporated by Enoch City. (Pg. 5)
  - Land Use Map The General Plan Land Use Map establishes the future distribution and location of housing, business, industry and agriculture in Enoch City. Each category of land use has been established and located with the goals of enhancing community character, providing reasonable opportunities for growth and economic development, preserving natural resources and agricultural lands and enabling the City to provide necessary public services in an efficient and cost-effective manner. It will be the guide for future zoning and development. For areas outside of the current city limits the Land Use Map designations do not become effective until annexation. At which time, zoning shall be applied in a manner that implements the City’s land use designation. (pg. 7)
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**CITY CODE REFERENCE:**

- 12.100.150 ANNEXATION POLICY PLAN REQUIREMENTS
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**PUBLIC NOTICE:**

No public hearing is required at this time.

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**STAFF RECOMMENDATION:**

Set a public hearing for the first planning commission meeting in July.

# ENOCH CITY ANNEXATION POLICY

Redline Review — June 2026

Prepared by: City Planning Review | Original: February 2019

## REDLINE LEGEND

<b>EXAMPLE</b>	Red strikethrough = DELETED text (recommend removing)
<u>EXAMPLE</u>	Underline = INSERTED / REPLACEMENT text (recommend adding)
<i>[COMMENT: ...]</i>	Purple italic = Explanatory comment

## ENOCH CITY ANNEXATION POLICY

In accordance with the provision of ~~10-2-400~~[10-2-801](#) Utah Code Annotated, the City of Enoch hereby adopts the following criteria for consideration of possible future annexations. This annexation policy declaration is intended to incorporate by reference all of the criteria required and suggested by Section ~~10-2-400~~[10-2-801](#) et seq., Utah Code Annotated.

*[COMMENT: Utah HB 368 (eff. May 7, 2025) renumbered the entire annexation statute from Part 4 to Part 8 of Title 10, Chapter 2. All §10-2-4xx citations must be updated to §10-2-8xx throughout this document.]*

1. As part of its ongoing effort to plan and prepare for responsible growth, Enoch City has identified territory adjacent to its present city boundaries that could at some time in the future be part of Enoch City. The areas proposed for future annexation are both bordered and non-bordered by other municipalities. Areas to be annexed must fall within the areas designated for future annexation in the Annexation Policy Plan of Enoch City and shown on the attached expansion area map. Even though the property proposed for annexation is located within the annexation expansion area, there is no guarantee that the annexation request will be approved by Enoch City.
2. The character of the community is residential neighborhood, commercial, industrial, and agricultural. Areas to be annexed should be compatible with this character.
3. Areas to be annexed must be contiguous to the corporate limits of Enoch City at the time of submission of an annexation request.
4. When feasible, the city favors annexation along boundaries of water, sewer improvements, or special service districts.
5. The city also favors (a) eliminating and/or not creating islands and peninsulas of unincorporated territory; (b) consolidating overlapping functions of government; (c) promoting efficient delivery of services; (d) encouraging the equitable distribution of community resources and obligations; and (e) giving consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within the municipality in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within the municipality.
6. The City does not favor the annexation of areas for which it does not have the capability nor the intention to provide municipal services.
7. The annexation petition must comply with the requirements of Section ~~10-2-403~~[10-2-806](#), Utah Code Annotated.

## A. ANNEXATION PETITION PROCEDURES

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The following steps reflect a general summary of the requirements and procedures for processing an annexation request in Enoch City.

1. An unincorporated area may be annexed to a municipality if it is a contiguous area; it is contiguous to the municipality; it will not leave or create an unincorporated island or peninsula; and after December 31, 2002, the area is within the proposed annexing municipality's expansion area.
2. The process to annex an unincorporated area to Enoch City is initiated by a petition. An annexation petition shall be filed with the city recorder.
3. Prior to preparing a formal annexation petition, a prospective petitioner is encouraged to request a pre-application conference with City staff. Staff will review the applicable expansion area map, discuss service capacity, water rights requirements, and applicable exactions, and provide guidance on petition preparation. The pre-application conference does not constitute approval or commitment by the City.
4. An annexation petition shall contain the signatures of the owners of private real property that is located within the area proposed for annexation, that covers ~~a majority~~ the majority of private land area within the area proposed for annexation, and is equal in value to at least ~~4/3~~ one-third (1/3) of the value of all private real property within the area proposed for annexation.
5. An annexation petition shall be accompanied by an accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation.
6. An annexation petition shall designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the ~~contact sponsor~~ contact petition sponsor /and indicate the mailing address and contact information of each sponsor.
7. On the date of filing, the petition sponsors shall deliver or mail a copy of the petition to the clerk of the county in which the area proposed for annexation is located and the chair of the planning commission of each ~~township-adjacent~~ city in which any part of the area proposed for annexation is located.
8. A petition may not propose the annexation of all or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected or granted.
9. If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:
  - a. along the boundaries of existing special districts for sewer, water, and other services; along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries; and along the boundaries of other taxing entities;
  - b. to eliminate islands and peninsulas of territory that is not receiving municipal-type services;
  - c. ~~e-b-c~~ to facilitate the consolidation of overlapping functions of local government;
  - d. to promote the efficient delivery of services; and
  - e. to encourage the equitable distribution of community resources and obligations.
10. The City Recorder, upon receipt of a properly prepared annexation petition accompanied by the proper plat, shall impose such fees to recover the costs of processing said petition, as

have been established by the City Council. The City Recorder, at that time, shall place the petition on the agenda for consideration at a regular City Council meeting within fourteen days of its receipt.

11. The City Council shall review the annexation petition and either accept the petition for further consideration or deny the petition.
12. If the City Council denies a petition, it shall, within five days of the denial, mail written notice of the denial to the ~~contract~~[contact](#) petition sponsor, the clerk of the county in which the area proposed for annexation is located, and the chair of the planning commission.
13. If the City Council accepts a petition, the City Recorder shall within 30 days determine whether the petition meets the requirements of an annexation. If the petition meets the requirements, the City Recorder shall certify the petition and mail or deliver written notification of the certification to the City Council, the ~~contract~~[contact](#) petition sponsor, the county legislative body, and the chair of the planning commission. If the petition fails to meet the requirements, the City Recorder shall reject the petition and mail or deliver written notification of the rejection and the reasons for the rejection to the City Council, the ~~contract~~[contact](#) petition sponsor, the county legislative body, and the chair of the planning commission.
14. If the City Recorder rejects a petition, the petition may be modified to correct the deficiencies for which it was rejected and then refiled with the City Recorder. If a petition is refiled, the refiled petition shall be treated as a newly filed petition.
15. The City Council, within ten (10) days after receipt of the recorder's notice of certification, shall publish a notice of the proposed annexation at least once a week for three (3) consecutive weeks, in a newspaper of general circulation within the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation.
16. The City Council, within twenty (20) days after the receipt of the recorder's notice of certification, shall mail written notice of the proposed annexation to each affected entity.
17. The written notice to each affected entity shall:
  - a. state that a petition has been filed with the municipality proposing the annexation of an area to the municipality;
  - b. state the date of the City Council's receipt of the notice of certification;
  - c. describe the area proposed for annexation in the annexation petition;
  - d. state that the complete annexation petition is available for inspection and copying at the office of the City Recorder;
  - e. state in conspicuous and plain terms that the municipality may grant the petition and annex the area described in the petition unless a written protest from the legislative body or governing board of an affected entity to the annexation petition, is filed with the boundary commission and a copy of the protest delivered to the City Recorder no later than 30 days after the City Council's receipt of the notice of certification (state the exact date); and
  - f. state the address of the boundary commission, or if a commission has not yet been created in the county, the county clerk where a protest to the annexation petition may be filed.
18. The published notice of petition shall: (a) include all the items listed for the written notice above; and (b) include a statement that a protest to the annexation petition may be filed with the boundary commission by the legislative body or governing board of an affected entity.

19. If a protest is filed, the City Council may, at its next regular meeting after expiration of the deadline, deny the annexation petition; or if the City Council does not deny the annexation petition, the City Council may take no further action on the annexation petition until after receipt of the boundary commission's notice of its decision on the protest.
20. If the City Council denies an annexation petition, the City Council shall, within five days of the denial, send notice of the denial in writing to the ~~contact~~[contact petition](#) sponsor of the annexation petition; the boundary commission; each entity that filed a protest.
21. If no timely protest is filed, the City Council before granting an annexation petition shall hold a public hearing; and at least seven days before the public hearing, publish notice of the hearing in a newspaper of general circulation within the municipality and the area proposed for annexation.
22. The petitioner and the City Attorney will sign a legal, notarized copy of the Petition/Enoch City Exaction Contract Annexation Agreement.
23. The City Council may grant the petition and, by ordinance, annex the area that is the subject of the annexation petition.
24. After receipt of the boundary commission's decision on a protest, the City Council may deny the annexation petition; or if the boundary commission approves the annexation, grant the annexation petition and, by ordinance and consistent with the commission's decision, annex the area that is the subject of the annexation petition.
25. ~~Within 30 days after enacting an ordinance annexing an unincorporated area, the City Recorder files the ordinance and plat with County Recorder the Lieutenant Governor, who then files amended articles of incorporation with Lieutenant Governor and the State Tax Commission. After which the City Recorder files the ordinance and plat with the County Recorder.~~[Within 30 days after enacting an ordinance annexing an unincorporated area, the City Recorder shall file the ordinance and plat with the Lieutenant Governor. The Lieutenant Governor shall then file amended articles of incorporation with the State Tax Commission. Following completion of Lieutenant Governor processing, the City Recorder shall file the ordinance and plat with the Iron County Recorder.](#)

## **B. EXTENSION OF NEEDED MUNICIPAL SERVICES**

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1. In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all city ordinances and the General Plan and will be paid for by the individual developer or property owner.
2. An annexation agreement will be prepared between the city and future developers outlining specific circumstances relating to water, sewer, streets, and other specific improvements prior to annexation approval.

## **C. WATER RIGHTS**

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1. Water rights, of the type and quantity acceptable to Enoch City, that can be utilized for underground water rights (culinary underground, secondary or surface rights), are required to be conveyed to Enoch City as a condition of development, subdivision approval or issuance of a building permit on property annexed into the Enoch City limits. It is the intent that land annexed

to Enoch City be accompanied by water rights sufficient to accommodate the needs of the existing and potential occupants of said land when development occurs. The water rights conveyance requirements of development shall be in addition to any requirement that may be imposed upon development of the land after annexation and in addition to appropriate Enoch City impact fees.

2. Water requirements, as referenced by the previous paragraph, will be established on a case-by-case basis utilizing, among other things, ~~Division of Drinking Water~~[Utah Division of Water Rights and Division of Drinking Water](#) standards. Specific requirements will be contained in the annexation agreement, but the general guideline of one (1) acre-foot of water per residential connection will be a minimum standard. [Secondary/pressurized irrigation water requirements shall be addressed separately from culinary water in the annexation agreement.](#)

3. The annexation will allow developers of the annexed property access to culinary water, sewer, and other services, provided all developments meet City specifications and comply with all applicable development ordinances and all improvements as installed pursuant to Enoch City Emergency Standards.

4. The manner in which these amenities are developed will have a bearing on how they will be financed. Property taxes with increased valuation of property and sales tax will contribute to the general fund to help defray the added expenses the city may incur by annexing these properties. In summary, the newly annexed developing areas shall finance the extension of needed municipal services, such as new utilities, streets, curb and gutters, sidewalks, and other capital improvements as development occurs.

5. Upon annexation, the newly annexed areas shall receive the following services: (a) fire protection; (b) police protection; (c) planning and zoning; (d) snow removal and street maintenance on deeded dedicated streets; (e) curbside garbage collection; and (f) other services provided by the City.

## **D. ANNEXATION EFFECTS**

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1. It is not anticipated that the annexation will cause any adverse consequences to the residents in the city or in the area annexed, except there may be a slight reduction in general services to the city residents in the present city limits as general services are expanded into the newly annexed territory.

2. It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates in Iron County and Enoch City. It is further anticipated that as newly annexed taxes are received by the City, the City will increase the total level of services within the total community. Additionally, persons in the newly annexed territory may experience a reduction in their fire insurance rates and property insurance rates.

3. As areas become more densely populated, demand for services will increase. Once this policy plan is adopted and areas begin to develop, continual planning by Enoch City will allow development to occur in an economical manner, since homes, buildings, streets, and other amenities will be developed in accordance with Enoch City specifications. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their property.

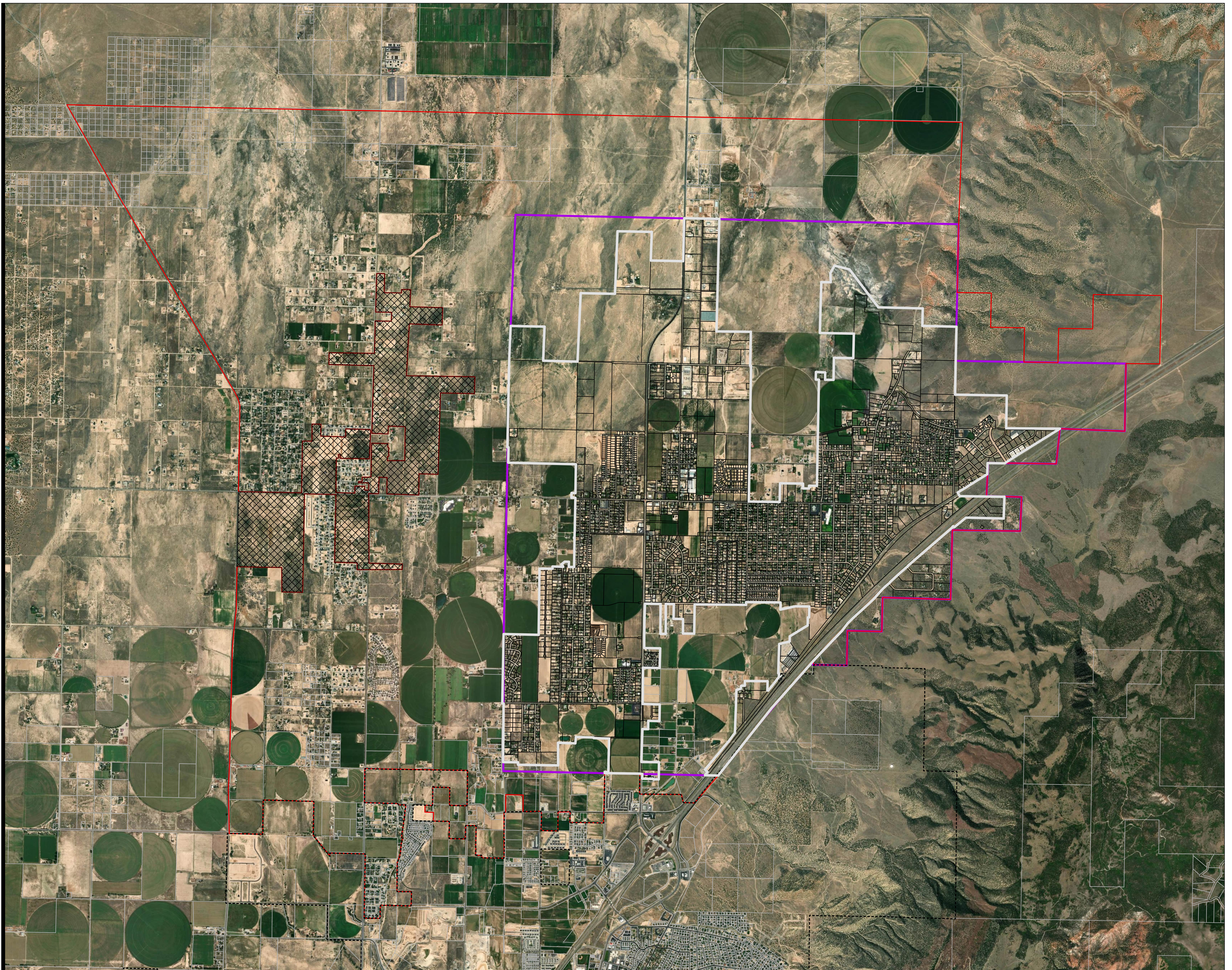
## CHANGE SUMMARY TABLE

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The following table summarizes all recommended changes in this redline review.

Location	Issue	Action Required
Throughout	§10-2-4xx citations outdated	Re-number all to §10-2-8xx per HB 368 (May 2025)
Step 4	Petition signature thresholds	Verify against current §10-2-806; City Attorney review required
Step 3	'City Administrator Manager' typo	Correct to 'City Manager' or proper title
Step 3A	No pre-application conference	Added recommended new step
Step 9	Lettering error (c.b., d.c.)	Re-letter sub-items a through e sequentially
Steps 6,12,13,17e,20	'Contract sponsor' inconsistency	Standardize to 'contact petition sponsor' throughout
Step 25	Lt. Governor filing sequence garbled	Rewritten: Recorder → Lt. Governor → Tax Commission → County Recorder
Section C.2	Water rights verification	Add Utah Division of Water Rights; address pressurized irrigation separately
Revision Date	Still shows February 2019	Update upon adoption

# Enoch City Annexation Policy Map 2026



## Map Legend

- Enoch City Municipal Boundary
- Enoch City Annexation Declaration Boundary
- Enoch City Parcels
- Town of Riddermark
- Cedar City Municipal Boundary
- Enoch City Tier II Boundary
- Iron County Parcels

