

ENOCH CITY COUNCIL NOTICE AND AGENDA

August 5, 2026 at 6:00pm

City Council Chambers City Offices, 900 E. Midvalley Road

Join Zoom Meeting <https://us02web.zoom.us/j/82953479955>

Meeting ID: 829 5347 9955

- 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 August 5, 2026
 - e. Approval of Minutes for July 15, 2026
 - f. Conflict of Interest Declaration for this agenda-
- 2. PUBLIC COMMENTS**
- 3. CONSIDER ORDINANCE NO. 2026-08-05, AN ORDINANCE AMENDING THE ENOCH CITY CODE 12.1400.1402-1403 PERMITTED AND CONDITIONAL USES IN THE R-1-18 ZONE -See Planning Commission Rec.**
- 4. CONSIDER RESOLUTION NO. 2026-08-05, A RESOLUTION RENAMING THE PORTION OF MINERSVILLE HIGHWAY WITHIN THE ENOCH CITY BOUNDARY**
- 5. DISCUSSION ITEM- IMPACT FEE FOR THE HUB PIZZA & LS ELECTRIC**
- 6. DISCUSSION ITEM- BULLDOG WATERLINE DISCUSSION -HAYDEN WHITE**
- 7. DISCUSSION ITEM- COMMITTEE APPOINTMENTS NEEDED:**
 - a. WREATHS ACROSS AMERICA
 - b. WATERBOARD
 - c. PARKS & REC.
- 8. DISCUSSION ITEM- SCHOOL DISTRICT PROPERTY POTENTIAL PARK. -**
From Parks and Rec. Committee
- 9. CONSIDER APPROVAL OF PROPOSED UPDATE TO THE ROAD BREAKING & TRENCHING PERMIT**
- 10. REVIEW AND CONSIDERATION OF CITY EMPLOYEE COMPENSATION ADJUSTMENTS**
- 11. COUNCIL/STAFF REPORT**
- 12. 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.

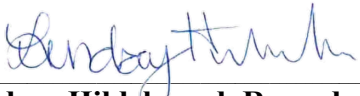
13. ACTION FROM CLOSED MEETING

14. 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 07/31/2026.

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Lindsay Hildebrand, Recorder

07/31/2026

Date

MINUTES
ENOCH CITY COUNCIL
July 15, 2026 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Jonathan Wilson, Ivan Matheson, Delaine Finlay, and Linda Hahne

1. CALL TO ORDER OF REGULAR COUNCIL MEETING by Mayor Rushton

- a. **Pledge of Allegiance-** Led by Ashley Horton
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Police Chief Ames
- c. **Inspirational thought-** Given by Mayor Rushton
- d. **Approval of Agenda for July 15, 2026 – Council Member Harris made a motion to approve the agenda with the addition of the expenditures. Council Member Trower seconded and all voted in favor.**
- e. **Approval of Minutes for July 1, 2026 - Council Member Harris made a motion to approve the minutes. Council Member Miner seconded and all voted in favor.**
- f. **Conflict of Interest Declaration for this agenda-** None stated
- g. **Ratify Expenditures -** Council Member Trower asked about \$45,000 going to electrical bills for pump stations for water. Ashley said yes that is the cost to keep them running. Trower asked if we did solar. Hayden said no, we don't even use generators. Mayor Rushton asked if that was something we had looked into. Hayden said solar is about \$60,000 per well house. City Manager Robinson said it's \$1.2 million to have all generators. Senator Maloy's office sent us a list of grants and this was one. Hayden said solar won't run the well but it takes the demand off starting it.

Council Member Harris made a motion to approve the expenditures for the month.
Council Member Trower seconded and all voted in favor.

2. PUBLIC COMMENTS

Ivan Matheson and his wife Patricia, residents of Sarah Avenue, addressed the Council. Mr. Matheson described observing a large American flag atop a Yardley Tree Service boom truck near the roundabout on the 4th of July and suggested that the city consider installing a permanent flagpole in the center of the roundabout. Mayor Rushton expressed enthusiasm for the idea. He indicated it would be considered, though he acknowledged that approval from UDOT may be required given that the roundabout falls under a state highway. Mr. Matheson noted that the roundabout's landscaping is elevated enough that a flagpole would not obstruct sight lines in any direction.

3. CONSIDER LIMITATIONS REGARDING 24TH OF JULY FIREWORKS

The Council discussed fireworks limitations for the 24th of July holiday. City Manager Robinson reported that, as of the meeting date, the Governor had not issued a statewide fireworks ban for the 24th, though he noted the situation could change. He summarized that for the 4th of July, the city had restricted personal fireworks to the city hall parking lot area rather than imposing an outright ban, given that Utah law does not permit municipalities to unilaterally prohibit fireworks entirely.

Council Member Harris noted that in prior discussions the Council had concluded an outright ban was not within the city's authority and expressed the view that it was preferable to designate an approved area so that residents do not light fireworks covertly in less safe locations. Discussion touched on the possibility of including the adjacent school parking lot, but it was noted that the school district would require a formal indemnification agreement before allowing use of their property, which had not yet been finalized. The church nearby had been similarly unwilling to allow their property to be used. Public Works Director White confirmed that for the 4th of July, staff had placed water barrels on site, mowed down dry vegetation, and had a water truck and hoses available as precautionary measures.

It was confirmed that the existing restrictions, limiting personal fireworks to the city hall area, would remain in place for the 24th of July, with aerial fireworks being the restricted category and items such as sparklers remaining permitted. The professional fireworks display would be handled by an outside company, with the fire department present. No formal motion was required, as the Council was maintaining the existing policy.

4. CONSIDER JOINING THE SOUTHERN UTAH ECONOMIC ALLIANCE MEMBERSHIP

City Manager Robinson presented the Southern Utah Economic Alliance (SUEA) for Council consideration. He explained that the organization had been recommended by the Governor's Office of Economic Development (GoEd) and that its primary purpose would be to help Enoch develop an economic development plan, specifically identifying what types of industries and businesses would be a good fit for the community, and then leveraging the Alliance's existing relationships to actively recruit those businesses. Robinson noted that membership would cost \$10,000 annually and would include a seat on the Alliance's board.

Council Member Miner, who serves as the Council's representative over economic development, spoke in favor of the membership. He highlighted the Alliance's broad network of industry contacts across commercial, retail, and agricultural sectors, and noted that the annual membership could be cancelled with 30 days' notice, providing flexibility to reassess the return on investment each year. He emphasized that the Alliance would serve in an advisory and networking capacity. The Council would retain all final decision-making authority.

Council Member Ley expressed some reservations, questioning whether the Alliance's functions were similar with those of the Inland Port Authority. She raised concern about an industry being promoted by the Alliance, specifically, electric air vehicles and testing associated with NASA, as potentially incompatible with the proximity to residential areas. She also questioned whether adding another intermediary layer of organization was necessary to reach state-level contacts. Council Member Harris acknowledged the concern but suggested the overall value of the membership should not be judged solely by one industry area. He framed the membership as effectively "outsourcing" economic development for a city not yet large enough to staff that function internally.

Council Member Harris made a motion to approve joining the Southern Utah Economic Alliance Membership. Council Member Miner seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: No

Council Member Trower: Yes

Council Member Miner: Yes

5. CONSIDER ORDINANCE NO. 2026-07-15, AN ORDINANCE ADOPTING A TRANSIENT ROOM TAX

City Manager Robinson introduced the proposed transient room tax, explaining that the recommendation came from the Iron County tourism bureau director following conversations related to funding for the city's prospective sports complex. The ordinance would impose a 1% tax on accommodations rented for fewer than 30 consecutive days — including short-term rentals, RV parks, Airbnb-type rentals, and any future hotel — with the tax to be collected and redistributed by the State Tax Commission and deposited into the city's general fund.

Robinson noted that based on projections from the State Tax Commission, the city would have received approximately \$2,515 in revenue under this tax in the current year, acknowledging it would not be a significant revenue source immediately. However, Mayor Rushton had recommended establishing the tax now, before larger accommodations such as hotels were developed in the city, to avoid a more difficult political conversation at that stage. Robinson also noted there are two RV parks either built or proposed in Enoch, and that revenue would grow accordingly.

Council Member Ley raised a concern about the burden placed on home-based businesses such as bed and breakfasts, particularly around additional paperwork and reporting requirements. Council Member Harris clarified that for properties booked through platforms such as Airbnb or Vrbo, the collection and accounting would largely be handled electronically by the platform, with owners only needing to submit a tax report. He also noted that the tax would ultimately be paid by the guests rather than the property owners, and that there is a legitimate cost to the city — in police services, roads, and infrastructure — when visitors stay in Enoch. The tax would help compensate for those costs. Council Member Ley's concern about exempting owner-occupied bed and breakfasts was discussed, though it was noted that it was uncertain whether such a carve-out was permissible under the ordinance's structure. The ordinance, if adopted, would take effect January 1, 2027.

Council Member Stoor made a motion to approve Ordinance No. 2026-07-15, an ordinance to adopt a transient room tax. Council Member Trower seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: No

Council Member Trower: Yes

Council Member Miner: Yes

6. COUNCIL/STAFF REPORT

Public Works Director Hayden White

- The sandbag filling event originally planned for the evening of the meeting was cancelled due to rain; it was rescheduled for the following day (Thursday) from 6:00–8:00 PM at the Public Works building.
- Bark Avenue is being prepared for future chip-sealing, with grading and road base work underway.
- Several water line leaks had been repaired recently.

- Staff are continuing to program water meters for the new towers; the process is time-consuming due to meters located in residential backyards.
- New seasonal employees are being trained.
- The new well drilling project has been stalled for approximately two weeks due to equipment failure; Director White is working to determine a timeline for resumption. Once drilling is complete, the casing installation will require a continuous 24-hour operation. Staff may arrange temporary hotel accommodations for adjacent homeowners during that period to enable uninterrupted operations.
- A generator installed at Ravine well last year cost approximately \$160,000, including \$40,000 for gas line extension. The plan is to add one generator per year, though well repair needs have taken priority. Staff are exploring emergency funding and grant options, and Director White indicated he would solicit a solar bid from a contractor who currently services the city's sewer flow station.

Police Chief Ames

- The 4th of July was described as one of the quietest in recent memory in terms of incidents, citations, and compliance issues.
- Residents were broadly cooperative with fireworks restrictions.
- One citation was issued to an individual lighting off fireworks in violation of the restrictions.
- Reports from other law enforcement administrators across the region, including Brian Head, indicated extremely dry conditions and elevated fire risk.

Treasurer Ashley Horton

- End-of-year financial reporting is underway.
- The annual audit has been scheduled for August.

City Manager Ryan Robinson

- The city's Moderate Income Housing report was submitted to the state and the city was found to be in compliance, maintaining eligibility for Class C road funds.
- The 24th of July fireworks show will be a 15-minute professionally produced display with a synchronized music playlist that will be broadcast on a local radio frequency; details will be promoted on social media closer to the date.
- An SUU social media intern has been engaged to improve the city's social media presence and help direct residents to official city communications rather than unofficial community pages. Staff are developing a communications policy to support this effort.
- A photo contest open to residents is being considered to gather quality images of Enoch for use on the city's website and social media.
- Vision Iron County, a community feedback initiative, presented results from a University of Utah survey of Iron County residents. Approximately 67–75% of respondents indicated they prefer to get information from social media, reinforcing the city's focus on that channel. A draft document with compiled community comments is forthcoming and will be shared with the Council.
- Staff are planning a post-event debrief meeting following the 24th of July to review what worked well at the 4th of July celebration and identify improvements for future events.

- Thanks were extended to all staff and volunteers who contributed to the 4th of July event.

City Recorder Lindsay Hildebrand

- Business licensing data was compiled for the annual county report. In the current fiscal year (July 2025 to present), the city issued 14 new commercial business licenses, with approximately 11 of those issued since January 2026 — compared to only 8 commercial licenses issued in the prior full fiscal year.
- Home-based business licenses remained relatively stable at approximately 44–45 per year.

Council Member Shawn Stoor

- A Recreation Committee meeting is scheduled for Thursday evening; Council members were invited to attend.

Council Member David Harris

- He was unable to attend the Washington County Water Conservancy District tour due to a prior commitment but noted a board meeting was scheduled for the following day and would report back at the next Council meeting.

Council Member Deborah Ley

- Thanked everyone who volunteered in the 4th of July celebration. She also thanked the public works employees.
- She would like a list of all of the businesses that contributed in the newsletter.
- There were about 120 people registered in the Freedom 5K run.

Council Member Kimberlee Trower

- The Planning and Zoning Commission met the previous evening and continued its review of the R-118 zoning ordinance, working zone-by-zone to correct errors similar to those previously found in the commercial zone section. Annexation-related matters are on hold pending completion of other priorities.
- She attended the Washington County Water Conservancy District tour along with Council Member Trower and City Manager Robinson, visiting three wastewater treatment facilities. Key takeaways included the district's long-range planning practices (planning 50 years forward with annual reviews), their triennial impact fee updates, and insights on regionalization and inter-municipal coordination.

Council Member Jacob Miner

- He attended the Economic Development Advisory Board meeting, where the board discussed allocation recommendations for an RCG grant of \$200,000 and a larger RCOG grant of \$600,000.
- Recommended recipients for the RCG grant included the Innovation Center, Women in Business program, facade enhancement grants, a Main Street Program, Iron Leaders Academy sponsorship, the Cedar City Chamber of Commerce, and the SUU Business Center.
- For the RCOG grant (\$600,000), the Mayor and City Manager suggested exploring

- pavement improvement projects as qualifying economic development infrastructure.
- Mayor Rushton noted that the Main Street Program funding could potentially inspire Enoch to develop its own "downtown" or commercial district program to support local businesses.

7. CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.

Council Member Harris made a motion to close the regular meeting and convene in a closed session for the purpose of discussing the purchase, exchange, or lease of real property, pending or reasonably imminent litigation, or personal matters. Council Member Trower seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

8. ACTION FROM CLOSED MEETING –

Council Member Harris made a motion to direct city staff to proceed with negotiations on the discussed property during the closed session. Council Member Stoor seconded and all voted in favor.

Council Member Harris made a motion to close the regular meeting and convene in a closed session for the purpose of discussing the purchase, exchange, or lease of real property, pending or reasonably imminent litigation, or personal matters. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

ACTION FROM CLOSED MEETING – No action taken

9. ADJOURN

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Lindsay Hildebrand, Recorder

Date

ENOCK CITY COUNCIL MEMO

SUBJECT: Code Amendment to Section 12.1400.1402-140.

FOR CONSIDERATION ON: August 5th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of the Proposed Amended Sections of the Code.

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 R-1-18 zone. After reviewing the proposed section during the July 14th Planning Commission meeting, the Commission reviewed the proposed uses and had a question regarding congregate living facilities. After review from staff and finding a lack of a definition for congregate living, it was recommended from the Planning Commission during their July 28th meeting to remove congregate living from the conditional uses in the R-1-18 zone.

Federal and state fair housing laws provide protections for housing occupied by persons with disabilities. In many circumstances, residential living arrangements for individuals with disabilities are permitted as residential uses or may be considered through the City's reasonable accommodation process when necessary. Likewise, elderly individuals living together in a residential dwelling are generally permitted in the same manner as other residential occupants, provided the use remains consistent with the applicable zoning regulations.

Removing this undefined use from the conditional use section improves clarity, promotes consistent administration of the Land Use Ordinance, and reduces the potential for confusion while preserving the City's ability to regulate specifically defined residential care facilities through future code amendments. Additional uses may also be added or removed.

This agenda item is intended solely for discussion regarding permitted and conditional uses and is not for amending or making changes to 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.

GENERAL PLAN REFERENCE:

- C- Low-Density Residential – This designation is for residential neighborhood development with an average density of up to two (2) dwellings units per gross (pre-developed) acre.
 - Page 8-9 (C)

CITY CODE REFERENCE:

- 12.1400.1402-1403

PUBLIC NOTICE:

Notice of the public hearing held on July 28th, 2026, was provided in accordance with the requirements of the Enoch City Municipal Code and Utah State Code.

STAFF RECOMMENDATION:

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

Staff recommends removing "Congregate Living Facility" as a Conditional Use Permit within the R-1-18 zone. The City's current Land Use Ordinance does not define the term "Congregate Living Facility," making it unclear what types of housing or residential uses are intended to be regulated under this category. Without a clear definition, the provision may lead to inconsistent interpretation and application by staff, applicants, and decision-makers.

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



12.1400.1402 PERMITTED USES

- A. Accessory uses and buildings customarily incidental to permitted uses, not to exceed 20% of the land.
- B. Agriculture; tilling of the soil, the raising of crops, horticulture, and gardening.
- C. Animals and fowl for recreation or family food production for the primary use of persons residing on the premises, or lot(s) contiguous to the lot on which the primary dwelling exists.
- D. Household pets.
- E. Public buildings.
- F. Public cemetery.
- G. Public church.
- H. Public park or playground.
- I. Public school.
- J. Public utilities, essential services. (Limit area 4' X 4')
- K. Single-family dwellings.
- L. Single-family dwelling with an Internal Accessory Dwelling Unit (IADU).
- M. Single-family dwelling with an External Accessory Dwelling Unit (EADU).
- N. Solar energy systems which provide energy for the private use provided that requirements under Section 4-9 of the Ordinance are met.
- O. Other uses similar to the above may be recommended by the Planning Commission and judged by the City Council to be in harmony with the character and intent of this zone.



12.1400.1403 CONDITIONAL USES

- A. Child day care or nursery.
- B. Golf course.
- C. Home occupation business.
- D. Private recreation grounds and facilities.
- E. Congregate Living Facilities

 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.

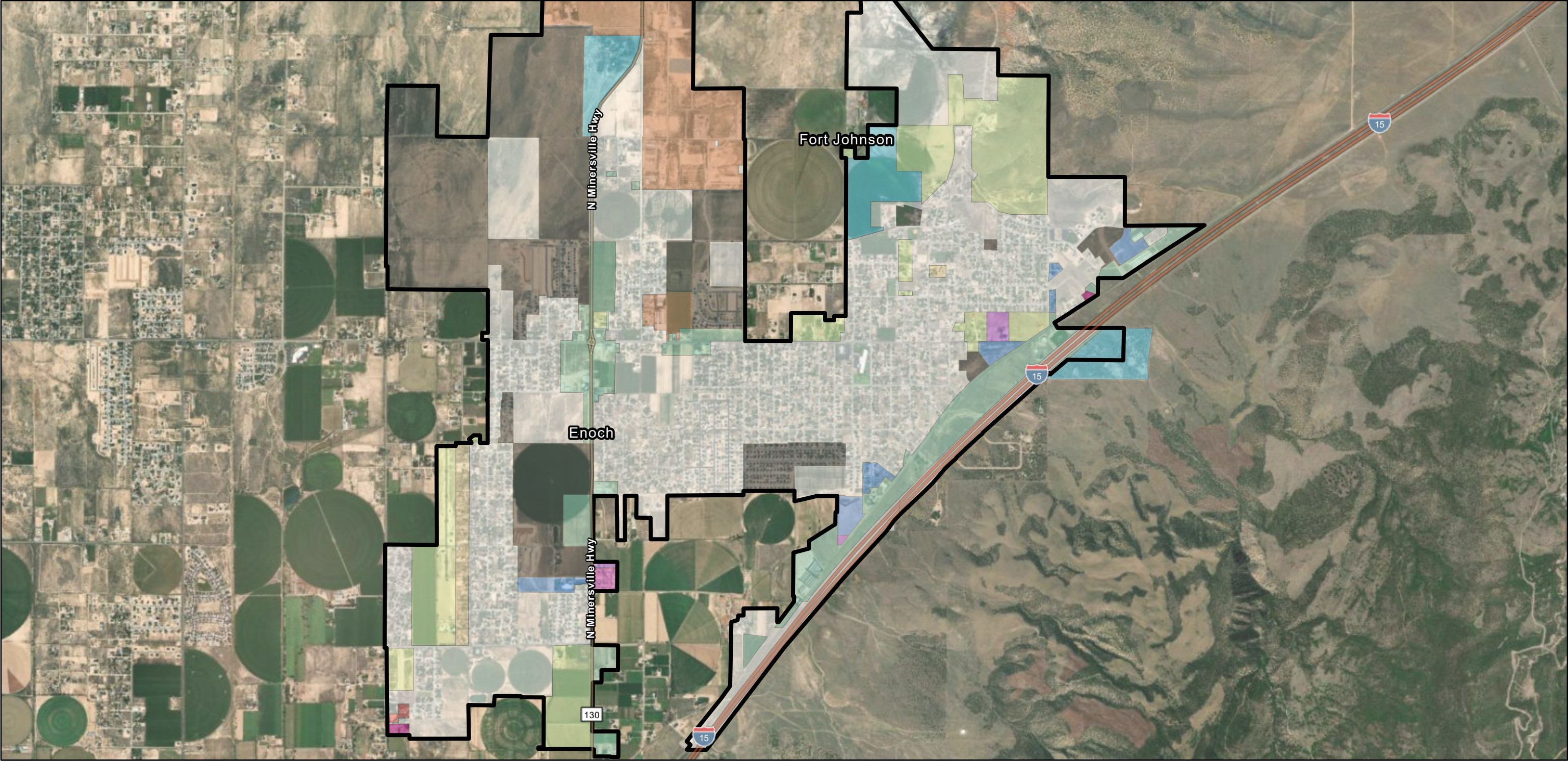
(206) Yard – Side. A space on the same lot with a building, between the side line of the building and the side lot line and extending from the front yard to the rear yard. The "width" of the side yard is the minimum distance between the side lot line and the side line of the building.

(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 Zoning Districts Viewer



7/10/2026, 10:40:29 AM

Municipal Boundary

Zoning District

C-C - Community Commercial

M-R-2 - Multiple Residential

MHP - Mobil Home Park

RVP - RV Park

MXR-18 - Mixed Residential

N-C - Neighborhood Commercial

P-O - Professional Office

R-1-11 - Residential 11

R-1-18 - Residential 18

R-C - Regional Commercial

R-R-1 - Rural Residential 1

R-R-2 - Rural Residential 2

R-R-5 - Rural Residential 5

R/I-P -Research Industrial Park

World Imagery

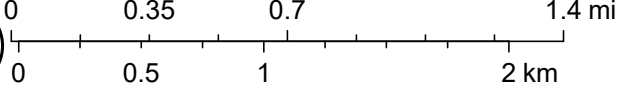
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

9.6m Resolution Metadata



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

MINUTES
ENOCH CITY PLANNING COMMISSION
July 28, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: None

1. **CONSIDER AMENDING THE ENOCH CITY CODE 12.1400.1402-1403 PERMITTED AND CONDITIONAL USES IN THE R-1-18 ZONE AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

There was a motion to close the regular meeting and open a public hearing for the amendment to Enoch City Ordinance 12.1400.1402-1403 permitted and conditional uses in the R-1-18 Zone. The motion was seconded and all voted in favor.

There were no public comments.

There was a motion to close the public hearing and reconvene the regular meeting. The motion was seconded and all voted in favor.

The discussion focused on defining "congregate living," particularly as it applies to senior homes and youth group homes. These would likely be allowed due to housing discrimination laws. City Manager Robinson recommended removing congregate living facilities as a conditional use from the R-1-18 zone code until a proper definition can be developed.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council to approve Enoch City Ordinance 12.1400.1402-1403 permitted and conditional uses in the R-1-18 Zone. Commissioner Hoopes seconded and all voted in favor.

ENOCH CITY CORPORATION

ORDINANCE NO. 2026-08-05

AN ORDINANCE AMENDING THE ENOCH CITY CODE 12.1400.1402-1403 PERMITTED AND CONDITIONAL USES IN THE R-1-18 ZONE

WHEREAS, the City periodically reviews its land use regulations to ensure consistency with the General Plan and community needs; and

WHEREAS, staff reviewed the uses listed for the R-1-18 zone and identified an undefined term, “Congregate Living Facility,” in the conditional uses; and

WHEREAS, removing an undefined use improves clarity and consistent administration of the Land Use Ordinance while preserving the City’s ability to address residential care arrangements through defined regulations or reasonable accommodation processes; and

WHEREAS, the Planning Commission reviewed the proposed code amendment, held a public hearing and recommended approval at its July 28, 2026 meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that this ordinance be approved and accepted as follows

This Ordinance was made, voted upon and passed by the Enoch City Council at a regular city council meeting held on the 5th day of August, 2026 and shall become effective immediately.

DATED this 5th day of August 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: Proposal to Rename Minersville Highway In Enoch

FOR CONSIDERATION ON: August 5, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review Proposal to Attempt to Rename Minersville Highway In Enoch

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

City Staff has had conversations with the Utah Department of Transportation (UDOT) regarding the name "Minersville Highway" and found no documentation recognizing it as an official roadway name. UDOT indicated it is willing to work with Enoch City if the Council wishes to pursue a formal name change.

Under UDOT Policy 06C-03, the City must submit a request for approval, which will be reviewed for compliance with UDOT policy and the Manual on Uniform Traffic Control Devices (MUTCD). If approved, all costs associated with replacing or installing street name signs, including signs, posts, and hardware, will be the responsibility of the City. UDOT also requires that State Route 130 (SR-130) remain clearly identifiable to the traveling public, and consistency in roadway naming must be maintained along the highway corridor.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Provide feedback to staff on 1) if the Council would like to pursue this proposal, and 2) Suggested names to consider.

Street Name Signs

Effective: March 18, 2001

UDOT 06C-03

Revised: March 19, 2015

Purpose

To define the Utah Department of Transportation (Department) process for establishing the designation, use, and location of street name signs on state highways.

Policy

The Department has jurisdictional control of the street name signing within the state highway right of way. Street name designations to be used on street name signs will be governed by the following principles:

1. Identified by their state route number, the coordinate number, or by the street name established by the local government agency.
2. The coordinate designation will take precedence over all other street names when a numerical designation is part of a coordinated grid system. The local name of the highway may be placed on the lower portion of the sign as a supplementary designation in a smaller legend as space permits.
3. Street names of regional significance may be used at the discretion of the Department such as State Street or Redwood Road.
4. State routes already designated by one of these methods will not be given a different designation without approval of the Department.
5. Consistency in the use of street names will be maintained along the state highway. Adjacent intersections will use a consistent naming system.
6. Some cross streets may be designated with different street names on each side of the state highway. Show only one street name for the cross street at the intersection.
7. All street name signs will comply with the current adopted edition of the Manual on Uniform Traffic Control Devices (MUTCD) and current Department Standards and Specifications.

Street name signs placed on state operated traffic signal mast arms will only be installed and maintained by the Department or under the Department's direct supervision.

Local government agencies may place street name signs within the state right of way on their own assemblies. The local government agency assumes responsibility for the design, installation, and maintenance of the signs, posts, and hardware. The sign installations must meet the current adopted edition of the MUTCD and current Department Standards and Specifications. The street name signs will not be placed on or attached to any Department owned traffic control device. The Department may remove, without notice, any installations that are non-compliant or degrade the safe operation of the highway.

Procedures

Street Name Signs

UDOT 06C-03.1

Responsibility: Local Government Agency

Actions

1. Submit a request to the Region or District to have a street name sign added or changed.

Responsibility: Region Director or Region Traffic Operations Engineer

2. Receive request for street name signing.
3. Review request for feasibility and compliance with MUTCD and this policy.
4. Respond to requestor with decision on sign placement.
5. Create work order when decision is made to proceed with sign installation.
6. Arrange for sign installation.

RESOLUTION NO. 2026-08-05-B

**A RESOLUTION RENAMING THE PORTION OF MINERSVILLE HIGHWAY
WITHIN THE ENOCH CITY BOUNDARY**

WHEREAS, Enoch City recognizes the importance of clear and appropriate street names for navigation, emergency response, municipal records, and community identity; and

WHEREAS, Minersville Highway traverses multiple jurisdictions, and the portion of Minersville Highway that lies within the Enoch City boundary is subject to City naming authority; and

WHEREAS, the City Council of Enoch has considered recommendations and input from city staff, residents, and other stakeholders regarding a new name for the portion of Minersville Highway within the Enoch City limits; and

WHEREAS, the City Council finds that renaming the portion of Minersville Highway within the Enoch City boundary to the name listed below is in the public interest, will not create undue confusion for residents and public safety providers, and supports the City's traffic and addressing systems;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Enoch, Utah, that:

1. The portion of Minersville Highway lying within the corporate limits of Enoch City is hereby renamed:

2. Enoch City Staff is authorized and directed to:

- a. Notify Iron County, the United States Postal Service, emergency services, utility providers, map and navigation services, and any other applicable agencies and entities of the name change;
- b. Coordinate installation or modification of street signs and other necessary physical or digital updates to reflect the new name;
- c. Update official City maps, addressing records, and Geographic Information System (GIS) databases to reflect the change; and
- d. Undertake any other administrative actions necessary to implement the renaming.

3. The City Council directs staff to prepare a public information plan to inform residents, businesses, and service providers of the name change and any transitional procedures for addressing, mail delivery, and emergency response.

4. This Resolution shall become effective upon adoption by the Enoch City Council and completion of necessary administrative notifications.

This Resolution was made, voted upon, and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of August, 2026.

DATED this ____ day of _____, 2026.

COUNCIL VOTE AS RECORDED:

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: Impact Fee Reduction Requests

FOR CONSIDERATION ON: August 5, 2026

PETITIONER: HUB Pizza & LS Electric

ACTION REQUESTED BY PETITIONER: Approve Reduction of Impact Fees

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

In Enoch City, traffic (transportation) impact fees for commercial businesses are primarily collected at the time of building permit issuance. These fees are designed to offset the additional demand and need for public facilities created by new development activity.

The amount of the transportation impact fee is determined by the category of the commercial business and is generally calculated based on the square footage of the building or a specific unit of measure (such as pump stations for gas stations).

According to the Enoch City Fee Schedule, representative "Approved Impact Fees".

HUB PIZZA

GENERAL PLAN REFERENCE:

-

CITY CODE REFERENCE:

PUBLIC NOTICE:

STAFF RECOMMENDATION:

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Waterline Extension-Bulldog Road

FOR CONSIDERATION ON: August 5, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Direction Regarding Expansion of the Water System
on Bulldog Road

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Staff has received a request from a property owner along Bulldog Road to connect to the City's existing water system. In response, staff is seeking Council feedback and direction on whether to extend the water line beyond the immediate connection to accommodate future development in the area. Constructing the larger extension now would minimize future impacts by requiring the roadway to be excavated only once, rather than returning multiple times as additional properties seek service. Under this approach, the City would initially fund the extension, with costs to be reimbursed through future development as additional properties connect to the system.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Staff is seeking Council feedback and direction regarding the potential extension of the water line along Bulldog Road to accommodate future development. If the Council supports extending the line beyond the immediate connection, staff would proceed with evaluating the scope, costs, and reimbursement options associated with the project. Extending the line as part of the initial project would help minimize future impacts to the roadway by reducing the need for multiple excavations as additional properties connect to the system.

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Discuss Potential Committee Vacancies

FOR CONSIDERATION ON: August 5th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Provide Names for committee members for various committees in the City.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Enoch City maintains several citizen committees and advisory boards that provide input and assistance to the City Council and staff. From time to time, vacancies occur due to resignations, changes in availability, or the expiration of appointments. Staff is requesting Council direction regarding current vacancies, potential reappointments, and recommendations for new members. The committees requiring discussion at this time include:

- Wreaths Across America Committee
- Parks and Recreation Committee
- Water Board

Wreaths Across America Committee

The Wreaths Across America Committee assists with planning and coordinating the annual Wreaths Across America remembrance event held in Enoch City. Staff has received a recommendation to reappoint the following members:

- Ron Corey
- Dee Corey
- Carolyn Jones
- Kaylynn Nielson
- Jill Davis
- Angela Wankier

Councilmember Debra Ley also served as the City Council Representative to the committee.

Staff is requesting Council direction on whether to proceed with these appointments or if the Council would like to add or remove any members from the proposed committee roster.

Parks and Recreation Committee

The Parks and Recreation Committee currently has four appointed members. The committee meets monthly on the third Thursday of each month to discuss park improvements, recreational opportunities, community events, and other related topics.

At this time, staff does not have a recommended applicant to fill additional vacancies. Staff is requesting Council members provide names of individuals who may be interested in serving on the committee.

Water Board

The Water Board currently has a vacancy due to the availability of the current Chair, Cody Zobell. Mr. Zobell has expressed that he would like to continue serving on the board; however, due to current time commitments, he is unable to continue serving as Chair at this time..

Staff has received interest from one potential applicant who expressed interest in serving on the Water Board when an opening became available. Ross Petersen is currently a GIS Technician with Sunrise Engineering with a Bachelor's Degree in Geology and a Master's Degree in Hydrology and Water Resources Science. Staff will continue working with the Council and interested applicants to identify a qualified replacement or determine if reappointment of existing members is appropriate.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- Various Sections govern the boards and committees. All require recommendation of the Mayor with advice and consent of the Council.

PUBLIC NOTICE:

A public hearing is not required as part of this review.

STAFF RECOMMENDATION:

Staff recommends the City Council discuss the current committee vacancies and provide direction regarding potential appointments and reappointments. Staff recommends the City Council discuss the current committee vacancies and provide direction regarding potential appointments and reappointments. Committee appointments are made by the Mayor with the advice and consent of the City Council.

This item will return to the August 19, 2026 City Council meeting as an action item. At that meeting, the Mayor will present the proposed appointments, including recommended names for each committee vacancy, for Council consideration and formal approval.

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Proposed Use of School District Property for City Use

FOR CONSIDERATION ON: August 5, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review Proposal to Approach School District about using Parcel for City Use

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

The Parks and Recreation Committee reviewed a proposal regarding the potential use of approximately 59 acres of property owned by the Iron County School District (Parcel No. A-0875-0001-0000), located south of the Rally Stop, for future City recreational or municipal purposes.

During the Committee's July meeting, Hunter Shaheen, Director of Facilities Management for the Iron County School District, presented information regarding the property and the District's long-term plans. The District indicated that the site is being reserved for the potential development of a future middle school and high school campus, which could occur within the next ten years. At this time, the School District has not developed anything beyond a conceptual site plan or identified the future layout of the property.

Following discussion, the Parks and Recreation Committee recommended that the City Council not pursue the use of the property for City purposes. The Committee's recommendation was based on the fact that the School District would retain ownership of the property, and the City would not be reimbursed for any improvements made if the property were later needed for school development. Given the uncertainty surrounding the future layout and timing of the District's plans, the Committee concluded that investing City resources into the property would present an unnecessary financial risk.

GENERAL PLAN REFERENCE:

- Parks & Recreation Goals (Goals A-8 – A-13, pp. 12–14):

CITY CODE REFERENCE:

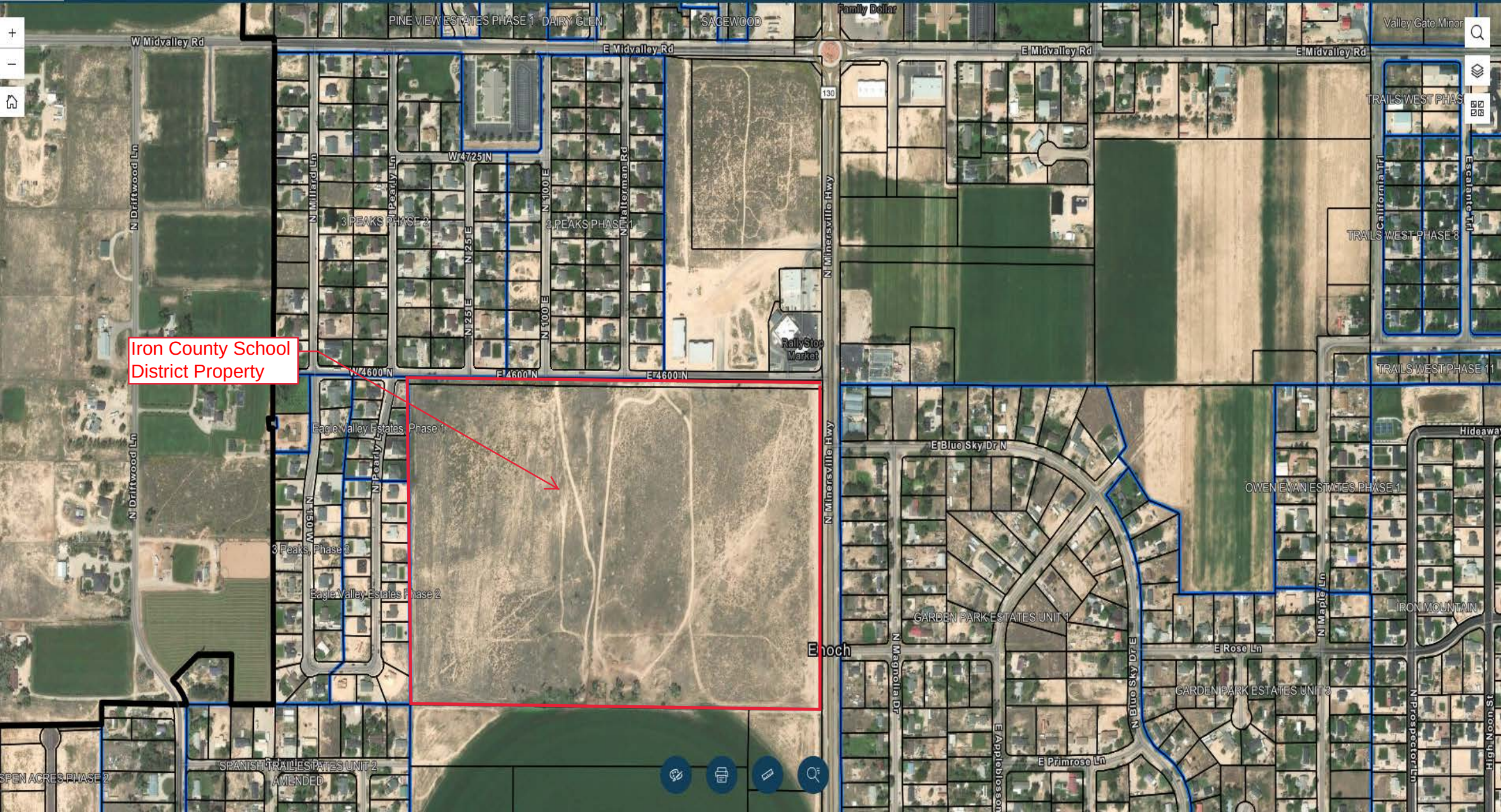
- N/A

PUBLIC NOTICE:

No public hearing is needed for this agenda item.

STAFF RECOMMENDATION:

Give staff direction if the Council would like us to pursue an agreement with the Iron County School District to use this parcel for city purposes.



Iron County School District Property

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Road Breaking and Trenching Permit Update

FOR CONSIDERATION ON: August 5, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve Proposed Update to the Road Breaking & Trenching Permit

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

City staff is proposing an amendment to the Road Breaking and Trenching Permit to add a new Digging Standard (#9). The proposed standard would require final approval of all roadway restoration work by the Public Works Director. If final approval is not obtained within one year of project completion, the City may complete any necessary corrective work at the applicant's expense.

The purpose of this amendment is to establish a clear process for final acceptance of roadway restoration work and to ensure that repairs to City streets meet the City's construction standards. This change provides a mechanism for the City to address incomplete or deficient restoration work if corrective action is not taken by the applicant within the established timeframe.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- Enoch City Code 11.300
- Enoch City Engineering Code 4.2

PUBLIC NOTICE:

A public hearing is not required for this proposed permit amendment.

STAFF RECOMMENDATION:

Approve the proposed amendment to the Road Breaking and Trenching Permit as proposed.



ROAD BREAKING AND TRENCHING PERMIT

No. _____

Date: _____

_____ along with _____
Applicant Name Company completing the work

Mailing address _____ Email _____ Phone _____

Hereby makes application to trench at the following street locations:

1. _____ for _____ ft.
2. _____ for _____ ft.
3. _____ for _____ ft.
4. _____ for _____ ft.

Total Distance _____ ft.

Digging permit fee: \$50.00

Date Paid _____

SPECIFICATIONS FOR DIGGING

1. Bluestakes (811) notification date: _____ Ticket # _____
2. Within 18 feet of the center of the road, 100% new road base or approved alternate is required with compaction.
3. In the R.O.W., compact regular fill dirt to within 12" (one foot) of surface. Then compact new road base the remaining 12". Compaction Compliance Letter (from licensed Geotechnician).
4. All cuts in asphalt must be approved by the Enoch City Public Works Director (or designee) prior to cutting. Repair to such cuts will be accepted only when they are "saw cut" prior to patching the asphalt.
5. Road breaking and trenching without permit will be charged a penalty of \$500.00 and must be repaired at the expense of the Applicant as directed by the Enoch City Council.
6. Repairs of roads which are not up to the standards of these specifications will not be accepted by Enoch City and will also be charged a penalty of \$500.00 after the completion date has expired.
7. Traffic Control Plan Required for digging in road or changing of traffic pattern.
8. Estimate of time on road closer's or lane Delineation. _____ to _____
9. All trenching and restoration work shall be subject to final approval by the Public Works Director. If the work is not approved within one (1) year of completion, the City may complete or correct the work at the applicant's expense.

Applicant Signature

Date

Enoch City Public Works Director

Date

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: City Employee Compensation Adjustments

FOR CONSIDERATION ON: August 5, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review Proposed Wage Adjustment for Selected City Staff

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Building Official: Staff is recommending an adjustment to the Building Inspector's compensation and responsibilities to recognize the expanded role and increased level of responsibility associated with serving as the City's Building Official. The proposed adjustment would increase the employee's annualized compensation approximately 14.3%. As part of this adjustment, the employee would assume the responsibilities of the Building Official, including the additional oversight, authority, and duties associated with that role. This change is intended to better align compensation with the increased responsibilities of the position, support the continued delivery of quality building services, and assist the City in retaining a qualified and certified building professional.

City Manager: The City Manager's employment agreement included a compensation adjustment following completion of the initial six-month employment period, contingent upon acceptable job performance as determined by the Mayor and City Council and consistent with City policy and budget authority.

This item is presented for Council consideration and approval following the completion of the six-month evaluation period. The proposed adjustment represents an increase of approximately 6.5% and is intended to recognize the continued responsibilities and expectations associated with the City Manager position while following the compensation structure established in the approved employment agreement.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

Staff Recommendation

Staff recommends that the City Council review and consider the proposed compensation adjustments for the Building Official and City Manager positions. The adjustments are presented for Council consideration based on the increased responsibilities associated with the respective roles and the proposed compensation structures. Staff recommends that the City Council provide direction and take action as deemed appropriate.