

ENOCH CITY COUNCIL NOTICE AND AMENDED AGENDA

August 19, 2026 at 6:00 pm

City Council Chambers, City Offices, 900 E. Midvalley Road

Join Zoom Meeting <https://us02web.zoom.us/j/87258976151>

Meeting ID: 872 5897 6151

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 19, 2026
- e. Approval of Minutes for August 5, 2026
- f. Ratification of Expenditures-
- g. Conflict of Interest Declaration for this agenda-

2. PUBLIC COMMENTS

3. FRONTIER HOMESTEAD VOICES AND VOTES PRESENTATION.

4. CONSIDER AMENDING THE IMPACT FEE FOR THE HUB PIZZA AND GOLDEN HOUR COFFEE

5. CONSIDER A RESOLUTION AUTHORIZING THE ISSUANCE OF SALES TAX REVENUE BONDS

6. APPOINT NEW MEMBERS FOR:

- A. WREATHS ACROSS AMERICA
- B. WATERBOARD
- C. PARKS & RECREATION

7. CONSIDER ORDINANCE NO. 2026-08-19-A, AN ORDINANCE AMENDING ENOCH CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND – See Planning Commission Rec.

8. CONSIDER RESOLUTION NO. 2026-08-19, A RESOLUTION APPROVING AMENDMENTS TO THE ENOCH CITY PERSONNEL POLICIES AND PROCEDURES MANUAL

9. CONSIDER A PETITION FOR ANNEXATION OF PIDDING LLC PROPERTY, PARCELS D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, AND D-0197-00020000 – Approve or Deny by voice vote

10. NOTIFICATION OF CERTIFICATION OF PETITION FOR ANNEXATION OF PIDDING LLC PROPERTY, PARCELS D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, AND D-0197-00020000 AND SET A PUBLIC HEARING FOR OCTOBER 7, 2026

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 08/18/2026.

■

Lindsay Hildebrand, Recorder

Date

MINUTES
ENOCH CITY COUNCIL
August 5, 2026 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Delaine Finlay, Byron Black, Scott Robinson, Jonathan Wilson, Reed Page, and Kevin Morris

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING** by Mayor Rushton
 - a. **Pledge of Allegiance-** Led by Byron Black
 - b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Harris
 - c. **Inspirational thought-** Given by Council Member Miner
 - d. **Approval of Agenda for August 5, 2026 – Council Member Harris made a motion to approve the agenda. Council Member Ley seconded and all voted in favor.**
 - e. **Approval of Minutes for July 15, 2026 – Council Member Harris made a motion to approve the minutes. Council Member Trower seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration for this agenda-** None stated

2. PUBLIC COMMENTS

Reed Page and Kevin Morris of Pronghorn Development addressed the Council to introduce themselves and open lines of communication. Mr. Page explained that Pronghorn Development is a development arm of Integrated Energy Companies, a Utah-based firm headquartered in Salt Lake City. He described their project, referred to as Project Antelope, as a natural gas-fired power generation facility to be situated on-site adjacent to a data center off Antelope Springs Road, designed to be built out in five phases.

Mr. Page noted that their conditional use permit had been approved by the county, but that an appeal was filed on the tenth day of the appeal period, and the matter is currently being handled by legal counsel. He indicated the process was expected to be resolved within the coming weeks.

In response to Council questions, Mr. Page addressed concerns regarding potential impacts to natural gas rates, stating that the facility would operate off-grid and that any effect on ratepayer costs through Enbridge would likely be negligible. He also addressed water usage, describing the facility's closed-loop cooling system as a recycling process that does not discharge or waste water in the manner that some other data center designs do. Mr. Page made his contact information available to the Council through Council

Member Kimberlee Trower.

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.

City staff presented the Planning Commission's recommendation regarding the R-1-18 zone's permitted and conditional uses. During the Planning Commission's review, it was noted that "congregate living" was listed as a conditional use permit but lacked a corresponding definition in the city code. The concern was that, without a definition, the term could be interpreted too broadly, potentially allowing uses the city did not intend to permit.

City Attorney Justin explained that the state and federal law—including the Americans with Disabilities Act—already governs many congregate living arrangements, such as group homes for youth and long-term care facilities, and that cities have limited authority to restrict these uses where residential uses are otherwise permitted. The recommended approach, supported by both the Planning Commission and city staff, was to retain "congregate living" as a conditional use permit rather than remove it, so that the city maintains awareness of where such facilities are located, while adding language specifying compliance with state and federal law. Staff indicated that a formal definition would be incorporated into the definitions section of the city code at a future date, as part of an ongoing review of all undefined uses across all zones.

Council Member Harris expressed support for retaining the conditional use designation so that the city could track the locations of such facilities for public safety purposes.

Council Member Trower made a motion to approve 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 and add in compliance with federal and state code. Council Member Miner seconded and a roll call voted was held as follows:

Council Member Stoor: Absent

Council Member Harris: Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

4. CONSIDER RESOLUTION NO. 2026-08-05, A RESOLUTION RENAMING THE PORTION OF MINERSVILLE HIGHWAY WITHIN THE ENOCH CITY BOUNDARY

Mayor Rushton introduced this item, explaining that there is no formal documentation requiring the road to be named "Minersville Highway," and that the state indicated the city could submit a request to rename the portion of the road within Enoch's boundary. The Mayor noted that the road would still be required to display its state route designation (SR-130), and that renaming it would not affect existing property addresses.

The Council discussed the merits of giving the road an Enoch-specific name as a matter of civic identity and economic development, particularly given the commercial growth occurring along that corridor. Council Member Trower suggested soliciting public input rather than selecting a name unilaterally, and Council Member Miner agreed, adding that the process should be timely so the new name could potentially be in place before the opening of a major new commercial anchor in the area. The Mayor proposed that staff generate a list of candidate names—each incorporating the word "Enoch"—and circulate them to Council members by end of day Friday, with the goal of narrowing the list to approximately five names for public input. The item was then tabled to the first meeting in September to allow for this process.

Council Member Harris made a motion to table Resolution No. 2026-08-05, until the first meeting in September. Council Member Miner seconded and all voted in favor.

5. DISCUSSION ITEM- IMPACT FEE FOR THE HUB PIZZA & LS ELECTRIC

Hub Pizza

City staff presented a request from Hub Pizza owner Scott Robinson, who asked that his establishment be reclassified from a "fast food" establishment to a "quality restaurant" for the purpose of calculating transportation impact fees. Under the current fee schedule, the fast food designation results in an impact fee of approximately \$32,000, while a quality restaurant designation would result in a fee of approximately \$6,000.

City staff reviewed the existing definition of a fast-food establishment, which requires a business to meet two or more of five criteria. Council discussed that Hub Pizza technically meets at least two criteria, including the presence of a drive-up window for order pickup, though Mr. Robinson clarified that the window is solely for the pickup of previously ordered food and functions more like a rear parking area than a traditional drive-through, with no menu board or order capability at the window itself.

City Attorney Justin cautioned the Council that impact fees cannot be waived or reduced arbitrarily and that any reclassification must be based on defensible definitions applicable to all similar businesses. He advised that the fairest path forward would be to clarify or broaden the existing definitions, particularly the distinction between fast food and quality restaurant, so that they accurately reflect the volume of traffic each type of establishment is expected to generate, which is the fundamental basis of the impact fee study.

City Inspector Lynn Nielsen noted that the current fee schedule provides only two categories for food service establishments, fast food and quality restaurant, and that he has no clear definition for "quality restaurant" in the city code to guide his determinations. He further noted that the disparity between the two categories is significant, with fast food assessed at \$12,636 per thousand square feet and quality restaurant at \$2,629 per thousand square feet.

The Council agreed that additional categories and clearer definitions were needed, and that staff should engage the city's engineering firm, Sunrise Engineering, to review the existing impact fee study and provide guidance on how to more precisely define and differentiate food service establishment types. The Council did not make a final determination on Hub Pizza's classification pending that review.

Council Member Harris made a motion to direct city staff to work with the engineers to obtain additional definitions and clarification for food service establishment impact fee categories. The motion was seconded Council Member Trower and all voted in favor.

LS Electric

A representative of LS Electric, Byron, presented a letter requesting that the Council consider a project-specific calculation of transportation and police impact fees, arriving at a proposed payment of \$297,571.51. The representative indicated that the letter provided cost drivers specific to the LS Electric project and applied the city's existing published methodology to arrive at that figure, rather than requesting a waiver or categorical reclassification.

Mr. Nielsen explained the difficulty in calculating impact fees for a facility of this complexity, which contains multiple occupancy types, including warehouse, office,

assembly, factory, and storage spaces, each carrying different per-square-foot multipliers. He noted that the building's automated components and relatively modest employee count raised questions about whether the standard methodology, applied across all square footage, accurately reflected the anticipated traffic and public safety burden.

The Council acknowledged the legitimate questions raised by both the applicant's letter and Mr. Nielsen's analysis. Council Member Harris noted that the proper path forward was to involve the engineering firm rather than make an arbitrary determination. Staff was directed to review the LS Electric letter with the engineers and bring a recommendation back to the Council.

Council Member Harris made a motion to direct staff to discuss the LS Electric impact fees with the engineers and return with a recommendation. Council Member Ley seconded and all voted in favor.

6. DISCUSSION ITEM- BULLDOG WATERLINE DISCUSSION -HAYDEN WHITE

Public Works Director Hayden White introduced a request from a property owner on Bulldog Road who is experiencing problems with their private well and wishes to connect to the city's culinary water system. No city water infrastructure currently exists in that area. Mr. White presented a preliminary cost estimate of approximately \$30,000 for the city to extend a waterline to the area, with the property owner expected to bear similar costs for connection fees, impact fees, and meter installation.

City Attorney Justin provided relevant context from Utah Code regarding designated service areas, explaining that municipalities are required to serve all properties within their designated service area at the same rate, and that serving properties outside that area must be done by contract. He confirmed that under a 2021 change in state law, cities may no longer charge differential rates to customers outside municipal limits simply because they do not pay city taxes.

The Council discussed whether it would be appropriate to provide water service to properties outside the city's current annexation declaration area. Mayor Rushton and other Council members expressed concern that extending services without annexation could reduce the property owner's incentive to annex and could set a precedent that would be difficult to revisit. City staff noted that the properties in question lie just beyond the city's current annexation declaration boundary on Bulldog Road, and that the city is already working on expanding that boundary. Staff also noted the possibility of using a line extension agreement, under which the property owner would fund the line extension and other connecting properties would reimburse a proportionate share upon connection.

The Council reached a consensus that any extension of water service to this area should be conditioned upon a commitment by the affected property owners to annex into the city at the earliest available opportunity. Staff was directed to communicate this position to the property owner and explore the logistics of proceeding on that basis.

7. DISCUSSION ITEM- COMMITTEE APPOINTMENTS NEEDED:

a. WREATHS ACROSS AMERICA

The Council confirmed that Mayor Rushton serves as the Council liaison for Wreaths Across America. Staff indicated that the committee is seeking additional volunteers and asked Council members to submit names of interested individuals by Friday. Staff also noted that a new sound system, purchased with a \$2,700 stipend received for the Fourth of July event, had been acquired and would be available for future events.

b. WATERBOARD

Staff reported that the current chair of the Enoch City Water Board had indicated he no longer has the time to fulfill the role. Staff presented the name of Ross Peterson, a recommended candidate who had previously been suggested as a potential board member, and asked Council members to submit any additional names for consideration. The item was noted as one that would return as an action item at a future meeting for formal appointments.

c. PARKS & REC.

Council members suggested several names for potential Parks and Recreation committee appointments and were asked to submit additional recommendations to staff by Friday.

8. DISCUSSION ITEM- SCHOOL DISTRICT PROPERTY POTENTIAL PARK. -

City staff reported on the Parks and Recreation Committee's extended discussions regarding the possibility of partnering with the Iron County School District to develop a park on approximately 60 acres of school district-owned land south of the Ridley Stop. The Parks and Recreation Committee had invited Hunter Shaheen, the school district's Facilities Director, to present to the committee. Mr. Shaheen indicated that the district's long-range plan, within the next ten years, is to develop the site in a manner similar to the Canyon View campus, with both a middle school and a high school.

Given the uncertainty of the school district's timeline and the risk that any city investment in park improvements could be displaced by future school construction, the Parks and Recreation Committee recommended not moving forward with a park development on that site at this time. Staff noted that a potential alternative, acquiring other land to trade with the school district, was discussed but would require funding the city does not currently have available. The Council accepted the committee's recommendation and took no further action on this item.

9. CONSIDER APPROVAL OF PROPOSED UPDATE TO THE ROAD BREAKING & TRENCHING PERMIT

City staff presented a proposed update to the road breaking and trenching permit. The key addition was a new provision stating that if a road cut or trench repair is not inspected and finally approved by the Public Works Director within one year of completion, the city reserves the right to perform the necessary repairs and bill the responsible party for the cost. City Attorney Justin reviewed the proposed permit and recommended several clarifying amendments: that all road cuts must be saw-cut prior to patching; that a standard traffic control plan be referenced and attached to the permit; and that the warranty language in the new provision be clarified. Staff was authorized to finalize the language in coordination with the City Attorney.

Council Member Harris made a motion to approve the proposed update to the road breaking and trenching permit as amended per the recommendations of the City Attorney. Council Member Trower seconded and all voted in favor.

10. REVIEW AND CONSIDERATION OF CITY EMPLOYEE COMPENSATION ADJUSTMENTS

The Council considered two compensation adjustments.

First, the Council approved a pay increase and formal title change for Building Inspector Lynn Nielsen, elevating him to the position of Building Official and department head, consistent with discussions held at a prior meeting. Staff noted that the pay adjustment brings Mr. Nielsen's compensation to the amount previously agreed upon.

Council Member Harris made a motion to approve the compensation adjustment for Lynn Nielsen and formally designate him as Building Official. Council Member Trower Seconded and all voted in favor.

Second, the Council approved a compensation adjustment for City Administrator Ryan Robinson, consistent with the terms of his employment contract, which included a scheduled pay increase upon successful completion of a six-month probationary period. The adjustment was noted as retroactive to the date on which the probationary period concluded.

Council Member Harris made a motion to approve the compensation adjustment for City Manager Ryan Robinson as stipulated in his employment contract. Council Member Miner seconded and all voted in favor.

11. APPROVE THE FRAUD RISK ASSESSMENT FOR FISCAL YEAR ENDING JUNE 30TH 2027

Treasurer, Ashley Horton, noted that the auditors wanted her to go over the Fraud Risk Assessment at the beginning of the year instead of the end of the year. Our score is the same as it was last month. The Council never formally accepted it and that is a requirement.

Council Member Harris made a motion to accept the Fraud Risk Assessment results for the fiscal year ending June 30th, 2027. Council Member Ley seconded and all voted in favor.

12. COUNCIL/STAFF REPORT

Building Official Lynn Nielsen reported:

- The Johnson Fort Church has received plan review approval and construction is expected to begin soon on Half Mile Road.
- Lins Marketplace is targeting a September 17th opening. The store interior is substantially complete, with shelving, refrigerator cases, and paint in place. Ace Hardware, Starbucks, and Arctic Circle are also progressing and expected to open concurrently.
- MCM Engineering's facility is progressing rapidly, with nearly all spot footings expected to be complete within the week and underground plumbing underway. Tilt-up wall construction is anticipated to begin in the near future.
- Iron RV, located further along the commercial corridor, is nearing completion as well.
- A slight dip in new home permit activity was noted for the month.
- The city has taken on building inspection services for Parowan City, with the arrangement including use of a city vehicle.
- Inspector Mindy is in training as a plan reviewer and is expected to take her certification examination soon, followed by her building inspection certification.

Public Works Director Hayden White reported:

- A highway striping project is scheduled for August 17th, with equipment expected to arrive for staging the following week. Staff confirmed the project will not be delayed again, as required grades must be completed this year.

- The Anderson Well is being developed this week, with a test pump of up to 3,000 gallons per minute expected to occur the following week. The test requires continuous pumping for up to 24 hours, and discharge will flow down the adjacent roadway.
- The BLM Well is offline due to electrical issues. Three specialists have reviewed the situation, and the well is scheduled to be pulled for inspection and repair of the motor and electrical connections.

Treasurer Ashley Horton reported:

- A three-day audit concluded on the day of the meeting. Preliminary findings were described by staff as minor and consistent with common findings seen across the state. A formal presentation of audit results is expected at a future Council meeting.

City Administrator Ryan Robinson reported:

- Enoch City and MCM Engineering were featured on the main stage of the 1 Utah Summit, leading a discussion on how rural communities can attract major businesses.
- Staff is working with an SUU intern to update the city's social media presence and develop a formal social media policy. Council was asked for approval to create an Enoch City Instagram account to broaden outreach. No objections were raised.
- Staff is developing standards for organizations requesting city funding, including requirements to demonstrate public benefit, report on use of funds, and present outcomes to the Council.
- Council members were reminded to sign up for individual meetings with the Mayor and City Administrator prior to Council meetings.
- A well-being survey conducted in partnership with Utah State University yielded approximately 49 responses. The top concern among respondents was water, both quantity and quality. Overall community well-being scores were favorable.
- The tree in front of City Hall partially obstructing the marquee sign is to be trimmed to improve visibility. Additionally, a banner near the entrance was noted as fading and will be addressed.

Mayor Rushton reported:

- A Mayor's Movie Night in the Park is scheduled for August 14th at Old Enoch Park. The film will be *The Sandlot*, shown on the baseball field. Vendors will be set up beginning at 7:00 PM, with the movie starting between 8:30 and 9:00 PM depending on darkness.
- The Mayor and City Administrator have a Friday meeting scheduled with a developer interested in a 50-plus-acre parcel between Highway 91 and Interstate 15. The developer is considering a primarily commercial and industrial project, potentially with a higher-density residential component, and may approach the city with a development agreement in the future.

Council Member David Harris reported:

- He had a recent meeting with the Water Conservancy District

Council Member Deborah Ley reported:

- The Enoch Historical Society replaced 20 historical signs throughout the city using a \$1,000 city contribution. The new signs are larger than the originals and are expected to last at least ten years.

Council Member Kimberlee Trower:

- The Commissioners on the Planning Commission Board have been looking at different uses for certain zoning areas.
- A student at SUU who was also a 1st Lt. was killed in action. It would be good to look at how we can incorporate a memorial for that person.

Council Member Jacob Miner reported:

- The Parks and Recreation Committee and Planning Commission continue working through zoning area reviews.
- A memorial for 1st Lieutenant Feehan, a SUU student killed in action, is being organized through Rotary. Council Member Miner encouraged the city to explore incorporating a memorial into Enoch as well, suggesting an outreach to Rotary given that the organization's new president resides in Enoch.
- The Iron County Cares golf tournament is scheduled for September 23rd at 12:00 PM.
- Canyon Creek Services is holding its annual gala at the end of the month.
- A homeless pit count is scheduled for August 27th at 8:00 AM. Interested volunteers were encouraged to contact James Jetton.
- Council Member Miner read a letter of appreciation from Justin Osmond on behalf of the Pioneer Legacy Committee, thanking the city for its sponsorship of the Pioneer Legacy Musical and Fireworks Spectacular.

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

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

Council Member Stoor: Absent
Council Member Ley: Yes
Council Member Miner: Yes

Council Member Harris: Yes
Council Member Trower: Yes

14. ACTION FROM CLOSED MEETING –

Council Member Harris made a motion to accept the offer as presented with the condition on the addendum, and if the addendum isn't accepted, then we cancel due diligence. Council Member Ley seconded and all voted in favor.

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

■

Lindsay Hildebrand, Recorder

Date

DRAFT

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Impact Fee Reduction Requests

FOR CONSIDERATION ON: August 19, 2026

PETITIONER: HUB Pizza, Scot Robinson

ACTION REQUESTED BY PETITIONER: Approve Reduction of Impact Fees

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

The Hub Pizza is proposing a new fast-food restaurant with a total building area of approximately 2,588 square feet. The applicant has requested that the City consider reducing or waiving the transportation impact fee associated with the proposed development.

Under the City's current transportation impact fee schedule, the approved impact fee for a fast-food establishment is \$12,636 per 1,000 square feet. Based on the proposed 2,588-square-foot building, the applicable transportation impact fee is approximately \$32,600.88

The City's Transportation Impact Fee Analysis, prepared by Sunrise Engineering in July 2023, establishes the methodology for calculating transportation impact fees based on anticipated transportation demand associated with different land uses. The analysis recognizes that different land uses generate different levels of transportation demand and that the impact fee is calculated based on the trips generated by the specific land use.

The City's Transportation Impact Fee Analysis specifically provides for consideration of a Non-Standard Impact Fee. Section 1.3 states that the City may assess an adjusted fee that more closely reflects the actual impact of a particular land use on public facilities. The analysis provides that an adjustment may result in either a higher or lower impact fee when a particular user is determined to have a different impact than the standard assumption for its land use.

The applicant's request may be considered an individualized adjustment to the transportation impact fee, rather than a general waiver of the City's impact fee requirement.

As part of its request for consideration of the transportation impact fee, the applicant has provided historical customer information from the previous Enoch location. The information represents the first quarter of 2022, identified by the applicant as the last full quarter before the Enoch location closed.

The reported customer quantities were as follows:

Customer Type	January	February	March
Dine-In	1,197	1,199	1,513

Take-Out	669	649	757
Delivery	126	135	135
Total Guests/Customers	1,992	1,983	2,405
Average Weekly	498	495.75	601.25

Based on the information provided, the historical location served an average of 2,127 customer transactions per month during the first quarter of 2022, or approximately 532 per week or roughly 76 per day if spread across seven days.

The information also indicates that a significant portion of the reported business consisted of dine-in, take-out, and delivery activity. Approximately 60% of the reported customer activity during the quarter was dine-in, approximately 33% take-out, and approximately 6% delivery.

This historical information is relevant to the City's consideration of a Non-Standard Impact Fee because it provides actual operating information from a prior Enoch location rather than relying solely on generalized assumptions for the fast-food land-use category.

While customer or guest counts do not directly establish the number of vehicle trips generated by the development. A customer transaction may or may not represent a separate vehicle trip, and factors such as multiple customers arriving in the same vehicle, delivery trips, employee trips, pass-by trips, and other travel characteristics may affect the actual transportation impact.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- Enoch City Code 12.200.206 DEFINITIONS
- Enoch City Fee Schedule 6.A Impact Fees

PUBLIC NOTICE:

A public hearing is not required as part of this agenda item.

STAFF RECOMMENDATION:

Staff does not recommend that the City Council waive or reduce the transportation impact fee solely as an economic development incentive. An adjustment should instead be based on whether the standard fee accurately reflects the transportation impact of the proposed development.

The historical operating information provided by the applicant offers the City additional insight into the proposed restaurant's anticipated customer activity. The information may support further evaluation of whether the standard fast-food transportation assumptions are representative of The Hub Pizza's anticipated operations.

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Discuss Potential Committee Vacancies

FOR CONSIDERATION ON: August 19th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve 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.

ENOCH CITY COUNCIL MEMO

SUBJECT: Proposed Amendment to Enoch City Code Section 16.100.180 – Tree Pruning and Clearance Requirements

FOR CONSIDERATION ON: August 19th, 2026

PETITIONER: City Staff

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

Review Type: Legislative

BACKGROUND INFORMATION:

City staff is proposing an amendment to Section 16.100.180 of the Enoch City Municipal Code to improve the maintenance and safety of trees located adjacent to public streets and sidewalks. The current ordinance requires a minimum clearance of nine (9) feet above both streets and sidewalks. The proposed amendment increases the required clearance above public streets to fourteen (14) feet while retaining the existing nine (9) foot clearance above sidewalks.

Maintaining adequate vertical clearance over public streets is essential to ensure safe passage for emergency response vehicles, public works equipment, delivery vehicles, school buses, utility vehicles, and other large vehicles that regularly travel throughout the community. Tree limbs that extend into the public right-of-way can obstruct visibility, damage vehicles, impede emergency response, and create ongoing maintenance concerns.

No other substantive changes are proposed to this section of the code. The existing provisions requiring property owners to remove hazardous trees or limbs and authorizing the City to perform necessary maintenance when owners fail to comply will remain unchanged.

This item was reviewed during the July 28th and August 11th Planning Commission meetings; any proposed additions have been added in this draft version of the code amendment. The Commission moved to recommend approval of the proposed code amendment.

GENERAL PLAN REFERENCE:

- **Transportation Goal B-2 – Transportation System Design:** *"To design and develop safe and efficient vehicle and pedestrian/bike transportation systems to enhance the mobility of the overall community."*
 - **Transportation Goal B-1 – Plan an Efficient and Safe Transportation System:** *"To provide a transportation system to move people and goods safely and efficiently throughout the Enoch City planning area."*
 - **Land Use Goal A-2 – Design Concepts and Quality Control:** Encourages development standards that protect community character and quality, including landscaping that enhances the streetscape.
-

CITY CODE REFERENCE:

- Section 16.100.190 – Arborist License and Bond (Tree Pruning and Corner Clearance)

PUBLIC NOTICE:

A public hearing was held by the Planning Commission in accordance with the requirements of the Enoch City Municipal Code and Utah State Code.

STAFF RECOMMENDATION:

Review the proposed language; if any changes or edits are needed, include them in a motion for staff to make the corrections.

~~A. — Pruning, Corner Clearance. Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches do not obstruct the view of any street intersection and so that there shall be a clear space of nine (9) feet above the surface of the street or sidewalk. the City, with a recommendation from~~

A. Pruning and Clearance. Every owner of any tree or shrub located on private property that overhangs or encroaches upon any street or public right-of-way within the City shall prune the branches so that such branches do not obstruct the view of any street intersection and so that there shall be a clear space of (14) fourteen feet above the surface of the street or roadway and nine (9) feet above the sidewalk. Trees and shrubs shall also be maintained so they do not obstruct the visibility of any official traffic control device or materially interfere with the illumination provided by a public street light.

~~the Shade tree Committee, will notify, in writing, the owners of such trees. Said owners shall remove all dead, diseased and/or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public or creates a nuisance as defined in this chapter. In the event of~~ B. Hazardous ~~If the Public Works Director, or other designated City official, determines that a tree or shrub is dead, diseased, structurally unsound, hazardous, or otherwise creates a public nuisance as defined in this Code, the City shall provide written notice to the property owner describing the violation and directing the owner to correct the condition. Said owners shall remove all dead, diseased and/or dangerous trees, or broken or decayed limbs that create a nuisance as defined in this chapter within thirty (30) days after the date of the notice, unless a shorter compliance period is necessary due to an immediate threat to public health or safety.~~

~~Failure of the owners to comply with such provisions, the City shall have the right to prune any tree or shrub on private property, at the expense of the owner, when it interferes with the proper spread of light along the street from a street light or interferes with visibility of any traffic control device.~~

C. Failure to Comply. If the property owner fails to comply within the time specified in the notice, the City shall have the right to prune or remove any tree or shrub on private property, at the expense of the owner, when it interferes with the proper spread of light along the street from a street light or interferes with visibility of any traffic control device

~~B. — Dead or Diseased Tree Removal on Private Property. Should any dead or diseased trees be identified on private property within the city, and should such trees constitute a hazard to life~~ or otherwise violates this section. Authorized City employees or contractors may enter the property at reasonable times for the limited purpose of performing the work authorized by this section.

~~and property, or harbor insects or disease that constitute a potential threat to other trees within the city, the City, with concurrence of the Shade Tree Committee, will notify, in writing, the owners of such trees. The notice will include alternative remedies to the situation. Should removal be the only remedy, removal shall be done by said owners at~~

D. Recovery of Costs. The actual costs incurred by the City in performing work authorized under this section, together with any administrative costs authorized by law, shall be the responsibility of the property owner. The City may recover such costs by billing the property owner or through any other collection method authorized by Utah law or City ordinance.

~~their own expense within the time specified in said notice. In the event of failure of the owners to comply with such provisions, the City shall have the authority to remove such trees and to charge the cost of removal to the owner's utility bill.~~

E. Emergency Conditions. Notwithstanding the notice requirements of this section, if the Public Works Director or other designated City official determines that a tree or limb presents an immediate danger to persons, property, or the public right-of-way, the City may immediately prune, remove, or otherwise mitigate the hazardous condition without prior notice. The property owner shall remain responsible for the City's actual costs incurred in addressing the emergency condition.

City Council Members

David Harris
Shawn Stoor
Jacob Miner
Kimberlee Trower
Debra Ley



Jim Rushton – Mayor
Ryan Robinson – City Manager
Jackson Ames – Chief of Police
Lindsay Hildebrand – City Recorder
Ashley Horton – City Treasurer
Lynn Nielson – Building Inspector
Hayden White – Public Works Director

Re: Tree branches

Dear Resident,

It has come to our attention that the branches from the trees on your property have grown to the point of being a declared nuisance.

The definition of this nuisance is found in Enoch City Ordinances 13.1000.1083 (F), which states:

“F. Dead, decayed, diseased, or hazardous trees, weeds, hedges, and overgrown or uncultivated vegetation which is an obstruction to pedestrian or vehicular traffic, or which may become a risk of fire or fire hazard to neighboring buildings;”

Our public works department has stopped to discuss the issue and find solutions to resolve it but we assume you have been at work during those times. This notice is to ask you to call the Public Works Director at 435-463-2065 and arrange a time to discuss what we can do to help you alleviate the *“obstruction to pedestrian or vehicular traffic”*.

More specifically, we desire to know your understanding of which trees are within the city right-of-way and which are on your property. We want to know your feelings regarding removing any trees that might be in the city right-of-way before we take any steps to do so.

Thank you for your assistance in this matter,

Ryan Robinson
Enoch City Manager

MINUTES
ENOCH CITY PLANNING COMMISSION
August 11, 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 - Excused

STAFF PRESENT:

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

Public Present: Matt Phillips and Cecil S.

3. PUBLIC HEARING REGARDING THE AMENDMENT OF ENOCH CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND 4:26

A motion to close the regular Planning Commission meeting and open a public hearing was made by Commissioner Hoopes and seconded by Commissioner Poulson. All voted in favor.

The public hearing was opened. No members of the public came forward to offer comment on the proposed amendment to Enoch City Ordinance 16.100.180.

A motion to close the public hearing and return to the regular Planning Commission meeting was made by Commissioner Finlay and seconded by Commissioner Poulson. All voted in favor.

3. CONSIDER AMENDING ENOCH CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND AND MAKE A RECOMMENDATION TO THE CITY COUNCIL 5:45

City Manager Ryan Robinson presented the proposed amendments to Ordinance 16.100.180. He explained that the primary change was renaming the section from "Arborist License and Bond" to "Tree Nuisance," as the section does not substantively address bonding. The ordinance establishes standards for trees or vegetation overhanging into public rights-of-way or sidewalks, setting clearance requirements for safety purposes related to pedestrian and vehicle access.

Robinson noted that the Public Works Director, Hayden White, would have authority to identify violations and issue notices. Property owners would be given 30 days from the date of notice to come into compliance. If they failed to do so, the city would retain the ability to perform the work and recover costs from the property owner. An emergency provision was also included, allowing the city to act immediately if a tree posed an imminent hazard. Robinson acknowledged that the city had already been sending courtesy letters for such situations and that this ordinance would provide the formal legal backing for that practice.

Commissioner Finlay confirmed that a conflicting cross-reference had been corrected in the draft. Public Works Director White noted that in past instances where trees were too large for city crews to manage, the work had been contracted out, citing one instance where the cost reached approximately \$9,000. No further discussion was raised.

A motion to forward a favorable recommendation to the City Council for the proposed amendments to Enoch City Ordinance 16.100.180 was made by Commissioner Hoopes and seconded by Commissioner Finlay. All voted in favor.

ENOCH CITY CORPORATION

ORDINANCE NO. 2026-08-19-A

AN ORDINANCE AMENDING SECTION 16.100.180 OF THE ENOCH CITY CODE REGARDING TREE PRUNING AND CLEARANCE REQUIREMENTS

WHEREAS, Enoch City recognizes the importance of maintaining safe and efficient public streets and sidewalks for residents, businesses, emergency responders, public works personnel, school buses, delivery vehicles, utility vehicles, and other users of the City's transportation system; and

WHEREAS, trees and tree limbs located adjacent to public streets and sidewalks may extend into the public right-of-way and create hazards by obstructing visibility, damaging vehicles, impeding emergency response, or interfering with the safe operation and maintenance of public streets; and

WHEREAS, the Enoch City Council finds that increasing the minimum vertical clearance above public streets to fourteen (14) feet will better protect public safety and provide adequate clearance for emergency response vehicles, public works equipment, delivery vehicles, school buses, utility vehicles, and other large vehicles that regularly travel throughout the community; and

WHEREAS, the Planning Commission reviewed the proposed code amendment, held a public hearing and recommended approval at its August 11, 2026 meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that this ordinance be approved and accepted with all commitments and obligations pertaining thereto.

This Ordinance was made, voted upon and passed by the Enoch City Council at a regular city council meeting held on the 19th day of August, 2026 and shall become effective immediately.

DATED this 19th day of August 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

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

SEAL:

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Enoch City Personnel Policies and Procedures Manual

FOR CONSIDERATION ON: August 19th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the Proposed Amendments to the Policies and Procedures Manual

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

In February of 2026, Enoch City proposed substantial updates to the Personnel Policies and Procedures Manual. Staff is again bringing the manual back to council for review to add clarifying language to sections. The following changes are recommended.

- Section II Page 6 Hiring for New and Vacant Positions
 - Add that the supervisor will be included in the hiring process.
 - Add a requirement that all offers of employment with the city are conditional, contingent upon the successful completion of a Criminal Background Check, Drug and Alcohol Test, Verification of Eligibility to Work, and a Valid Utah Driver's License (Pg 7 #5)
 - Remove the requirement that local taxpayers or their dependents will be given preference for employment if they are equally qualified as other applicants.
- Article III Type of Employees
 - Remove specific job titles for salaried employees who are appointed. Pg 8 #4
- Article IV Probationary Period
 - Removed the requirement that new employees on probation do not qualify for leave during the probation period. This allows them to take holidays when the city offices will be closed.
- Article VII Employee Training and Certification Reimbursement
 - Allows the city in certain circumstances, when an employee wants additional training options above and beyond their current job description to create a contract for reimbursement if they leave before an agreed-upon date.
- Article XI Section VI: Annual Leave change to lateral full-time employees begin employment with an approved, agreed-upon annual leave hours. Previously, it was 40 hours automatically. This gives the city and employee the ability to negotiate.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

A public hearing is not required for this agenda item by City or State Code.

STAFF RECOMMENDATION:

Review and approve the proposed changes to the HR Policy amendment.

ENOCH CITY CORPORATION

RESOLUTION NO. 2026-08-19

A RESOLUTION APPROVING AMENDMENTS TO THE ENOCH CITY PERSONNEL POLICIES AND PROCEDURES MANUAL

WHEREAS, Enoch City strives to ensure its personnel policies are up-to-date and reflect the needs of its employees and the organization; and

WHEREAS, a recent legal and administrative review of the Enoch City Personnel Policies and Procedures Manual identified the need for updates to reflect recent statutory changes and regulatory standards; and

WHEREAS, these updates clarify and strengthen policies related to hiring for new and vacant positions, types of employees, probationary period, employee training certification reimbursement, and annual leave; and

WHEREAS, adopting these amendments supports the City's responsibility to create a lawful and safe working environment while improving internal processes and risk management;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the amendments to the Enoch City Personnel Policies and Procedures Manual be approved and adopted. This Resolution was made, voted upon, and passed by the Enoch City Council at a regular City Council meeting held on the 19th day of August 2026.

DATED this 19th day of August 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

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

SEAL:

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Pidding LLC Annexation Petition Acceptance or Denial

FOR CONSIDERATION ON: August 19, 2026

PETITIONER: Pidding LLC

ACTION REQUESTED BY PETITIONER: Acceptance of an annexation petition.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

On August 11, 2026, Pidding LLC filed an annexation petition with the Enoch City Recorder requesting annexation of approximately 677.34 acres of real property located at parcels D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000 into Enoch City (see attached map).

At this stage, the City Council is not being asked to approve the annexation. The action before the Council is whether to accept the petition for further consideration or deny the petition. Under Utah Code § 10-2-807, the City Council may accept the petition for further consideration or deny the petition.

If the petition is accepted, the City Recorder, with assistance from the City Attorney, will proceed with the statutory certification process. This process will include verifying that the petition meets the applicable requirements of Utah Code § 10-2-806, including the required signatures and property ownership requirements.

Acceptance of the petition does not approve the annexation. It allows the annexation process to continue to the next statutory step. If the petition is certified, the City will provide the required notice and the statutory protest period will begin. The Council would consider the annexation itself at a later stage, following the procedures established by Utah law.

The Council will not be making a final decision on annexation at this stage.

GENERAL PLAN REFERENCE:

- Enoch City Annexation Policy Plan (See Attached)

CITY CODE REFERENCE:

- Utah State Code 10-2-8

PUBLIC NOTICE:

No public notice is statutorily required prior to the Council's initial acceptance or denial vote under Utah Code § 10-2-807. If the petition is accepted, notice of certification will be published under Utah Code § 10-2-808.

STAFF RECOMMENDATION:

Staff recommends that the City Council accept the Pidding LLC annexation petition for further consideration. The proposed annexation area is included within Enoch City's current Annexation Declaration Map, indicating that the City has identified it as an area anticipated for future annexation. Based on this designation, the proposed annexation is consistent with the City's current annexation planning framework.

At this stage, the Council is not being asked to make a final determination regarding whether the property should ultimately be annexed into Enoch City. Acceptance of the petition is a procedural step that allows the petition to proceed through the statutory annexation process, including the required petition certification, notice, and protest procedures.

If accepted, staff will proceed with the next steps required under Utah Code § 10-2-807. The Council will have an opportunity to consider the merits of the proposed annexation at a later stage of the process after the applicable statutory requirements have been completed.

The City Council may deny the annexation petition if it determines that the petition should not proceed to the next stage of the annexation process. Denial at this stage would prevent the petition from proceeding through the statutory certification and subsequent annexation process.

**ENOGH CITY CORPORATION
RESOLUTION NO. 2002-12-04**

WHEREAS, part of its ongoing effort to plan and prepare for responsible growth, the Enoch City Planning Commission and Enoch City Council have identified territory adjacent to its present city boundaries that could at some time in the future be incorporated into Enoch City; and

WHEREAS, the proposed annexation policy plan contains general annexation criteria procedures for submission of an annexation request and requirements regarding extension of needed municipal services in developed and developing unincorporated areas; and

WHEREAS, it is not the intent that future annexations will cause any adverse consequences to the residents in the present city boundaries or in the area proposed for consideration for future annexations; and

WHEREAS, as areas become more densely populated and demand for services increases, adoption of the annexation policy plan, along with continual planning by Enoch City, will allow development to occur in an efficient and responsible manner;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that in accordance with the provisions of 10-2-400 Utah Code Annotated, Enoch City hereby adopts the attached Enoch City Annexation Policy Plan. This Enoch City Annexation Policy Plan is intended to incorporate by reference all of the criteria required and suggested by Part 10-2-400 et. Seq., Utah Code Annotated.

This Resolution was made, voted upon, and passed by the Enoch City Council at a regular city council meeting held on the 4th day of December, 2002. It shall become effective immediately.

ENOGH CITY CORPORATION



Patrick J. Franks, Mayor

Rick K. Bonzo Yea__Nay __

Hammond Brinton Yea__ Nay__

Neal R. Curtis Yea__Nay __

Norman Grimshaw Yea _Nay __

David A. Nelson Yea __Nay __

ATTEST: Hazel Hillstead, City Recorder



ENOCH CITY ANNEXATION POLICY

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

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

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

- ____ 1. An unincorporated area may be annexed to a municipality if it is a contiguous area; ~~it is contiguous to the municipality; it will not leave or create an unincorporated island or peninsula; and after December 31, 2002,~~ **and** the area is within the proposed annexing municipality's expansion area.
- ____ 2. The process to annex an unincorporated area to Enoch City is initiated by a petition. An annexation petition shall be filed with the city recorder.

- ____ 3. The petitioner shall meet with the City ~~Administrator~~ **Manager** to review city recommended exactions.
- ____ 4. An annexation petition shall contain the signatures of the owners of private real property that is located within the area proposed for annexation, that covers a majority of private land area within the area proposed for annexation, and is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation.
- ____ 5. An annexation petition shall be accompanied by an accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation.
- ____ 6. An annexation petition shall designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address **and contact information** of each sponsor.
- ____ 7. On the date of filing, the petition sponsors shall deliver or mail a copy of the petition to the clerk of the county in which the area proposed for annexation is located and the chair of the planning commission of each ~~township~~ **city** in which any part of the area proposed for annexation is located.
- ____ 8. A petition may not propose the annexation of all or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected or granted.
- ____ 9. If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:
 - a. along the boundaries of existing special districts for sewer, water, and other services; along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries; and along the boundaries of other taxing entities;
 - b. ~~to eliminate islands and peninsulas of territory that is not receiving municipal-type services;~~
 - e.b.** to facilitate the consolidation of overlapping functions of local government;
 - d.c.** to promote the efficient delivery of services; and
 - e.d.** to encourage the equitable distribution of community resources and obligations.
- ____ 10. The City Recorder, upon receipt of a properly prepared annexation petition accompanied by the proper plat, shall impose such fees to recover the costs of processing said petition, as have been established by the City Council. The City Recorder, at that time, shall place the petition on the agenda for consideration at a regular City Council meeting within fourteen days of its receipt.

- ___ 11. The City Council shall review the annexation petition and either accept the petition for further consideration or deny the petition.
- ___ 12. If the City Council denies a petition, it shall, within five days of the denial, mail written notice of the denial to the ~~contract~~ **petition** sponsor, the clerk of the county in which the area proposed for annexation is located, and the chair of the planning commission.
- ___ 13. If the City Council accepts a petition, the City Recorder shall within 30 days determine whether the petition meets the requirements of an annexation. If the petition meets the requirements, the City Recorder shall certify the petition and mail or deliver written notification of the certification to the City Council, the ~~contract~~ **petition** sponsor, the county legislative body, and the chair of the planning commission. If the petition fails to meet the requirements, the City Recorder shall reject the petition and mail or deliver written notification of the rejection and the reasons for the rejection to the City Council, the ~~contract~~ **petition** sponsor, the county legislative body, and the chair of the planning commission.
- ___ 14. If the City Recorder rejects a petition, the petition may be modified to correct the deficiencies for which it was rejected and then refiled with the City Recorder. If a petition is refiled, the refiled petition shall be treated as a newly filed petition.
- ___ 15. The City Council, within ten (10) days after receipt of the recorder's notice of certification, shall publish a notice of the proposed annexation at least once a week for three (3) consecutive weeks, in a newspaper of general circulation within the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation.
- ___ 16. The City Council, within twenty (20) days after the receipt of the recorder's notice of certification, shall mail written notice of the proposed annexation to each affected entity.
- ___ 17. The written notice to each affected entity shall:
- a. state that a petition has been filed with the municipality proposing the annexation of an area to the municipality;
 - b. state the date of the City Council's receipt of the notice of certification;
 - c. describe the area proposed for annexation in the annexation petition;
 - d. state that the complete annexation petition is available for inspection and copying at the office of the City Recorder;
 - e. state in conspicuous and plain terms that the municipality may grant the petition and annex the area described in the petition unless a written protest from the legislative body or governing board of an effected entity to the annexation petition, is filed with the boundary commission and a copy of the protest delivered to the City Recorder no later than 30 days

after the City Council's receipt of the notice of certification (state the exact date).

- f. state the address of the boundary commission, or if a commission has not yet been created in the county, the county clerk where a protest to the annexation petition may be filed.

___ 18. The published notice of petition shall:

- a. include all the items listed for the written notice above; and
- b. include a statement that a protest to the annexation petition may be filed with the boundary commission by the legislative body or governing board of an effected entity.

___ 19. If a protest is filed, the City Council may, at its next regular meeting after expiration of the deadline, deny the annexation petition; or if the City Council does not deny the annexation petition, the City Council may take no further action on the annexation petition until after receipt of the boundary commission's notice of its decision on the protest.

___ 20. If the City Council denies an annexation petition, the City Council shall, within five days of the denial, send notice of the denial in writing to the ~~contact~~ **petition** sponsor of the annexation petition; the boundary commission; each entity that filed a protest.

___ 21. If no timely protest is filed, the City Council before granting an annexation petition shall hold a public hearing; and at least seven days before the public hearing, publish notice of the hearing in a newspaper of general circulation within the municipality and the area proposed for annexation.

___ 22. The petitioner and the City Attorney will sign a legal, notarized copy of the Petition/Enoch City ~~Exaction-Contract~~ **Annexation Agreement**.

___ 23. The City Council may grant the petition and, by ordinance, annex the area that is the subject of the annexation petition.

___ 24. After receipt of the boundary commission's decision on a protest, the City Council may deny the annexation petition; or if the boundary commission approves the annexation, grant the annexation petition and, by ordinance and consistent with the commission's decision, annex the area that is the subject of the annexation petition.

___ 25. Within 30 days after enacting an ordinance annexing an unincorporated area, the City Recorder files the ordinance and plat with ~~County Recorder~~ **the Lieutenant Governor**, who then files amended articles of incorporation with ~~Lieutenant Governor and~~ the State Tax Commission. **After which the City Recorder files the ordinance and plat with the County Recorder.**

B. Extension of Needed Municipal Services in Developed and Developing Unincorporated Areas and Payments of the Same

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

C. Water Rights

1. Water rights, of the type and quantity acceptable to Enoch City, ~~that can be utilized for underground water rights (culinary~~ **underground**, secondary or surface rights), are required to be conveyed to Enoch City as a condition of development, subdivision approval or issuance of a building permit on property annexed into the Enoch City limits. It is the intent that land annexed to Enoch City be accompanied by water rights sufficient to accommodate the needs of the existing and potential occupants of said land when development occurs. The water rights conveyance requirements of development shall be in addition to any requirement that may be imposed upon development of the land after annexation and in addition to appropriate Enoch City impact fees.
2. Water requirements, as referenced by the previous paragraph, will be established on a case-by-case basis utilizing, among other things, Division of Drinking Water standards. Specific requirements will be contained in the annexation agreement, but the general guideline of one (I) acre-foot of water per residential connection will be a minimum standard.
3. The annexation will allow developers of the annexed property access to culinary water, sewer, and other services, provided all developments meet City specifications and comply with all applicable development ordinances and all improvements as installed pursuant to Enoch City **Emergency Standards**.
4. The manner in which these amenities are developed will have a bearing on how they will be financed. Property taxes with increased valuation of property and sales tax will contribute to the general fund to help defray the added expenses the city may incur by annexing these properties. In summary, the newly annexed developing areas shall finance the extension of needed municipal services, such as new utilities, streets, curb and gutters, sidewalks, and other capital improvements as development occurs.
5. Upon annexation, the newly annexed areas shall receive the following services: (a) fire protection; (b) police protection; (c) planning and zoning; (d) snow removal and street maintenance on deeded dedicated streets; (e)

curb side garbage collection; and (f) other services provided by the City.

D. Annexation effects

1. It is not anticipated that the annexation will cause any adverse consequences to the residents in the city or in the area annexed, except there may be a slight reduction in general services to the city residents in the present city limits as general services are expanded into the newly annexed territory.
2. It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates in Iron County and Enoch City. It is further anticipated that as newly annexed taxes are received by the City, the City will increase the total level of services within the total community. Additionally, persons in the newly annexed territory may experience reduction in their fire insurance rates and property insurance rates.
3. As areas become more densely populated, demand for services will increase. Once this policy plan is adopted and areas begin to develop, continual planning by Enoch City will allow development to occur in an economical manner, since homes, buildings, streets, and other amenities will be developed in accordance with Enoch City specifications. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their property.

Revised February 2019

Revised June 2009

**COMMISSIONERS**

Michael P. Bleak
Paul Cozzens
Ken Robinson

ASSESSOR / Karsten Reed**ATTORNEY /** Chad E. Dotson**AUDITOR /** Lucas Little**CLERK /** Jonathan T. Whittaker**RECORDER /** Carri R. Jeffries**SHERIFF /** Kenneth K. Carpenter**TREASURER /** Nicole B. Rosenberg

P.O. Box 429

68 South 100 East

Parowan, Utah 84761

P 435.477.8300**F** 435.477.8847**CERTIFICATE OF NOTICE**

July 29, 2026

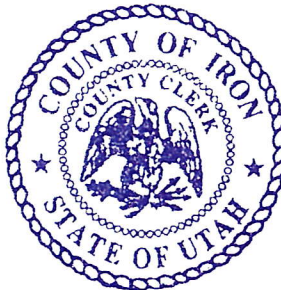
RE: Pidding LLC, property located approximately at parcel D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000 containing approximately 677.34 acres of land.

Dear Enoch City,

I, Shaneal Bess, Chief Deputy Clerk, for Jonathan T. Whittaker, Iron County Clerk, of Iron County, Utah, hereby certify that Iron County has received a Notice of Intent to File Annexation Petition. Name of Annexation: Pidding LLC. Proposed annexation property, approximate location D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000, Iron County unincorporated. Iron County has mailed out annexation notice and annexation plat to property owners that are located within 300 feet of the proposed property for annexation on July 29, 2026.

Sincerely,

Shaneal Bess
Chief Deputy Clerk





COMMISSIONERS
Michael P. Bleak
Paul Cozzens
Ken Robinson

ASSESSOR / Karsten Reed
ATTORNEY / Chad E. Dotson
AUDITOR / Lucas Little
CLERK / Jonathan T. Whittaker
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P.O. Box 429
68 South 100 East
Parowan, Utah 84761
P 435.477.8300
F 435.477.8847

July 29, 2026

Iron County has received a Notification of Petition for Annexation proposing the annexation of approximately 677.34 acres into the corporate limits of Enoch City.

The property that is the subject of this petition is contiguous to the current corporate boundaries of Enoch City and includes the following parcel numbers:

D-0162-0163-0196
D-0164-0001-0005
D-0164-0001-0000
D-0164-0000-0000
D-0197-0002-0000

A copy of the proposed annexation map and the legal description of the property is enclosed for your review.

Attention:

Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to Enoch City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Enoch City within 30 days after Enoch City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting Enoch City; Lindsay Hildebrand, 900 E Midvalley Rd, Enoch, 435-586-1119, lindsay@enochcityut.gov, or Iron County Clerk; Jon Whittaker, 68 S 100 E, Po Box 429 Parowan, 435-477-8340, jwhittaker@ironcountyut.gov, or Tyler Melling, Po Box 1977, Cedar City, 435-586-0843, tyler@velocitybuilders.com. Once filed, the annexation petition will be available for inspection and copying at the office of Enoch City Office, 900 E Midvalley Rd, Enoch.

Sincerely,

Shaneal Bess
Chief Deputy Clerk

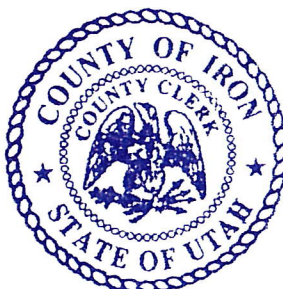


Exhibit 1

LEGAL DESCRIPTION:

PARCEL #1:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M; THENCE S.89°51'45"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1329.04 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S.12°43'16"W. 10.32 FEET TO THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.89°52'05"W. 1951.97 FEET, (2) N.0°07'55"W. 1329.36 FEET TO THE SOUTH LINE OF THE NE1/4NW1/4 OF SAID SECTION 8, (3) S89°48'50"W. ALONG SAID 1/16 LINE 2032.17 FEET TO THE NORTH 1/16 CORNER COMMON TO SECTION 7 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, (4) N.0°03'39"W. ALONG THE SECTION LINE 1317.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, AND (5) N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5, THENCE S.89°52'23"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1320.51 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 5, THENCE S.0°24'54"W. ALONG THE EAST LINE OF THE NW1/4SW1/4 OF SAID SECTION 5 1335.18 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°56'33"E. ALONG THE SOUTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 8 1325.03 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 5, THENCE S.0°13'19"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1330.90 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE N.89°38'51"E. ALONG THE SECTION LINE 1331.61 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°10'26"E. ALONG THE WEST LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1325.33 FEET TO THE SOUTHEAST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°53'13"E. ALONG THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1330.46 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°07'31"E. ALONG THE SECTION LINE 1319.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4, THENCE N.89°57'37"E. ALONG THE EAST-WEST QUARTER SECTION LINE 2653.31 CENTER QUARTER CORNER OF SAID SECTION 4, THENCE S.0°06'40"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1324.01 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S.0°06'24"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1323.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE N.89°51'25"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER COMMON TO SECTION 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE S.0°02'51"W. ALONG THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 9 915.93 FEET TO AN ANGLE POINT, THENCE S.0°02'40"W. ALONG SAID 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9,

THENCE N.89°44'46"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1327.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 665.64 ACRES OF LAND.

PARCEL #2:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M; THENCE ALONG THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP. THE FOLLOWING THREE (3) COURSES: (1) N.0°04'08"W. ALONG THE SECTION LINE 11.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, (2) N.56°41'26"E. ALONG SAID RIGHT-OF-WAY LINE 449.02 FEET, AND (3) N.56°40'34"E. ALONG SAID RIGHT-OF-WAY LINE 1140.51 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 8, THENCE S.0°03'47"E. ALONG SAID 1/16 LINE 506.05 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 57395.78 FEET A DISTANCE OF 598.55 FEET (THE CHORD OF SAID CURVE BEARS S.50°23'18"W. 598.55 FEET) TO THE SOUTH LINE OF SAID SECTION 8 AND THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE N.89°48'08"W. ALONG SAID SECTION LINE 867.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.70 ACRES OF LAND

SURVEYOR'S CERTIFICATE

I, JAY S. ADAMS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 167230, IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT SUPPORTS THE ANNEXATION BOUNDARIES TO BE ADOPTED BY THE ENOCH CITY COUNCIL. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DATE: _____ JAY S. ADAMS _____

LEGAL DESCRIPTION:

[illegible]

PARCEL #2:

PARCELS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854,

CONTAINS 11.70 ACRES OF LAND.

LOCATION: WITHIN SEC. 4, 5, & 8, T.35S., R.10W., SLB&M

PREPARED FOR: PIDDING LLC

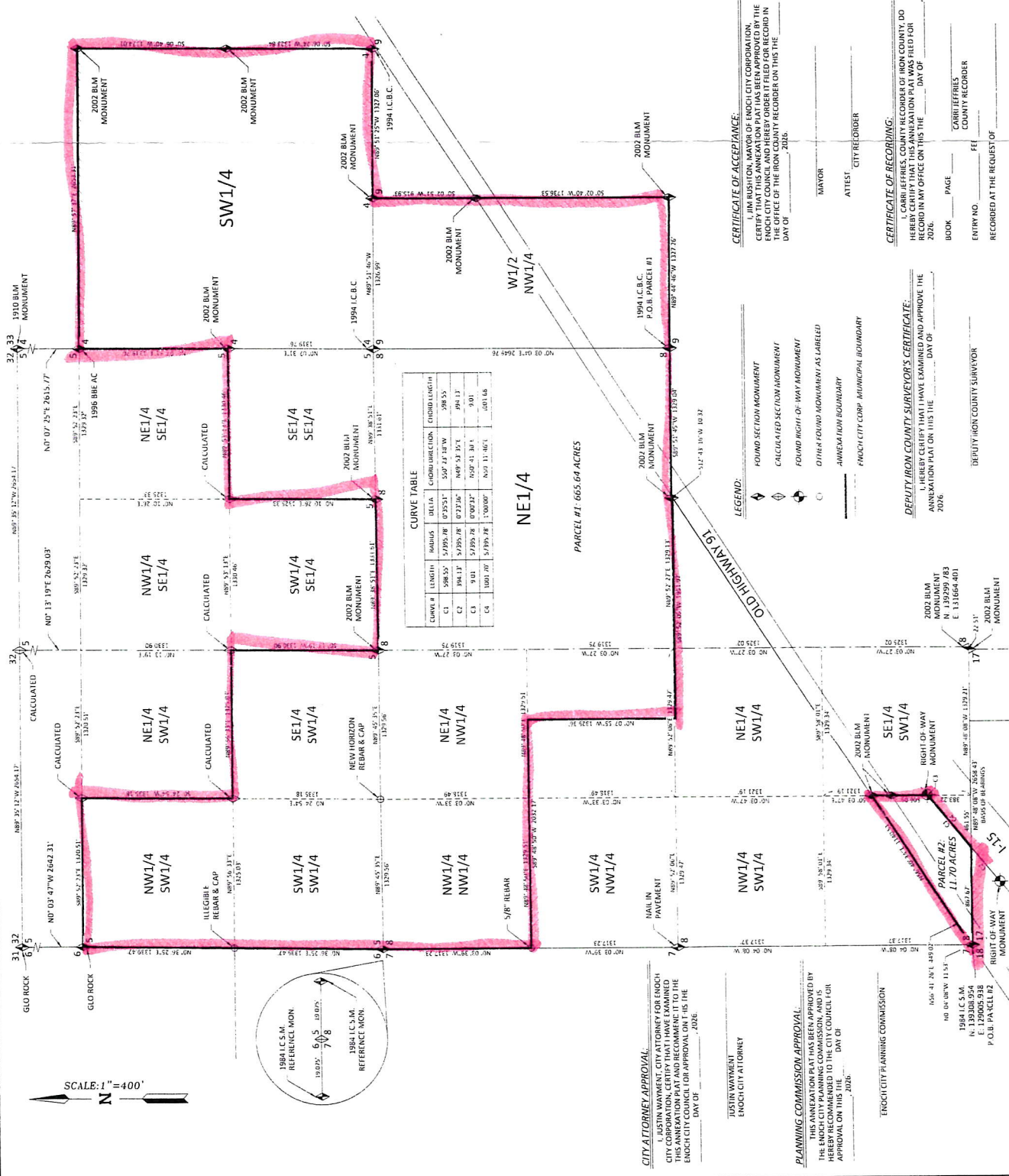
DATE: JUNE 9, 2026

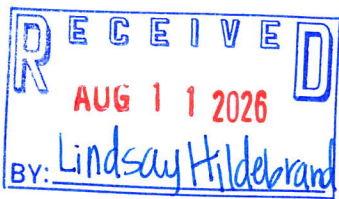
DRAWN: H K H	CHECKED: J. S. A.	CHECKED:
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**DAMS SURVEYING &
ENGINEERING INC.**

1068 CEDAR KNOLLS
CEDAR CITY, UTAH 84720
OFFICE: (801) 586-0852
EMAIL: office@adamascurveying.com

OFFICE: 586 (801) 260-9803
 mo3.xuixax13xwup1@xijj0:11vM3





PETITION FOR ANNEXATION

To the Mayor and members of the Enoch City Council, a municipal corporation of the State of Utah:

The petition of the undersigned owners of real property hereinafter more particularly described herein, do hereby present this Petition for Annexation of the said real property into the corporate limits of Enoch City, UT, and respectfully represent as follows:

1. That they are the owners, or owners' representative, of the real property in the territory lying contiguous to the present corporate limits of Enoch City, Iron County, State of Utah.
2. That the undersigned petitioners constitute a 51% majority of the owners of the said real property, and that they desire to have such property annexed into Enoch City, UT and become a part thereof.
3. That attached hereto is a certified copy of an accurate plat or map of such territory to be so annexed, in relation to presently existing boundaries of Enoch City, UT, showing that such territory to be so annexed does actually lie contiguous to such existing boundaries of Enoch City, UT and which plat has been prepared by Platt and Platt, Inc. certified and duly licensed engineers and surveyors.
4. That the territory to be so annexed is shown on the annexation plat map attached hereto and is more particularly described below by its legal description:

SEE ATTACHED EXHIBIT 1

5. That the property of petitioners, as herein described, constitutes not less than one third (1/3) in value the real property, as shown by the last assessment rolls of the office of the Iron County Assessor for the year 2025.
6. That the petitioners reserve the right to withdraw this petition at any time before it is granted, and that Enoch City consents to such right by accepting this petition.
7. That the following signer is designated as the contact sponsor of this petition:

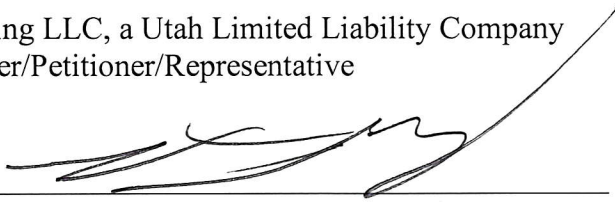
Pidding, LLC
W. Tyler Melling, General Counsel
PO Box 1977
Cedar City, UT 84721
435-586-0843

WHEREFORE, your petitioners request the members of City Council of Enoch City, UT, vote upon the question of such annexation relative to the real property described herein, and that an appropriate ordinance be passed and adopted, declaring the annexation of such territory and real

property and the extension of the corporate limits of Enoch City, UT, accordingly.

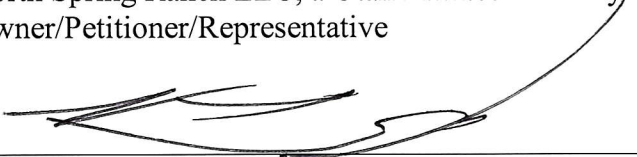
Dated this 11th day of August 2026.

Pidding LLC, a Utah Limited Liability Company
Owner/Petitioner/Representative



By: W. Tyler Melling, General Counsel
PO Box 1977
Cedar City, UT 84721
435-586-0843

North Spring Ranch LLC, a Utah Limited Liability Company
Owner/Petitioner/Representative

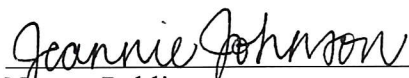


By: W. Tyler Melling, General Counsel
PO Box 1977
Cedar City, UT 84721
435-586-0843

ACKNOWLEDGEMENT

STATE OF UTAH)
 ss.
County of Iron)

On August 11, 2026, personally appeared before me W. Tyler Melling, General Counsel of Pidding LLC, and W. Tyler Melling, General Counsel of North Spring Ranch LLC, who being by me duly sworn did say that he/she/they are the Owner/Petitioner/Representative of property designated for annexation into Enoch City municipal boundaries, and that the foregoing instrument was duly authorized by Enoch City as stated in the Revised Ordinances of Enoch City.



Notary Public

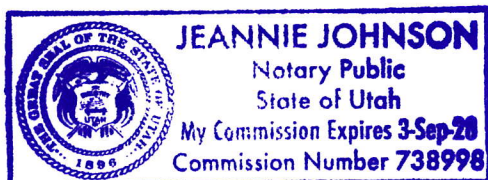


EXHIBIT 1

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CONTAINS 665.64 ACRES OF LAND.

PARCEL #2:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M; THENCE ALONG THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP. THE FOLLOWING THREE (3) COURSES: (1) N.0°04'08"W. ALONG THE SECTION LINE 11.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, (2) N.56°41'26"E. ALONG SAID RIGHT-OF-WAY LINE 449.02 FEET, AND (3) N.56°40'34"E. ALONG SAID RIGHT-OF-WAY LINE 1140.51 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 8, THENCE S.0°03'47"E. ALONG SAID 1/16 LINE 506.05 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 57395.78 FEET A DISTANCE OF 598.55 FEET (THE CHORD OF SAID CURVE BEARS S.50°23'18"W. 598.55 FEET) TO THE SOUTH LINE OF SAID SECTION 8 AND THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE N.89°48'08"W. ALONG SAID SECTION LINE 867.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.70 ACRES OF LAND



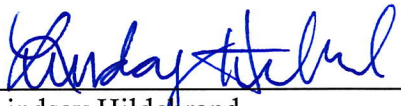
CERTIFICATION OF ANNEXATION PETITION

STATE OF UTAH)
 : SS.
County of Iron)

I, Lindsay Hildebrand, the duly appointed Recorder for Enoch City, UT, hereby certify that I have reviewed the Petition for Annexation signed by Tyler Melling as General Counsel of Pidding LLC and North Spring Ranch LLC. The location of the property is approximately Parcel D-0162-0163-0196, D-164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000, Iron County unincorporated, containing approximately 677.34 acres.

To view the Petition for Annexation, legal descriptions, and map, please come to the Enoch City Office, 900 E. Midvalley Road, Enoch, UT 84721, or call 435-586-1119 to request the information. The Petition for Annexation was filed with this office on August 11, 2026. I find that the petition meets the requirements for annexation as provided by Utah State law (subsections 10-2-403 (2), (3), and (4), U.C.A.) The Enoch City Council received the Certification of the Petition for Annexation on August 19, 2026. The City Council may grant this annexation unless a written protest to the annexation petition is filed with the Iron County Boundary Commission at P.O. Box 429, Parowan, UT 84761 and the Enoch City Recorder no later than 30 days after the notice of certification is received. The legislative body or governing board of an affected entity may legally protest this annexation by filing as instructed above. If no protest is submitted, the City Council will hold a public hearing on October 7, 2026, at 6:00 pm, Enoch City Offices, 900 E. Midvalley Road, Enoch, UT 84721.

IN WITNESS WHEREOF, I have hereunto set my signature and affixed the official seal of Enoch City Corporation in Iron County, State of Utah, this 17th day of August 2026.



Lindsay Hildebrand
City Recorder

