

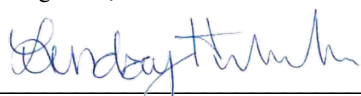
ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
August 25, 2026, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road
Join Zoom Meeting: <https://us02web.zoom.us/j/83383645366>
Meeting ID: 833 8364 5366

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance –
 - b. Invocation (2 min.) –Audience invited to participate. –
 - c. Inspirational thought –
 - d. Approval of agenda for August 25, 2026 –
 - e. Approval of minutes for August 11, 2026 –
 - f. Conflict of Interest Declaration –
- 2. PUBLIC COMMENTS**
- 3. PUBLIC HEARING REGARDING THE AMENDMENT OF ENOCH CITY ORDINANCE 12.200.206 DEFINITIONS, 12.1900.1902 PERMITTED AND CONDITIONAL USES IN THE RESEARCH/INDUSTRIAL ZONE, AND CREATING 12.1900.1911 TEMPORARY WORKFORCE HOUSING**
- 4. CONSIDER AMENDING ENOCH CITY ORDINANCE 12.200.206 DEFINITIONS, 12.1900.1902 PERMITTED AND CONDITIONAL USES IN THE RESEARCH/INDUSTRIAL ZONE, AND CREATING 12.1900.1911 TEMPORARY WORKFORCE HOUSING AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 5. SET A PUBLIC HEARING TO AMEND ENOCH CITY ORDINANCE SECTION 14.100.150-152 (WATER), 14.200.205 (SEWER), AND 12.300.317 WATER AND SEWAGE REQUIREMENTS - to require that any utility connection be within city limits.**
- 5. COMMISSION/STAFF REPORTS**
- 6. ADJOURN –**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on August 21, 2026.



Lindsay Hildebrand, City Recorder

08/21/2026

Date

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.

- 1. CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. Pledge of Allegiance – Led by a member of the audience**
 - b. Invocation (2 min.) –Audience invited to participate. – Given by Commissioner Jones**
 - c. Inspirational thought –**
 - d. Approval of agenda for August 11, 2026 – Commissioner Hoopes made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. Approval of minutes for July 28, 2026 – Commissioner Jones made a motion to approve the minutes. Commissioner Hoopes seconded and all voted in favor.**
 - f. Conflict of Interest Declaration – None stated**
- 2. PUBLIC COMMENTS – There were no public comments.**
- 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.

4. CONSIDER AMENDING ENOCH CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

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.

5. SET A PUBLIC HEARING FOR AUGUST 25TH, 2026 TO AMEND ENOCH CITY ORDINANCE, SECTION 12.1900 TO ALLOW TEMPORARY WORKFORCE HOUSING AS A CONDITIONAL USE IN THE RESEARCH-INDUSTRIAL ZONE

City Manager Robinson introduced this item, explaining that it was initiated by applicant Matt Phillips, who owns a two-acre parcel on 700 East near the dog park, within Enoch City limits. Robinson provided context that while the request originated from a specific property, any code amendment of this nature would apply zone-wide to all Research-Industrial zoned properties, which the Commission needed to keep in mind throughout their deliberations.

Robinson summarized that the proposed amendment involved three components: (1) amending Section 12.200.206 to add a definition for "temporary workforce housing"; (2) amending Section 12.1900.1902 to add temporary workforce housing as a conditional use in the Research-Industrial Zone; and (3) creating a new Section 12.1900.1911 establishing temporary workforce housing standards.

Matt Phillips, the applicant, addressed the Commission and provided the following background:

- He operates a 14-year-old asphalt restoration, sealcoating, and line striping business that relocated from Cedar City to the Enoch property after outgrowing its previous location.
 - His employees are seasonal, working primarily May through October, though the business has operated nearly year-round in favorable weather conditions.
 - He had installed infrastructure on the property—including a septic system permitted through the health department, a water share surrendered to the city, and electrical pedestals installed through Rocky Mountain Power—all in compliance with applicable codes.
 - The workforce housing situation arose organically when employees asked if they could park their personal RVs on the property. Employees would hook up their own RVs to the septic, power, and water connections he provides.
 - His intent is to operate in full legal compliance, and he acknowledged that his specific situation may not reflect every future scenario under such an ordinance.
- Robinson and the Commission engaged in substantive discussion on several key policy considerations, including:
- **Definition of "temporary":** There was consensus that "temporary" in this context refers to the nature of the dwelling unit (i.e., a mobile or RV-type structure) rather than a fixed time limit on occupancy. Robinson and the Commission agreed that the definition should be drafted to prevent someone from constructing permanent structures and labeling them workforce housing.
 - **Employee nexus:** Robinson raised the concern that without clear language, a property owner with a business located elsewhere could purchase Research-Industrial land solely to develop workforce housing for unrelated employees. The Commission discussed adding language requiring that occupants be employees of the business operating on or associated with the same property.
 - **Density limitations:** The draft presented two options—a percentage-based limit (no more than 20% of gross acreage) or a flat density limit of five units per acre. Robinson recommended adding a hard cap on total units regardless of which density method was chosen, to prevent a large parcel from hosting an unintentionally high number of units. Commissioner Finlay noted that the percentage approach could still yield a large number of units on a large lot.
 - **Proximity and co-location:** The Commission discussed whether the workforce housing must be located on the same parcel as the business, or within a defined proximity. Robinson expressed concern that absent such a requirement, the use could effectively become an unregulated trailer park. Commissioner Finlay noted that if not on the same property, a conventional trailer park would serve the same function.
 - **Infrastructure thresholds:** Council Member Kimberlee Trower suggested that the number of employees or units should influence whether connection to city systems is required, noting that the impact on the aquifer and water system differs significantly between five and twenty occupants.

- **Conditional vs. permitted use:** Commissioner Jones moved the discussion toward the merits of designating the use as conditional rather than permitted, arguing that doing so would allow the Commission to evaluate each application individually and attach site-specific conditions. Robinson agreed, noting that conditions must be tied to standards found in the city's code. He added that if conditional use applications became routine and consistent, the Commission could revisit the designation and move it to a permitted use with prescribed standards.
- **Emerging demand:** Council Member Trower referenced conversations with LS Electric, a company referred to as MCM, the latter of which had expressed interest in building a hotel-type structure exclusively for their own employees, a scenario that may require a distinct approach. Robinson confirmed he had spoken with that company and that their request would likely come forward separately.

The Commission and staff agreed that the language would be refined before the public hearing based on the evening's discussion, including clearer definitions of temporary dwelling units, an employee nexus requirement, and a hard cap on unit density. No final decisions were made at this meeting.

Commissioner Finlay made a motion to set a public hearing for August 25, 2026 to amend Enoch City Ordinance Section 12.1900 to allow temporary workforce housing as a conditional use in the Research-Industrial Zone, including amendments to Section 12.200.206 (definitions), Section 12.1900.1902 (conditional uses), and the creation of new Section 12.1900.1911 (temporary workforce housing standards). Commissioner Poulson seconded and all voted in favor.

6. COMMISSION/STAFF REPORTS

Hayden White

- Highway 91 was supposed to start construction on Monday. They need a fence in beforehand.
- They are supposed to fog seal everything they chipped. But had to cancel due to rain.
- They are hoping to test pump wells next weekend
- They are running a water line down Half Mile Rd.

Council Member Kimberlee Trower

- A new city well is anticipated to begin its required 24-hour test run. The well produces approximately 3,000 gallons per minute, and the test discharge will flow down main streets per state mandate. Staff and Commission members were advised to be prepared for public concern and to direct inquiries to the state, as the testing is a Utah State requirement.
- The city is exploring the possibility of renaming Midvalley Highway to an Enoch-specific name between city limits, with the goal of establishing a community identity. UDOT indicated there is no formal documentation of the road ever having been officially designated "Minersville Highway" and that a change from city limit to city limit would be straightforward. The proposal has generated mixed reaction on social media, and no decision has been made.

- The Mayor is hosting a Movie in the Park event on Friday evening at Enoch Park. Food trucks and popcorn will be available beginning at 8:00 PM, with the film — *The Sandlot* — beginning around 9:00 PM, weather permitting.
- Council Member Trower and City Manager Robinson attended a Vision Iron County meeting, where the Kem C. Gardner Policy Institute at the University of Utah presented results from a survey of approximately 1,247 Iron County residents. Staff noted the results should be contextualized given that 1,247 respondents represents a small fraction of the county's approximately 50,000 residents. The survey data will be shared with the Commission when available.

City Manager Ryan Robinson

- Robinson spoke with Rob Terry of the Utah State Property Rights Ombudsman's Office, who expressed willingness to return and conduct a training for the Commission on the topic of annexations. Commissioners responded favorably, and Robinson indicated he would schedule the training.
 - Updated maps — including a new subdivisions map and a current zoning map — have been obtained and will be mounted in the Council Chambers behind the dais for easier reference during meetings. The mayor's portraits will be relocated to the back wall to accommodate this arrangement.
 - Meeting packets were distributed via Google Docs for this meeting in the absence of the City Recorder. Robinson noted that the city typically distributes packets as PDFs and invited Commission members to suggest alternative formats, including Dropbox or Google Drive, if preferred.
 - Utah State University's biennial well-being survey was sent out several months ago as part of a statewide program involving approximately 200 cities. Enoch received 49 responses in its first year of participation. Robinson expressed hope that a stronger social media presence would increase participation in future cycles.
 - The city is working to transition its meeting broadcasts from Zoom to YouTube Live, which would allow meetings to be viewed in real time or accessed afterward. A Zoom participation option will be retained for remote Commission members. Technical difficulties with audio have delayed the transition, and staff is continuing to troubleshoot.
6. **ADJOURN – Commissioner Poulson made a motion to adjourn. Commissioner Hoopes seconded, and all voted in favor.**

Lindsay Hildebrand, City Recorder

Date

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Amendment to Section 12.200.206 Definitions & Section 12.1900.1902 Permitted & Conditional Use Research/Industrial Zone, and Creating 12.1900.1911 Temporary Workforce Housing

FOR CONSIDERATION ON: August 25, 2026

PETITIONER: Matt Phillips

ACTION REQUESTED BY PETITIONER: Recommend Approval of the Potential Code Change.

Review Type: Legislative

BACKGROUND INFORMATION:

Enoch City is being asked to consider amendments to Chapter 12 of the Enoch City Code to establish a clear and limited regulatory framework for Temporary Workforce Housing within the Research/Industrial Park (R/I-P) Zone. The proposed amendments are intended to address situations in which businesses operating in the City's research and industrial areas may need temporary on-site housing for employees due to the nature of their operations, workforce requirements, or operational schedules.

Currently, the Enoch City Code does not specifically define or establish standards for Temporary Workforce Housing as a distinct land use. The absence of a specific definition and development standards may create uncertainty about whether temporary residential accommodations, including recreational vehicles or travel trailers used by employees, are appropriate in an industrial setting and which standards should apply to such uses.

The proposed amendment would first establish a new definition of Temporary Workforce Housing in Section 12.200.206. The definition would identify the use as a temporary dwelling intended exclusively for employees of the property owner and would distinguish the use from permanent residential development. The definition would also clarify that recreational vehicles and travel trailers may qualify as Temporary Workforce Housing when used in accordance with the applicable standards.

The proposal would also amend Section 12.1900.1902, the permitted and conditional use table for the commercial zones, to specifically identify Temporary Workforce Housing as a Conditional Use in the R/I-P Zone. Requiring a Conditional Use Permit would allow the City to review each proposed Temporary Workforce Housing site individually and establish appropriate conditions regarding site layout, density, access, utilities, safety, and compatibility with surrounding industrial uses.

A new Section 12.1900.1911 is proposed to establish specific standards for Temporary Workforce Housing within the R/I-P Zone. The proposed standards are intended to ensure that the use remains directly associated with active employment and does not develop into permanent residential housing or a general residential use within the industrial zone. Occupancy would be limited to individuals employed by the property owner, and the City would retain the ability to verify compliance with the occupancy requirements.

The proposed standards also address the physical placement and design of the housing units. Units would be required to remain portable and could not be placed on permanent foundations. Housing would be limited to qualifying recreational vehicles or travel trailers, and units would be located behind the primary industrial structure while maintaining applicable setbacks. The Conditional Use Permit process would also provide an opportunity for the City to evaluate the appropriate number and density of units based on the specific property and proposed operation.

GENERAL PLAN REFERENCE:

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

CITY CODE REFERENCE:

- Title 12 – Land Use Ordinance. Proposed amendments include Section 12.200.206 (Definitions), Section 12.1900.1902 (Permitted and Conditional Uses), and a new Section 12.1900.1911 (Temporary Workforce Housing Standards – R/I-P Zone Only).

PUBLIC NOTICE:

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

STAFF RECOMMENDATION:

Review the proposed amendments to the Enoch City Code and provide direction regarding the proposed Temporary Workforce Housing standards. In particular, the Planning Commission should discuss the proposed density provisions, which currently provide two potential methods for determining the maximum number of units. The more restrictive calculation would apply, resulting in the lower number of permitted units.

The Planning Commission should also consider the distinction between the housing structure's temporary nature and the duration of occupancy. Under the proposed language, “temporary” refers to the use of portable structures, such as RVs or travel trailers, rather than establishing a specific maximum length of stay for an occupant. The primary occupancy limitation is that individuals residing in the units must be currently employed by the property owner.

ORDINANCE NO. 2026-08-19

AN ORDINANCE AMENDING ENOCH CITY ORDINANCE, TITLE 12 REGARDING TEMPORARY WORKFORCE HOUSING

WHEREAS, the Enoch City Council has the statutory authority to adopt and amend land use ordinances to promote the health, safety, and general welfare of its current and future inhabitants pursuant to Utah Code Annotated §10-3-701; and

WHEREAS, Title 12 of the Enoch City Code contains the Land Use Ordinance designed to promote prosperity and order through the classification and distribution of land development; and

WHEREAS, the City Council recognizes that the sustained residential and industrial growth in Enoch City necessitates the exploration of diverse and affordable housing solutions to support a growing local economy; and

WHEREAS, the City Council finds that providing for Temporary Workforce Housing is a necessary step in ensuring that affordable and flexible housing options are available to employees working on-site within industrial and research settings, thereby fostering the City's industrial development and operational security; and

WHEREAS, the Enoch City Planning Commission has prepared and recommended these amendments to the Zoning Ordinance definitions and the Research/Industrial Park (R/I-P) zone use table to ensure that such housing is managed through the process with strict standards for safety and infrastructure; and

WHEREAS, the City Council has determined that these regulations will protect the health and safety of inhabitants by requiring permanent utility connections, emergency access, and mandatory inspections for all temporary dwellings; and

WHEREAS, the Planning Commission held a public hearing on [Date] after providing proper notice in accordance with Utah State Code to receive public input on the proposed changes; and

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

I. AMENDMENT TO SECTION 12.200.206 (DEFINITIONS)

(191) Temporary Workforce Housing. A portable structure, not on a permanent foundation, designed as a temporary dwelling for occupancy exclusively by employees of the landowner. This includes Recreational Vehicles or Travel Trailers (as defined in 12.200.206 and Recreational Trailers. This use is strictly intended for short-term residency related to active employment and is not a permanent residence.

II. AMENDMENT TO SECTION 12.1900.1902

(A new entry (49) is added to the "Permitted and Conditional Uses" table for the R/I-P zone)

#	General Use	N-C	C-C	R-C	R/I-P	Note
49	Temporary Workforce Housing	N	N	N	C	See 12.1900.1911

III. NEW SECTION 12.1900.1911 (TEMPORARY WORKFORCE HOUSING STANDARDS)

(The following new section is inserted into Chapter 12.1900 (Commercial Zones), following 12.1900.1910)

12.1900.1911 TEMPORARY WORKFORCE HOUSING STANDARDS (R/I-P ZONE ONLY)

A. Purpose. To provide for the housing needs of a local workforce in research and industrial settings where temporary on-site residency is necessary for active employment and operational requirements.

B. Occupancy Requirements.

1. Occupancy of any Temporary Workforce Housing unit is limited to individuals currently employed by the owner of the land on which the housing is situated.
2. The property owner shall maintain an active number of employees residing in the units, which must be available for inspection by the designated city official

C. Structure and Placement.

1. Portable Only: Units shall not be placed on a permanent foundation and must always remain in a portable state.
2. Allowed Structures: Allowed housing is limited to Recreational Vehicles or Travel Trailers that meet the certification standards of the National Highway Traffic Safety Administration.
3. Location: All units must be located behind the main or primary industrial structure on the same lot as the designated business structure and must meet the rear and side setback requirements established for the Research/Industrial Park (R/I-P) zone. A site obscuring fence will be required when abutting neighboring properties.

D. Density Limits. The density for Temporary Workforce Housing shall be determined during the Conditional Use Permit process and shall not exceed the more restrictive of the following:

1. *Option 1 (Percentage): The total area dedicated to housing units (including required setbacks, parking, and access) shall not exceed 20% of the total gross acreage of the Industrial Park parcel.*
2. *Option 2 (Numerical): A maximum density of five (5) units per gross acre or portion thereof.*

E. Required Infrastructure, Utilities, and Access.

1. Permanent Connections Required: Each designated housing space must be equipped with permanent, underground utility connections for culinary water, sanitary sewer, and electricity.
2. Sanitation: All sewage and liquid waste must be connected to the public sewer system. If public sewer service is unavailable, the disposal system must comply with all Utah State Department of Health requirements for high-density temporary occupancy.
3. Emergency Access: Each space must be accessible by emergency vehicles.

F. Permitting and Inspections.

1. Site Plan Review: A detailed site plan must be submitted as part of the building permit application. The plan shall show the location of all spaces, buildings, utility connections, and emergency access ways.
2. Building Permit: No utility infrastructure or space preparation may commence until a Building Permit has been issued by the Building Official.
3. Final Inspection: Prior to any occupancy, the designated city official must conduct a final inspection of the spaces and connections to ensure compliance with all safety, health, and electrical codes.

SEVERABILITY AND EFFECTIVE DATE

A. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect any other portion of this Ordinance, and all remaining provisions shall continue in full force and effect, consistent with Section 12.200.204.

B. Effective Date. This Ordinance shall become effective immediately following its adoption, publication, and notice as required by the laws of the State of Utah.

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

This ordinance was voted upon and passed by the Enoch City Council at a regular city council meeting held on the ____ day of _____, 2026.

Dated the ____ of _____ 2026
ENOCH CITY CORPORATION

VOTING:

Shawn Stoor	Yea__	Nay__
David Harris	Yea__	Nay__
Debra Ley	Yea__	Nay__
Kimberlee Trower	Yea__	Nay__
Jacob Miner	Yea__	Nay__

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

SEAL:

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Set Public Hearing — Amendments to Enoch City Code 14.100.150–152 (Water), §14.200.205 (Sewer), and 12.300.317 (Water and Sewage Requirements)

FOR CONSIDERATION ON: August 25, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Set a public hearing date to consider amending the above sections to require that any utility connection to the City's water and sewer systems be located within Enoch City limits

Review Type: Legislative

BACKGROUND INFORMATION:

Enoch City owns and operates its own culinary water and sanitary sewer systems and, as with most Utah municipalities, has broad discretion under Utah law to determine the terms and conditions on which those systems serve properties, including whether service is extended outside the City's corporate boundary. Enoch City Code Title 14 (Water and Sewer) and 12.300.317 (Water and Sewage Requirements, within the land use title) currently do not include a clear, uniform requirement that a property be located inside City limits as a condition of connection.

This gap has become more relevant as growth pressure increases along the City's edges. Several nearby unincorporated parcels are physically close enough to existing water and sewer mains for connection to be technically feasible without annexation. Absent a clear in-city requirement, the City has limited leverage to require annexation as a condition of receiving municipal utility service, and out-of-city connections can create long-term system planning, capacity, and cost-of-service issues, since those properties do not contribute to City property tax, do not fall under City land use jurisdiction, and complicate the extension and sizing of future infrastructure.

The proposed ordinance would amend the following sections to add or clarify an in-city connection requirement:

- 14.100.150–152 (Water) condition new and existing water service connections on the served property being located within Enoch City corporate limits, with related provisions addressing annexation as a prerequisite to service where applicable.
- 14.200.205 (Sewer) apply the same in-city location requirement to sanitary sewer connections.
- 12.300.317 (Water and Sewage Requirements) align the land use code's utility requirements for development approval with the amended Title 14 standards, so that subdivision and site plan approval consistently reflect the in-city connection requirement.

GENERAL PLAN REFERENCE:

- [G. Water Use and Preservation Goals and Policies \(Pg. 38\)](#)

CITY CODE REFERENCE:

- Enoch City Code 14.100.150–152 (Water), 14.200.205 (Sewer), and 12.300.317 (Water and Sewage Requirements)

PUBLIC NOTICE:

A public hearing will be set for September 9th, 2026

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission set a public hearing to consider the proposed amendments to Enoch City Code 14.100.150–152 (Water), 14.200.205 (Sewer), and §12.300.317 (Water and Sewage Requirements), requiring that utility connections be located within City limits

12.300.317 WATER AND SEWAGE REQUIREMENTS

In all cases where a proposed building or proposed use will involve the use of sewage facilities, and connection to a public sewer system as defined by the Utah State Division of Environmental Health is not available, and in all cases where a connection to a public water system approved by the Utah State Division of Environmental Health is not available, the sewage disposal and the domestic water supply shall comply with the requirements of such Division and of the local board of health. The application for a building permit shall be accompanied by a certificate of approval from said Board or Division.

In-City Connection Required. No connection to the City's public water system or public sewer system shall be made, permitted, or approved for any property located outside the corporate limits of Enoch City. All water service connections and sewer service connections shall be limited exclusively to properties located within the City limits, and the City shall not extend, install, or approve any water or sewer connection serving property outside the City's boundaries.

14.100.150 SERVICE OUTSIDE MUNICIPALITY

No connection to the Enoch City public water system shall be made, permitted, or approved for any property located outside the corporate limits of Enoch City. Water service, service lines, and main extensions shall be provided only to properties located within the City's corporate limits, and the City shall not install, extend, or approve any water connection serving property outside the City's boundaries.

~~14.100.151 SUPPLY OF WATER SERVICES TO PERSON OUTSIDE THE MUNICIPAL LIMITS~~

~~The municipality may furnish water service from its water system to persons outside the municipality in accordance with the provisions of this part.~~

~~14.100.152 PETITION FOR SERVICE~~

~~Any person located outside the municipal limits, who desire to be supplied with water services from the municipal water system and is willing to pay in advance the whole expense of extending the water system to his property, including the cost of extending any water main beyond its present location, may make application to the governing body by petition containing:~~

~~A. — A description of the proposed extension.~~

~~B. — A map showing the location thereof.~~

~~C. — An offer to pay the whole expense incurred by the municipality in providing such extension and to advance such expense as shall be verified to by the water superintendent. The governing body and the person or persons seeking such extension may enter into an agreement providing in detail the terms under which the extension may be utilized by others in the future~~

~~and the terms under which all or any portion of the cost of installing such extension may be refunded.~~

~~D. — An acknowledgment that the municipality in granting the petition need supply only such water to the petitioner which from time to time the governing body deems beyond the requirements of water users within the municipal limits, and that such extension shall be the property of and subject to the control of the municipality.~~

~~14.100.153 EXTENSIONS MAY BE MASTER METERED~~

~~When an extension supplying more than one house or user outside the municipal limits is connected to municipal water mains, the water superintendent may require a master meter to be installed near the point where the connection is to be made to the municipal main. This installation will be at the expense of the persons served by such extension according to the regular rates for meter installation. Responsible parties must agree to pay all bills for water served through the meter at the applicable water rates.~~

14.200.205.3. Except as hereinafter ... the disposal of wastewater.

14.200.205.4. The owner(s) of all houses, buildings, or properties used for human occupancy, employment, recreation, or other purposes, situated within the City or ~~County, or~~ located above the cities aquifer within the well head protection area, is hereby required, at the owner(s) expense, to install suitable sewer facilities directly to the public sewer in accordance with the provisions of this ordinance, within sixty (60) days after date of official notice to do so, provided the sewer is within three hundred (300) feet of the owner's property line, or in the case of a subdivision, provided the sewer is within a lineal footage that is calculated to be equal to or less than the number of lots of the subdivision times three hundred (300) feet, of any boundary of the subdivision. The owner(s) will then be charged a monthly sewer fee upon issuance of the certificate of occupancy.