ENOCH CITY COUNCIL NOTICE AND AGENDA
September 2, 2026 at 6:00 pm
City Council Chambers, City Offices, 900 E. Midvalley Road
Join Zoom Meeting https://us02web.zoom.us/j/82040875862
Meeting ID: 820 4087 5862

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 September 2, 2026**
   e. **Approval of Minutes for August 19, 2026**
   f. **Conflict of Interest Declaration for this agenda-**

2. **PUBLIC COMMENTS**

3. **SET A PUBLIC HEARING FOR SEPTEMBER 16, 2026 REGARDING A SALES TAX REVENUE BOND**

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

5. **CONSIDER RESOLUTION NO. 2026-08-05, A RESOLUTION TO MAKE IMPROVEMENTS TO MINERSVILLE HIGHWAY -** Rename The Highway Through Enoch Boundary

7. **CONSIDER AMENDING ENOCH CITY ORDINANCE-** See Planning Commission Rec.
   - **12.200.206 DEFINITIONS**
   - **12.1900.1902 PERMITTED AND CONDITIONAL USES IN THE RESEARCH/INDUSTRIAL ZONE**
   - **CREATING 12.1900.1911 TEMPORARY WORKFORCE HOUSING**

8. **DISCUSSION: IMPLEMENT A $1.00 FEE FOR RESIDENTS WHO WANT A PAPERED BILL AND SET A PUBLIC HEARING FOR SEPTEMBER 16, 2026**

9. **CONSIDER APPROVING ENOCH CITY SOCCER BYLAWS**

10. **SET A PUBLIC HEARING FOR SEPTEMBER 16TH FOR CIB FUNDING PROJECTS**
11. **UPDATE TO PRELIM WATER METER STANDARDS-**Hayden White

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**

Lindsay Hildebrand 09/01/2026

Lindsay Hildebrand, Recorder Date

MINUTES
ENOCH CITY COUNCIL
August 19, 2026 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

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

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

Public Present: H Paul Walker, Delaine Finlay, Tyler Melling, Jonathan Wilson, and Byron Black

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
   a. **Pledge of Allegiance-** Given by Katherin Ross
   b. **Invocation (2 min.)-Audience invited to participate-** Given by Council Member Stoor
   c. **Inspirational thought-** Given by Mayor Rushton
   d. **Approval of Agenda for August 19, 2026 – Council Member Harris made a motion to approve the agenda. Council Member Stoor seconded and all voted in favor.**
   e. **Approval of Minutes for August 5, 2026 – Council Member Harris made a motion to approve the minutes. Council Member Trower seconded and all voted in favor.**
   f. **Ratification of Expenditures – Council Member Harris made a motion to ratify the expenditures. Council Member Miner seconded and all voted in favor.**
   g. **Conflict of Interest Declaration for this agenda-** There were none

2. **PUBLIC COMMENTS**

Tyler Melling, identified as a resident of Enoch, addressed the Council to express appreciation for the recent Movie in the Park event. He stated that he believed events like that were increasingly important, explaining, "Especially if you ever go on social media, people are more crazy than they used to be. I think in part that's due to just the economy, which is mostly driven now on what can cause the most fear and anxiety, in part because we don't have that sense of community we used to." He praised the event as a low-cost, family-friendly community-building activity. It was "a great time" and expressed appreciation to the city for putting it on.

No additional public comments were offered.

3. **FRONTIER HOMESTEAD VOICES AND VOTES PRESENTATION.**

Katherine Ross, Curator and Education Liaison at Frontier Homestead State Park, presented to the Council regarding an upcoming exhibit. She introduced herself and explained that Frontier Homestead is "a park for all of Southern Utah," collecting items from Iron County and surrounding areas and seeking to involve communities outside of Cedar City as much as possible.

Ms. Ross described an exciting upcoming exhibit titled Voices and Votes, a traveling Smithsonian exhibit presented through Utah Humanities, scheduled to run from January through March of the following year. She explained the exhibit's theme: "When American revolutionaries waged a war for independence, they took a leap of faith that sent ripple effects across generations. They embraced a radical idea of establishing a government that entrusted the power of the nation, not in a monarchy but in the citizens." The exhibit, she noted, would explore questions such as who has the right to vote, what are the freedoms and responsibilities of citizens, whose voices will be heard, and how one participates as a citizen.

Ms. Ross also presented a companion local exhibit being developed alongside Voices and Votes, which would be hosted at the Cedar City Library. She explained that she had previously reached out to all incorporated cities and the Iron County Commission to ask what historical topics they would like highlighted. She expressed particular excitement that Enoch had responded, noting that she had spoken with the Enoch City Historical Society, who had proposed articles on the following subjects: the Enoch barbed wire telephone line, livestock in Enoch with a focus on sheep, the Johnson Fort story, the ironworks, the John Penning Jones story, and possibly the Old Spanish Trail. She distributed sample articles and a layout example, explaining that each article would be framed with a color corresponding to the represented city.

Ms. Ross asked whether the Council had additional topics they would like included, and also requested permission to display the Enoch City logo on the exhibit. She clarified that all chosen articles would be shared with the Council for review before finalization, and that the goal was to have everything in place by the end of October.

The Mayor asked about the time frame for historical content, inquiring whether content would span from the founding era through the present day or whether there was a cutoff. Ms. Ross responded that she was planning to cover 250 years of highlights and, having measured approximately 100 feet of wall space at the library, had enough room to go "right up to present day."

The Mayor also asked whether the exhibit would include artwork in addition to news articles. Ms. Ross confirmed that artwork could be incorporated if it was historically significant and could be accompanied by a brief explanatory blurb about Enoch. The Mayor noted that Enoch residents may have paintings or drawings of historical significance worth including.

After brief discussion, the Council agreed to approve the use of the Enoch City logo on the exhibit, contingent on prior review of each individual article or piece of artwork before it is finalized.

Council Member Harris made amotion to approve uses the Enoch City Logo in the Voices with Votes display upon approval of individual articles. Council Member

Trower seconded and all voted in favor.

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

City Manager Ryan Robinson introduced the item, providing background on the three businesses previously discussed: Ellis Electric, Golden Hour Coffee, and Hub Pizza. He noted that the LS Electric matter had been resolved through a reclassification that resulted in a reduction of impact fees by $160,000.

Regarding Hub Pizza and Golden Hour Coffee, City Manager Robinson explained that city staff had worked with Sunrise Engineering to obtain definitions for various restaurant types, including fast food restaurant with a drive-through window, fast food without a window, quality restaurant, and a mid-quality category, in order to determine how each business should be classified. He stated, "I don't think we could reclassify those based on those definitions as anything other than fast food. It seems pretty clear that's what those definitions fit under."

City Manager Robinson then shifted focus to what recourse was available to the businesses. He explained that Hub Pizza had submitted historical customer traffic data from when they previously operated in Enoch in 2022, showing an average of approximately 76 customers per day over a seven-day period. He noted that, using the Traffic Engineer's Trip Generation Manual figure of 2.2 persons per vehicle for a fast-food restaurant, the resulting trip count would still be significantly lower than the standard fast-food benchmark. He outlined two options: require the businesses to commission an engineering study to support a reduction in impact fees, or explore whether existing data could suffice.

City Attorney Justin Wayment provided important legal context. He stated that, per state statute, cities are "mandatorily required to give people an opportunity to look and determine what they think the impact fee should be," and that if a business disagrees with the city's assessment, "they have to provide us with empirical data. They cannot come in and say, well, we just don't think it's that way." He noted that engineers familiar with trip generation counts and city population data could work with the businesses to produce the necessary study, adding that if the data supported a reduced impact, the city would then be "obligated to reduce our impact fees to match what their impact is." He summarized: "The whole idea is the state wants to assess people according to their actual impact on the community."

Member Wayment also addressed the question of timing, noting that while a business could theoretically pay their fees up front, receive a rebate after a completed study, he did not believe forcing that sequence was ideal. He said, "I think we'd be willing to work with them, but I don't think we ought to say you pay your impact fees in 3 months from now. It needs to be paid up front. And if there's a rebate, then we'd rebate it back."

Council Member Harris expressed concern about the cost of a study, saying, "I think the study is going to cost more than the impact fee.” He also stated that he believed Hub Pizza's low traffic count was accurate. He emphasized that Hub Pizza "does not have anywhere near the impact that a fast-food restaurant like McDonald's or Wendy's has," and that being accurate about actual impact is what matters. He said he would not want to force them to commission an expensive study and suggested city engineers might have comparable data from similar businesses.

Council Member Ley asked whether the legal explanation City Attorney Wayment provided needed to be incorporated into the city's own ordinances. City Attorney Wayment clarified that the requirement already exists in state code, which supersedes local ordinances, and that the state code provides the right to challenge the impact fee assessment.

Council Member Jacob Miner summarized the desired process: "If they come back to us with Sunrise and say, yes, the study still stands, but they're going to be about 70 percent of that traffic, we would recommend this impact fee, it's basically what we need, and then we'll vote yay or nay."

City Attorney Wayment noted that while a staff-level decision might be administratively permissible, the city's ordinances should be reviewed to confirm whether Council approval is required for any fee reduction. City Manager Robinson indicated that the matter could be brought back to Council after the engineer weighed in, and that staff had a meeting scheduled with Sunrise Engineering the following day to discuss next steps.

City Manager Robinson and City Attorney Wayment confirmed that no formal action was required on this item at the present meeting. The direction to staff was to advise the businesses of the process and required documentation, coordinate with Sunrise Engineering, and return to Council with engineer-supported findings for a vote on any fee reduction.

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

Mayor Rushton introduced Marcus Keller of Cruz Municipal Advisors, who was present to discuss potential financing options for a proposed parks and recreation project. The Mayor also noted that City Manager Robinson and Finance Director Ashley Horton were involved in the discussion.

Marcus Keller addressed the Council and explained that Cruz Municipal Advisors had been working with city staff and the Mayor to explore how a proposed parks and recreation project could be financed. He noted that the recommended approach was to utilize the city's sales tax revenue, the same funding mechanism used for the police station financing, in order to seek the lowest possible interest rate from investors.

Mr. Keller explained that the resolution before the Council was a parameters resolution, which would set the upper limits of what the city could borrow, without obligating the city to borrow any specific amount. He stated clearly: "It doesn't mean that we have to borrow that much. It doesn't mean that we have to borrow anything." The parameters resolution, if adopted, would authorize borrowing of up to $5,000,000, at a not-to-exceed interest rate of 6.5%, a discount of not more than 2%, and a term not to exceed 21 years.

Mr. Keller acknowledged that those figures represented conservative upper limits well above expected actual terms. He explained that setting a wider buffer was intentional: "If we were to say the park's gonna cost exactly $2,130,000 and it comes in at $2,140,000, we would have to start the entire process over again." He noted that current conversations with lenders indicated rates in the 4% to 4.5% range, and that a term closer to 15 years was being contemplated.

He clarified that the $5,000,000 figure was derived from a preliminary ballpark estimate of costs associated with the purchase of land and full development of the park, including three to four ball fields, a playground, and areas for soccer. City Manager

Robinson noted that the engineer who had been working on the project was recently out of the country and had not yet provided a more precise cost estimate.

Mr. Keller explained that adoption of the Parameters Resolution would initiate a mandatory 30-day notice period and authorize staff to schedule a public hearing, which he anticipated would occur at the Council's second meeting in September, later confirmed to be the September 16th meeting. He also noted that the resolution, once adopted, would allow the IRS's 60-day look-back period for tax-exempt bond reimbursement to begin running from the date of adoption, which he described as a prudent protective measure.

Council Member Ley asked if there was a point where indebtedness impedes the city. Mr. Keller acknowledged this concern, stating, "Yes, too much debt can be a very bad thing for personal finances as well as a city in any case." He clarified, however, that the $5,000,000 was simply an authorization ceiling, and that the actual amount borrowed would be determined by what Finance Director Horton confirmed the city could afford in annual debt service payments.

Finance Director Ashley Horton provided the Council with an overview of the city's current debt obligations. She noted the city currently carries four bonds, with only one drawing from the general fund and another, the police department building, being paid by police impact fees. She stated that if the city were to borrow the full $5,000,000 using only sales tax revenue, "it could be tight depending on some things," but that the city had ideas for bringing in additional park funding. She emphasized that the full $5,000,000 was not necessarily anticipated to be used.

Council Member Trower noted the importance of pursuing grants and other funding mechanisms. She thought it was really important to recognize that we are going out to look for up to so much money, but that we're also going to go and find every single grant that we can find to cover this so that it's not on our taxpayers' backs. City Manager Robinson agreed, noting that staff had already reached out to various community organizations and were exploring naming rights, including for fields, dugouts, park benches, water fountains, and pavers, as additional revenue sources. He stated: "Our intent is to go get the majority of it paid for with grants and naming rights."

Council Member Stoor sought to clarify: "This isn't a direct burden on the tax on the citizens. It comes from sales tax revenue. It would be from existing funds. Correct?" Mr. Keller confirmed this.

Mr. Keller also informed the Council that prior to the meeting, he had reached out to potential bond purchasers, who responded positively: "They quickly did some analysis on the city, and they were just like, please call us as soon as they're ready to look at bonding because we like their credit," which he offered as an affirmation of the city's sound financial management.

Council Member Harris made a motion to approve the Resolution authorizing the issuance of tax revenue bonds. Council Member Trower seconded and a roll call vote was held as follows:

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

6. **APPOINT NEW MEMBERS FOR:**
   A. **WREATHS ACROSS AMERICA**
   B. **WATERBOARD**
   C. **PARKS & RECREATION**

City Manager Robinson presented the people recommended for appointments to three boards and committees.

1. **WREATHS ACROSS AMERICA**

City Manager Robinson reported that Katherine Ross and Bob Tingey had both agreed to serve on the Wreaths Across America committee in addition to the names previously brought forward by the Council: Ron Corey, Carolyn Jones, Caitlin Nielsen, Jill Davis, and Angela Winkler.

Council Member Harris made a motion to appoint Ron Corey, Carolyn Jones, Caitlin Nielson, Jill Davis, Angela Wankier, Bob Tingey, and Katherine Ross to the Wreaths Across America Committee. Council Member Trower seconded and all voted in favor.

2. **WATERBOARD**

City Manager Robinson reported that Ross Peterson, a hydrologist with Sunrise Engineering, had been recommended for the Waterboard. He noted he had been informed by another Sunrise engineer that Peterson was "well respected and does a good job," and that Peterson had agreed to serve. Peterson would be replacing a previous member who was unable to continue due to time constraints.

Council Member Harris made a motion to appoint Ross Peterson to the Water Board. Council Member Trower seconded and all voted in favor.

3. **PARKS & RECREATION**

City Manager Robinson reported that Celeste Lyman had agreed to fill a vacant position on the Parks and Recreation Committee, completing the board.

Council Member Harris made a motion to appoint Celeste Lyman to the Parks and Recreation Committee. Council Member Trower seconded and all voted in favor.

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.**

City Manager Robinson introduced this item, explaining it was a cleanup of existing city code that had previously been reviewed and approved through the Planning Commission process, including a public hearing. He outlined the key provisions of the amendment:

The ordinance establishes a process by which the city can provide a 30-day written notice to a property owner when a tree, bush, or branch is encroaching into a sidewalk, right-of-way, or street, requiring the owner to have the encroachment removed within that timeframe. If the property owner does not comply, the ordinance authorizes Public Works to remove the encroachment and bill the property owner for the cost. Additionally, in cases of emergency, such as a tree falling into a roadway, the ordinance grants Public Works the authority to act immediately without waiting for the 30-day notice period.

Council Member Trower expressed support for the ordinance. Council Member Ley asked for clarification regarding sidewalk ownership and maintenance responsibility, questioning whether weeds and sunflowers growing up through sidewalks would fall under the same framework. City Manager Robinson confirmed that the same general principle would apply. A notice could be sent to property owners to address vegetation encroaching on the sidewalk, and suggested that property owners may not always be aware of their responsibility to maintain the area from their property line to the street. Staff suggested that a reminder in the city newsletter might be a useful public education tool.

Council Member Harris made a motion to approve ordinance No. 2026-08-19-A, an ordinance amending Enoch City Ordinance 16.100.180 Arborist License and Bond. Council Member Miner seconded and a roll call vote was held as follows:

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

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

City Manager Robinson introduced this item, noting that the Personnel Policies and Procedures Manual had previously been reviewed and updated in February or March, and that this resolution represented continued refinements as new needs emerged. He outlined the key amendments:

Hiring Process: The amendment expands the hiring process to include supervisors, in addition to the Mayor, City Manager, and department head already specified in existing code. It also better defines each party's role in the process and clarifies that a job offer may be extended but remains contingent upon successful completion of a background check and drug test.

Residency Preference: A previously existing provision stating that, all things being equal, preference would be given to Enoch City residents or their dependents when hiring was proposed for removal. Manager Robinson explained that while the sentiment behind it was understood, the language as written was problematic. The amendment removes that mandatory preference.

Salaried Positions: The amendment removes a specific list of positions designated as salaried or appointed from the code, so that the city would not need to amend that section every time a position's compensation structure changes. City Manager Robinson noted that the existing list was inaccurate; some listed positions were not salaried, and some salaried positions were not listed.

Probationary Period and Leave: A provision previously requiring that employees on probation did not qualify for leave was removed. City Manager Robinson described a practical scenario that illustrated the problem: "If we hire someone a couple days before the 4th of July, do we let them work longer hours to make up that time? Do we just say, sorry, you're out of luck on your paycheck that week?" The amendment eliminates that restriction. Finance Director Horton noted this change was consistent with a broader effort to provide new employees with benefits upon starting, as other benefits such as health insurance had already been adjusted to begin immediately.

Voluntary Training and Retention Agreement: A new provision was added allowing the city to fund additional voluntary certifications or training that are not required for an employee's day-to-day role. In such cases, the city may enter into a written agreement, up to three years, requiring the employee to remain with the city for a specified period or repay a prorated portion of the training costs if they leave early. City Manager Robinson stated: "The intent is not to say you can never leave, but if we're paying for this extra training that is not a day-to-day requirement, we'll get our money back."

Annual Leave for Lateral Hires: The amendment adjusts the initial leave bank offered to lateral hires. Previously, 40 hours were granted at the outset. Under the amendment, the initial grant would be set at a minimum of 20 hours, with the remainder accruing through the probationary period, so that by the time probation ends, the employee would still have 40 hours available. City Manager Robinson noted that flexibility in the specific number was intentional, allowing it to be used as a negotiating tool during the hiring process when salary flexibility was limited.

Finance Director Horton summarized the overall intent: "Essentially, it's just giving them all their benefits up-front when they start." She noted the practical benefit for the Police Department in particular, where officers need to meet a 40-hour-per-week requirement for URS retirement, and having holiday pay and the ability to bank vacation and sick time from day one was important.

No objections were raised.

Council Member made a motion to approve Resolution No. 2026-08-19 a resolution approving amendments to the Enoch City Personnel Policies and Procedures Manual. Council Member Miner seconded and a roll call vote was held as follows:

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

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-0197-0002-0000 –** Approve or Deny by voice vote

City Manager Robinson provided important procedural context before discussion began, reminding the Council that accepting a petition for annexation was not a final decision: "You have to accept the petition for further study. So that's all you're doing here tonight. You can deny it, and then it just ends the petition, and they're done. But this is just to accept it for further study." He confirmed that if accepted, the matter would return with public hearings before any final determination was made.

Council Member Ley noted the unusual shape of the proposed annexation area and asked for clarification on its location. Tyler Melling, the applicant's representative, came forward to explain. He described the parcels as comprising all private land to the northeast of Enoch up to the Bureau of Land Management (BLM) boundaries. He noted that a cell tower parcel on the other side of Interstate 15 had been split off and excluded from the annexation, and that a small sliver on the other side of I-15 was included because it abuts the potential future location of a freeway interchange, a location that, he noted, would require congressional approval if moved elsewhere due to BLM ownership of surrounding land.

Mayor Rushton referenced a small piece visible on the map near the recreation center soccer fields. Melling confirmed that this piece was adjacent to the city's recreation complex and was being included to "square off everything that's not in the city up to the BLM," with the exception of the cell tower parcel across the freeway that would never have city services.

Council Member Harris made a motion to approve the 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-0197-0002-0000. Council Member Ley seconded and all voted in favor.

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

City Recorder Lindsay Hildebrand explained that this item initiated the formal notification process required following acceptance of the annexation petition. She noted that, as City Recorder, she is required to certify the petition and then provide a 30-day window during which affected entities may appeal. She confirmed that, assuming no appeals were received, the public hearing would proceed as scheduled.

Council Member Harris made a motion to set a public hearing for Oct. 7, 2026. Council Member Ley seconded and all voted in favor.

11. COUNCIL/STAFF REPORT

Hayden White, Public Works Director

- Paving of the cemetery was underway and expected to be completed.
- The storm drain intersection project at 0.5 Mile Road and 5200 West encountered a setback, the storm drain box had been constructed four feet too tall and had to be corrected. Completion was expected by Friday.

- The following week, crews were expected to begin prepping for asphalt on 0.5 Mile Road, specifically from where the existing asphalt ends at 5100 West up to 5200 West, and then turning west on 5200 to serve a nearby subdivision. Director White noted that while the developer was not required to install that segment (as it does not border his property), the city wanted all construction traffic to route around the neighborhood rather than through it, and confirmed the work is impact-fee eligible.

- The new well on Horseshoe Drive was still being developed, with approximately 200 feet remaining. Test pumping was anticipated in approximately two weeks, pending resolution of a question regarding the appropriate pump motor. Director White explained that he was only willing to purchase a motor capable of delivering the full safe yield if test pumping confirmed the well could produce at that level, noting that pump bowls alone were estimated at $100,000.

- Council Member Trower asked about the status of the trail from Bicentennial Park down Highway 91. White indicated that a design phase of approximately one year would be required before funding could be sought, estimating construction was likely about three years out.

- Council Member Ley asked about work on Highway 91. White attributed delays to rain pushing back the contractor's prior job. He noted rain was again forecast for the coming weekend and could not guarantee a start date for the following week.

- Council Member Miner raised a concern about a sign obstructing visibility at the corner of Midvalley and Highway 91, noting it created a significant blind spot. Director White stated he had sent two text messages, two voicemails, and four emails to the responsible party without receiving a response, and characterized it as "a pretty serious blind spot."

Police Chief Ames

- School had resumed for the year and, thus far, had been "very uneventful at the schools, which we love."

- The flashing light battery for the school crossing guard signal was on order and expected to arrive soon. In the interim, temporary warning signs had been installed on either side of the school.

- The department had processed just over 1,200 cases for the year, placing them on track for approximately 1,800 cases by year's end — a 60–70% increase over the prior 10-year average of 900 to 1,000 cases. Chief Ames noted the department was "feeling it for sure."

- Vandalism had been occurring at several new developments and construction sites, including at the city's new public works facility. Video footage captured masked individuals removing materials from the site at night, but positive identification had not yet been made. The Chief asked Council Members to pass along any leads.

- One of the city's Flock cameras had been cut down twice. Chief Ames described the most recent incident: a woman wearing a ski mask used a Sawzall to cut the pole down and fled. The department was still attempting to identify her.

- Council Member Trower suggested installing a non-cuttable pole. Chief Ames noted that law requires breakaway poles for road safety near vehicles, though staff had discussed a solution that would still break away upon vehicle impact but resist cutting.

- Council Member Miner jokingly suggested filling the pole with red dye, similar to bank dye packs. Chief Ames found the idea amusing and not entirely dismissive.

- Chief Ames also reported that someone had posted a sign below the camera at night to identify its location to others; the sign was quickly identified and removed, and no further signs had appeared.

- Chief Ames acknowledged both sides of the debate around license plate reader cameras: "I totally appreciate and understand the community and some of the uproar and the perception that's there. I can also, being on the law enforcement side, there is certainly a lot of benefit, and we've been able to solve a lot of crimes and help victims of crimes see justice."

Ashley Horton, Finance Director

- Finance Director Horton flagged a potential future agenda topic: a vendor that processes the city's credit card payments had informed staff that 65% of utility customers were still receiving paper bills. She noted the city had previously attempted to incentivize paperless billing with a one-time $5 credit, with limited success. She raised the possibility of charging a $1-per-month paper billing fee, as many other cities do, noting: "We have more cost than a dollar just to send that bill out, but I feel like it might be a good push when people call, because they will call to say, 'why is my bill a dollar higher now', to get them off the paper billing." Council discussed the idea briefly, including the possibility of granting discretionary waivers for elderly residents who are not comfortable with online billing. The Mayor agreed it was worth placing on a future agenda.

Ryan Robinson, City Manager

- Staff had been working with a social media intern from SUU, who had developed a draft social media policy and a series of templates for use on city platforms. The policy would define the purpose of the city's social media accounts, outline what types of comments would and would not receive a response, and specify criteria for content removal. City Manager Robinson noted the intern had been doing "a great job" and that the templates, created using Canva, were designed to be handed off to staff following the conclusion of the internship. The Council was advised that the policy would be brought back for review at a future meeting.

- A public poll regarding the potential renaming of Minersville Highway had been posted on city social media. As of the prior Friday, 68% of respondents said to leave the name as Minersville Highway, with 18% supporting the name "Enoch Parkway." City Manager Robinson shared a humorous comment submitted by a resident: that it should be named Enoch Parkway "so they can drive on Enoch Parkway and then park in their Enoch driveway." Council Member Ley noted she had received two phone calls from residents suggesting the name "Union Field Lane," which was the road's original name. City Manager Robinson agreed to look into adding that option to the poll. The poll was to remain open for a few more days, with the matter to be brought back at the next meeting.

- Senator Vickers, the local state senator, had been invited to present at the October 7, 2026 City Council meeting to discuss legislative matters and issues he anticipated would impact the city. City Manager Robinson noted that Senator Vickers may be serving as Senate President by that time.

- The Southern Utah Economic Alliance had been sending the city RFPs for potential business recruitment. City Manager Robinson noted the city had responded to several, including one that day for an Aerospace Precision company involved in advanced materials and aircraft assembly. He also noted a prior RFP for dairy products manufacturing.

<u>Lindsay Hildebrand, City Recorder</u>

- Enoch City youth soccer had begun for the season. City Recorder Hildebrand noted she had been distributing jerseys to families who had not yet picked them up.

- The city newsletter was being prepared; Council Members were invited to submit any items they wanted included.

<u>Mayor Jim Rushton</u>

- The Mayor reported that the Movie in the Park event had been a success, estimating attendance of approximately 100 people. The event had to be moved from Friday to Saturday due to rain, which he acknowledged may have reduced attendance and caused some vendors to withdraw. He thanked all volunteers who helped, and noted the plan was to host the event monthly during the following summer season. Discussion was also had about the possibility of a Halloween-themed event, noting that Halloween fell on a Saturday that year and that pairing it with a trunk-or-treat and movie screening could be a fun community activity.

- The Mayor had attended the Cedar City Chamber of Commerce golf tournament, where he noted a booth for Special Olympics Utah with a variety of upcoming events. He encouraged community members to visit their website.

- The Mayor noted that his children were involved in the Cedar City Children's Musical Theater production of *The Little Mermaid*, running that weekend, and encouraged anyone interested to attend.

<u>Council Member Stoor</u>

- Council Member Stoor reported that a third attempt was being made to successfully establish turf at Jones Memorial Park, this time in coordination with RDI, who would supply materials. Staff would be removing the existing sod, amending the soil, and applying the new materials after receiving training from RDI, approximately six to eight training sessions.

- He announced that on Saturday, September 12, the city was organizing a Day of Service in coordination with the local church, running from 9:00 AM to approximately noon, followed by a barbecue. He asked whether the city's dumpsters could be made available that morning, which staff confirmed.

<u>Council Member Harris</u>

- The Mayor reported attending a meeting at the Water Conservancy District, where Formation presented the findings of their environmental impact study for the West Desert Water Project. He described the results positively, noting the study modeled outcomes over 50 years and that the findings "look really good." A separate meeting on regionalization of water systems also took place, with progress continuing. Another water meeting was scheduled for the following evening.

<u>Council Member Ley</u>

- Council Member Ley raised a concern regarding the meeting minutes, observing that while the AI-generated summaries were well written, they tended to attribute most content to a primary speaker rather than capturing contributions from multiple Council Members. She suggested that more specificity as to who said what in the minutes could better serve the public record.

- The Mayor responded by asking whether there was a way to configure the meeting microphone system to recognize and identify individual speakers. City Recorder Hildebrand confirmed this was possible but noted it would involve additional cost. The Mayor directed staff to look into the cost of that capability.

<u>Council Member Trower</u>

- Council Member Trower reported that the Planning Commission had discussed a request from a local asphalt business owner, Matt Phillips, who came forward seeking permission for temporary workforce housing on his property for seasonal and traveling employees. She noted that he's asking for specific permission to be able to have temporary workforce housing."

- Planning and Zoning was proposing to address the request through the conditional use permit process, limiting the use to the Research and Industrial zone. The proposed framework would allow temporary workforce housing, defined as temporary structures such as RVs rather than permanent dwellings, up to a defined threshold, after which the business would need to return to the Council for a new conditional use permit. It was also noted that if occupancy exceeded a certain level, connection to the city sewer system rather than a septic system would be required.

- City Manager Robinson clarified the purpose of the conditional use designation: "It's an allowed use, but we can put conditions to mitigate some issues." He also noted that density standards would be included to prevent scenarios such as a property owner filling 50 acres with temporary housing units.

- Council Member Trower indicated the matter would continue through the Planning Commission process and would come before the Council at a later date.

<u>Council Member Miner</u>

- Council Member Miner reported that the Local Homeless Council had no new updates, with the next meeting scheduled for August 27.

- Regarding the Iron County School District, he noted school had started and that the district was considering a change to the last week of the school year schedule, as graduation had conflicted with significant athletic events. He planned to attend the school board meeting on August 25 to learn more.

- On Economic Development, Council Member Miner reported he was working to build an economic development council and was specifically seeking high-caliber community members with relevant experience, rather than simply filling seats. He invited Council Members to submit names of potential candidates.

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.

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

Council Member Harris: Yes	**Council Member Stoor: Yes**
Council Member Ley: Yes	**Council Member Trower: Yes**
Council Member Miner: Yes	

13. ACTION FROM CLOSED MEETING – No action taken

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

____

Lindsay Hildebrand, Recorder Date

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Set a Public Hearing for September 16th, 2026

FOR CONSIDERATION ON: September 2nd, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Set a public hearing for September 16th, 2026

REVIEW TYPE: Administrative to set a public hearing.

BACKGROUND INFORMATION:

Enoch City, along with Crews & Associates, has started the bonding process for a bond for a future park. The City Council adopted a resolution during the August 19th, 2026 meeting in order to begin that process. The resolution initiated the 30-day notice process and allowed the City to schedule the public hearing.

The proposed resolution is a parameters resolution. It establishes the maximum terms under which the City could issue debt but does not require the City to borrow the full authorized amount, or to borrow at all. The proposed parameters would allow borrowing of up to $5 million, at an interest rate not to exceed 6.5%, with a discount of not more than 2% and a term of no more than 21 years. These limits were presented as conservative ceilings intended to provide flexibility if project costs or financing conditions change. Current discussions with potential lenders indicated that actual rates could be approximately 4% to 4.5%, with a potential term closer to 15 years.

The $5 million authorization is based on a preliminary estimate that includes potential land acquisition and development of a larger park project with three to four ball fields, a playground, and soccer areas. A more detailed project cost estimate was not yet available at the time of the discussion.

The Council discussion identified September 16 as the anticipated public hearing date. Adoption would also begin the IRS 60-day look-back period for reimbursement of certain eligible project expenditures from tax-exempt bond proceeds, providing the City with additional financial flexibility as project costs are being developed.

This agenda item is to set the public hearing for September 16th, 2026.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

Set a Public Hearing for September 16th, 2026

STAFF RECOMMENDATION:

Set a public hearing for September 16th, 2026

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Impact Fee Reduction Requests

FOR CONSIDERATION ON: September 2nd, 2026

PETITIONER: HUB Pizza, Scot Robinson & Kelli Council, Golder Hr. Coffee

ACTION REQUESTED BY PETITIONER: Approve Reduction of Impact Fees

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:
The impact fee reduction requests submitted by The Hub Pizza Company and Golden Hour Coffee and Cafe may be considered under the non-standard transportation impact fee provisions contained in Enoch City's Transportation Impact Fee Analysis. Section 1.3 of the City's July 2023 Transportation Impact Fee Analysis reserves the City's authority to assess an adjusted fee when a particular development is expected to have a different impact on transportation facilities than the standard land-use assumption.

The section specifically allows an adjustment that may result in a higher or lower fee when supported by information demonstrating that a particular user's actual impact differs from the standard assumption. The City's 2025 amendment did not change this provision. Utah Code § 11-36a-402 similarly requires an adjustment mechanism to ensure impact fees are imposed fairly and allows adjustments based upon studies and data submitted by a developer.

the question before the Council is whether the information provided demonstrates that these individual developments are reasonably expected to generate fewer transportation impacts than the standard ITE-based assumptions used by the City.

The Hub Pizza Company, the available operating history provides a basis for evaluating the proposed restaurant against the standard Fast Food with Drive-Through land-use category. The Hub operated immediately adjacent to the proposed site through 2022 and reported approximately 88 customers per day. The existing restaurant had adequate customer capacity and did not routinely turn customers away due to seating limitations, whereas the larger proposed building is primarily intended to provide a more efficient layout and a drive-through that will primarily accommodate customers picking up pre-ordered food.

Using the City's projected population growth from approximately 7,899 residents in 2022 to 9,064 in 2026, a conservative 15% growth factor yields an estimated 101 customers per day. Assuming one vehicle per customer and counting both arrivals and departures produces approximately 202 gross trip ends per day. This is substantially below the approximately 1,210 gross trip ends that would result from applying the City's ITE-based rate for a 2,588-square-foot Fast Food with Drive-Through establishment. When the City's existing trip adjustments are applied consistently to both calculations,

The Hub's estimated transportation demand is approximately 16.7% of the standard assumption, supporting an approximately 83.3% proportional reduction if the Council determines the operating history is an appropriate indicator of future demand.

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.

The impact fee reduction requests for The Hub Pizza Company and for Golden Hour Coffee and Cafe should be considered under Enoch City's procedure for a non-standard transportation impact fee.

Authority for an Individualized Adjustment

Section 1.3 of Enoch City's Transportation Impact Fee Analysis states that "[t]he City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities." It further provides that an adjustment may produce "a higher or lower impact fee" when "a particular user may create a different impact than what is standard for its land use." **Enoch Transportation Impact Fee Analysis § 1.3, p. 9 (July 2023).**

The City's 2025 amendment expressly states that "[n]o changes have been made to this section from the July 2023 report."

Utah Code § 11-36a-402(1)(c) likewise requires an impact-fee enactment to permit adjustment of a standard fee to "ensure that the impact fees are imposed fairly," while subsection (1)(d) requires a mechanism permitting adjustment "based upon studies and data submitted by the developer."

Section 1: The Hub Pizza Company's Request

The Hub's Operating History

The Hub operated immediately adjacent to the proposed location through 2022. Its records, summarized in the August 19, 2026 City Council agenda memo, show approximately **88 customers per day**.

The prior premises had adequate customer capacity; The Hub was not routinely turning customers away because of seating limitations. The larger proposed building primarily provides a more efficient restaurant layout. The new location also includes a drive-through, principally for customers picking up pre-ordered food. These changes improve how The Hub serves its customers but do not, by themselves, establish a corresponding increase in market demand.

Enoch's current infrastructure planning estimates population growth from 7,899 residents in 2022 to 9,064 in 2026, or approximately **14.8%**. Using a rounded **15% growth factor** therefore provides a conservative adjustment to The Hub's 2022 customer volume.

The Midvalley Road/SR-130 roundabout was completed before The Hub's 2022 operating period, so its effect on east-west circulation was already reflected in the customer data.

Applying 15% growth:

88 customers × 1.15 = 101.2 customers/day

For comparison purposes, assuming one vehicle for every customer and counting both arrival and departure produces:

101.2 × 2 = 202.4 projected gross trip ends/day

Comparison With the ITE-Based Assumption

Enoch's analysis relies on the ITE Trip Generation Manual. For Fast Food with Drive-Through, ITE Land Use 934,[1] the City uses **467.48 weekday trip ends per 1,000 square feet**. For The Hub's proposed 2,588-square-foot building:

467.48 × 2.588 = approximately 1,210 gross trip ends/day.

The ITE data behind Land Use 934 consists of 71 weekday studies, with an average rate of 467.48 and a reported range from **98.89 to 1,137.66 trips per 1,000 square feet**.[2] Thus, substantial variation exists within the ITE category itself. The Hub's operating history is consistent with an establishment operating toward the lower end of that range, which is reasonable for an independent restaurant in a smaller market whose drive-through functions primarily as a pickup lane.

ITE uses gross floor area as the independent variable for Land Use 934 because it provides a standardized means of estimating trips where establishment-specific information is unavailable. Enoch's own analysis, however, expressly permits a non-standard calculation where a particular user is shown to differ from the standard land-use assumption. That approach is consistent with Utah Code § 11-36a-402's direction that adjustment mechanisms consider studies and data supplied by the developer.

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[1] *The City's Transportation Impact Fee Analysis applies ITE Land Use 934 because the proposed restaurant includes a drive-through. ITE also recognizes Land Use 930 (Fast Casual Restaurant), which shares several characteristics with The Hub's proposed operation but is not separately addressed in the City's analysis. The ITE Trip Generation Manual, 12th Edition, reports only four weekday studies for Land Use 930 based on gross floor area, with an average rate of 225.89 trip ends per 1,000 square feet, a range of 97.14–334.79, and a standard deviation of 86.21. Although the average rate is substantially lower than Land Use 934, The Hub's demonstrated operating history places it toward the lower end of either category.*

[2] *Enoch City's Transportation Impact Fee Analysis relies on the ITE Trip Generation Manual, 11th Edition, under which Land Use 934 (Fast-Food Restaurant with Drive-Through Window) reported 71 weekday studies, an average rate of 467.48 trip ends per 1,000 square feet, and a range of 98.89 to 1,137.66. The subsequently published ITE Trip Generation Manual, 12th Edition, reports substantially similar results for the same land use: 68 weekday studies, an average rate of 448.12 trip ends per 1,000 square feet, a range of 98.89 to 1,122.37, and a standard deviation of 217.66. The updated data therefore continues to show substantial variability among study sites while placing lower-volume establishments within the observed ITE range.*

Effective Trip-End Adjustment

The City's current table does not charge Fast Food based on all 467.48 gross trip ends. It applies a 2% heavy-vehicle adjustment, a 50% pass-by adjustment, a 25% diverted-trip adjustment, and a 0.25 primary-trip factor, resulting in **119.21 effective trip ends per 1,000 square feet**. This does not change the proportional comparison. Applying the same City assumptions to The Hub's projected 202.4 gross trip ends produces approximately **51.6 effective trip ends**. The City's standard assumption for a 2,588-square-foot restaurant produces approximately **308.5 effective trip ends**. The ratio remains **16.7%**. In other words, the pass-by and diverted-trip adjustments should be applied consistently to both the standard ITE estimate and The Hub's individualized estimate; they do not erase the demonstrated difference between the two.

Measure	Gross Trip Ends/Day	Effective Trip Ends/Day
Enoch/ITE assumption for The Hub	~1,210	~308.5
The Hub projection	~202.4	~51.6
The Hub as percentage of standard	**16.7%**	**16.7%**
Supported proportional reduction	**83.3%**	**83.3%**

The Hub Pizza Company's 2022 operating history, increased by 15% to account for subsequent population growth and evaluated under the same trip-adjustment methodology used by the City, supports transportation demand of approximately **16.7% of the standard ITE-based assumption**. The data therefore supports an approximately **83.3% non-standard adjustment to the otherwise applicable transportation impact fee**.

Section 2: Golden Hour Coffee and Cafe's Request

Golden Hour Coffee and Cafe, LLC will occupy approximately 2,040 square feet in the same shopping center as The Hub. ITE Land Use 937, Coffee/Donut Shop with Drive-Through Window, is the closest categorical match, but the category reflects a high-volume operating model. The ITE Trip Generation Manual, 12th Edition, reports an average of **600.50 weekday trip ends per 1,000 square feet** for Land Use 937. The ITE definition describes establishments typically having long operating hours, early-morning service, limited indoor seating, and no table service. Golden Hour is an independent café emphasizing a sit-down experience in addition to its drive-through, making local operating data useful in determining where it reasonably falls within that broad category.

Five independent coffee businesses in the Iron County market voluntarily provided customer-volume information. Because the information was provided for this analysis and will become part of a public record, identifying information has been omitted; the underlying information may be made available to City staff or its engineer for verification. The comparables are not identical. A recently opened 700-square-foot Parowan location averages approximately 25 customers per day but has limited value because of its age, shared premises, and outdoor seating. Two drive-through-only trailer locations, approximately 130–240 square feet, average **42 and 47 customers per day**. Although poor square-footage comparables, they provide useful local evidence of drive-through demand for independent operators. Two larger café-oriented locations provide better evidence of dine-in demand: one averages approximately **200 customers per day in 2,595 square feet**, or approximately **77 customers per 1,000 square feet**; the other averages approximately **250 customers per day with approximately 3,000 square feet devoted to its coffee and dine-in operation**, or approximately **83 customers per 1,000 square feet**.

A conservative estimate can therefore use the **highest observed café rate of approximately 83 customers per 1,000 square feet** and separately add the **highest observed independent drive-through volume of 47 customers per day**. Applied to Golden Hour, 2.04 × 83.33 produces approximately **170 café customers per day**. Adding 47 drive-through customers produces an upper-bound estimate of approximately **217 customers per day**. This methodology assumes that all 47 drive-through customers represent additional demand rather than customers who would otherwise enter the café, thereby placing the estimate toward the higher end of the available local evidence.

Proportional Adjustment

Assuming one vehicle per customer and counting both an entering and exiting trip, approximately **217 customers per day** produces approximately **434 weekday trip ends**.

ITE Land Use 937 assumes **600.50 weekday trip ends per 1,000 square feet**. Applied to Golden Hour's 2,040-square-foot space:

600.50 × 2.04 = approximately 1,225 trip ends per day.

The resulting comparison is:

Measure	Daily Trip Ends
ITE Land Use 937 assumption for 2,040 sf	~1,225
Golden Hour local-comparable estimate	~434
Golden Hour as percentage of ITE assumption	**35.4%**
Supported proportional reduction	**64.6%**

The calculation does not depend on treating any one local business as a perfect analog. Instead, it combines the **highest customer-per-square-foot rate observed among the larger local café comparables** with the **highest daily customer count observed among the independent drive-through comparables**. Both inputs are therefore selected from the upper end of the available local data. Compared against the same ITE framework underlying the City's transportation analysis, the resulting estimate supports an approximately **64.6% non-standard adjustment** from the otherwise applicable transportation impact fee.

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Proposal to Rename Minersville Highway In Enoch

FOR CONSIDERATION ON: September 2nd, 2026

PETITIONER: City Staff

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

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

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

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

During the August 5th City Council meeting, staff was directed to create a survey on the city's social media page to see which name change, if any, the community preferred. The following results from verified Enoch City residents are as follows:
Total Votes Indicated as Enoch Residents: 445

- 69.44% voted for No Change
- 17.98% voted for Enoch Parkway
- 7.42% voted for Enoch Main Street
- 2.25% of votes for Enoch Drive
- 1.57% of votes for Enoch Pioneer Boulevard
- 1.35% of votes for Enoch Legacy

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

A public hearing is not required for this agenda item.

STAFF RECOMMENDATION:

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

Street Name Signs UDOT 06C-03

Effective: March 18, 2001 Revised: March 19, 2015

Purpose

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

Policy

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

1. Identified by their state route number, the coordinate number, or by the street name established by the local government agency.

2. The coordinate designation will take precedence over all other street names when a numerical designation is part of a coordinated grid system. The local name of the highway may be placed on the lower portion of the sign as a supplementary designation in a smaller legend as space permits.

3. Street names of regional significance may be used at the discretion of the Department such as State Street or Redwood Road.

4. State routes already designated by one of these methods will not be given a different designation without approval of the Department.

5. Consistency in the use of street names will be maintained along the state highway. Adjacent intersections will use a consistent naming system.

6. Some cross streets may be designated with different street names on each side of the state highway. Show only one street name for the cross street at the intersection.

7. All street name signs will comply with the current adopted edition of the Manual on Uniform Traffic Control Devices (MUTCD) and current Department Standards and Specifications.

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

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

Procedures

Street Name Signs **UDOT 06C-03.1**

Responsibility: Local Government Agency

Actions

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

Responsibility: Region Director or Region Traffic Operations Engineer

2. Receive request for street name signing.

3. Review request for feasibility and compliance with MUTCD and this policy.

4. Respond to requestor with decision on sign placement.

5. Create work order when decision is made to proceed with sign installation.

6. Arrange for sign installation.

RESOLUTION NO. 2026-08-05-B

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

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

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

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

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

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

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

____

2. Enoch City Staff is authorized and directed to:

a. Notify Iron County, the United States Postal Service, emergency services, utility providers, map and navigation services, and any other applicable agencies and entities of the name change;

b. Coordinate installation or modification of street signs and other necessary physical or digital updates to reflect the new name;

c. Update official City maps, addressing records, and Geographic Information System (GIS) databases to reflect the change; and

d. Undertake any other administrative actions necessary to implement the renaming.

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

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

This Resolution was made, voted upon, and passed by the Enoch City Council at a regular City Council meeting held on the 2nd of September, 2026.

DATED this ___ day of __________, 2026.

<u>COUNCIL VOTE AS RECORDED:</u>

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

____
Jim Rushton, Mayor

ATTEST:

SEAL:

____
Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL 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: September 2nd, 2026

PETITIONER: Matt Phillips

ACTION REQUESTED BY PETITIONER: 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.

The Planning Commission held a public hearing for this item during its August 25th, 2026 meeting. They made a motion to forward this item to the City Council with a favorable recommendation, subject to the following changes.

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 of excessive traffic generation. Light industrial may also involve the fabrication, processing, handling and distribution of products.
    - The 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 was held as part of this agenda item review during the August 25th, 2026 Plannign Commission meeting.

STAFF RECOMMENDATION:

Review the proposed amendments to the Enoch City Code and provide direction regarding the proposed Temporary Workforce Housing standards.

MINUTES
ENOCH CITY PLANNING COMMISSION
August 25, 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- Excused
Commissioner Kyle Jones

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

Public Present: H Paul Walker, Matt Phillips, and Cecil Seright

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**

Commissioner Finlay made a motion to close the regular meeting and move into a public hearing. Commissioner Jones seconded and all voted in favor.

There were no public comments.

Commissioner Finlay made a motion to close the public hearing and return to the regular planning commission meeting. The motion was seconded by Commissioner Jones and all voted in favor.

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**

Commissioner Finlay directed the Commission's attention to the fourth "whereas" paragraph in the proposed ordinance, which stated that providing for temporary workforce housing was a necessary step in ensuring affordable and flexible housing options are available to employees working on-site within the industrial zone. She asked if this was enforceable.

City Manager Ryan Robinson clarified that there is language within the ordinance requiring the housing to be located on the same site as the business, but acknowledged that in practice, employees may work off-site. He further explained that the "whereas" recitals are generally provisions that explain the justification for the amendment.

Commissioner Finlay raised a concern found in Section 12.1900.1911 regarding the definition of Temporary Workforce Housing, specifically on the second line, where occupancy was described as being "exclusively by employees of the landowner." She asked if it should read “business owner” instead of “landowner”. What if the land is leased?

City Manager Robinson agreed this was a valid point and suggested the language be changed from "landowner" to "business owner," and confirmed the change would be noted and incorporated when the Commission made its motion. He suggested that the motion could reference all the discussed changes collectively.

Commissioner Finlay continued with the purpose statement in the proposed ordinance, which referenced "temporary on-site residency is necessary for active employment and operational requirements," and asked how the word "necessary" would be determined and whether it was enforceable. City Manager Robinson explained that the purpose statement serves to articulate the rationale for the code amendment rather than to impose a testable standard. He noted that the ordinance is only applicable in the Research/Industrial zone to applicants meeting specific standards, so the purpose language does not commit the city to a particular outcome: "We're not committing ourselves to anything."

Commissioner Finlay noted that subsection (b) of the occupancy requirements also referred to "the owner of the land" rather than the business owner, and suggested that language should be corrected as well. City Manager Robinson agreed, indicating that both sections referencing the landowner would be updated to reflect "business owner."

Commissioner Finlay also observed that the ordinance said nothing about whether spouses or children of employees would be permitted to reside in the units, only employees were referenced. City Manager Robinson confirmed this was correct and expressed his belief that the city likely could not restrict that, as spouses and family members of an employee would naturally accompany them.

Commissioner Finlay addressed the language in subsection 2 of the occupancy requirements, which stated that "the property owner shall maintain an active number of employees residing in the units." She expressed concern that this language was unclear, particularly regarding whether units would need to be occupied year-round if the work is seasonal. City Manager Robinson clarified that the intent was simply to require that occupants be active employees, so that the landowner or business owner could not rent units to individuals who do not work for them. He agreed the sentence needed to be rewritten to clearly reflect this intent. The Commission agreed to change the language to require that units be maintained for active employees, removing the phrase "an active number of."

City Manager Robinson introduced his own concerns about the ordinance, directing the Commission to Section C, subsection 3, regarding location and setbacks. He explained that the setbacks specified in the ordinance default to those of the Research/Industrial zone—18 feet when adjacent to a right-of-way, and 20 feet when adjacent to residential property. However, he noted that for fire-resistant materials, there is no interior setback requirement, meaning temporary housing units could theoretically be placed directly adjacent to one another: "I don't know if anyone's going to go put them all side to side, but it might be helpful if we want to add something in there about it's got to be some 10-foot setback in between each module."

Matt Phillips, the applicant for the initial use of this ordinance, was invited to comment. Mr. Phillips identified himself as the property owner at 6040 North 700 East and stated that he also operates a property management company and manages an RV park near Diamond Z Arena. He offered a practical perspective based on his experience, noting that a standard RV site dimension of 30 feet by 50 feet provides adequate clearance between trailers: "I think, gives clearance between trailers in case of a fire or something. Just makes it look better." He suggested that if a minimum site dimension were to be codified, 30 by 50 would be a workable and industry-standard figure.

City Manager Robinson said a 10-foot minimum wall-to-wall separation was the minimum he had seen in similar standards, but noted the 30-by-50 figure would more naturally account for vehicles parked alongside units. He consulted the city's AI-assisted code review tool and found that interior side setbacks in the city's mobile home park, mobile home subdivision, mixed residential, and RV zones all defaulted to 10 feet.

Chairman Correa recalled previous discussions during the RV park ordinance process, where the Commission had settled on a 15-foot spacing. Commissioner Poulson noted that requiring a 30-foot site dimension would also naturally limit density on a given parcel. Mr. Phillips confirmed that at his RV park, he sets his sites at 30 by 50, and that customers even pay extra for the larger upper-tier spaces. The Commission agreed to include a minimum site pad dimension of 30 feet by 50 feet in Section C, subsection 3.

City Manager Robinson then directed the Commission's attention to the density limits section, noting that it contained the phrase "shall be determined during the conditional use process." He explained that the state has been pushing cities to reconsider the conditional use process, characterizing it as administrative rather than legislative. He recommended striking that language and simply stating that density shall not exceed the more restrictive of the two listed options, without tying it to the conditional use permit process.

Council Member Kimberlee Trower raised a concern about the maximum density of 5 units per gross acre and its potential impact on the city's water quality. She noted, "I do have a concern that we put 5 units on an acre on a septic system in Enoch. I am concerned." City Manager Robinson acknowledged the city has significant nitrate issues in its water and agreed this warranted consideration.

City Manager Robinson then raised a related concern about the potential for large parcels to absorb a disproportionate number of units. He presented a summary he had assembled using an AI tool, comparing the two density options, a percentage-based approach and a numerical unit-per-acre cap, across various parcel sizes from 5 to 50 acres. He noted that on larger parcels, an uncapped formula could result in 100 or more units: "I don't know if that's what the intent is for this." He suggested adding a maximum acreage cap to prevent the ordinance from being used in ways beyond its original intent.

Council Member Trower asked whether the conditional use permit process would require any such proposal to come before the Planning Commission and City Council. City Manager Robinson confirmed that yes, all such applications would go through both bodies regardless. Commissioner Poulson suggested a maximum per business rather than per acre might be more appropriate. City Manager Robinson found this a reasonable idea but acknowledged it could be circumvented by splitting businesses or parcels. Council Member Trower also asked whether a threshold tied to infrastructure capacity might be more appropriate, for instance, requiring connection to public sewer above a certain number of units. City Manager Robinson noted that the ordinance does contain language in Section E about sewer availability and indicated the health department generally makes determinations on septic capacity through the permitting process.

Mr. Phillips confirmed that the Iron County Health Department reviewed his plans and calculated the required septic tank size, and that he voluntarily oversized the tank for additional capacity, though he would have preferred to connect to the city sewer system had it been within a feasible distance.

After extended discussion, the Commission settled on a maximum of 10 acres per business as an acreage cap under the density limits section. Commissioner Poulson and others concurred that 10 acres was a reasonable ceiling, noting that at the density formula provided, a 10-acre maximum would yield approximately 29 units at most. City Manager Robinson confirmed the language would read that temporary workforce housing projects shall not exceed 10 acres per business.

City Manager Robinson briefly addressed Section E on required infrastructure, which calls for permanent underground utility connections for culinary water, sanitary sewer, and electricity at each designated housing space. Council Member Trower emphasized that large developments should be encouraged to connect to city infrastructure wherever possible, citing the city's ongoing nitrate concerns and noting that it takes approximately 50 years for nitrate contamination to heal. City Manager Robinson noted that the city's code already includes provisions requiring connection to city sewer if within a certain distance of the line, and that this should naturally apply here without additional language needing to be added to the ordinance. He suggested that the Utah State Department of Health's requirements, combined with existing code provisions, would cover the infrastructure issue adequately.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council 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, with the following changes from the originally proposed amendment:

- **12.200.206 Definitions – Section I (191) Temporary Workforce Housing.** ***Change "Landowner" to "Business Owner".***
- **12.1900.1911 Temporary Workforce Housing Standards (R/I-P Zone Only)**
  B. Occupancy Requirements
  1. ***Change "owner of land" to "owner of business"***
  2. ***Remove "number of"***
  C. Structure and Placement
  Add 4. Size of Site: Each site is required to be at least 30 feet wide by 50 feet long.
  D. Density Limits:
  Remove "shall be determined during the Conditional Use Permit process" and add "not to exceed ten (10) acres per business."

Commissioner Poulson seconded and all voted in favor.

ORDINANCE NO. 2026-09-02

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:

SEAL:

____
Lindsay Hildebrand, City Recorder

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Approval of the Enoch City Soccer League Bylaws

FOR CONSIDERATION ON: September 2nd, 2026

PETITIONER: Enoch City Soccer

ACTION REQUESTED BY PETITIONER: Council review and approval of the League's proposed governing Bylaws

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

The Enoch City Soccer League is a volunteer-run youth recreation program serving approximately 550 children in the U4 through U12+ divisions. The League operates on school district-owned recreation property but is not a city department and, until recently, has functioned without a formal governing document.

On August 7, 2024, the City Council heard a request from League organizers regarding board stipends and equipment storage. Following discussion, the Council approved a one-time stipend increase to $3,000 per Executive Board member for that year only, with the stipend returning to $500 per person in subsequent years. The Council also agreed that the City would purchase a conex storage box to be located on city property, with the City retaining ownership and access. Council members specifically directed the League to draft bylaws to formalize its governance structure. A copy of the relevant minutes excerpt is attached to this memo.

The League has since drafted the attached Bylaws, which establish a three-member Executive Board (Cam Findlay – Operations, Schedules, and Marketing; Jolynn Findlay – Fields, Equipment, and Coaches; Ben Joslin – Backend, Communications, and Finance) with exclusive authority over League operations, and a Lead Volunteer tier appointed by and reporting to the Board.

One discrepancy the Council should be aware of before acting is that Article III of the proposed Bylaws sets an annual stipend of $1,500.00 for each Executive Board member. This does not match the Council's August 7, 2024 motion, which approved a one-time, single-year $3,000-per-member increase, with the stipend reverting to $500 per member annually thereafter.

As drafted, the Bylaws would establish a recurring $4,500 annual obligation ($1,500 x 3 board members) that has not been separately authorized by the Council and will need to be as part of this agenda item. Staff recommends that the Council either direct the League to revise Article III to match the previously approved $500 recurring stipend, or affirmatively approve the higher $1,500 recurring figure as a new, ongoing appropriation.

The money for this league is included in the league fees and deposited into a separate account. The City has not used any city-specific funds for this league. There are several additions that staff would like to recommend to the bylaws (see staff recommendation).

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

This item will be included on the regular City Council meeting agenda in accordance with the Utah Open and Public Meetings Act. No additional public notice is required for this administrative/governance item.

STAFF RECOMMENDATION:

Staff recommends the Council review the proposed Bylaws and, before final approval, resolve the stipend discrepancy identified above in Article III. Subject to that clarification (and any other changes the Council directs), staff recommends approval of the Bylaws with the following additional language added.

- Add a section requiring that any volunteers, including coaches, must pass a yearly background check conducted by the Enoch City Police Department.
- If the league were ever to use city-owned property or property not owned by the city but that requires a fee for games/practices, the city may require a yearly fee to cover maintenance and upkeep of the facilities.

ENOCH CITY SOCCER | BYLAWS

ARTICLE I: ORGANIZATION & PURPOSE

The organization shall be known as the Enoch City Soccer League.
The primary purpose of the league is to organize, facilitate, and govern youth soccer activities—specifically supporting the U4, U6, U8, U10, and U12+ divisions—within the Enoch City community.
The league is dedicated to providing a structured, safe, and positive recreational environment for all participants.

ARTICLE II: GOVERNING BODY

The league shall be governed exclusively by the Executive Board. The Executive Board acts as the supreme authority concerning all league operations, strategic decisions, dispute resolutions, and the allocation of league resources.

ARTICLE III: THE EXECUTIVE BOARD

The Executive Board is comprised of three (3) permanent members, each overseeing distinct operational areas crucial to the success of the league:

- Cam Findlay: Operations, Schedules, and Marketing
- Jolynn Findlay: Fields, Equipment, and Coaches
- Ben Joslin: Backend, Communications, and Finance

Compensation & Benefits: In recognition of the extensive administrative efforts required to organize and run the league, each member of the Executive Board shall receive an annual stipend of $1,500.00 in addition to the annual volunteer recognition items. Executive Board members shall be granted free league participation for their children.

ARTICLE IV: LEAD VOLUNTEERS

To support the core functions of the league, Lead Volunteers shall be appointed to operate under the direct guidance and supervision of the Executive Board within their respective administrative areas.

Compensation & Benefits: Lead Volunteers do not receive a monetary stipend. However, in appreciation for their time and service, they may receive yearly recognition items, as directed and approved by the Executive Board. Lead Volunteers shall be granted free league participation for their children.

ARTICLE V: AMENDMENTS AND OPERATIONS

These bylaws are designed to provide a simple, effective operational framework. The Executive Board reserves the right to amend these bylaws or establish new operational policies at any time by a unanimous vote of the three board members.

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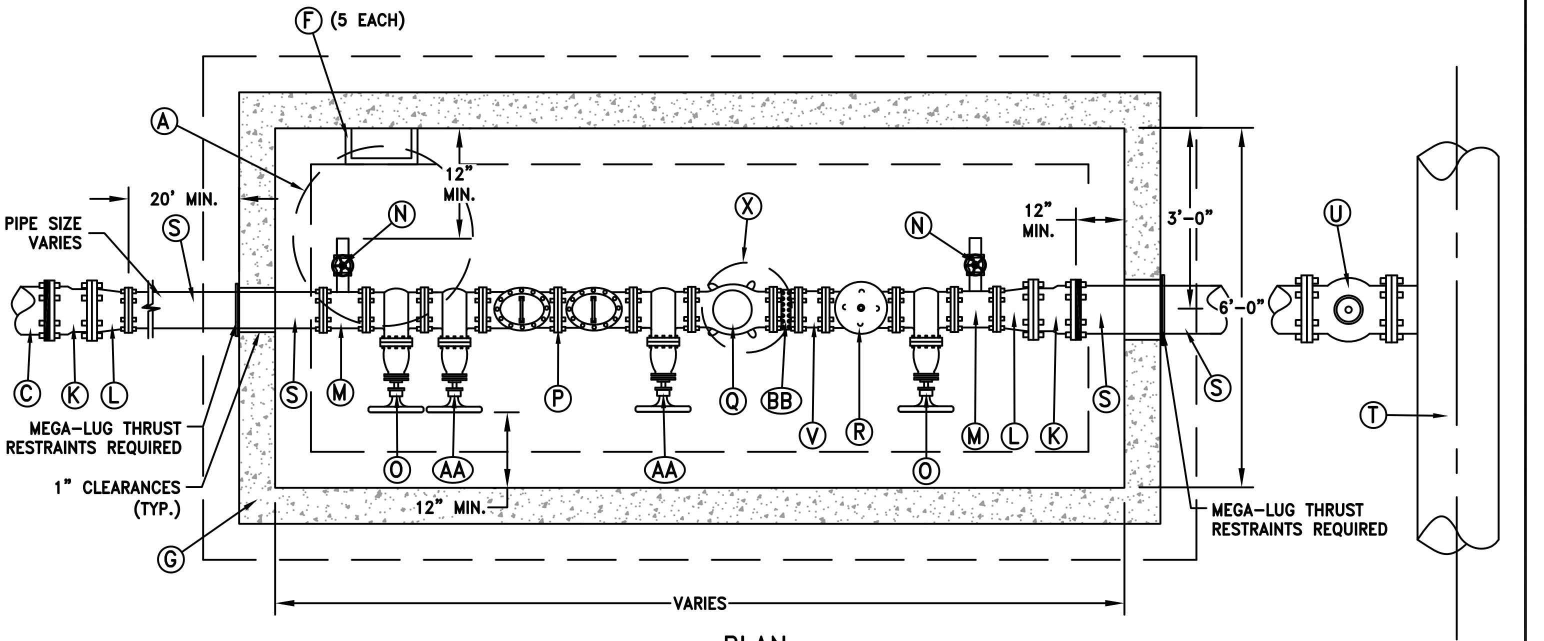
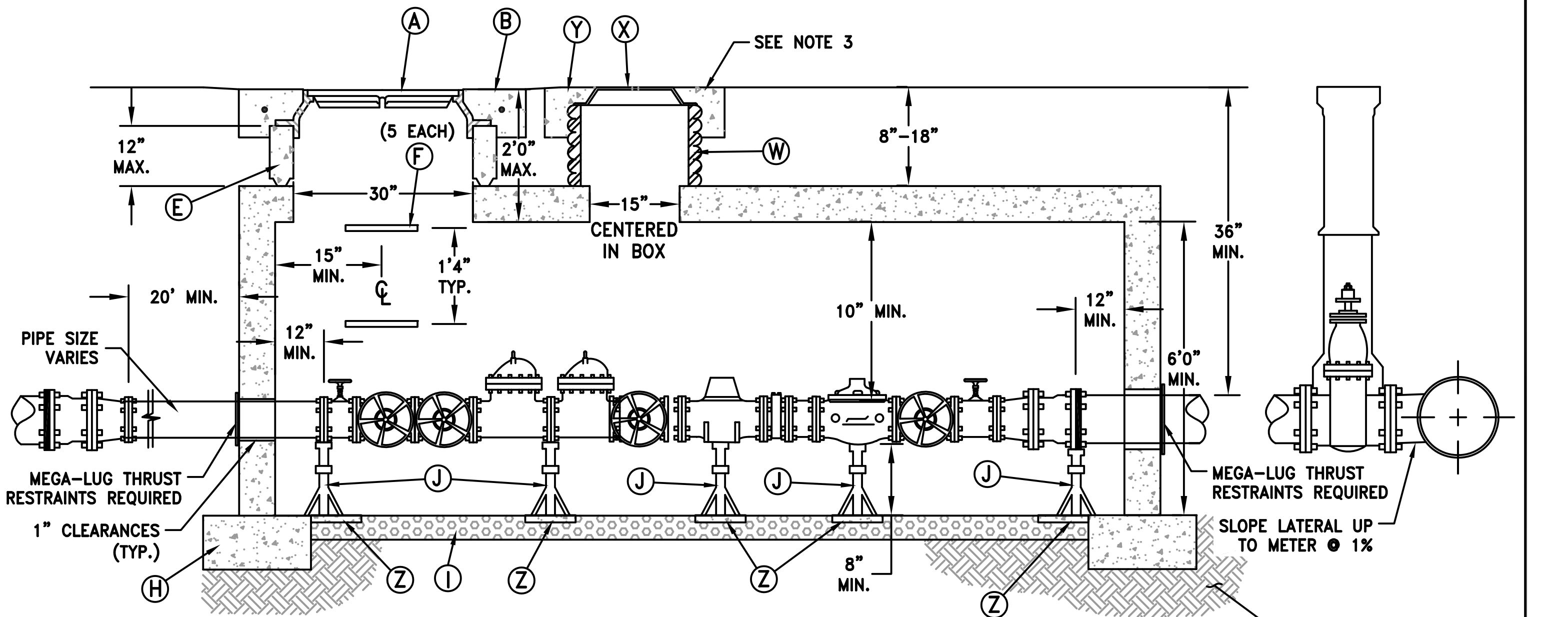


PLAN
N.T.S.



ELEVATION
N.T.S.

ENOCH CITY

ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

⌀6" WATER METER w/ FIRE FLOW (COMBINED CULINARY & FIRE HYDRANT FLOWS)

SCALE: N.T.S.

DATE: JUL. 2026

DETAIL No.: W5.5A

SHEET: 1 of 2

LEGEND

NO.	ITEM	DESCRIPTION
A	MANHOLE RING AND COVER (RIBLESS)	D&L A-1180 O.A.E.
B	4'0" SQUARE x 8" THICK CONCRETE COLLAR	w/ 40" SQUARE #4 BARS & FIBERS
C	PIPE MATERIAL PER PLUMBING CODE	
D	NOT USED	
E	GRADE RING(S)	MUST BE SEALED
F	MANHOLE STEP	(M.A. INDUSTRIES INC. O.A.E.)
G	CONCRETE VAULT TOP	AMCOR UV6127T O.A.E.
H	9"x18" FOOTING w/ (3) #4 BARS	
I	4" THICK DRAIN GRAVEL	
J	(2) LEVELING JACKS (LENGTH VARIES)	SLIDEWINDER PART #23535 BY BARKER MANUF. CO.
K	6" MIN. FLANGE ADAPTOR	CEMENT LINED
L	X"x6" FLANGED REDUCER (IF REQ'D)	CEMENT LINED
M	ø6" FLANGED STEEL SPOOL WITH ø2" OUTLET	EPOXY COATED AND LINED
N	ø2" GATE VALVE WITH 4" NIPPLE	
O	ø6" GATE VALVE WITH HANDWHEEL	NON-RISING STEM
P	ø6" DOUBLE CHECK DETECTOR VALVE (DCDA)	AWWA APPROVED
Q	FLOW METER (PURCHASED FROM CITY)	
R	ø6" PRESSURE REDUCING VALVE (IF REQ'D)	AWWA APPROVED
S	ø6" MIN. D.I. PIPE	CEMENT LINED
T	CITY WATER MAIN	
U	GATE VALVE WITH BOX	SEE STANDARD DETAIL W1.0
V	ø6" FLANGED SPOOL 12" LONG	CEMENT LINED
W	18" DIA. HDPE PIPE	PER PIPE SPEC.
X	RING & LID w/ 2" PUNCHOUT	D&L-2241 O.A.E.
Y	30"x30"x8" THICK CONCRETE COLLAR	
Z	12"x12"x2" CONCRETE BLOCK	
AA	BACKFLOW ASSEMBLY VALVE	
BB	STRAINER (IF REQUIRED)	PURCHASED FROM CITY

NOTES:

1. UNLESS OTHERWISE SHOWN ALL MATERIALS PER ENOCH CITY ENGINEERING STANDARDS.
2. CONCRETE VAULT LENGTH & WIDTH SHALL BE SUFFICIENT TO CONTAIN ALL FITTINGS AND MAINTAIN INDICATED CLEARANCE FROM WALLS.
3. WATER METER LIDS & COVERS SHALL ONLY BE INSTALLED IN LANDSCAPED AREAS UNLESS APPROVED BY WATER SUPERINTENDENT.
4. NOT ALLOWED ON PRIVATE SYSTEMS WITH FIRE HYDRANTS.
5. VAULTS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
6. PRV IS REQUIRED FOR 80 PSI PRESSURE OR GREATER.
7. STRAINER IS REQUIRED IF A PRV IS REQUIRED.
8. ALL PIPE MATERIALS AND FITTINGS MUST BE RATED FOR WATER SYSTEM PRESSURE.
9. ONLY NFPA 13R FIRE SPRINKLER SYSTEMS ARE ALLOWED WITH THIS DETAIL.
10. FIRE SPRINKLER SYSTEMS SHOULD BE DESIGNED ACCORDING TO REDUCED PRESSURE WHEN USING A PRV IN THE VAULT.

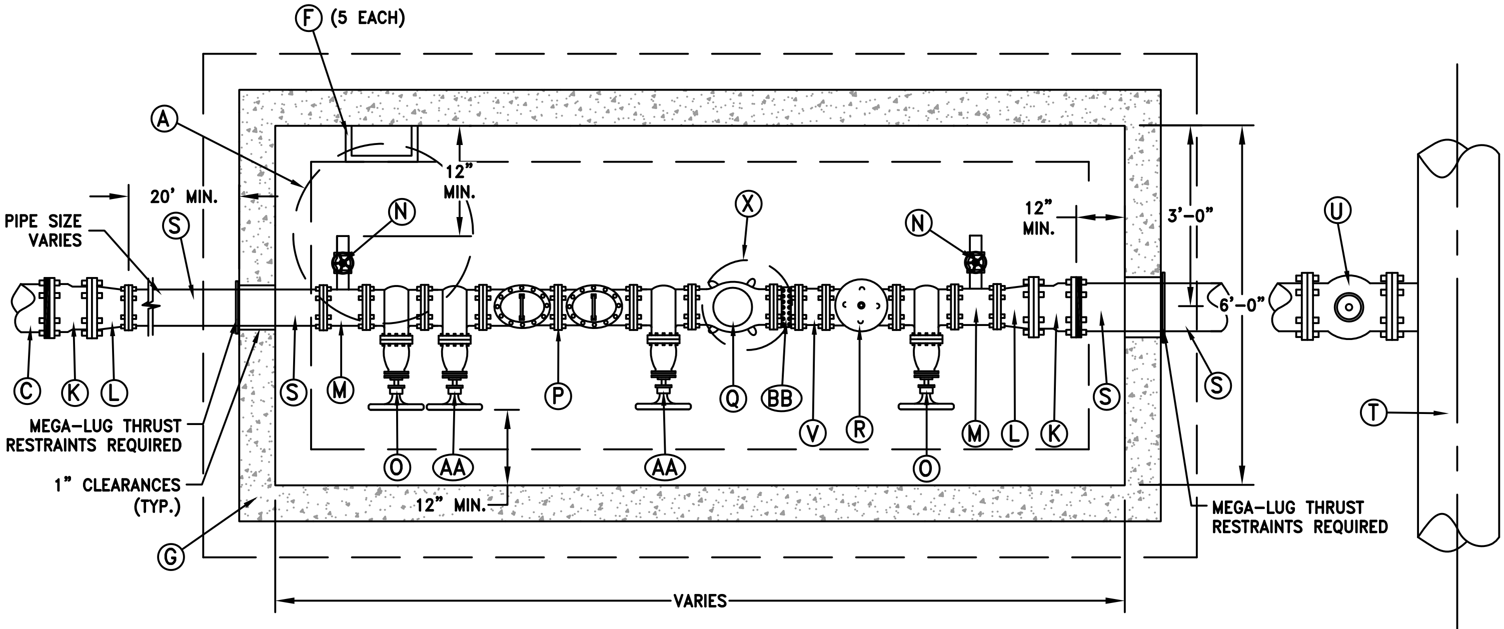
ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

ø6" WATER METER w/ FIRE FLOW (COMBINED CULINARY & FIRE HYDRANT FLOWS)

SCALE: N.T.S.

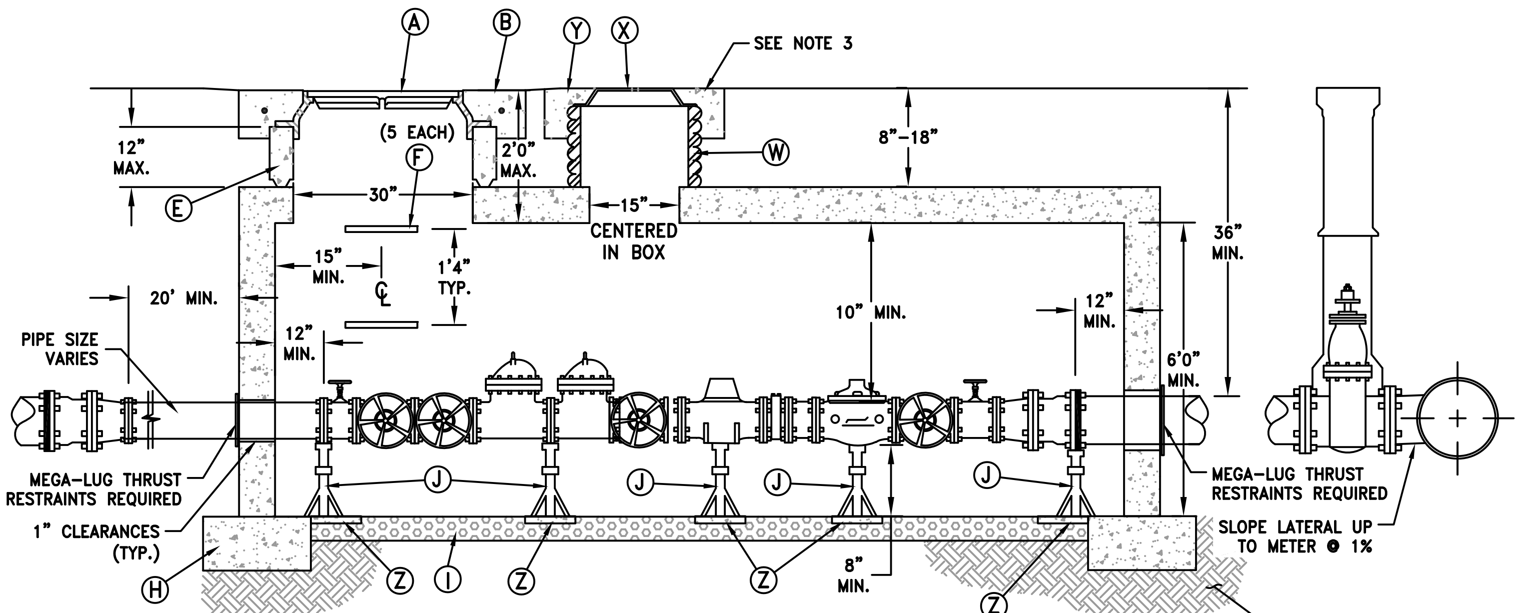
DATE: JUL. 2026

DETAIL No.: W5.5B



PLAN

N.T.S.



ELEVATION

N.T.S.

ENOCH CITY

ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

ø8" WATER METER w/ FIRE FLOW (COMBINED CULINARY & FIRE HYDRANT FLOWS)

SCALE: N.T.S.

DATE: JUL. 2026

DETAIL No.: W5.6A

SHEET: 1 of 2

LEGEND

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3. WATER METER LIDS & COVERS SHALL ONLY BE INSTALLED IN LANDSCAPED AREAS UNLESS APPROVED BY WATER SUPERINTENDENT.
4. NOT ALLOWED ON PRIVATE SYSTEMS WITH FIRE HYDRANTS.
5. VAULTS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
6. PRV IS REQUIRED FOR 80 PSI PRESSURE OR GREATER.
7. STRAINER IS REQUIRED IF A PRV IS REQUIRED.
8. ALL PIPE MATERIALS AND FITTINGS MUST BE RATED FOR WATER SYSTEM PRESSURE.
9. ONLY NFPA 13R FIRE SPRINKLER SYSTEMS ARE ALLOWED WITH THIS DETAIL.
10. FIRE SPRINKLER SYSTEMS SHOULD BE DESIGNED ACCORDING TO REDUCED PRESSURE WHEN USING A PRV IN THE VAULT.

ENOCH CITY
900 E MIDVALLEY RD
Enoch, UT 84721
Tel. (435) 586-1119

ø8" WATER METER w/ FIRE FLOW (COMBINED CULINARY & FIRE HYDRANT FLOWS)

SCALE: N.T.S.

DATE: JUL. 2026

DETAIL No.: W5.6B