

ENOCH CITY COUNCIL NOTICE AND AGENDA
September 16, 2026 at 6:00 pm
City Council Chambers, City Offices, 900 E. Midvalley Road
Join Zoom Meeting <https://us02web.zoom.us/j/81679536485>
Meeting ID: 816 7953 6485

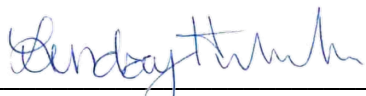
- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. Pledge of Allegiance-**
 - b. Invocation (2 min.)-Audience invited to participate-**
 - c. Inspirational thought-**
 - d. Approval of Agenda for September 16, 2026**
 - e. Approval of Minutes for September 2, 2026**
 - f. Ratify Expenditures -**
 - g. Conflict of Interest Declaration for this agenda-**
- 2. PUBLIC COMMENTS**
- 3. PUBLIC HEARING REGARDING A SALES TAX REVENUE BOND**
- 4. PUBLIC HEARING REGARDING CIB FUNDING PROJECTS**
- 5. PUBLIC HEARING TO IMPLEMENT A \$1.00 FEE FOR RESIDENTS WHO WANT A PAPER UTILITY BILL**
- 6. CONSIDER RESOLUTION NO. 2026-09-16-A, A RESOLUTION AMENDING THE ENOCH CITY FEE SCHEDULE – Adding a fee for a paper utility bill**
- 7. PUBLIC HEARING TO AMEND ENOCH CITY ORDINANCES, SECTION 13.1000.1083 – PUBLIC NUISANCES & ADD SECTION 13.300.331 — DISTURBING THE PEACE**
- 8. CONSIDER ORDINANCE NO. 2026-09-16-A, AN ORDINANCE TO AMEND ENOCH CITY ORDINANCES SECTION 13.1000.1083 – PUBLIC NUISANCES & ADD SECTION 13.300.331 — DISTURBING THE PEACE**
- 9. CONSIDER ORDINANCE NO. 2026-09-16-B, AN ORDINANCE AMENDING ENOCH CITY ORDINANCES, SECTION 14.100.150-152 (WATER), 14.200.205 (SEWER), AND 12.300.317 WATER AND SEWAGE REQUIREMENTS – See Planning Commission Rec.**
- 10. SET A PUBLIC HEARING TO CONSIDER AMENDING THE ENOCH CITY ENGINEERING STANDARD DETAILS – Hayden White, Public Works Director**

- 11. SET A PUBLIC HEARING TO CONSIDER AMENDING THE ENOCH CITY FEE SCHEDULE – Adding 6”, 8”, & 12” meter fee**
- 12. CONSIDER AMENDING THE IMPACT FEE FOR THE HUB PIZZA AND GOLDEN HOUR COFFEE**
- 13. SET A PUBLIC HEARING TO CONSIDER AMENDING ENOCH CITY ORDINANCES, SECTION 14.100.180 -CROSS CONNECTION**
- 14. COUNCIL/STAFF REPORT**
- 15. 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.**
- 16. ACTION FROM CLOSED MEETING**
- 17. ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 435-586-1119, giving at least 24 hours advance notice. Meetings of the Enoch City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the foregoing “Notice and Agenda” was delivered to each member of the City Council, posted on the Enoch City website, on the City Office entrance, and published on the Utah Public Meeting Notice website on 09/10/2026.



Lindsay Hildebrand, Recorder

09/10/2026

Date

MINUTES
ENOCH CITY COUNCIL
September 2, 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: Tyler Melling, MaryJo Rember, Matt Phillips, H. Paul Walker, Jonathan Wilson, and Carol Roher

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING** by Mayor Rushton
 - a. Pledge of Allegiance-** Led by City Manager Ryan
 - b. Invocation (2 min.)-Audience invited to participate-** Given by Tyler Melling
 - c. Inspirational thought-** Given by Mayor Rushton
 - d. Approval of Agenda for September 2, 2026 – Council Member Harris made a motion to approve the agenda. Council Member Ley seconded and all voted in favor.**
 - e. Approval of Minutes for August 19, 2026 – Council Member Harris made a motion to approve the minutes. Council Member Miner seconded and all voted in favor.**
 - f. Conflict of Interest Declaration for this agenda-** None stated

2. PUBLIC COMMENTS

MaryJo Rember of LS Electric came forward to address the council and the public regarding late-night concrete pours occurring near a residential area. She apologized for the inconvenience caused by the pours and announced that LS Electric had posted a flyer at the Enoch City building to inform nearby neighbors. She stated that the company was willing to put affected families up in a hotel on the nights of the pours. She identified the upcoming pour dates as September 11th, 18th, 25th, 29th, and October 2nd, and provided her email address — maryjorembert@lselectricutah.com — for residents wishing to book accommodations.

Council Member Ley asked whether there was a reason the pours had to begin at 2:00 AM given that temperatures were coming down. Rember responded that temperature and wind were the primary factors, and that pouring in the middle of the day in windy conditions risked having to re-pour, which would extend the inconvenience to neighbors.

Council Member Shawn Stoor remarked, "That's the nature of construction." Council Member Ley acknowledged the outreach to neighbors, expressing that she wished

it had happened sooner. Rember agreed and reiterated the company's commitment to supporting those affected.

A question was raised from the audience about how far away a resident would need to be to qualify for the hotel accommodations. Rember clarified that the offer extended to any surrounding neighbors who felt their rest was disrupted, and that residents could reach out to her directly. She encouraged anyone feeling the disruption to contact her so she could loop in Byron Black.

Nicholas Contrys identified himself as a resident of approximately one year who had moved to Enoch from Washington County. He stated he was one of the major complainants against LS Electric. He acknowledged having a blue-collar background and understanding the nature of concrete work, but took issue with Council Member Stoor's characterization that the nighttime pours were simply "the nature of construction." He argued that, with temperatures at 82 degrees that day, alternatives such as diesel fuel and fans could be used to manage the curing process without beginning at 2:30 AM.

Contrys stated that he had military-connected disabilities that already affected his sleep, and that his six-year-old son was also affected while workers were running saws cutting rebar. He said his children attended Enoch Elementary and that the scheduled pour dates were on Fridays, meaning his children had school the following morning. He declined LS Electric's hotel offer, saying, "I don't want to leave my home. There's a reason I moved to Enoch." He expressed that his family of four and their neighbors were frustrated by the disruption, and questioned whether moving the pour by even four hours would truly compromise the concrete quality given wind conditions. He concluded by thanking the council for allowing him to speak.

Council Member Stoor responded that when pouring 800 yards of concrete, or even 200 yards, it truly matters, explaining that wind is as much a factor as temperature. Council Member Trower asked Contrys whether being put up in a hotel would help, and Contrys reiterated his refusal, stating, "We don't wanna leave our home. I just bought it."

Byron Black, General Manager of LS Electric came forward through Zoom and asked to clarify that the calendar distributed to residents indicates the day before the early morning pour, meaning the pours listed as the 11th, 18th, and 25th were actually Saturday morning pours, not Friday morning. He acknowledged the calendar needed to make this clearer. Mayor Rushton asked Black to confirm that the listed dates were Saturday mornings. Black confirmed and accepted the feedback that the calendar needed to be clearer.

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

Council Member Harris made a motion to set a public hearing for September 16, 2026, regarding a sales tax revenue bond. Council Member Trower seconded and the motion carried unanimously by voice vote.

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

City Manager Robinson introduced the item, noting that the city had been working with Sunrise Engineering, the firm that originally conducted the impact fee study in 2023, to review reduction requests from the Hub Pizza and Golden Hour Coffee. He directed the council to the hard copy provided, noting that the engineers' recommendations were on the back page.

Tyler Melling of Velocity Development then addressed the council at length, explaining that his company had a stake in establishing a predictable and clear impact fee reduction process for commercial projects. He recalled that when the impact fee plan was originally adopted a couple of years earlier, his company had raised concerns because the fees were "crazy high." He noted that under the original study, the Hub's fee, without any reductions, would have exceeded \$400,000 for their share of road improvements alone, in part because the study assumed the Hub would be responsible for 20 percent of all traffic on Mid Valley Road in perpetuity. He said, "We all know that's not accurate."

Melling explained that Velocity Development had volunteered staff time to look into the matter and provide data to the city and its engineers, without conducting a full-blown engineered traffic study. He acknowledged that Sunrise had come back recommending a full study but stated he wanted to share the information Velocity had compiled so the council could decide how to proceed.

Melling described the methodology used for the Hub's analysis. He said Velocity had data from the Hub's prior location, including 88 customers per day following the roundabout installation. He noted that Enoch had experienced just under 15 percent population growth since then, and that extrapolating that growth yielded approximately 101 customers per day at the new location. He compared this to the study's assumption of 1,210 trips per day for the Hub, which, he noted, represented over 25 percent of all traffic on Mid Valley Road. He stated that this assumption effectively treated the Hub as being equivalent in traffic generation to a Chick-fil-A, In-N-Out Burger, or McDonald's at a freeway interchange. Based on Velocity's analysis, the Hub's expected traffic load on city roads was approximately 83.3 percent lower than the study assumed.

Regarding Golden Hour Coffee, Melling acknowledged it was a more difficult analysis because the business had no prior operating history in Enoch. He described how Velocity obtained operating data from five comparable locations across Iron County, four on Cedar City's Main Street corridor and one in Parowan. He discarded the Parowan location as not a good comparable. Of the remaining four, two were trailer-style drive-through shops with daily customer counts in the forties, and two were sit-down establishments with customer counts in the two hundreds. Because Golden Hour had both a sit-down component and a drive-through window, Velocity combined the per-square-foot data from the busiest Cedar City café and the busiest drive-through to reach what he described as a conservative estimate. This analysis supported approximately a 54.5 percent reduction in impact fees based on trips per day. Melling also suggested that adjusting for the traffic volume ratio of Minersville Highway to Cedar City's Main Street would warrant a reduction closer to 71.3 percent, which he characterized as "frankly more fair."

Melling then read from Sunrise's response detailing all the additional data they would want in order to make a "true determination," including customer data with date

ranges, floor area and seating information, operational hours, employee counts by shift, drive-through operation details, vendor and delivery vehicle activity, and identification of comparable businesses. He estimated that gathering this additional information would require roughly eight more hours of Velocity's staff time, and noted that the combined transportation impact fees for Hub Pizza and Golden Hour Coffee totaled approximately \$45,000 to \$55,000. His central concern was that if an engineering-level study was required before any fee reduction would be granted, "mom and pop shops will just pay the fee under protest because the study costs more than the reduction in their fee. Or they can't afford to open up in Enoch."

Mayor Rushton acknowledged his appreciation for the work Velocity had done, observing that it was a "pretty heavy burden" for mom-and-pop businesses to hire an engineering firm for a full traffic impact study. He asked City Attorney Justin Wayment whether the information provided would be sufficient to make a decision.

City Attorney Wayment responded that he had not yet seen the submitted materials and would like to review them before offering a formal opinion. He acknowledged that the statute was not prescriptive about the exact form a challenge must take, but emphasized that the council needed to adopt a process it could feel comfortable with and consistently apply going forward: "Pick the rut you're going to be in because you're going to be in for the next 20 miles."

City Manager Robinson noted that Sunrise had been used because they conducted the original study. He suggested that another engineering firm, such as Watson Engineering, could be asked to review Velocity's methodology, though it would come at some cost.

Council Member Trower asked whether Sunrise could be directed to build a plan using the three-to-five comparables methodology going forward, so future businesses could follow a consistent process. Robinson confirmed that Sunrise had already received Velocity's submitted information and materials, but still came back requesting the additional data points.

Council Member Miner asked whether the city had a designated transportation consultant, and Robinson clarified that no such dedicated consultant existed. Miner suggested it would be a clean process to have a third-party engineer review the data, stamp it, and present a recommendation to the council.

Council Member Trower asked what a consulting review of the data would cost. Robinson estimated two to three thousand dollars. City Treasurer Ashley Horton observed that spending \$3,000 to \$8,000 on a review would largely negate the purpose of the reduction process.

Mayor Rushton expressed reluctance to go back and essentially recreate the entire impact fee study. He added that the decision the council needed to make was whether they were willing to give these businesses a break, or simply say the impact fee stood.

City Attorney Wayment suggested it might be more of a statistical question than an engineering question once Sunrise's base formula was properly established. He acknowledged that engineers tend to work in absolutes, "the bridge either will stand or it won't stand", whereas the city council could not operate in black and white on questions like these. He suggested the council might ask Sunrise for a range rather than an exact number and then apply a standard margin.

Melling pushed back on the concern that the same methodology might be gamed by

a large chain, arguing that chains consistently exceed study averages and would happily pay the standard fee rather than prove actual traffic is lower. He said it was only mom-and-pop businesses that fell below the averages and would benefit from an alternative methodology.

Robinson interjected that one nuance about the Hub was that its prior location had one pizza oven, while the new location had three, which could affect volume estimates. Trower asked whether Cedar City had been contacted about their transportation impact fee methodology. Robinson confirmed the city had looked into Cedar's approach and found that Cedar's fee structure tended to overcharge office uses while giving restaurants a relatively good deal, essentially the inverse of Enoch's situation.

Melling offered two proposed formulas he thought would be practical and defensible going forward: for an existing use relocating, the council could find that the new use is reasonably equivalent after adjusting for population growth; for a new use without operating history, the applicant would provide three to five comparable locations in the same market, and the city would apply the most conservative (highest) estimate, then adjust pro rata for road traffic volume differences between the comparables' location and the proposed site.

City Attorney Wayment supported the idea, noting the council might not ultimately need an engineer at all if the formula were set correctly; a statistician or even an AI-assisted analysis could apply consistent metrics going forward. He also reiterated that the applicants had a statutory right to challenge impact fees and that the burden was on them to provide supporting data.

Council Member Harris stated he would like one additional engineer to look at the methodology, not necessarily to stamp it, but to say it makes logical sense, so the city would have two opinions supporting the formula. He also expressed a general preference for encouraging mom-and-pop businesses, saying, "They drive our economy. The profits stay in our community as opposed to the chains." He stated he was "willing to pay an engineer to get it right."

Miner agreed and said the process should be that someone reviews the data, presents it to the council, and the council votes, describing it as "a clean process."

Council Member Harris made a motion to direct city staff to reach out to another engineering firm to review the formula presented that evening for the Hub Pizza and Golden Hour Coffee, and also to establish that formula for future use in evaluating small businesses in the same way. Council Member Miner seconded the motion. The motion was carried unanimously by voice vote.

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

City Manager Robinson provided background on the item, recalling that the council had raised the topic roughly two meetings prior. He explained that the city had reached out to UDOT to inquire about renaming the portion of SR-130 that runs through Enoch, noting that the name "Minersville Highway" did not reflect the community's identity. UDOT had responded that the name had never been officially designated; it had simply been used informally, and that UDOT would accommodate a name change so long as the SR-130

designation was retained.

Robinson reported that the city had posted a social media poll to gauge public sentiment. Of 445 respondents who identified themselves as Enoch residents, a designation that could not be verified, 69.4 percent voted for no change. The second most popular option was "Enoch Parkway." Robinson acknowledged the limitations of social media polling, noting that the same person could theoretically have voted multiple times, and that the comments were "helpful and thoughtful" and others simply were not. He also noted that Jeff Okeson, an employee of the Public Works Department, had estimated approximately eight to nine signs would need to be changed at a cost of around \$50 each.

Council Member Harris acknowledged that the same highway is called "Main Street" through Cedar City, making a name change not unprecedented. He expressed mild support for the change, saying it would be nice for people entering Enoch to know they are in Enoch, and for businesses along that road to have an address that said "Enoch." However, he noted "People have a really hard time with change, and that's what I think this boils down to. People cannot handle change." He said he did not want to spend political capital on something that would make people angry, and suggested revisiting the idea in six months to let residents get used to it.

Council Member Ley agreed that more community outreach, beyond just social media, could change the results over time. Council Member Miner played devil's advocate, acknowledging that change was hard for people but pointing out that a commenter on social media had noted the road's original name was something else entirely before it became Minersville Highway, meaning it had already changed once. He expressed concern that prolonging the debate could make it "uglier" over time. He said, "I think it's a great name. I love Enoch Parkway. I think it would bring pride, and I'm very comfortable with voting now." He suggested that the social media results reflected people's difficulty with change generally, rather than a substantive objection to the specific change proposed.

H. Paul Walker, an audience member, suggested the city could post signs along the road reading "Future Enoch Parkway" to build awareness gradually before any official change was made. Mayor Rushton acknowledged the idea but was uncertain whether that process had been used for name changes before.

Matt Phillips, an audience member, encouraged the council to move forward sooner rather than later, noting that with Lin's grocery opening up nearby, Enoch was "getting on the map." He suggested that the timing, coinciding with the opening of new businesses, would be ideal for establishing an Enoch-centric street identity. He said he had seen new visitors arrive and asked him whether they were in Minersville. Phillips also raised the point that with more businesses coming to the highway, waiting to act would mean more address changes for a larger number of businesses down the road. Robinson confirmed the city's estimate was approximately 70 homes and businesses that would have addresses impacted by the change.

Council Member Miner moved to change the name of Minersville Highway (SR-130) to Enoch Parkway (SR-130), with public notification to affected residents through social media and the city newsletter. Council Member Shawn Stoor seconded the motion and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: No

Council Member Trower: Yes

Council Member Miner: Yes

Robinson noted that the process would still need to go through UDOT, and cautioned that UDOT moves slowly. He noted, however, that the city could begin communicating the upcoming change through its improving social media presence in the meantime.

6. 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**

Mayor Rushton introduced the three related ordinance amendments stemming from the Planning Commission's recommendations.

Council Member Ley raised a procedural question about whether the recommendations that were discussed in the Planning Commission were reflected in the document the council had been given. She observed that the whereas clauses referenced "landowner" rather than "business owner." City Manager Robinson clarified that the whereas clauses were not where substantive changes would appear; the actual amendments were in the body of the ordinance, and the most recent draft incorporated those changes.

City Attorney Wayment provided context on the role of whereas clauses, explaining that they are not operative provisions but rather explanatory statements designed to give readers a global understanding of why an ordinance is being enacted and what process was followed. He noted that courts frequently look to whereas clauses when trying to interpret legislative intent. Council Member Trower emphasized the importance of characterizing the housing correctly, stating: "I'd like to emphasize that this is temporary workforce housing, and permitted conditional uses are for the Research and Industrial zone. This is not permanent workforce housing, so it's temporary."

City Manager Robinson elaborated on the scope of the three ordinance changes: a definition for "temporary workforce housing" had been added to the definitions section; the use had been included as a conditional use only in the Research and Industrial Zone; and standards governing the use had been created. He clarified that the word "temporary" referred to the structures, RVs or trailers, and not to the duration of employment: "When we say temporary workforce housing, we're not saying temporary as in the workforce will only live there temporarily. We're saying temporary as in the structures. It's not that we're not going to build permanent structures out there." He also clarified that the language in the ordinance required active employment by the company operating the housing, so a former employee could not continue to occupy a pad after separating from the business.

Robinson also described density controls built into the ordinance: two sets of density standards applied, with the most restrictive prevailing, and a maximum of 10 acres per business for this type of housing was established. He noted that Matt Phillips, the applicant who prompted this code amendment, had only two acres and wanted five units, and was not the type of scenario that gave rise to concern. "It's just future uses coming in and trying to do this," he explained.

Council Member Harris asked whether the housing needed to be adjacent to the actual business. Robinson confirmed it had to be on the same parcel. Council Member Harris then raised an important point about residents in society who are legally required to register their address, stating that any such individual would need a mechanism to register their location. He suggested that individual pad addresses would need to be assigned, similar to how the city had handled unit lettering for existing commercial spaces.

Council Member Ley expressed concern about potential misuse, specifically about immigrant workers being placed in housing and working for lower wages. Council Member Harris responded that because the language required employees to be employees of the company, W-2 employee status, the legal employment verification requirements would already address this concern. He acknowledged that language could be added to reinforce this, though Ley noted that historically such arrangements had been misused and that protection on paper did not always equate to protection in practice.

Robinson confirmed that the city could handle individual pad addressing similarly to how suites were handled for commercial buildings, using letter designations for each unit.

Council Member Trower returned to the issue of wastewater, stating she had requested that if a project exceeded five units, connection to city sewer should be required rather than reliance on septic systems. She expressed concern about Enoch's water quality and the relationship between septic systems and elevated nitrate levels in city wells: "I don't want to see these popping up, and then we have all of these sewers going in, and then we have issues with high nitrates. That's part of the reason we have high nitrates in some of our wells and why we went years ago to the sewer system and got away from septic." Council Member Harris agreed that septic would be a problem at higher densities, comparing the needed infrastructure to that of an RV park.

Mayor Rushton asked whether there was sewer infrastructure currently serving the research and industrial zone. The answer from staff indicated there was not, making sewer connection contingent on infrastructure being extended. Robinson suggested adding language specifying that if there were more than 10 units, connection to city sewer would be required regardless of proximity. Trower expressed support, noting that the more septic systems placed in Enoch, the less water returned to the wastewater treatment plant and ultimately back into the city's supply.

Council Member Harris moved to approve the Enoch City ordinance amending sections 12.200.206 (Definitions), 12.1900.1902 (Permitted and Conditional Uses in the Research/Industrial Zone), and creating section 12.1900.1911 (Temporary Workforce Housing), with the following additional provisions: units exceeding 10 must connect to city sewer; physical addresses must be compatible with requirements for potential registration of occupants; and the change from "landowner" to "business owner"

language be incorporated throughout. Council Member Ley seconded the motion 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

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

Council Member Harris opened by observing that a dollar was a modest fee given that it costs considerably more than that to print and mail a paper bill.

City Treasurer Ashley Horton and the council had discussed the possibility of offering a waiver form for residents who genuinely could not access electronic billing, particularly elderly residents. She noted that some residents would simply choose to pay the dollar anyway because it was cheaper than whatever alternative they might use.

City Manager Robinson noted that an amendment to the city's fee schedule would constitute a code amendment, and thus a public hearing would be required. He indicated that the motion before the council was simply to set that public hearing. A member of the audience, H. Paul Walker, expressed some frustration about fees generally, including the perception of being charged twice for a utility bill, but Horton clarified the specific nature of each fee, distinguishing between the proposed paper bill fee and existing credit card processing charges. The discussion briefly touched on existing payment convenience fees. Horton clarified that paying utility bills online via eCheck, using a checking account, was free of charge, and that coming in person to pay was also free. A convenience fee of approximately \$3 applied only to over-the-phone payments, and a 3.5 percent credit card fee applied to non-utility fees rather than utility bills themselves.

Robinson added that the waiver process would be meaningful for residents who genuinely lacked internet access. He noted that staff had met that day with a resident who did not believe in the internet and did not have it at home, as an example of the kind of situation the waiver was intended to address.

Mayor Rushton noted that the public hearing would be the appropriate venue to flesh out the details, and moved the council toward a vote.

Council Member Harris moved to set a public hearing for September 16, 2026, for the implementation of a \$1.00 fee for residents who want a paper bill. Council Member Stoor seconded the motion. The motion was carried unanimously by voice vote.

8. CONSIDER APPROVING ENOCH CITY SOCCER BYLAWS

City Manager Robinson explained that the Enoch City Soccer League board had submitted updated bylaws. He noted that in the past, council approval of the bylaws was a prerequisite for the board to receive its annual stipend. Robinson flagged two staff recommendations: first, that language be added requiring all volunteers, including coaches, to pass a background check processed through the Enoch Police Department at no cost to the league; and second, that future bylaws consider incorporating a fee to support

maintenance of any city-owned soccer fields, should the city proceed with acquiring ball field property.

Council Member Ley noted that the bylaws did not clearly state how much executive board members were to be paid. Robinson and Council Member Harris clarified that it was in the bylaws, Article 3, compensation and benefits, and that the proposed amount was \$1,500 per board member, up from what had previously been reduced to \$500. Council Member Harris noted that the original council action had approved a one-time amount of \$3,000 for a specific purpose (purchasing an equipment trailer), after which the stipend was supposed to return to \$500. The new bylaws proposed a standing \$1,500 per board member, totaling \$4,500 across three board members. Robinson clarified that these funds would come from the soccer program's own revenues, not from the city's general fund. Council Member Harris indicated he was comfortable with the change given that the budget supported it.

Mayor Rushton raised a concern about two of the three board member positions being held by members of the same household, a husband and wife. He was careful to note he had no concerns about the specific individuals: "I'm not necessarily worried about them, but that precedent that's set, of having 2 board members from the same household on a 3-member board, makes me a little bit uncomfortable." He suggested the bylaws might eventually address this through language such as requiring board members not to be from the same household, potentially grandfathering in current members. Council Member Harris suggested it might be worth noting for future consideration, but said he was prepared to approve the bylaws as presented.

Council Member Harris moved to approve the Enoch City Soccer Bylaws, including the addition of background check language requiring all volunteers and coaches to pass a background check. Council Member Ley seconded the motion. The motion was carried unanimously by voice vote.

9. SET A PUBLIC HEARING FOR SEPTEMBER 16TH FOR CIB FUNDING PROJECTS

City Manager Robinson explained that the Community Impact Board (CIB) process required a public hearing, council approval, and discussion of any project being submitted for funding. He noted the city had one eligible project for the current year and that he had been working with Michael Johnson of the 5 County Association of Governments, who oversees the CIB board. Robinson noted that the CIB was being more conservative this cycle, doing more loans than grants, but that the rates remained very favorable. Details would be brought back at the public hearing.

Council Member Harris moved to set a public hearing for September 16th for CIB funding projects. Council Member Stoor seconded the motion. The motion was carried unanimously by voice vote.

10. UPDATE TO PRELIM WATER METER STANDARDS-Hayden White

Public Works Director Hayden White presented a brief update on the need to expand the city's water meter standards. He explained that the current largest standard was a 4-inch meter, and that as larger developments began coming into Enoch, the standards needed to be raised to accommodate 6-inch and 8-inch meters, with potential future need for 12-inch

meters. He noted the purpose was to have the standards in place so that when a development requests a larger meter, the city can point to established requirements. Robinson added that impact fees for those meter sizes had already been updated to the ERU (equivalent residential unit) basis.

Council Member Harris moved to update the preliminary water meter standards. Council Member Stoor seconded the motion. The motion was carried unanimously by voice vote.

11. COUNCIL/STAFF REPORT

Chief Jackson Ames – Enoch Police Department:

- The department held its annual "Burgers and Bullets" event at the Iron County shooting range, where staff grilled burgers and worked on shooting skills as a morale-building activity.
- Chief Ames and Detective Roy were scheduled to attend the major crimes conference in Salt Lake City the following week, which focuses on case studies and investigations.
- TASER recertification training was upcoming, which prompted a lighthearted exchange with Council Member Stoor, who had previously been tased during such training.
- Emergency Vehicle Operations (EVO) training was planned in conjunction with the Utah Highway Patrol at the Parowan Airport, covering basic EVO skills, pit maneuvers, and related techniques.
- Administrative staff member Bailey was scheduled to attend a tech conference at the end of the month in her capacity as the department's terminal agency coordinator with BCI.
- City Attorney Wayment asked whether Flock cameras were being used to issue traffic citations in the area. Chief Ames clarified that the cameras were not used for routine traffic enforcement but could be used as an investigative tool when a specific vehicle description and time frame were known. He explained that any access to Flock camera data required a case number and a documented legitimate purpose; officers could not simply search the system at will. He noted that some officers nationally had been arrested for misusing similar systems, and that the department's policy followed proper protocols. He disclosed that only one of the city's two Flock cameras was currently operational.

Hayden White – Public Works Director:

- Work on Highway 91 was ongoing, with an official completion date of October 7th. Asphaltting was expected to be finished by the following week, with remaining work including driveways, approaches, sign changes, and two rounds of striping.
- Storm drain work was underway at the North Enoch Flood Basin, connecting a network of ditches.
- Asphalt patching work was being delayed by rain, as potholes filled with water make asphalt application impractical, even as the rain was greatly needed.
- White raised an ongoing issue regarding the city's need to conduct a 24-hour well pump test, which would require running large generators in a residential area.

Because no exception exists in the current nuisance ordinance for essential public works activities, the city could not legally proceed without risking a nuisance complaint. He noted the ordinance issue affected not just the well test but also the MCM concrete pours. He stated he had put the well test on hold until a solution was found. City Attorney Wayment and Robinson indicated that staff had researched how other cities, including Hurricane City, addressed this, and planned to bring back a proposed ordinance amendment. The proposed approach would require applicants to obtain a permit from the police chief and building official a set number of days in advance, with mandatory neighbor notification within a specified distance. This ordinance amendment would be brought back with a public hearing.

Lynn Nielson – City Inspector:

- MCM's building permit for the second phase of their structure, the main building, was nearly ready to issue, pending wastewater treatment coordination with Public Works. The two permits would be combined into one. MCM's tilt-up concrete panels would be poured soon, which would form the building's walls.
- The city had taken over building inspection services for Parowan, with Nielson performing approximately three inspections per visit, three days per week.
- Administrative staff member Mindy had passed her plans examiner test, allowing her to assist with residential plan review and enabling Nielson to devote more time to commercial examinations without sending them to a third party. Mindy was also working toward her inspector's license.
- Golden Hour Coffee and the Hub Pizza were both sheetrocked and progressing through finish work.
- A physical therapy office in the same commercial area had flooring down and was expected to be completed within one to two weeks.
- Iron Fitness was progressing.
- A new tenant, primarily an office space, was in plan review for the adjacent commercial building.
- Lin's grocery had completed its fire department punch list and was planning a soft opening around September 17th and a grand opening on September 30th, though Nielson noted they still had signs and other finish work remaining.
- Matt Phillips's project could now move forward following the council's ordinance approval earlier in the meeting.
- A permit had been approved for a new church chapel on a nearby road; the applicant was still working through a water rights issue and other minor items, with no equipment on site yet.

City Manager Ryan Robinson:

- Robinson reiterated that regarding MCM's nighttime pours, the city's current code enforcement posture, absent a new ordinance exception, would be that a complaint could result in an officer issuing a warning or an infraction (a fine).
- Robinson distributed a flyer for a Leadership Summit being hosted by the League of Cities and Towns and 5 County Association of Governments at Ruby's Inn in Bryce Canyon. The event was free to attendees, scheduled for the following Thursday

from 5:30 to 8:30 PM, and included dinner. He noted he needed to register attendees by the following day and asked interested council members to contact him by the end of the evening.

- Robinson had distributed a draft social media policy developed by an SUU MPA program intern. He noted it was informational in nature, the city would not engage on every comment, and included guidance on what types of posts the city would and would not amplify. He asked council members for feedback on whether they wanted the policy on an agenda. City Attorney Wayment recommended the city simply not allow public comments on its social media pages at all, noting that once comments are allowed, the city cannot selectively moderate without risking First Amendment violations. He noted several other municipalities had moved to information-only pages for this reason.
- Robinson introduced a new AI-based land use tool called "Aon" that the company had offered to the city for a free six-month trial after the city declined the purchase price. The tool can model the property tax and financial value impact of rezoning requests and similar land use changes. Robinson said the tool would be used to supplement information provided to the council on rezone requests.
- SUU had resumed its fall semester, and the MPA program class tasked with auditing Enoch City's code had begun its work. The city had provided the class with a priority list of code sections needing the most attention. The class would present findings when complete.

Council Member Shawn Stoor:

- A community Day of Service was scheduled for September 12th from 9:00 AM to noon, followed by a hamburger lunch at the park near the church.

Council Member David Harris:

- Harris noted he may be late to the September 16th meeting due to dropping off a family member heading north.

Council Member Debra Ley:

- The committee reviewing the July 4th activities had met and debriefed. Two new volunteers had expressed interest in helping with city events, and more volunteers may be coming.

Council Member Kimberlee Trower:

- Trower reported on a Public Information Officer (PIO) training she had attended and noted that City Manager Robinson had not been included due to an administrative oversight, but would be invited to the next session. She characterized the training as important and suggested it was a skill area worth developing at the city level, noting that Beaver County had struggled with public communications during their flooding event.
- On behalf of the Water Conservancy, Trower announced that two new wells were being drilled, the BZI well and the Iron Springs well near Ampac, which would add to the valley's water capabilities. She noted that one of the wells was in a separate

groundwater basin, which could eventually allow Enoch to purchase Basin 71 water rights and access that water supply in the future, though the city was not yet tied into that infrastructure.

Council Member Jacob Miner:

- The Iron County School District Board had approved a modified school calendar, with graduation moved to May 26th, with ceremonies held across the two prior days. Details were available on the district's website.
- Iron County Care and Share was planning to begin construction on the tiny homes project during September, with bids accepted and the project moving forward.
- The Canyon Creek Gala was scheduled for October 3rd from 6:00 to 9:00 PM at Heather Hills Farm in Enoch. The event supports the Canyon Creek Crisis Center, which Miner described as doing significant good in the community.
- Miner noted that the Iron County School District Board had also approved a four-day school week beginning the following school year.
- Miner disclosed he would not be present at the September 16th meeting, as he would be tuna fishing off the coast of San Diego.

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 David Harris moved to enter closed session for the purpose of discussing the purchase, exchange, or lease of real property; pending or reasonably imminent litigation; or the character, professional competence, or physical or mental health of an individual. Council Member Stoor seconded the motion 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

13. ACTION FROM CLOSED MEETING

14. ADJOURN – The meeting was adjourned following the closed meeting.

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.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

A public hearing has been noticed for this agenda item according to State and City Code.

STAFF RECOMMENDATION:

Staff recommends that the City Council open and conduct the public hearing to receive public comment on the issuance of the Sales Tax Revenue Bonds. This hearing is being

held pursuant to the resolution previously adopted by the Council authorizing the bonds and calling this hearing; no additional formal action or vote of approval by the Council is required at this meeting. No motion to approve the bonds is necessary; the statutory 30-day contest period is already running from the date of publication of the Notice of Public Hearing and Bonds to be Issued.

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Discussion and Public Hearing on Near-Term (Next Year) Capital Improvement Projects Identified in the Capital Asset Self-Inventory (CASI) for Community Impact Board (CIB) Funding Consideration

FOR CONSIDERATION ON: September 16, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Discuss the near-term capital improvement projects identified in the City's Capital Asset Self-Inventory (CASI);

REVIEW TYPE: Discussion Item / Public Hearing (No Formal Action Requested)

BACKGROUND INFORMATION:

The City completed its Capital Asset Self-Inventory (CASI) as required by the Community Impact Fund Board (CIB). The CASI catalogs the condition of the City's capital assets across all major service categories and identifies capital repairs, upgrades, and new facilities needed within the next year, five years, and ten years, along with rough cost estimates and whether CIB support is anticipated to be requested.

Before submitting funding applications to the CIB, staff is bringing the near-term ("next year") capital projects identified in the CASI to the City Council for public discussion. This allows the record to reflect that the City's governing body has reviewed and discussed these identified needs, which CIB reviewers look for as part of a complete application.

Near-Term Capital Projects Identified in the CASI

The following projects have been identified in the Capital Asset and Strategic Infrastructure (CASI) inventory as near-term capital needs. Project timelines and costs are estimates and may be refined as projects are developed and funding is identified.

Category	Capital Project	Estimated Timeline	Estimated Cost	Funding
Culinary Water	New culinary water well – east side of I-15	2027–2030	\$2,000,000	CIB Support Anticipated
	Extend 16" water line – Thoroughbred Way to west side of SR-130	2027–2028	\$1,000,000	CIB Support Anticipated
	Extend 16" water line – 3600 North	2028–2029	\$800,000	CIB Support

				Anticipated
	New 16" water line – 5200 North, east of SR-130	2027–2028	\$500,000	CIB Support Anticipated
Secondary Water & Stormwater	Four detention basins	2026–2028	\$1,000,000	CIB Support Anticipated
	Storm drain channels	2026–2029	\$1,500,000	CIB Support Anticipated
	East Bench Watershed Stormwater Project	TBD	\$25,000,000	CIB Support Anticipated
Sewer System	Additional flow meter installations	2026–2027	\$240,000	CIB Support Anticipated
	Sewer outfall line upgrade	2027–2029	\$7,000,000	CIB Support Anticipated
Roads & Transportation	SR-130 & 5600 North turn lane	2026–2027	\$100,000	CIB Support Anticipated
	Old Highway 91/I-15 underpass	2026–2027	\$5,000,000	CIB Support Anticipated
	Canyon Ranch Road/Summit frontage road connection	2026–2027	\$3,000,000	CIB Support Anticipated

	Pave 4200 North and acquire associated property	2027	\$2,000,000	CIB Support Anticipated
	Midvalley Road widening	2027–2029	\$6,000,000	CIB Support Anticipated
Fire Protection	North Cedar City Fire Station – new regional facility	2026–2027	\$10,000,000	CIB Support Anticipated
Recreation & Cultural	New playground – Garden Park	2026–2027	\$55,000	CIB Support Anticipated
	New non-motorized trail connection	2026–2027	\$1,000,000	CIB Support Anticipated
Vehicle Fleet	Fleet maintenance shop	2030–2035*	\$2,000,000	CIB Support Anticipated
TOTAL			\$68,395,000	

The near-term projects identified above (excluding the three 2025-dated items noted above) total is approximately \$68.2 million in estimated capital need, the substantial majority of which staff has flagged on the inventory as anticipating CIB support. Not all of these projects will be submitted or are being suggested to be submitted, with a new request process needed for this year, a public hearing, and a discussion item are needed for submittals.

GENERAL PLAN REFERENCE:

- Enoch City General Plan
- Impact Fee Facilities Plan Culinary Water (2025)
- Impact Fee Facilities Plan Sewer (2025)

- Impact Fee Facilities Plan Stormwater (2023)
- Impact Fee Facilities Plan Parks & Recreation (2022–23)
- Impact Fee Facilities Plan Transportation (2023)
- Impact Fee Facilities Plan Public Safety (2022–23)
- Impact Fee Facilities Plan Public Facilities (2022–23)
- Master Transportation Plan, with Cedar City (2022)
- Master Active Transportation Plan, with Cedar City (2022)
- Master Stormwater Plan (2022–23)

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

Notice of this public hearing has been posted and published in accordance with the Utah Open and Public Meetings Act, including posting and at Enoch City’s designated posting locations..

STAFF RECOMMENDATION:

Staff recommends that the City Council receive the presentation, discuss the near-term capital projects identified in the CASI, open and close the public hearing to take public comment, and acknowledge by motion that the Council has reviewed and discussed these projects for purposes of the City’s Community Impact Board (CIB) funding application process.

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Proposed Amendment to Code 9.D (Water) Paper Billing Fee

FOR CONSIDERATION ON: September 16th, 2026

PETITIONER: Enoch City Staff

ACTION REQUESTED BY PETITIONER: Adopt an amendment to Code 9.D (Water)

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Enoch City Fee Schedule section 9.D currently offers a one-time \$5 credit to utility accounts that enroll in paperless billing, with a corresponding \$5 charge if an account discontinues paperless billing within its first year. This provision has encouraged adoption of electronic billing.

Processing and mailing paper utility bills carries direct and recurring costs to the City, including postage, envelopes and paper stock, printing, and staff time to prepare, print, fold, stuff, and mail statements every cycle. These costs are currently absorbed by the City as a whole, including customers who have already switched to paperless billing rather than being isolated to the accounts generating them.

The proposed \$1.00 monthly fee is intended to more equitably offset these direct costs by assessing them to the accounts that continue to require physical mailed statements, while preserving a hardship/exception path through a staff-administered waiver application.

Staff would also propose including additional information to go out to residents letting them know what changes are proposed including the fact that this change is not meant to imply we do not want residents to come into city hall to pay their bills.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- Enoch City Code § 9.D (Water) — Utility Billing

PUBLIC NOTICE:

Notice provided in accordance with Utah Code and Enoch City Code requirements for ordinance amendments.

STAFF RECOMMENDATION:

Staff recommends the City Council adopt the proposed amendment to Code § 9.D (Water) establishing a \$1.00 monthly paper billing fee, with waivers available at staff discretion.

9.D Water

	Residential & Commercial 1" Meter	Institutional Culinary	Institutional Irrigation	Residential & Commercial > 1" Meter
Base Rate (includes 20k G.)	\$30.30/mth	\$30.30/mth	\$30.30/mth	\$30.30/mth
20,001 to 30,000 gallons	\$1.00 per 1,000 gallons	\$1.00 per 1,000 gallons	\$1.00 per 1,000 gallons	\$1.00 per 1,000 gallons
30,001 to 50,000 gallons	\$2.00 per 1,000 gallons	\$2.00 per 1,000 gallons	\$2.00 per 1,000 gallons	\$2.00 per 1,000 gallons
50,001 + gallons	\$3.00 per 1,000 gallons	\$3.00 per 1,000 gallons	\$3.00 per 1,000 gallons	\$3.00 per 1,000 gallons

Mobile Home Park	
Base Rate (includes 10,000 gallons)	\$20.30/mth
10,001 to 30,000 gallons	\$1.00 per 1,000 gallons
30,001 to 50,000 gallons	\$2.00 per 1,000 gallons
50,001 +	\$3.00 per 1,000 gallons

Residential with Separate Irrigation	Culinary	Irrigation
Base Rate (includes 10,000 gallons culinary & 20,000 gallons irrigation)	\$30.30	\$0.00
10,001 +	\$5.00 per 1,000 gallons	\$0.00
25,001 to 60,000 gallons		\$2.00 per 1,000 gallons

60,001 +		\$3.00 per 1,000 gallons
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Utility Payment Penalties

Unpaid amounts after the due date will be assessed a \$10.00 monthly late fee.

After three (3) nonsufficient fund (NSF) notices in a one(1) year period, account payments must be made in cash for one (1) year. After a year of on-time payments are made, account payments may be completed from previous methods.

Paperless Billing

A one-time credit of \$5 will be given for each account that signs up for paperless billing. The account must continue the paperless billing service for a minimum of one year. If said account is removed from paperless billing within the first year, a one-time \$5 charge will be assessed.

Paper Billing Fee

Accounts that receive a paper (mailed) utility bill will be assessed a monthly fee of \$1.00. An account holder may submit a written application to the City requesting a waiver of this fee. Approval of a waiver request is at the sole discretion of Enoch City staff, and may be granted, denied, or later rescinded based on individual account circumstances.

Hydrant Meter:

Subdivision development or construction of multiple buildings by the same contractor requires a hydrant meter. Hydrant meter must be inspected and read by Enoch City Staff before C of O or applicable completion assurance reduction is approved. (Refer to Hydrant Meter scheduling for rented meter)

A \$2000.00 cash deposit will be required before the fire hydrant meter may be used. The deposit will be refunded when the fire hydrant meter has been returned and all charges for water use are paid. The hydrant meter shall be made available to a city employee to read and maintain on a scheduled monthly basis. A maintenance fee of \$75 per month is required. If it is not made available within 30 days a \$250 penalty will be applied. If using culinary water, a \$39 base fee plus \$3.00 per 1,000 gallons of water used or any fraction thereof over the base amount of 20,000 gallons will be assessed for the use of water from a fire hydrant. If using irrigation water, a \$39 base fee plus \$2.25 per 1,000 gallons of water used or any fraction thereof over the base amount of 20,000 gallons will be assessed for the use of water from an irrigation access. If the monthly invoice is not paid in full by the established due date, an additional \$250 penalty fee will be applied. If the hydrant meter is not returned the deposit will be forfeited to the city. (Rev. 9-7-22)

Hydrant valve:

(Removed 9/7/2022 from fee schedule and availability to use)

Deposit:

Regular - \$250.00 new customer deposit, unless a proven one-year positive payment record is presented from two previous utility providers. The deposit will be held for one year of on time payments and then it may be applied to the owners account as a credit. If the owner does not have a year of on time payments the deposit will stay on file until the account is terminated. On final settlement of applicants account, any unused balance of the deposit will be refunded to applicant.

Renter/Property Manager Deposit:

A \$250.00 deposit will be required when a renter or property manager is approved by the property owner and staff to set up the utility account. The deposit will be held on the account for the time frame that the account is in the renter or property manager's name. On final settlement of applicant's account, any unused balance of the deposit will be refunded to applicant. The renter or property manager cannot put a sublease on the account. Renter/Property Manager accounts are not eligible for a deposit waiver. (Rev. 1-2-13)

Mobile Home Park:

\$175.00 new customer deposit, unless a proven one-year positive payment record is presented from a previous utility provider. Refunded when service discontinued at customers request and all payments due Enoch City are paid in full or after one year of a positive payment record.

Commercial, Industrial and Institutional:

\$250.00 new customer deposit, unless a proven one-year positive payment record is presented from two previous utility providers. The deposit will be held for one year of on time payments and then it may be applied to the owners account as a credit. If the owner does not have a year of on time payments the deposit will stay on file until the account is terminated. On final settlement of applicants account, any unused balance of the deposit will be refunded to applicant. (Rev. 8-7-13)

Contractors:

\$250.00 deposit paid with connection fee, with billing starting when new meter is installed. All water connections are to be installed by a licensed and insured contractor. Bonding/Insurance for every connection must include materials & labor. Bond or contractor's insurance information must be included with new account application.

Meter Fee:

Meter size	City Meter Install	City Hot Tap	City Connection Installation w/Meter
1" Culinary	\$400.00	\$100.00	Contractor install
1" Irrigation	\$400.00	\$100.00	\$1850.00
2"	\$700.00	\$100.00	Contractor install
4"	\$2,800.00	Contractor	Contractor install
6"	\$4,850.00	Contractor	Contractor install

\$25.00 for raising a water meter plus \$15 per foot on barrel.

\$50 service fee if water is turned off for non-payment.

Up to \$350 to repair/replace broken 1" water meter. Up to \$1000 to repair/replace 1 1/2" to 2" water meter.

Commercial, Industrial and Institutional – Same as residential.

Multiple residential dwelling units:

A lateral connection for multiple residential dwelling units shall require a regular 1-inch lateral connection fee for each dwelling unit and individual 1-inch water meter for each dwelling unit.

Main Water line extension fee:

When the city extends a water line at city expense, making a water lateral connection possible for a piece of property, a line extension fee shall be charged before the property can be connected to the water line. This fee will be based on the proportional share of the installation costs at the time of installation, if paid at the time of the installation or the proportional share of the current installation costs at the time of the lateral connection, if paid at the time of lateral connection. The installation costs shall include minimum pipe size, minimum depth, fittings and required fire hydrants.

Water Acquisition Fee:

Cash. Applicants paying the remaining value of the transferred water right in cash will pay the amount corresponding to the required water use as per the Acquisition Fee Schedule, which values the required water right based upon a percentage of the appraised value of a one (1) acre-foot Priority Water Right in the Cedar City Valley Drainage on the north side of Highway 56 with a water right prefix of 73, and a priority date no younger later than July 25, 1934 ("Priority Water Right").

For purposes of payment of the Water Acquisition Fee, these post-July 25, 1934 water rights are deemed to have a fair market value equal to 1% of a Priority Water Right (A priority date equal to or prior to July 25, 1934) for each full year remaining at the time of delivery to and acceptance by Enoch City before curtailment under the State Engineer's Groundwater Management Plan for the Cedar City Valley Aquifer. The following Water Right Valuation Schedule illustrates the value of each water right as of 2022, quantified as a percentage of a Priority Water Right.

Water Rights Acquisition Fee Chart 2022		
Water Priority Date	Suspension Date	% Value
Jan 10, 1966 - Dec 31, 1957	January 1, 2035	13%
Dec 30, 1957 - Dec 31, 1954	January 1, 2050	28%
Dec 30, 1954 - Dec 31, 1951	January 1, 2060	38%
Dec 30, 1951 - Dec 31, 1935	January 1, 2070	48%
Dec 30, 1935 - Jul 25, 1934	January 1, 2080	58%
July 25, 1934 - & Earlier	Not Suspended	100%

Water Restriction:

A \$50.00 reconnect fee will be charged if the water is turned off for a violation of water restriction.

Water Right Requirement:

The water right requirement for each residential lateral connection shall be 88/100 (.88) acre foot of Agricultural water or 50/100 (.50) acre foot of Municipal & Industrial water per lateral connection.

The water right requirement for multiple residential dwelling units shall be 30/100 (.30) acre foot of water per dwelling unit. (See Ordinance for changes)

The water right requirement for commercial, industrial and institutional lots shall be based on meter size. AF=acre foot

1" = 1 AF

1 ½" or 2" = 4 AF

3" = 8 AF

4" = 14 AF (Rev. 8-7-13)

When deeding water to Enoch City, the water right must be in the Cedar Valley Drainage on the north side of Highway 56 with a water right prefix of 73. A history will be required of the water right that has been used on the property as well as the water right being deeded to Enoch City, if different.

Water Right Transfer Fee:

\$50.00 For each Conveyance Report required to transfer the water right.

Up to \$250.00 For each Change Application required to transfer the water right. Charge is dependent on number of AF. (Rev. 4-21-2004)

\$50.00 For each Segregation of water rights application. (Rev.4-6-11)

Main water line extension fee:

When the city extends a water line at city expense, making a water lateral connection possible for a piece of property, a line extension fee shall be charged before the property can be connected to the water line. This fee will be based on the proportional share of the installation costs at the time of installation, if paid at the time of the installation or the proportional share of the current installation costs at the time of the lateral connection, if paid at the time of lateral connection. The installation costs shall include minimum pipe size, minimum depth, fittings and required fire hydrants.

Little Eden Subdivision:

Fee for installation of water line along Eden Way (5000 North)

02-02-2005 - \$2,240.00 per lot or lateral connection (material \$29,097 + digging \$4,500 = \$33,597 divided by 15 lots = \$2,239.80)

Future – Cost of materials and installation, at the time of request for lateral connection, divided by 15 lots.

ENOC H CITY CORPORATION
RESOLUTION NO. 2026-09-16-A
A RESOLUTION TO AMEND THE ENOC H CITY FEE SCHEDULE

WHEREAS, the Enoch City Council is authorized to establish policies, rates, fees, and charges relating to the administration and billing of City utility services; and

WHEREAS, costs associated with paper utility bills, including printing, paper, postage, handling, processing, and administrative expenses, are a factor in the City's utility-billing operations and should be appropriately recognized in establishing billing policies and fees; and

WHEREAS, electronic utility billing provides customers with a convenient and timely method of receiving bills while reducing paper use, printing, postage, processing, and administrative expenses for the City; and

WHEREAS, The City Council held a public hearing on September 16, 2026; and

WHEREAS, the City Council finds that it is in the best interest of Enoch City after taking into consideration the public health, safety and welfare of its citizens, future needs of Enoch City and determining the same to be in the best interest of the City and its residents, the fee schedule should be amended to read as follows:

ENOC H CITY CORPORATION
FEE SCHEDULE-Revised September 16, 2026

9.D Water

Paperless Billing

A one-time credit of \$5 will be given for each account that signs up for paperless billing. The account must continue the paperless billing service for a minimum of one year. If said account is removed from paperless billing within the first year, a one-time \$5 charge will be assessed.

Paper Billing Fee

Accounts that receive a paper (mailed) utility bill will be assessed a monthly fee of \$1.00. An account holder may submit a written application to the City requesting a waiver of this fee. Approval of a waiver request is at the sole discretion of Enoch City staff, and may be granted, denied, or later rescinded based on individual account circumstances.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah, that the Enoch City Fee Schedule as amended is approved and adopted. This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 16th day of September, 2026.

DATED this 16th day of September, 2026
ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

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

SEAL:

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Code Amendment: Enoch City Code 13.1000.1083(L) and 13.300.331 Nighttime Work Variance Exception to Quiet Hours and Disturbing the Peace Provisions

FOR CONSIDERATION ON: September 10, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Adopt an ordinance amending Enoch City Code 13.1000.1083(L) (Public Nuisances: Quiet Hours) and 13.300.330 (Disturbing the Peace: Noise) to establish a Nighttime Work Variance process.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Enoch City Code 13.1000.1083(L) currently declares as a public nuisance any noise that causes annoyance or interference with the comfort or repose of three or more people between 10:00 p.m. and 7:00 a.m.

Enoch City is an agrarian community, and agricultural operations, including irrigation, planting, harvesting, and livestock care, routinely require activity outside standard daytime hours. In addition, public utility repairs (such as water main breaks or power outages) and time-sensitive construction projects sometimes require nighttime work that the current code does not accommodate. There are also times when construction work may need to be done outside the designated hours on a temporary basis.

The proposed amendment adds a “Nighttime Work Variance” framework to 13.1000.1083(L). Agricultural work is exempted outright, consistent with Enoch City’s agrarian character. For all other nighttime work temporary construction and public utility repair, replacement, or maintenance, a written variance may be issued by the City Manager, City Building Official, and/or Chief of Police upon a written application and required findings. The framework includes standards for neighbor notification (written notice at least 24 hours before work begins, with an emergency exception), a 30-day duration limit, discretionary conditions to minimize noise impacts, and revocation for noncompliance.

A companion clarifying amendment to § 13.300.330 provides that nighttime work performed in compliance with an approved variance under § 13.1000.1083(L) does not constitute disturbing the peace. Work performed outside the terms of an approved variance remains fully subject to enforcement under both sections.

GENERAL PLAN REFERENCE:

- Supports the General Plan’s recognition of Enoch City’s agricultural character and its policies against unnecessarily burdening ongoing agricultural operations.

CITY CODE REFERENCE:

Enoch City Code 13.1000.1083(L) Public Nuisances (Quiet Hours)
Enoch City Code 13.300.331 Disturbing the Peace (Noise)

PUBLIC NOTICE:

This is a legislative (non-land use) text amendment to Title 13 of the Enoch City Code. Notice of this agenda item was posted in accordance with the Utah Open and Public Meetings Act.

STAFF RECOMMENDATION:

Staff recommends the City Council review the proposed ordinance amending Enoch City Code 13.1000.1083(L) and 13.300.330 to establish a Nighttime Work Variance process as attached.

Currently, there is no exceptions allowed for the nuisance requirements for noise.



13.300.330 DISTURBING THE PEACE

Activities conducted in accordance with, and in compliance with, the terms and conditions of a written exception issued under Section 13.1000.1083(L) of this Code, including the notification requirements of that section, do not constitute disturbing the peace or a violation of this section. Noncompliance with the terms of an exception, including failure to provide required notice, removes the protection of this exception for any work performed while out of compliance.

DRAFT



13.1000.1083 NUISANCES DECLARED

It shall be unlawful and declared a public nuisance for any person owning, renting, leasing, occupying or having charge or possession of any property in the City to allow any of the following conditions to exist on such property:

- A. A condition that impairs the reasonable and lawful use of property;
- B. Vegetation designated as noxious by the Utah Commissioner of Agriculture.
- C. Keeping or storing of any refuse and waste matter outside of a refuse container;
- D. Accumulation of abandoned, discarded or unused furniture, bedding, packing materials, rotting lumber, stoves, sinks, toilets, cabinets, or other fixtures or equipment stored so as to be visible from a public street, or which may attract flies, mosquitoes, disease-carrying insects, rats or where other vermin may breed. However, nothing herein shall preclude the placement of stacked firewood for personal non-commercial use on the premises;
- E. Any attractive nuisance dangerous to children and other persons including, but not limited to, abandoned, broken, or neglected household appliances, equipment and machinery, ponds, abandoned foundations or excavations, or improperly maintained pools;
- F. Dead, decayed, diseased, or hazardous trees, weeds, hedges, and overgrown or uncultivated vegetation which is an obstruction to pedestrian or vehicular traffic, or which may become a risk of fire or fire hazard to neighboring buildings;
- G. Inoperative, abandoned, wrecked or dismantled vehicles or vehicle parts, stored so as to be visible from a public street, and unregistered vehicles parked in any street right-of-way;
- H. Graffiti which remains on the exterior of any building, fence, sign or other structure and is visible from a public street;
- I. Maintenance of buildings and/or structures in such condition as to be deemed defective or in a condition of deterioration or disrepair including, but not limited to:
 1. Any building or structure which is unfit for human habitation, or which is an unreasonable hazard to the health of people residing in the vicinity thereof, or which presents an unreasonable fire hazard in the vicinity where it is located;
 2. Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of Chapter 10-300, Enoch City Revised Ordinances;
 3. Buildings which are abandoned, partially destroyed, or left in an unreasonable state of partial construction for a period of six (6) months or longer. An "unreasonable state of partial construction" is defined as any unfinished building or structure where the appearance or other conditions violate conditions as listed in Subsection (a) above;
 4. Buildings with missing doors and/or windows containing broken glass and/or no glass at all where the window is of a type which normally contains glass; and,
 5. Buildings or conditions that violate any building, electrical, plumbing, fire, housing, or other code adopted by Enoch City;
- J. Surface storm water infrastructure directly adjacent to private property must be maintained by the property owner and/or tenant and if such is allowed to be restricted or stopped or to become unsanitary, any harm incurred to others as a result are the responsibility of the noncompliant property owner and/or tenant. The same may be subject to abatement;
- K. Failure to effectively secure any vacant structure.
- L. Noise of any kind which causes an annoyance or interference with the comfort or repose of three or more people after 10:00 p.m. and before 7:00 a.m.

1. **Exception Nighttime Work Variance.** This subsection shall not apply to noise generated by any agriculture work (related to the planting, growing or harvesting of crops), temporary construction work or public utility repair, replacement, or maintenance work conducted pursuant to a written variance issued by the City Manager, City Building Official, and/or Chief of Police subject to the following standards:
 - a. Enoch City is an agrarian community and as such, agriculture work which shall not be deemed a nuisance nor required to provide notice or complete an Application and residents shall have been deemed to have come to the nuisance.
 - b. For all other Nighttime Work Variance, an application request for a variance shall be submitted in writing and shall identify the location, nature, and scope of the work; the specific dates and hours during which nighttime work is requested; the anticipated duration of the variance; and the reason nighttime work is necessary (including any urgent necessity, threat to public health or safety, utility outage or failure, or hardship that would result from compliance with standard hours).
 - c. Findings required. A variance may be granted only upon a written finding that unusual circumstances justify work outside standard hours and that reasonable conditions can be imposed to minimize noise impacts on surrounding property.
 - d. Neighbor notification. Except in the case of an emergency repair necessary to protect public health, safety, or welfare, the applicant shall notify all property owners and occupants within three hundred (300) feet of the work site not less than twenty-four (24) hours before nighttime work begins. Notice shall be in writing (which may include door-hanger, mailed, or electronic notice) and shall state the dates, hours, location, and general nature of the work, and shall provide a contact name and phone number for questions or complaints during the work. The applicant shall provide the City with proof of notice (e.g., a list of addresses notified and the method and date of notice) before work begins.
 - e. Emergency work exception to notice. Where an emergency repair is necessary to protect public health, safety, or welfare and advance notice is not practicable, the person performing the work shall notify affected property owners and occupants as soon as reasonably possible after work.
- M. Agricultural activities not conducted in accordance with sound agricultural practices.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2026-09-16-A**

**AN ORDINANCE AMENDING THE CODE OF REVISED ORDINANCES OF ENOCH
CITY SECTION 13.1000.1083 NUISANCES DECLARED AND 13.300.330**

WHEREAS, Enoch City seeks to balance the need for efficient public and private infrastructure development with the responsibility to maintain the quiet enjoyment and quality of life for its residents; and

WHEREAS, certain construction, maintenance, or repair projects occasionally require work to be performed during nighttime hours to mitigate daytime traffic congestion, avoid peak daytime temperatures, ensure worker safety, or expedite project completion for the public benefit; and

WHEREAS, the current Enoch City Code does not provide a clear, standardized procedure for contractors or property owners to apply for and obtain a variance to allow for such nighttime activity; and

WHEREAS, the Enoch City Council finds that implementing a formal variance process will allow for necessary flexibility in project execution while ensuring that appropriate measures are in place to minimize noise and light pollution impacts on surrounding neighborhoods; and

WHEREAS, the City Council finds it is in the best interest of Enoch City, after taking into consideration the public health, safety, and welfare of its citizens, and the future needs of Enoch City, that Section 13.1000.1083 Nuisances Declared be amended and Section 13.300.330 Disturbing the Peace be added to the Code of Revised Ordinances of Enoch City as follows:

13.1000.1083 NUISANCES DECLARED

1. Exception Nighttime Work Variance. This subsection shall not apply to noise generated by any agriculture work (related to the planting, growing or harvesting of crops), temporary construction work or public utility repair, replacement, or maintenance work conducted pursuant to a written variance issued by the City Manager, City Building Official, and/or Chief of Police subject to the following standards:
 - a. Enoch City is an agrarian community and as such, agriculture work which shall not be deemed a nuisance nor required to provided notice or complete an Application and residents shall have been deemed to have come to the nuisance.
 - b. For all other Nighttime Work Variance, an application request for a variance shall be submitted in writing and shall identify the location, nature, and scope of the work; the specific dates and hours during which nighttime work is requested; the anticipated duration of the variance; and the reason nighttime work is necessary (including any urgent necessity, threat to public health or safety, utility outage or failure, or hardship that would result from compliance with standard hours).
 - c. Findings required. A variance may be granted only upon a written finding that unusual circumstances justify work outside standard hours and that reasonable

conditions can be imposed to minimize noise impacts on surrounding property.

- d. Neighbor notification. Except in the case of an emergency repair necessary to protect public health, safety, or welfare, the applicant shall notify all property owners and occupants within three hundred (300) feet of the work site not less than twenty-four (24) hours before nighttime work begins. Notice shall be in writing (which may include door-hanger, mailed, or electronic notice) and shall state the dates, hours, location, and general nature of the work, and shall provide a contact name and phone number for questions or complaints during the work. The applicant shall provide the City with proof of notice (e.g., a list of addresses notified and the method and date of notice) before work begins.
- e. Emergency work exception to notice. Where an emergency repair is necessary to protect public health, safety, or welfare and advance notice is not practicable, the person performing the work shall notify affected property owners and occupants as soon as reasonably possible after work.

13.300.330 DISTURBING THE PEACE

Activities conducted in accordance with, and in compliance with, the terms and conditions of a written exception issued under Section 13.1000.1083 of this Code, including the notification requirements of that section, do not constitute disturbing the peace or a violation of this section. Noncompliance with the terms of an exception, including failure to provide required notice, removes the protection of this exception for any work performed while out of compliance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that Section 13.1000.1083, Nuisances Declared, and Section 13.300.330, Disturbing the Peace, are amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 16th day of September 2026. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 16th day of September 2026

ENOCH CITY CORPORATION

Jim Rushton, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

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

SEAL:

ENOCH CITY COUNCIL MEMO

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

FOR CONSIDERATION ON: September 16th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Consider amending the above sections to require that any utility connection to the City's water and sewer systems be located within Enoch City limits

Review Type: Legislative

BACKGROUND INFORMATION:

Enoch City owns and operates its own culinary water and sanitary sewer systems and, as with most Utah municipalities, has broad discretion under Utah law to determine the terms and conditions on which those systems serve properties, including whether service is extended outside the City's corporate boundary. Enoch City Code Title 14 (Water and Sewer) and 12.300.317 (Water and Sewage Requirements, within the land use title) currently allow property located outside City limits to connect to city infrastructure as long as certain conditions are met.

Several nearby unincorporated parcels are physically close enough to existing water and sewer mains for connection to be technically feasible without annexation. Currently, the city does not have a standard for an in-city requirement and does not require annexation as a condition of receiving municipal utility service, and out-of-city connections can create long-term system planning, capacity, and cost-of-service issues, since those properties do not contribute to City property tax, do not fall under City land use jurisdiction, and complicate the extension and sizing of future infrastructure.

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

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

GENERAL PLAN REFERENCE:

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

CITY CODE REFERENCE:

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

PUBLIC NOTICE:

A public hearing will take place as part of this agenda item review

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider approving the proposed changes that would require a property to be within city limits to use city utilities. Include any changes or additional requirements that should be included for the City Council.

12.300.317 WATER AND SEWAGE REQUIREMENTS

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

In-City Connection Required. No connection to the City's public water system or public sewer system shall be made, permitted, or approved for any property located outside the corporate limits of Enoch City.

The City Public Works Director or designated City Engineer may allow connection to the City's sewer system if existing sewer infrastructure is adjacent to the proposed property.

14.100.150 SERVICE OUTSIDE MUNICIPALITY

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

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

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

~~**14.100.152 PETITION FOR SERVICE**~~

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

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

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

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

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

~~14.100.153 EXTENSIONS MAY BE MASTER METERED~~

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

14.200.205.4. USE OF PUBLIC SEWER REQUIRED

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

MINUTES
ENOCH CITY PLANNING COMMISSION
September 8, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Delaine Finlay
Commissioner Bryce Poulson - Excused
Commissioner David Hoopes
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

3. PUBLIC HEARING TO AMEND ENOCH CITY ORDINANCE SECTION 14.100.150-152 (WATER), 14.200.205 (SEWER), AND 12.300.317 WATER AND SEWAGE REQUIREMENTS - To require that any utility connection be within city limits.

Commissioner Finlay made a motion to open the public hearing to consider amending Enoch City Ordinance, Section 14.100.150-152 (water), 14.200.205 (sewer), and 12.300.317 Water and Sewage Requirements. Commissioner Jones seconded and all voted in favor.

A member of the public, H. Paul Walker, came forward and addressed the Commission. Mr. Walker began by asking for clarification on the practical meaning of the proposed ordinance change. City Manager Robinson explained that under the proposed amendment, any party wishing to connect to Enoch City's water or sewer utilities would first need to be annexed into Enoch City limits. Those outside the city limits who are not annexed would need to rely on whatever septic or well system is permitted by the County Health Department.

Mr. Walker then raised a related question about a limitation he had heard mentioned regarding the number of septic connections permitted, specifically, a number of ten, stating that in his twenty-five years of installing septic systems, he had never heard of such a cap. He noted that properly installed transport evaporation systems do not contaminate groundwater any more than the fertilizer routinely applied by local farmers. Council Member Trower responded that her concern centered on the elevated nitrate levels already present in some of Enoch's wells, as well as the benefit of routing wastewater through the city's water reuse plant, which can return treated water to the secondary system. She expressed a preference for connecting residents to the city system wherever possible.

Mr. Walker inquired further about a 300-foot distance requirement he had heard mentioned previously, and Council Member Trower clarified that the goal was not to set a rigid geographic threshold, but rather to encourage connections to the city system as much as possible. The discussion then turned to what types of uses had prompted the original inquiry, with Council Member Trower explaining that the matter had come up in the context of

industrial temporary housing—situations such as a construction or asphalt company needing to house workers temporarily while a project is underway. She cited a specific example of a business owner who had appeared before the Commission in a prior meeting. Mr. Walker indicated he understood the context, noting the mobile, seasonal nature of such operations.

City Manager Robinson elaborated further on the public hearing process for Mr. Walker's benefit, clarifying that a public hearing is not solely a forum for objection or approval, but rather an opportunity for the community to offer insight, raise considerations that may not have been thought of, and provide feedback. He noted that regardless of public sentiment, the Commission retains the authority to act as it sees fit, but that community input is genuinely valued.

Council Member Trower provided additional background, explaining that the immediate impetus for the ordinance change involved community members who are located just outside of Enoch City limits, some as close as twenty feet from the city's utility infrastructure, and who had expressed interest in connecting to city services. The concern was that the city not extend utility service to parties who are unwilling to annex into the city and thereby contribute to the tax base that supports that infrastructure. She stated plainly: "They don't want to pay, but they want the water," and explained that the proposed requirement would tie any utility connection to an annexation agreement, ensuring that the city could maintain the tax revenue necessary to sustain its infrastructure.

Mr. Walker acknowledged the rationale and then raised a broader concern about rising utility rates, noting that his home's assessed value had gone up alongside the rate increases, even as 2,200 new homes had been added to the city's tax base. He questioned why rates were still increasing given the additional revenue those homes generate. City Manager Robinson explained that utility impact fees collected from new homes are legally restricted and may only be used to expand or upgrade the system, not to address existing deficiencies. He further explained that the State of Utah now assesses a fee on all water flowing through the city's system, which necessitated a rate increase estimated at approximately \$13,000 to \$15,000 per year for the city to remain in compliance. Council Member Trower added that the state had also made clear that cities with below-standard utility rates would not be eligible for state bonding or financial support, meaning that if Enoch's rates did not meet the state's required threshold, the city would be unable to bond for loans or receive state financial assistance for infrastructure projects.

The conversation broadened briefly into the topic of federal grants, with Mr. Walker asking whether federal funding was an option. City Manager Robinson acknowledged that federal funding exists but noted that it comes with significant administrative requirements and conditions that can make it very cumbersome for a small city to navigate. He described a prior experience in which applying for a federal grant to install bike lanes required extensive economic justification studies. Council Member Trower added that federal funding tends to be reserved for larger projects, such as the proposed belt route for the area, and that which funding source to pursue depends heavily on the nature of the project and which representatives are best positioned to advocate for it. She noted that both Representative Celeste Maloy and Senator Rex Shipp had previously helped a water conservancy district she worked for obtain grant monies—Shipp from the state level and Maloy from the federal government.

Mr. Walker briefly raised a separate concern about the condition of a local road, understood to be Mid Valley Road, expressing frustration shared by many of his neighbors. Council Member Trower and Public Works Director White acknowledged the issue, with Trower noting that a prior traffic study of Minersville Road had not shown sufficient traffic volume to justify paving. White indicated that Mid Valley Road represented approximately a \$7,000,000 improvement project, and that the city's entire operating budget is just under \$6,000,000, making such an expenditure beyond the city's current means without outside funding.

Mr. Walker concluded his remarks expressing general concern about the cost of living in the area and the number of "For Sale" signs he had been seeing, noting that neighbors told him they could no longer afford to stay. He quipped, "I'm retired, on a fixed income, and I'm broke, so stop raising stuff." With no other members of the public coming forward, the Chair proceeded to close the hearing.

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

4. CONSIDER AMENDING ENOCH CITY ORDINANCE SECTION 14.100.150-152 (WATER), 14.200.205 (SEWER), AND 12.300.317 WATER AND SEWAGE REQUIREMENTS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

The Commission returned to its regular session to deliberate on the proposed ordinance amendments. Commissioner Finlay offered the initial assessment, stating simply, "It just seems like common sense to me."

Public Works Director Hayden White then introduced an additional consideration related to the sewer component of the proposed amendment. He noted that Enoch City has approximately eight miles of sewer line that runs through unincorporated county territory, and expressed the view that city staff would be comfortable recommending that property owners outside city limits be permitted to connect to the sewer system under certain conditions, specifically, if they are willing to negotiate a connection agreement, pay all applicable impact fees and monthly service charges, and construct any necessary trunk line infrastructure at their own expense, with the city subsequently taking ownership of and responsibility for that infrastructure. Director White emphasized that the goal was to discourage the proliferation of septic tanks in areas where city sewer infrastructure already exists or could reasonably be extended, given the ongoing county growth patterns.

Council Member Trower asked whether such out-of-city connections would still be required to pay all applicable fees, and Director White confirmed they would, impact fees, monthly fees, and any costs associated with running new line. Council Member Trower responded that if fees were being paid, "that makes a lot of sense." She reiterated her preference for connecting as many properties as possible to the sewer system as a means of protecting groundwater quality.

Commissioner Finlay inquired whether allowing additional connections to the sewer system could result in capacity problems. Director White indicated that the system is already at maximum capacity on its existing 18-inch line, and that the city is currently in the design phase of a major expansion project that will add a 24-inch line alongside the existing one. He described the project as a "100-year build-out" intended to accommodate all anticipated development, noting that the plan includes two parallel lines so that flow can be shifted between them as demand increases. He stated, "It might be 20, 30 years from now, but it's going to show up. And if we're going to spend the money, I want to make sure we're covered for it all."

Commissioner Jones made a motion to send a favorable recommendation to the City Council for the amendment of Enoch City Ordinance Sections 14.100.150–152, 14.200.205, and 12.300.317, as discussed. Commissioner Finlay seconded and all voted in favor.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2026-09-16-B**

**AN ORDINANCE AMENDING ENOCH CITY CODE 14.100.150 SERVICE OUTSIDE
MUNICIPALITY, 14.200.205 USE OF PUBLIC SEWER REQUIRED, AND 12.300.317
WATER AND SEWAGE REQUIREMENTS**

WHEREAS, Enoch City provides municipal water and wastewater services to properties within the City and must establish clear, consistent, and enforceable requirements for connecting properties to those systems; and

WHEREAS, the City Council has determined that the existing utility-connection provisions should be clarified and updated to better reflect current City practices, development conditions, infrastructure requirements, and the City's responsibility to protect the public health, safety, and welfare; and

WHEREAS, the Enoch City Planning Commission held a public hearing on September 8, 2026 after notice as required by State law; and

WHEREAS, the Planning Commission discussed the matter and made a favorable recommendation for the ordinance amendments; and

WHEREAS, requiring property owners and developers to connect to available municipal utilities, when applicable, promotes efficient use of public infrastructure, reduces the potential for failing or inadequate private systems, and supports orderly growth within the City; and

WHEREAS, the proposed amendments are intended to clarify when a connection is required, identify the party responsible for connection costs and related improvements, and establish a uniform process for approval, inspection, and activation of utility connections; and

WHEREAS, the City Council finds it is in the best interest of Enoch City, after taking into consideration the public health, safety, and welfare of its citizens, and the future needs of Enoch City, that the Code of Revised Ordinances of Enoch City Sections 14.100.150 Service Outside Municipality, 14.200.205 Use of Public Sewer Required, and 12.300.317 Water and Sewage Requirements be adopted as follows:

12.300.317 WATER AND SEWAGE REQUIREMENTS

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

In-City Connection Required. No connection to the City's public water system or public sewer system shall be made, permitted, or approved for any property located outside the corporate limits of Enoch City.

The City Public Works Director or designated City Engineer may allow connection to the City's sewer system if existing sewer infrastructure is adjacent to the proposed property.

14.100.150 SERVICE OUTSIDE MUNICIPALITY

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

14.200.205.4. USE OF PUBLIC SEWER REQUIRED

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

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that Sections 14.100.150 Service Outside Municipality, 14.200.205 Use of Public Sewer Required, and 12.300.317 Water and Sewage Requirements are amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 16th day of September 2026. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 16th day of September 2026

ENOCH CITY CORPORATION

VOTING:

Shawn Stoor	Yes___	No___
David Harris	Yes___	No___
Debra Ley	Yes___	No___
Kimberlee Trower	Yes___	No___
Jacob Miner	Yes___	No___

Jim Rushton, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

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)	ø12" FLANGED STEEL SPOOL WITH ø2" OUTLET	EPOXY COATED AND LINED
(N)	ø2" GATE VALVE WITH 4" NIPPLE	
(O)	ø12" GATE VALVE WITH HANDWHEEL	NON-RISING STEM
(P)	ø12" DOUBLE CHECK DETECTOR VALVE (DCDA)	AWWA APPROVED
(Q)	FLOW METER (PURCHASED FROM CITY)	
(R)	ø12" PRESSURE REDUCING VALVE (IF REQ'D)	AWWA APPROVED
(S)	ø12" MIN. D.I. PIPE	CEMENT LINED
(T)	CITY WATER MAIN	
(U)	GATE VALVE WITH BOX	SEE STANDARD DETAIL W1.0
(V)	ø12" 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

ø12" WATER METER w/ FIRE FLOW
(COMBINED CULINARY & FIRE
HYDRANT FLOWS)

SCALE:
N.T.S.
DATE:
JUL. 2026

DETAIL No.:

W5.7B

49 SHEET:
2 of 2

Meter Fee:

Meter size	City Meter Install	City Hot Tap	City Connection Installation w/Meter
1" Culinary	\$400.00	\$100.00	Contractor install
1" Irrigation	\$400.00	\$100.00	\$1850.00
2"	\$700.00	\$100.00	Contractor install
4"	\$2,800.00	Contractor	Contractor install
6"	\$4,850.00	Contractor	Contractor install
8'	\$5,500.00	Contractor	Contractor install
12'	\$15,000.00	Contractor	Contractor install

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Impact Fee Reduction Requests

FOR CONSIDERATION ON: September 16th, 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.

Golden Hour Coffee and Cafe, the closest ITE category is Coffee/Donut Shop with Drive-Through Window. The ITE-based rate used by the City produces approximately 1,225 weekday trip ends for Golden Hour's proposed 2,040-square-foot space. However, the information submitted for consideration includes customer volume data from several independent coffee businesses operating in the Iron County market.

While none of the businesses are exact comparisons, the larger café-oriented businesses provide local evidence on customer volumes for establishments with a dine-in component, while smaller drive-through businesses provide additional information on drive-through demand. Using the highest observed customer-per-square-foot rate among the larger café comparables, together with the highest observed daily customer count among the independent drive-through comparables, results in a conservative upper-bound estimate of approximately 217 customers per day, or approximately 434 gross trip ends when both arrivals and departures are counted.

This represents approximately 35.4% of the ITE-based estimate and therefore supports an approximately 64.6% proportional reduction if the Council finds the local operating data sufficiently reliable to establish that Golden Hour will generate substantially fewer trips than the standard ITE category.

City Council directed staff during their September 2nd City Council meeting to send the proposed information from Velocity Homes and Sunrise Engineering to an additional engineering firm for their input. Tim Watson from Watson Engineering and Micklane Farmer from Jones & Demille responded with their thoughts and feedback.

Both Engineering groups agreed with the analysis from Sunrise Engineering that more information is needed before a reduction should be made. Jones & Demille suggested they usually do traffic studies at most at a cost of roughly \$7,000.

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.

Transportation Impact Fee Analysis for The Hub Pizza and for Golden Hour Coffee and Cafe Enoch City, Utah

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

Transportation Impact Fee Analysis for The Hub Pizza and for Golden Hour Coffee and Cafe
Enoch City, Utah

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

$$101.2 \times 2 = 202.4 \text{ projected gross trip ends/day}$$

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:

$$467.48 \times 2.588 = \text{approximately } 1,210 \text{ gross trip ends/day.}$$

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

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.*

Transportation Impact Fee Analysis for The Hub Pizza and for Golden Hour Coffee and Cafe Enoch City, Utah

Utah Code § 11-36a-402's direction that adjustment mechanisms consider studies and data supplied by the developer.

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. Because Enoch City's Transportation Impact Fee Analysis does not separately identify coffee shops, Golden Hour is being assessed under the City's Fast Food category, ITE Land Use 934. The City's current analysis assigns that use **467.48 weekday trip ends per 1,000 square feet**. ITE separately recognizes Land Use 937, Coffee/Donut Shop with Drive-Through Window, which provides a useful benchmark for evaluating coffee-shop traffic. The ITE 12th Edition rate for Land Use 937 is **600.50 weekday trip ends per 1,000 square feet**. Golden Hour, however, is an independent café emphasizing a sit-down experience in addition to its drive-through, making local comparable-business data useful in determining its likely trip generation.

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. A recently opened 700-square-foot Parowan location averages approximately 25 customers per day but has limited

Transportation Impact Fee Analysis for The Hub Pizza and for Golden Hour Coffee and Cafe
Enoch City, Utah

comparative 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 they are poor square-footage comparables, they provide useful evidence of local 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 therefore uses the **highest observed café rate of approximately 83 customers per 1,000 square feet** and separately adds 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 approach assumes that all 47 drive-through customers are additional customers rather than customers who otherwise would have entered the café, thereby weighting the estimate toward the higher end of the local evidence.

Proportional Adjustment

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

ITE Land Use 937 provides a useful reasonableness check. At 600.50 trip ends per 1,000 square feet, a 2,040-square-foot coffee shop would generate approximately **1,225 trip ends per day** under the national ITE average. Golden Hour's locally derived estimate of 434 trip ends is approximately **35.4% of that figure**, placing it substantially below the national coffee-shop average while remaining consistent with the lower-volume operating characteristics reflected in the local comparable data.

The requested fee adjustment, however, should be measured against the land-use rate Enoch actually uses to calculate Golden Hour's impact fee. The City's Fast Food category, ITE 934, assumes **467.48 trip ends per 1,000 square feet**. Applied to 2,040 square feet:

$467.48 \times 2.04 =$ approximately 954 trip ends per day.

The resulting comparison is:

Measure	Daily Trip Ends
Enoch/ITE 934 assumption for 2,040 sf	~954
Golden Hour local-comparable estimate	~434
Golden Hour as percentage of City assumption	45.5%
Supported proportional reduction	54.5%

Transportation Impact Fee Analysis for The Hub Pizza and for Golden Hour Coffee and Cafe
Enoch City, Utah

The City's analysis further reduces ITE 934 from 467.48 gross trip ends to **119.21 effective trip ends per 1,000 square feet** after its heavy-vehicle, pass-by, diverted-trip, and primary-trip adjustments. Applying those same adjustment factors to both sides does not change the proportional result: the City standard produces approximately **243.2 effective trip ends** for Golden Hour's space, while the local estimate produces approximately **110.7 effective trip ends**. Golden Hour therefore remains at approximately **45.5% of the City's standard assumption**, supporting a **54.5% non-standard reduction** from the otherwise applicable transportation impact fee.

This methodology does not depend on treating any one local business as a perfect analog. It combines the highest customer-per-square-foot rate observed among the larger café comparables with the highest daily customer count observed among the independent drive-through comparables. ITE 937 provides a secondary reasonableness check, while the requested reduction is calculated against ITE 934, the land-use assumption underlying the fee imposed by Enoch City.

Conclusion and Basis of Findings

The findings and proportional adjustments set forth above are based on the methodology and trip-generation data contained in the ITE Trip Generation Manual, including the 12th Edition; Enoch City's adopted Transportation Impact Fee Facilities Plan and Transportation Impact Fee Analysis; operating and customer-count information reported by The Hub from its prior Enoch location; and customer-volume information voluntarily reported by five independent, non-chain coffee businesses in the greater Iron County market, including four locations along or near Cedar City's Main Street corridor.

The business-specific information used in this analysis was self-reported and was evaluated as local comparative data rather than as independently measured traffic counts. Based on the information available, the calculations above provide a reasonable estimate of the relative transportation demand of the proposed uses for purposes of evaluating a non-standard transportation impact fee.

Respectfully submitted,



Hunter Hulet, P.E.
Velocity Development, LLC
Date: 8-31-26



To be frank, I would hesitate to charge a developer the impact fee that is currently in place. I will say that transportation impact fees are hard to justify, and when they are justified, I feel like the number is typically smaller per trip.

I do agree with Sunrise in many instances on their memo on the specific developments. I truly don't feel like you can use transaction data of another coffee shop because that coffee shop has a certain number of trips generated based on a certain amount of traffic. For example, If I put a coffee shop on state street in Orem vs a coffee shop in a small strip mall in Enoch, then say that the one in Orem is going to see the same amount of traffic as the one in Enoch, the logic isn't there.

What would I do if I were you? I would ask the council to consider labeling the item until you and I can really sit down and decide what to do from here. I have two people that I work with a lot on these fees, and I can pull them in a meeting as well to help with this discussion.

Micklane Farmer, PE

Project Manager

Jones & DeMille Engineering, Inc.

p: (435) 896-8266 | m: (435) 287-8026

Shaping the Quality of Life

1. I agree with Sunrise's recommendation to include staffing, deliveries, and other trips as part of the daily trip counts.
2. I also agree with their recommendations to get the additional information and have Sunrise re-evaluate their opinions of the IFA.
3. My thoughts and recommendations include:
 1. With these "gross trip ends/day" provided and the additional staffing/deliveries numbers, how does the traffic affect the traffic flow on Mid Valley Road? The coffee shop would possibly be busiest during the morning peak traffic time, and the pizza shop would add to the evening peak traffic time. What Level of Service (LOS) does Mid Valley Road provide with these trips during the peak times? Does the LOS change from adequate to inadequate LOS?
 2. Just because the proposed business has a lower gross trip end/day than another restaurant, what happens if the business closes and a bigger named restaurant or coffee shop comes in and increases the trips? Who will be responsible for the impact at that time? A possible limit to only 50% reduction of the impact fee may be include in the ordinance.

Thanks again for your time. Let me know if you have any additional questions.

Tim G. Watson, PE, SE, PLS

President | Principal

435.586.3004

CROSS CONNECTION CONTROL ORDINANCE

For

(City or Water System)

System, No. 000000

The purpose of this ordinance is to protect the water supply of (city or water system) from contamination or pollution from any cross connections existing or potential; and to assure that approved backflow prevention assemblies are tested when put into service and at least on an annual basis thereafter. This ordinance is in compliance with Section R309.105.12 of the Utah Public Drinking Water Rules (UPDWR) and the Plumbing Code as adopted by the State of Utah.

The installation or maintenance of any unprotected cross connection which would endanger the water supply of (city or water system) is prohibited. Any such cross connection now existing or hereafter installed is hereby declared unlawful and shall be immediately protected or eliminated.

The control or elimination of cross connections and the criteria for determining degree of hazard and prescribing appropriate levels of protection shall be in accordance with the Plumbing Code as adopted by the State of Utah and the UPDWR. Water service to any premise shall be contingent upon the customer providing appropriate cross connection control if determined necessary. Determinations and enforcement shall be the responsibility of (job title or department) in conjunction with the (city or county plumbing/building inspector). Water service may be refused or terminated to any premises where and unprotected cross connection may allow contamination or pollutants to backflow into the public drinking water system.

Authorized employees of (city or water system) with proper identification, shall have free access at reasonable hours of the day, to all areas of a premise or building to which drinking water is supplied for the purpose of conducting hazard assessment surveys. Water service may be refused or terminated, or maximum backflow protection may be required, to the premise where access to perform surveys is denied, where unprotected cross connections are located, or in the event that installed assemblies are not test and maintained as required by State and local regulations.

Before any water service is terminated, a due process of notifying the customer and providing a reasonable time for compliance to be achieved will be observed according to the operating procedures of (city or water system). However, in the event of an actual backflow incident which endangers the public health, water service may be terminated immediately and not be restored until the cross connection is either eliminated or adequately protected.

ORDINANCE

For the

CONTROL OF BACKFLOW AND CROSS CONNECTIONS

SECTION 1. CROSS CONNECTION CONTROL –GENERAL POLICY

1.1 Purpose of Ordinance:

- 1.1.1** To protect the Public drinking water supply of (city or water system) from the possibility of contamination or pollution by requiring compliance with the Utah State Rules for Public Drinking Water Systems and the Plumbing Code as adopted by the State of Utah, that require a cross connection control protection of all public drinking water systems in the State of Utah. Compliance with these minimum safety codes will be considered reasonable diligence for the prevention of contaminants or pollutants which could backflow into the public drinking water system; and,
- 1.1.2** To promote the reasonable elimination or control of cross connection in the plumbing fixtures and industrial piping system(s) of the consumer, as required by the state and plumbing regulations to assure water system safety; and,
- 1.1.3** To provide for the administration of a continuing program of backflow prevention which will systematically examine risk and effectively prevent the contamination or pollution of the drinking water system.

1.2 Responsibility: Drinking Water Purveyor

- 1.2.1** (City or water system) shall be responsible for the protection of the drinking water distribution system from the foreseeable condition leading to the possible contamination or pollution of the drinking water system due to the backflow of contaminants or pollutants into the drinking water supply.
- 1.2.2** Drinking water system surveys/inspections of the consumer's water distribution system(s) shall be conducted or caused to be conducted by individuals deemed qualified by and representing (city or water system). Survey records shall indicate compliance with the State of Utah Regulations. All such records will be maintained by (city or water system).
- 1.2.3** (City or water system) shall schedule and notify in writing, all consumers of the need for the periodic system survey to insure compliance with exiting applicable minimum health and safety standards.

- 1.2.4 Selection of an approved backflow prevention assembly for containment control required at the service entrance shall be determined from the results of the system survey.

1.3 Responsibility: Consumer

- 1.3.1 To comply with this ordinance as a term and condition of water supply and consumer's acceptance of service is admittance of his/her awareness of his/her responsibilities as a water system user.
- 1.3.2 It shall be the responsibility of the consumer to purchase, install, and arrange testing and maintenance of any backflow prevention device/assembly required to comply with this ordinance. Failure to comply with this ordinance shall constitute grounds for discontinuation of service.

1.4 Responsibility: Plumbing Official

- 1.4.1 The plumbing official's responsibility to enforce the applicable sections of the plumbing code begins at the point of service (downstream or consumer side of the meter) and continues throughout the length of the consumer's water system.
- 1.4.2 The plumbing official will review all plans to ensure that unprotected cross connections are not an integral part of the consumer's water system. If a cross connection cannot be eliminated, it must be protected by the installation of an air gap or an approved backflow prevention device/assembly, in accordance with the Plumbing Code as adopted by the State of Utah.

1.5 Responsibility: Certified Backflow Technician, Surveyor, or Repair Person

- 1.5.1 Whether employed by the consumer or a utility to survey, test, repair, or maintain backflow prevention assemblies the Certified Backflow Technician, Surveyor, or Repair Person will have the following responsibilities:
- a. Insuring that acceptable testing equipment and procedures are used for testing, repairing or overhauling backflow prevention assemblies.
 - b. Make reports of such testing and/or repairs to the consumer and the water purveyor on form approved for such use by the water purveyor within time frames as described by the Division of Drinking Water.
 - c. Include the list of materials or replacement parts being used of the reports.

- d. Insuring that replacement parts are equal in quality to parts originally supplied by the manufacturer of the assembly being repaired.
- e. Not changing the design, material or operational characteristics of the assembly during testing, repair or maintenance.
- f. Performing all test of the mechanical devices/assemblies and shall be responsible for the competence and accuracy of all test and reports.
- g. Insuring that his/her license is current, the testing equipment being used is acceptable to the State of Utah, and is in proper operating condition.
- h. Being equipped with, and competent to use, all necessary tools, gauges, test tags, and other equipment necessary to properly test, and maintain backflow prevention assemblies.
- i. Tagging each double check valve, pressure vacuum breaker, reduced pressure backflow assembly and high hazard air gap, showing the serial number date tested and by whom. The certified technician's license number must also be on the tag.

1.5.2 Responsibility: Repair of backflow assemblies

In the case of a consumer requiring an assembly to be tested, any currently Certified Backflow Technician is authorized to make the test and report the results to the consumer and the water purveyor. Any installation repair or relocation shall be done with individuals having appropriate licensure from the department of licensing.

SECTION 2. DEFINITIONS

- 2.1 **Water Purveyor:** The person designated to be in charge of the Water Department of (city or water system), is invested with the authority and responsibility for the implementation of an effective cross connection control program and for the enforcement of the provisions of this ordinance.
- 2.2 **Approved Backflow Assembly:** An assembly accepted by the Utah State Department of Environmental Quality, Division of Drinking Water, as meeting and applicable specification or as suitable for the proposed use.
- 2.3 **Auxiliary Water Supply:** Any water supply on or available to the premises other than the purveyor's public water supply will be considered as an auxiliary water supply. These auxiliary waters may include water from another purveyor's public

potable water supply or any natural source(s) such as a s well, spring, river, stream, etc., or “used waters” or “industrial fluids”. These waters may be contaminated or polluted or they may be objectionable and constitute and unacceptable water source over which the water purveyor does not have authority for sanitary control.

- 2.4 **Backflow:** The reversal of the normal flow of water caused by wither back-pressure or back siphonage.
- 2.5 **Back-Pressure:** The flow of water or other liquids, mixtures, or substances from a region of high pressure to a region of lower pressure into the water distribution pipes of a potable water supply system from any source(s) other than the intended source.
- 2.6 **Back-Siphonage:** The flow or water or other liquids, mixtures, or substances under vacuum conditions into the distribution pipes of a potable water supply system from any source(s) other than the intended source, caused by the reduction of pressure in the potable water system.
- 2.7 **Backflow Prevention Assembly:** An assembly or means designed to prevent backflow. Specifications for backflow prevention assemblies are contained within the Plumbing Code as adopted by the State of Utah and in the Cross Connection Control Program for Utah maintained by the Division of Drinking Water.
- 2.8 **Cross Connection:** Any physical connection or arrangement of piping or fixtures which may allow non-potable water or industrial fluids or other material of questionable quality to come into contact with potable water inside a water distribution system. This would include temporary conditions, such as swing connections, removable sections, four way plug valves, spools, dummy sections of pipe, swivel or change-over devices or sliding multiport tubes or other plumbing arrangements.
- 2.9 **Contamination:** Means a degradation of the quality of the potable water supply by sewage industrial fluids or waste liquids, compounds or other materials that may create a health hazard.
- 2.10 **Cross Connection-Controlled:** A connection between a potable water system and a non-potable water system with an approved backflow prevention assembly properly installed and maintained so that it will continuously afford the protection commensurate with the degree of hazard.

- 2.11 Cross Connection-Containment:** The installation of an approved backflow assembly at the water service connection to any customer's premises where it is physically and economically infeasible to find permanently eliminate or control all actual or potential cross connection within the customer's water distribution system; or, it shall mean the installation of an approved backflow prevention assembly on the service line leading to and supply a portion of a customer's water distribution system; or, it shall mean the installation of an portion of a customer's water system where there are actual or potential cross connections which cannot be affectively eliminated or controlled at the point of the cross connection (isolation).

SECTION 3. REQUIREMENTS

3.1 Policy:

- 3.1.1** No water service connection to any premises shall be installed or maintained by the Water Purveyor unless the water supply is protected as required by State laws, regulations, codes, and this ordinance shall be discontinued by the water purveyor after due process of written notifications of violation and an appropriate time suspense for voluntary compliance, if:
- a.** A backflow prevention assembly required by this ordinance for the control of backflow and cross connections is not installed, tested, and maintained, or
 - b.** If it is found that a backflow prevention assembly has been removed or by-passed, or
 - c.** If an unprotected cross connection exist on the premises, or
 - d.** If the periodic system survey has not been conducted.
 - e.** Service will not be restored until such conditions or defects are corrected.
- 3.1.2** The customer's system(s) shall be open for inspection at all reasonable times to authorized representatives of the water purveyor to determine whether cross connections or other structural or sanitary hazards, including violation of this ordinance exist and to audit the results of the required survey (R309.105.12 of the Utah Administrative Code).

- 3.1.3** Whenever the public water purveyor deems a service connection's water usage contributes a sufficient hazard to the water supply, and approved backflow prevention assembly shall be installed on the service line of the identified consumer's water system, at or near the property line or immediately inside the building being served; but, in all cases, before the first branch line leading off the service line.
- 3.1.4** The type of protective assembly required under subsection 3.1.3, shall depend upon the degree of hazard which exist at the point of cross connection (whether direct or indirect), applicable to local and state requirements or resulting from the required survey.
- 3.1.5** All presently installed backflow prevention assemblies which do not meet the requirements of this section but were approved assemblies for the purposes described herein at the time of installation and which have been properly maintained, shall except for the inspection and maintenance requirements under subsection 3.1.6, be excluded from the requirements of these rules so long as the water purveyor is assured that they will satisfactorily protect the public water system. Whenever the existing is moved from the present location or, requires more than minimum maintenance or, when the water purveyor finds that the operation or of this assembly constitutes a hazard to health, the unit shall be replaced by an approved backflow prevention assembly meeting all local and state requirements.
- 3.1.6** It shall be the responsibility of the consumer at any premises where backflow prevention assemblies are installed to have certified surveys; inspections, and operational test made at least once per year at the consumer's expense. In those instances where the Public Water Purveyor deems the hazard to be great, he may require certified surveys/inspections and test at a more frequent interval. It shall be the duty of the purveyor to see that thee test are made according to the standards set forth by the State Department of Environmental Quality, Division of Drinking Water.
- 3.1.7** All backflow prevention assemblies shall be tested within ten (10) working days of installation.
- 3.1.8** No backflow prevention assemblies shall be installed so as to create a safety hazard. (Example: Installed over and electrical panel, steam pipes, boilers, or above ceiling level).

3.2 Violation of this Policy:

If violation of this ordinance exist of if there has not been any corrective action taken by the consumer within ten (10) days of the written notification of the deficiencies noted within the survey or test results, then the water purveyor shall deny or immediately discontinue service to the premises by providing a physical break in the service line until the customer has corrected the condition(s) in conformance with all State and local regulations and statutes relating to plumbing, safe drinking water suppliers, and this ordinance.

The foregoing Cross Connection Control ordinance was passed and approved by (City or water system) of (city, county, state, or province) on the _____ day of _____, 20____ .

Approver:

(Approver official Name and Title)

ATTEST:

(City Clerk or Recorder Official Name and Title)

(Seal)