

ENOCK CITY PLANNING COMMISSION NOTICE AND AGENDA

**September 22, 2026, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road**

Join Zoom Meeting: <https://us02web.zoom.us/j/81066399584>

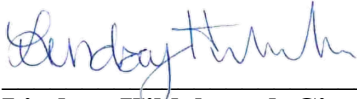
Meeting ID: 810 6639 9584

- 1. CALL TO ORDER OF REGULAR MEETING-BY**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 Min.) –Audience invited to participate. –**
 - c. Inspirational thought –**
 - d. Approval of Agenda for September 22, 2026 –**
 - e. Approval of minutes for September 8, 2026 –**
 - f. Conflict of interest declaration –**
- 2. PUBLIC COMMENTS**
- 3. PUBLIC HEARING TO AMEND ENOCK CITY CODE 14.100.113 APPLICATION FOR WATER CONNECTION, 12.2400.2413 WATER RIGHTS, TO ALLOW THE CITY TO ALLOW WATER RIGHTS FROM BASIN 71.**
- 4. CONSIDER AMENDING ENOCK CITY CODE 14.100.113 APPLICATION FOR WATER CONNECTION, 12.2400.2413 WATER RIGHTS, TO ALLOW THE CITY TO ALLOW WATER RIGHTS FROM BASIN 71 AND SEND A RECOMMENDATION TO THE CITY COUNCIL**
- 5. PUBLIC HEARING FOR SEPTEMBER 22ND, 2026, TO AMEND ENOCK CITY CODE 12.1700.1702 PERMITTED USES**
- 6. CONSIDER AMENDING ENOCK CITY CODE 12.1700.1702 AND SEND A RECOMMENDATION TO THE CITY COUNCIL**
- 7. SET A PUBLIC HEARING FOR OCTOBER 13TH, TO AMEND ENOCK CITY CODE 12.2500.2502, SECTION 12.2400.2407(B)(7), SECTIONS 12.1200.1204(H) & (I)(III)¹ AND SECTION 12.1200.1205(H) TO REQUIRE A TRAFFIC STUDY DONE FOR ANY DEVELOPMENT THAT ACCESSES SR-130.**
- 8. COMMISSION/STAFF REPORTS**
- 9. ADJOURN –**

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

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on September 18, 2026.



Lindsay Hildebrand, City Recorder

09/18/2026

Date

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

- 1. CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. Pledge of Allegiance** – Led by Chairman Correa
 - b. Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Hoopes
 - c. Inspirational thought** – Given by Commissioner Jones. Commissioner Hoopes will have the thought at the next meeting.
 - d. Approval of agenda for September 8, 2026** – Commissioner Finlay made a motion to approve the agenda. Commissioner Hoopes seconded and all voted in favor.
 - e. Approval of minutes for August 25, 2026** – Commissioner Finlay made a motion to approve the minutes. Commissioner Jones seconded and all voted in favor.
 - f. Conflict of Interest Declaration** – None stated
- 2. PUBLIC COMMENTS** – There were no public comments.
- 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 and Council Member Trower 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.

5. SET A PUBLIC HEARING FOR SEPTEMBER 22ND, 2026 TO AMEND ENOCH CITY CODE 14.100.113 APPLICATION FOR WATER CONNECTION, 12.2400.2413 WATER RIGHTS, TO ALLOW THE CITY TO ALLOW WATER RIGHTS FROM BASIN 71.

City Manager Robinson introduced this item, explaining that under the city's current code, water rights submitted for use within Enoch must originate from Basin 73. He noted that the proposed code amendment would expand that allowance to also accept water rights from Basin 71, and deferred to Council Member Trower for a more detailed explanation.

Council Member Trower explained that Basin 71 and Basin 73 are adjacent groundwater basins within Iron County, separated roughly along Highway 56, with the Three Peaks mountain range serving as the natural divide between them—Basin 73 being to the east and Basin 71 to the west. She noted that the Washington County Water Conservancy District is in the process of completing two new wells, one on the corner of BZI's property and one near Weko, that will allow the city to draw water from Basin 71 for the first time. She clarified that obtaining water rights in Basin 71

is no easier than in Basin 73, but that the new wells open up additional options for applicants who may have senior water rights in Basin 71 and wish to bring those rights into the city system. "It opens up more access to our community," she said, adding that this also benefits the district by allowing it to draw from Basin 71 rather than placing additional demand on Basin 73.

City Manager Robinson summarized the amendment in practical terms: the current code limits water right submissions to Basin 73, and this change would simply add Basin 71 as an equally acceptable source. He requested that Council Member Trower provide a basin map prior to the September 22nd public hearing that could be used as a visual reference for the public and commissioners during that discussion.

Commissioner Hoopes made a motion to set a public hearing for September 22, 2026, to amend Enoch City Code Sections 14.100.113 and 12.2400.2413, as stated in Item 5 of the agenda. Commissioner Jones seconded and the motion carried unanimously.

6. SET A PUBLIC HEARING FOR SEPTEMBER 22nd, 2026, TO AMEND ENOCH CITY CODE 12.1700.1702 PERMITTED USES

City Manager Robinson introduced this item, noting that Building Official Lynn Nielsen had identified an internal inconsistency in the city's code related to the MXR-18 zone. He explained that one section of the code lists single-family mobile homes on individual lots constructed on a permanent foundation as a permitted use within that zone. However, a separate section of the code establishes a minimum width requirement that mobile homes cannot meet—specifically, that at the home's narrowest point, the structure must exceed twenty feet in width. The result is a contradiction: one provision permits the use, while another effectively prohibits it by imposing dimensional standards the use cannot satisfy. The proposed amendment would remove single-family mobile homes on individual lots with permanent foundations from the list of permitted uses in the MXR-18 zone, thereby resolving the inconsistency. City Manager Robinson noted that this change was purely a housekeeping measure, as any applicant seeking to pursue such a use would already be denied on the basis of the dimensional standards. "Instead of confusing people and having this conversation in the future, we're just going to take this out so it meets with other sections of the code," he stated.

Commissioner Jones made a motion to set a public hearing for September 22, 2026, to amend Enoch City Code Section 12.1700.1702, as discussed. Commissioner Finlay seconded and the motion carried unanimously.

5. COMMISSION/STAFF REPORTS

Public Works Director – Hayden White

- Highway construction work is continuing; crews are expected to complete asphalt work on Saturday and will work through the holiday weekend, as UDOT standard practice requires crews to shut down early on the day before a holiday to ensure roads are safe for holiday traffic.
- The city's new automated meter reading system has identified 103 meters that were programmed incorrectly at the factory. These meters were reading usage accurately in terms of volume, but the programming error caused them to report incorrect amounts. Corrections are underway, and office staff should anticipate some complaints about high water bills once the meters are properly programmed and accurate usage is reported.

- The system initially detected over 200 potential leaks when first activated; that number has since been reduced to approximately 60 flagged instances, though many of these may represent minor issues such as dripping faucets rather than significant leaks, as the system reports any detectable water flow over a twelve-hour period.
- White shared an example of the system's practical value: a homeowner who was out of town received an automated email alert indicating water usage at his vacant property, and called the city to request that his meter be shut off as a precaution. White personally went to the property and shut the meter off.
- Residents may sign up through the city's online portal to receive automated alerts when their usage approaches a self-set threshold, helping them manage consumption before their billing cycle resets.
- City staff are available at the city office to help residents set up their accounts and configure alert preferences.

City Manager – Ryan Robinson

- A quarterly planning-focused magazine published through Hansen Planning Group (formerly Rural Community Consultants), funded in part through the state property rights ombudsman's office via a one-percent fee on all building permits, is available for commissioners who wish to take a copy. The magazine covers land use topics currently relevant in Utah and is produced by Mike Hansen, whom Robinson described as "probably the smartest dude in the state when it comes to planning and growth." Commissioners were invited to pick up a copy from the table.
- The city is in the process of transitioning its public meeting recordings from Zoom to YouTube to make viewing more accessible to the general public. The Zoom participation option will be retained for commissioners or members of the public who wish to attend remotely; the transition to YouTube is intended for viewing and recording purposes.
- Rob Terry, who previously conducted a training on the powers and duties of the Planning Commission, is scheduled to return on October 13, 2026, to conduct a training session on annexation. This training will also be announced to City Council members who may wish to attend. Robinson indicated that the city is actively working toward updating its annexation policy plan, making the training particularly timely.
- City staff are considering moving Planning Commission meetings from Tuesday evenings to Wednesday evenings, so that all city meeting nights fall on a single day of the week. Robinson noted this would simplify scheduling for commissioners, staff, and the public, who currently must track both Tuesday and Wednesday meeting nights on alternating weeks. He proposed retaining the 5:30 PM start time, though indicated flexibility on the time if commissioners had a preference. This change would not take effect until January and would require City Council approval. Robinson encouraged commissioners to share any strong preferences regarding day or time. Council Member Trower noted that consolidating to Wednesday nights would help the public know that "Wednesday night is the meeting night," and acknowledged that even she occasionally loses track of which meeting falls on which night. Robinson agreed.
- The Iron County Board of Realtors is hosting an event on October 7, 2026, from approximately 9:00 AM to 1:00 PM, focused on strategies for improving housing affordability in the region. Robinson encouraged any interested commissioners to reach out to him to receive registration information.
- Senator Vickers is scheduled to attend the October 7, 2026 City Council meeting to speak about matters he is working on in the Utah Senate and items the city should be aware of at the legislative level.

Council Member Trower

- Council Member Trower reported on several matters that had come before the City Council in recent weeks. LS Electric had come before the Council regarding noise complaints from neighboring residents caused by large-scale concrete pours that necessitated starting work at 2:00 AM with approximately thirty trucks. Council Member Trower reported that the company had been commendable in its response, distributing a schedule to affected community members and offering to put neighboring families up in a hotel on the nights when concrete was being poured so they could get adequate rest. She noted that the situation also revealed a need to adjust the city's noise ordinance to more effectively address similar situations in the future.
- The Hub Pizza and Golden Hour Coffee had each appeared before the City Council to request adjustments to their respective impact fees. Council Member Trower explained that the city currently has only two categories of restaurant for impact fee purposes, and that the existing classification system had proven inadequate for accurately assessing fees on businesses that fall somewhere between those two categories. She noted that the city is working with engineering firms to develop a formula-based approach to calculating reduced impact fees, so that future applicants can be assessed consistently and transparently rather than through ad hoc decisions. She emphasized that impact fees are essential to infrastructure funding and that any reduction must be legally justified. City Manager Robinson added that the goal is to establish a formula in the code that any future applicant can reference, rather than requiring businesses to come back repeatedly asking for reconsideration. He noted that state code requires the city to justify any reduction in impact fees.
- The temporary housing ordinance, which had been discussed in prior meetings in the context of industrial uses, was passed by the City Council the prior week.
- The Council had also reviewed soccer bylaws and set a hearing for other funding-related projects.

Commissioner Finlay

- She introduced a broader concern she had been reading about, noting that according to an article she had encountered, approximately \$128,000 of the cost of an average new home is attributable to fees, inspections, and related charges. She acknowledged that many of these fees are mandated by the state and are not simply the product of local policy decisions, but expressed concern that this reality makes the goal of affordable housing very difficult to achieve. She noted that when community members ask why housing is not more affordable, the answer is multifaceted and not entirely within the city's control.

Council Member Trower said affordable housing is being discussed through Vision Iron County but is influenced by broader economic pressures, such as inflation, food and gas prices, that the city cannot control. She encouraged residents to raise these concerns with county commissioners and state legislators.

The Chair noted that reducing city fees, while helpful in theory, is difficult for a small city facing significant infrastructure costs. Trower cited the sewer impact fee as an example: engineers recommended \$31,000 per connection, but the Council set a lower amount to limit housing costs, recognizing the resulting impact on long-term infrastructure funding.

Commissioner Jones emphasized that housing affordability is also shaped by consumer preferences and market forces. He noted that many buyers seek larger homes even when smaller, less expensive options are available, and said affordable

housing projects may fail because local markets cannot support them, not necessarily because of city fees. He added that Enoch's fees are already among the county's most conservative.

City Manager Robinson referenced Governor Cox's acknowledgment that state affordable-housing efforts are not working and noted that statewide averages can be distorted by high-cost communities. He offered to compile data on Enoch's average home sizes and related fees for a future meeting.

The Chair suggested exploring owner-occupancy requirements, limits on vacation rentals, and smaller lots in planned developments as possible ways to increase housing availability and reduce costs. The discussion is expected to continue at the October 7 Iron County Board of Realtors event.

- 7. ADJOURN – Commissioner Hoopes made a motion to adjourn. Commissioner Jones seconded and all voted in favor.**

Lindsay Hildebrand, City Recorder

Date

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Proposed Amendments to Enoch City Code Sections 12.2400.2413 and 14.100.113: Water Rights and Water Connection Requirements

FOR CONSIDERATION ON: September 22nd, 2026

PETITIONER: Enoch City

ACTION REQUESTED BY PETITIONER: Recommend a public hearing to amend Enoch City Code 14.100.113 (Application for Water Connection) and 12.2400.2413 (Water Rights) to allow the City to accept water rights from Water Basin 71, in addition to the City's current Basin 73 rights.

Review Type: Legislative

BACKGROUND INFORMATION:

The Central Iron County Water Conservancy District is developing a well in Basin 71 that, once operational, would allow water from that basin to be conveyed into the City's system via an existing interconnect near Midvalley/Bulldog. Because the City's code currently authorizes acceptance of water rights only from Basin 73, the City would need an amendment before it could accept any Basin 71 rights.

The item requires review by both the Planning Commission (as a code amendment) and City Council. The Water Conservancy District staff confirmed the City would not be "jumping the gun" by amending the code now, even though the district's well is not yet complete.

The City's Water Board also reviewed this proposal and brought up the following points to consider as part of their recommendation to the City Council:

- A basin-to-basin water right transfer from 71 to 73 currently carries a 37.7% depletion "haircut" (as set by the State Engineer), meaning a right holder would need to convey roughly 60% more water than the City's actual need to fully satisfy requirements.
- An additional reduction may apply where a right is being converted from agricultural to municipal use (in addition to the basin transfer haircut), consistent with how the City already treats Basin 73 agricultural conversions (0.88 acre-feet required per domestic connection to account for this).
- The Board discussed whether curtailment risk exists for Basin 71 rights, noting the Beryl-Enterprise basin has its own Groundwater Management Plan (GMP) with its own priority-date cutoffs, and that GMP cutoff dates can shift over time based on hydrologic data, conservation, and growth.
- The City currently has no ability to physically withdraw or convey Basin 71 water on its own; it would rely on the District's infrastructure and wells, functioning

more like a wholesale/interconnect arrangement than direct control of the resource.

The Water Board made the following recommendation to the City Council.

- Only senior water rights with no published curtailment date (per the applicable GMP, as determined by the State Engineer at the time of transfer) would be accepted junior or curtailable rights would not be accepted in order to protect the City from future loss of usable value.
- The basin-to-basin depletion "haircut" will be applied at whatever rate the State Engineer currently sets (37.7% at present) rather than a fixed percentage written into code, so the ordinance automatically tracks State Engineer determinations rather than requiring future amendment. Any agricultural-to-municipal conversion haircut would be treated consistently with how the City already handles Basin 73 conversions (i.e., absorbed within the City's existing 0.88 acre-foot per-connection requirement, not an added burden on the person conveying the right).

GENERAL PLAN REFERENCE:

- The proposed amendments relate to the City's management and conservation of municipal water resources and the provision of adequate water service to existing and future development.

CITY CODE REFERENCE:

- Enoch City Code Section 12.2400.2413 – Water Rights
- Enoch City Code Section 14.100.113 – Application for Water Connection.

PUBLIC NOTICE:

A public hearing has been noticed in accordance with State and City requirements.

STAFF RECOMMENDATION:

Staff recommends sending a recommendation to the City Council, including the proposed changes from the Water Board.

12.2400.2413 WATER RIGHTS

Enoch City Water Connection Policy

Enoch City has limited water rights. Enoch City provides culinary and irrigation water for residential, commercial, and industrial uses consistent with City ordinance. There are limited water rights in the Cedar City area, and these resources are shared by Enoch City, Cedar City, the Central Iron County Water Conservancy District, agriculture, private owners, and private water corporations.

Enoch City is experiencing sustained residential, commercial, and industrial growth, and growth necessitates acquisition of additional water rights.

The State of Utah Water Engineer has determined that the water rights in the Cedar Valley Aquifer have been fully appropriated and has closed the basin to future appropriation of water rights.

The State Engineer has studied the aquifer and determined the estimated safe yield for the groundwater basin is 21,000 acre-feet per year. The estimated current average depletion from the groundwater basin is 28,000 acre-feet per year. The average actual depletion must be reduced by 7,000 acre-feet per year to balance recharge and depletion amounts in this groundwater basin. To accomplish this goal, the State Engineer has instituted a Groundwater Management Plan (GMP).

A. Purpose

Any person who desires or is required to secure a new connection to the municipal water system shall file a written and signed connection application provided by Enoch City staff with the Water Department.

All property that has not previously deeded water rights shall be required to deed water rights either at the time the property subdivides or when the property applies for a building permit. For residential property, water rights shall be deeded at the time of subdivision. If a residential property has previously been subdivided and no water rights have been provided, then water rights shall be deeded upon the application for a building permit. For commercial or industrial property, water rights shall be deeded upon the application for a building permit.

Nothing in this ordinance shall require deeding of water rights when a building permit is pulled for repair, remodel, or expansion of a building that has already been granted a building permit, whether before or after the effective date of this ordinance.

This ordinance is intended to acquire water rights one time only. Nothing herein shall be construed to require a property that has previously complied with this ordinance to deed additional water rights.

B. Amount of Water Required

For property located in single-family housing zone designations, and for single-family dwellings located in any other zones, each unit shall be assessed:

- 0.88 acre-feet of Agricultural water, or

- 0.50 acre-feet of Municipal & Industrial (M&I) water.

For commercial and industrial properties, the water right requirement will be calculated based on the size of the water meter required to serve the proposed use on the property. If the water meter size is augmented solely for fire suppression purposes, then the water right will be calculated based on the size of the meter that would be required absent fire suppression needs.

Properties with Both Culinary & Secondary Water. Applicants seeking to approve properties, with a single-family unit, and with both Culinary and Secondary water meters are subject to the following:

- The Water Acquisition Fee & Water Right for a new water connection on such properties shall be equal to the value of a full acre foot, on such a property shall be as follows: .3 AF of Enoch City Water Right, corresponding to the culinary water, which are not transferable and shall remain with the property, and .7 AF of Enoch City Water Right, corresponding to the Secondary Water, which are not transferable and shall remain with the property.
- The Conservation Tier Schedule for such properties shall be permanently assigned as follows: The .3 AF of Culinary water shall be set at the Conservation Tier of "CUL," and subject to the corresponding "CUL" water rates. The Secondary water shall be set at the Conservation Tier of "SEC," and shall be subject to the corresponding SEC water rates. Properties in Enoch City with both a Culinary water meter and a Secondary water meter, will receive an Enoch City water bill separately designating the rates for each water meter.

C. Water Right Deed

Applicants may satisfy the City's water dedication requirement by deeding one of the following:

- Priority Water Right:
A water right with a **priority date on or before July 25, 1934.**
- Priority Water Right:
A water right with a **priority date after July 25, 1934, only if:**
It has **at least 10 years remaining before curtailment** under the State Engineer's Groundwater Management Plan for the Cedar City Valley Aquifer.
Water Acquisition Fee (Cash Payment Requirement for Non-Priority Rights)
 - For deeds involving Non-Priority Water Rights, a Water Acquisition Fee must be paid based on the appraised value of a one-acre-foot Priority Water Right (north of Highway 56, prefix 73, priority before July 25, 1934) **or in the water right prefix of 71**
 - The fee is calculated at 1% of the Priority Water Right's appraised value for each full year remaining before curtailment under the State Engineer's Plan. (See "Water Rights Acquisition Fee Chart 2022" below)
 Appraised values are updated by the City Council as needed, typically every six months.

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%

Note: Water rights that are expected to be curtailed within 10 years of the deed date **will not be accepted**.

Applicants must also provide:

- Proof of recent beneficial use
- Proof of ownership through a complete chain of title
- Payment of all costs associated with deeding and deeding the water right
- Water rights must originate from the **Cedar City Valley Drainage north of Highway 56** (water right prefix **73**) or in the water right prefix of 71

Basin-to-Basin Transfers Additional Requirements for Water Right Prefix 71

In addition to the general requirements of this Section C, a water right bearing prefix 71 that is conveyed to satisfy the City's water dedication requirement must be transferred across basins into the Cedar City Valley Drainage (Basin 73) before the City may put it to beneficial use, and is subject to the following additional conditions:

1. Senior, Non-Curtailable Rights Only. Only Basin 71 water rights that are senior water rights with no published curtailment date under the Groundwater Management Plan applicable to Basin 71, as determined by the State Engineer at the time of transfer, will be accepted. Junior or curtailment Basin 71 water rights, including any right subject to a published curtailment date under the applicable Groundwater Management Plan, will not be accepted. The City recognizes that curtailment priority-date cutoffs under the Groundwater Management Plan may shift over time based on hydrologic data, conservation, and growth; acceptance will be based on the priority-date cutoff in effect, as determined by the State Engineer, at the time the water right is proposed for transfer to the City.
2. Basin-to-Basin Depletion Adjustment. A transfer of water rights from Basin 71 to Basin 73 is subject to a depletion reduction ("haircut") set by the State Engineer to account for the aquifer and stream depletion effects of the basin-to-basin transfer. Any Basin 71 water right conveyed to satisfy the City's water dedication requirement must be conveyed in an amount sufficient, after application of the depletion reduction then in effect, to yield the full acre-footage otherwise required under this ordinance. This ordinance does not fix the depletion reduction as a set percentage; rather, the applicable rate is the rate then established by the State Engineer for a Basin 71-to-Basin 73 transfer (37.7% as of the adoption of this subsection), and will automatically adjust to reflect any subsequent State Engineer determination without requiring amendment of this ordinance.
3. Agricultural-to-Municipal Conversion. Where a Basin 71 water right proposed for conveyance is an agricultural right being converted to municipal use, any additional

reduction associated with that agricultural-to-municipal conversion will be treated consistently with the City's existing treatment of agricultural-to-municipal conversions of Basin 73 water rights, and is accounted for within the City's existing per-connection water right requirement (0.88 acre-feet of Agricultural water, or 0.50 acre-feet of Municipal & Industrial water, per single-family unit, as set forth in Section B above). No additional acre-footage or fee will be imposed on the person conveying the right on account of the agricultural-to-municipal conversion beyond what is already required under Section B.

4. Wholesale/Interconnect Dependency. The City does not currently own or operate the infrastructure necessary to physically withdraw or convey water rights from Basin 71. Acceptance of a Basin 71 water right, and the City's ability to place that right to beneficial use, is contingent on the availability of a wholesale, interconnect, or similar delivery arrangement with the Central Iron County Water Conservancy District, or another entity possessing the wells and infrastructure necessary to deliver Basin 71 water to the City's system. Nothing in this subsection obligates the City to accept a Basin 71 water right if no such delivery arrangement is available at the time of the proposed conveyance.

D. Process to Deed Water Rights

1. The Applicant shall submit a title report showing:
 - o Type of water right
 - o Ownership of the right
 - o Any liens or encumbrances
2. The Applicant shall provide a title insurance policy in an amount adequate to cover the appraised value of the water rights.
3. A deed and Deed Addendum conveying ownership of the water rights to Enoch City shall be completed and recorded by the City before approval of a building permit application.
4. If the water right is supplemental, recharge/recovery, or otherwise not a primary underground well source, the Applicant must obtain an approved change application from the State Engineer prior to subdivision or building permit approval, defining:
 - o Sole supply
 - o Established diversion and depletion limitations

E. Exemptions. The following are exempt from the Water Acquisition Fee.

1. Open space exemptions. If at the time of final plat approval, or pulling of a building permit, land is deeded to Enoch City as a dedicated street or for undeveloped open space, parks and recreation, or placed in a conservation easement that complies with the provisions of Title 57, Chapter 18, Sections 1 through 7, Utah Code Annotated, 1953 as amended, then that acreage is not subject to the requirements of this ordinance that mandate the deeding of water rights or payment of fees. Additionally, if land in a subdivision is to be held as common area and is undeveloped and/or unirrigated, then that land is not subject to the requirements of this ordinance that mandate the payment of Water Acquisition Fees.

2. Public lands exemption. If at the time of annexation, the annexed property is owned by the Bureau of Land Management or the U.S. Forest Service then that acreage is not subject to the requirements of this ordinance that mandate the deeding of water rights. This exception only applies to annexation and not when the property is platted as a residential subdivision or receives a building permit.
3. City Exemption. Enoch City is not required to deed water or pay a fee if the City develops land. A purchaser of property from the City will have to pay the Water Acquisition Fee to the City consistent with this ordinance.

F. Water Acquisition Fee Schedule and Tier System. An Applicant seeking approval of a single-family lot development must first designate a Conservation Tier and pay the corresponding Water Acquisition Fee with 88/1000 (.88) AF of Agriculture water right or 50/100 (.50) AF of Municipal & Industrial water right for each single-family lot. The selected Conservation Tier will establish the lot owner's expected water use, and the corresponding Water Acquisition Fee, and the resulting water rates.

1. The Water Acquisition Fee Schedule indicates the Water Acquisition Fee for each Conservation Tier that could be selected, as a percentage of a full, one-acre-foot, Priority Water Right, and the corresponding water use.
2. The Conservation Tier Schedule indicates the lot owner's expected water use and resulting water rate. Enoch City will, from time to time, change such water rates and penalties for each Tier.
3. Properties with Both Culinary & Secondary Water. Applicants seeking to approve properties with a single-family unit and with both Culinary and Secondary water meters are subject to the following. The Water Acquisition Fee for a new water connection on such properties shall be equal to the value of a full, one acre, Priority Water Right. However, the Enoch City Water Rights assigned to such a property shall be as follows: 30% of the AF of Enoch City Water Right, corresponding to the culinary water, which are not transferable and shall remain with the property, and 70% of the AF of Enoch City Water Right, corresponding to the Secondary Water, which are not transferable and shall remain with the property. The Conservation Tier Schedule for such properties shall be permanently assigned as follows: The 30% AF of Culinary water shall be set at the Conservation Tier of "CUL," and subject to the corresponding "CUL" water rates. The Secondary water shall be set at the Conservation Tier of "SEC," and shall be subject to the corresponding SEC water rates. Properties in Enoch City with both a Culinary water meter and a Secondary water meter, will receive an Enoch City water bill separately designating the rates for each water meter.

G. Multi-Residential Developments. Applicants seeking approval of a Multi-Residential Development must provide an engineered Annual Water Estimate, illustrating the total annual, acre-feet of water estimated to be used by the Development ("Annual Water Estimate"), to be reviewed and approved by Enoch City. The initial Water Acquisition Fee and Water Right and the subsequent water rate will be calculated based on this determination. For purposes of this Annual Water Estimate, the number of Multi-Residential Units should be multiplied by .3 acre-feet of water, and each sq/ft of proposed grass should be divided by 10,057, to derive the Development's Annual Water Estimate, in terms of Acre Feet (i.e.: a twenty-unit subdivision (20 units x .3 = 6AF) with 10,000 square feet of grass (10,000 sq/ft grass / 10,057 = .994AF) would have a 6.994AF Annual Water Estimate). The Water Acquisition Fee and Water Right will be determined by multiplying the Annual Water Estimate by the priority Water Right Value (i.e.: a Development with a 6.994AF Annual Water Estimate will pay 6.995 multiplied by the

Conservation MFD Tier, which is 100% of the appraisal Priority Water Right). The Development would subsequently pay for water at a rate of 6.994AF multiplied by the Tier 1 Rate (i.e. a MRD that is estimated to use 6.994AF of water annually will pay 6.994 times the Tier 1 Rate).

1. The Water Rights assigned to a Multi-Family Development will be assigned under the “MFD” Conservation Tier. These Water Rights are not transferable and must remain assigned to the Development. If any Multi-Family Development is ever found to use more water or have more square footage of grass than the Annual Water Estimate, that property will be required to pay an additional Water Acquisition Fee to address the extra water used.

H. Commercial, Industrial, and Manufacturing Developments. Applicants seeking approval for commercial, industrial, or manufacturing developments must provide an engineered Annual Water Estimate, illustrating the total, annual, acre feet of water estimated to be used for each lot, to be reviewed and approved by Enoch City. The initial Water Acquisition Fee with Water Right and the subsequent water rate will be calculated based on this determination. For purposes of this Annual Water Estimate, the engineer must determine the various uses and estimate the amount of water to be used for the property, including the proposed square footage of grass, which should be divided by 10,057, to derive the total annual, number of acre feet of water used for grass areas. The Water Acquisition Fee and Water Right will be determined by multiplying the Annual Water Estimate by the appraised Priority Water Right. The subsequent water rate will likewise be determined by multiplying the Annual Water Estimate by the Tier 1 Rate. The Water Rights assigned to a Commercial, Industrial, or Manufacturing lot will be assigned under the “Com” Conservation Tier. These Water Units are not transferable and must remain assigned to the property. If any Commercial, Industrial, or Manufacturing property is ever found to use more water or have more square footage of grass than the Annual Water Estimate, that property will be required to pay an additional Water Acquisition Fee with Water Right(s) to address the extra water used.

I. Institutional Properties. Applicants seeking approval of Institutional Developments, including schools, religious buildings, and other properties of nonprofit organizations, must present an engineered Annual Water Estimate, illustrating the total, annual acre feet of water estimated to be used for such property, to be reviewed and approved by Enoch City. The initial Water Acquisition Fee & Water Right and the subsequent water rate will be based upon this determination. For purposes of this Annual Water Estimate, the engineer must determine the various uses and estimate the amount of water to be used for the property, including the proposed square footage of grass, which should be divided by 10,057, to derive the total annual, number of acre feet of water used for grass areas. The Water Acquisition Fee & Water Right will be determined by multiplying the Annual Water Estimate by the appraised Priority Water Right. The subsequent water rate will likewise be determined by multiplying the Annual Water Estimate by the Tier 1 Rate. The Water Rights assigned to an Institutional property will be assigned under “INS” Conservation Tier. These Water Rights are not transferable and must remain assigned to the property. If any Institutional property is ever found to use more water or have more square footage of grass than the Annual Water Estimate, that property will be required to pay an additional Water Acquisition Fee with Water Right(s) to address the extra water used.

14.100.113 APPLICATION FOR WATER CONNECTION

Enoch City Water Connection Policy

Enoch City has limited water rights. Enoch City provides culinary and irrigation water for residential, commercial, and industrial uses consistent with City ordinance. There are limited water rights in the Cedar City area, and these resources are shared by Enoch City, Cedar City, the Central Iron County Water Conservancy District, agriculture, private owners, and private water corporations.

Enoch City is experiencing sustained residential, commercial, and industrial growth, and growth necessitates acquisition of additional water rights.

The State of Utah Water Engineer has determined that the water rights in the Cedar Valley Aquifer have been fully appropriated and has closed the basin to future appropriation of water rights.

The State Engineer has studied the aquifer and determined the estimated safe yield for the groundwater basin is 21,000 acre-feet per year. The estimated current average depletion from the groundwater basin is 28,000 acre-feet per year. The average actual depletion must be reduced by 7,000 acre-feet per year to balance recharge and depletion amounts in this groundwater basin. To accomplish this goal, the State Engineer has instituted a Groundwater Management Plan (GMP).

A. Purpose

Any person—other than a subdivider or developer seeking multiple connections—who desires or is required to secure a new connection to the municipal water system shall file a written and signed connection application provided by Enoch City staff with the Water Department.

All property that has not previously deeded water rights shall be required to deed water rights either at the time the property subdivides or when the property applies for a building permit. For residential property, water rights shall be deeded at the time of subdivision. If a residential property has previously been subdivided and no water rights have been provided, then water rights shall be deeded upon the application for a building permit. For commercial or industrial property, water rights shall be deeded upon the application for a building permit.

Nothing in this ordinance shall require deeding of water rights when a building permit is pulled for repair, remodel, or expansion of a building that has already been granted a building permit, whether before or after the effective date of this ordinance.

This ordinance is intended to acquire water rights one time only. Nothing herein shall be construed to require a property that has previously complied with this ordinance to deed additional water rights.

B. Amount of Water Required

For property located in single-family housing zone designations, and for single-family dwellings located in any other zones, each unit shall be assessed:

- 0.88 acre-feet of Agricultural water, or

- 0.50 acre-feet of Municipal & Industrial (M&I) water.

For commercial and industrial properties, the water right requirement will be calculated based on the size of the water meter required to serve the proposed use on the property. If the water meter size is augmented solely for fire suppression purposes, then the water right will be calculated based on the size of the meter that would be required absent fire suppression needs.

Properties with Both Culinary & Secondary Water. Applicants seeking to approve properties, with a single-family unit, and with both Culinary and Secondary water meters are subject to the following:

- The Water Acquisition Fee & Water Right for a new water connection on such properties shall be equal to the value of a full acre foot, on such a property shall be as follows: .3 AF of Enoch City Water Right, corresponding to the culinary water, which are not transferable and shall remain with the property, and .7 AF of Enoch City Water Right, corresponding to the Secondary Water, which are not transferable and shall remain with the property.
- The Conservation Tier Schedule for such properties shall be permanently assigned as follows: The .3 AF of Culinary water shall be set at the Conservation Tier of "CUL," and subject to the corresponding "CUL" water rates. The Secondary water shall be set at the Conservation Tier of "SEC," and shall be subject to the corresponding SEC water rates. Properties in Enoch City with both a Culinary water meter and a Secondary water meter, will receive an Enoch City water bill separately designating the rates for each water meter.

C. Water Right Deed

Applicants may satisfy the City's water dedication requirement by deeding one of the following:

- Priority Water Right:
A water right with a **priority date on or before July 25, 1934.**
- Priority Water Right:
A water right with a **priority date after July 25, 1934, only if:**
It has **at least 10 years remaining before curtailment** under the State Engineer's Groundwater Management Plan for the Cedar City Valley Aquifer.
Water Acquisition Fee (Cash Payment Requirement for Non-Priority Rights)
 - For deeds involving Non-Priority Water Rights, a Water Acquisition Fee must be paid based on the appraised value of a one-acre-foot Priority Water Right (north of Highway 56, prefix 73, priority before July 25, 1934) **or with a water right prefix of 71.**
 - The fee is calculated at 1% of the Priority Water Right's appraised value for each full year remaining before curtailment under the State Engineer's Plan. (See "Water Rights Acquisition Fee Chart 2022" below)
 Appraised values are updated by the City Council as needed, typically every six months.

Basin-to-Basin Transfers Additional Requirements for Water Right Prefix 71

In addition to the general requirements of this Section C, a water right bearing prefix 71 that is conveyed to satisfy the City's water dedication requirement must be transferred across basins into the Cedar City Valley Drainage (Basin 73) before the City may put it to beneficial use, and is subject to the following additional conditions:

1. **Senior, Non-Curtailable Rights Only.** Only Basin 71 water rights that are senior water rights with no published curtailment date under the Groundwater Management Plan applicable to Basin 71, as determined by the State Engineer at the time of transfer, will be accepted. Junior or curtailment Basin 71 water rights, including any right subject to a published curtailment date under the applicable Groundwater Management Plan, will not be accepted. The City recognizes that curtailment priority-date cutoffs under the Groundwater Management Plan may shift over time based on hydrologic data, conservation, and growth; acceptance will be based on the priority-date cutoff in effect, as determined by the State Engineer, at the time the water right is proposed for transfer to the City.
2. **Basin-to-Basin Depletion Adjustment.** A transfer of water rights from Basin 71 to Basin 73 is subject to a depletion reduction ("haircut") set by the State Engineer to account for the aquifer and stream depletion effects of the basin-to-basin transfer. Any Basin 71 water right conveyed to satisfy the City's water dedication requirement must be conveyed in an amount sufficient, after application of the depletion reduction then in effect, to yield the full acre-footage otherwise required under this ordinance. This ordinance does not fix the depletion reduction as a set percentage; rather, the applicable rate is the rate then established by the State Engineer for a Basin 71-to-Basin 73 transfer (37.7% as of the adoption of this subsection), and will automatically adjust to reflect any subsequent State Engineer determination without requiring amendment of this ordinance.
3. **Agricultural-to-Municipal Conversion.** Where a Basin 71 water right proposed for conveyance is an agricultural right being converted to municipal use, any additional reduction associated with that agricultural-to-municipal conversion will be treated consistently with the City's existing treatment of agricultural-to-municipal conversions of Basin 73 water rights, and is accounted for within the City's existing per-connection water right requirement (0.88 acre-feet of Agricultural water, or 0.50 acre-feet of Municipal & Industrial water, per single-family unit, as set forth in Section B above). No additional acre-footage or fee will be imposed on the person conveying the right on account of the agricultural-to-municipal conversion beyond what is already required under Section B.
4. **Wholesale/Interconnect Dependency.** The City does not currently own or operate the infrastructure necessary to physically withdraw or convey water rights from Basin 71. Acceptance of a Basin 71 water right, and the City's ability to place that right to beneficial use, is contingent on the availability of a wholesale, interconnect, or similar delivery arrangement with the Central Iron County Water Conservancy District, or another entity possessing the wells and infrastructure necessary to deliver Basin 71 water to the City's system. Nothing in this subsection obligates the City to accept a Basin 71 water right if no such delivery arrangement is available at the time of the proposed conveyance.

Water Rights Acquisition Fee Chart 2022		
Water Priority Date	Suspension Date	% Value
Jan 10, 1966 - Dec 31, 1957	January 1, 2035	19%
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%

Note: Water rights that are expected to be curtailed within 10 years of the deed date **will not be accepted**.

Applicants must also provide:

- Proof of recent beneficial use
- Proof of ownership through a complete chain of title
- Payment of all costs associated with deeding and deeding the water right
- Water rights must originate from the **Cedar City Valley Drainage north of Highway 56** (water right prefix **73**) or with a water right prefix of 71.

D. Process to Deed Water Rights

1. The Applicant shall submit a title report showing:
 - o Type of water right
 - o Ownership of the right
 - o Any liens or encumbrances
2. The Applicant shall provide a title insurance policy in an amount adequate to cover the appraised value of the water rights.
3. A deed and Deed Addendum conveying ownership of the water rights to Enoch City shall be completed and recorded by the City before approval of a building permit application.
4. If the water right is supplemental, recharge/recovery, or otherwise not a primary underground well source, the Applicant must obtain an approved change application from the State Engineer prior to subdivision or building permit approval, defining:
 - o Sole supply
 - o Established diversion and depletion limitations

E. Water Right Credit and Assignment Program

Water Right Credit and Assignment Program. Enoch City is authorized under the Utah State Constitution to accept and hold water rights in perpetuity for municipal water supply purposes and for the benefit of the public. To facilitate development within the City's water service area,

the City may enter into Water Right(s) Credit & Assignment Agreements with water right owners who convey water rights to the City. This program provides a mechanism for Owners to contribute water rights to the City's municipal supply in exchange for assignable development credits.

1. Conveyance of Water Right(s). The Owner shall convey acceptable Water Right(s) to the City by duly executed deed and deed addendum in recordable form, as set forth in Enoch City Ordinances and by the Utah Division of Water Rights. Upon conveyance, the City shall hold such Water Right(s) in perpetuity in accordance with the Utah State Constitution, for municipal water supply purposes.
2. Grant of Assignment Credit(s). In consideration for the conveyance of Water Right(s) to the City under an Agreement, the City shall grant to the Owner the right to assign Water Right(s) credit for future development within the City's water service area.
3. Determination of Assignment Credit. The number of Assignment Credit(s) granted to an Owner shall be determined at the time the Water Right(s) are deeded to the City, in accordance with the City's then-current water right requirement per Equivalent Residential Connection (ERC) as established by ordinance or policy.
 - o One Assignment Credit shall generally be granted for each amount of water equal to the then-current ERC requirement.
 - o Partial credits may be issued on a pro-rata basis.
 - o Assignment Credits may be applied to either residential or commercial connections; however, the water right requirement for commercial connections may differ based on the City's current standards and is not necessarily equal to the residential conversion rate.
4. Assignment Process. The assignment of Assignment Credit(s) by the Owner (or the Owner's successor or assign) shall be affected by a notarized letter. This letter must clearly state:
 - o The exact amount of water right credit being assigned.
 - o The name of the recipient of the credit.
 - o The specific property or project receiving the credit.
 - o If applicable, any lien holder with an interest in the Assignment Right(s) shall provide their written consent in the same notarized letter.
5. City Review and Approval. The City shall approve assignments upon verification of the submitted documentation and compliance with all applicable City ordinances and policies.
6. Relationship to Other Water Acquisition Provisions. It is hereby clarified that Water Rights required and assigned to Multi-Family Developments, Commercial, Industrial, Manufacturing, or Institutional properties as part of their initial Water Acquisition Fee obligation, are not transferable and must remain assigned to that specific development or property. The Water Right Credit and Assignment Program, as described in this subsection (L), applies to Water Rights voluntarily contributed and accepted specifically for the purpose of being banked and assigned as credits by the Owner for future, unassigned development purposes.

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Code Amendment to Permitted Uses in the MXR-18 Zone

FOR CONSIDERATION ON: September 22, 2026

PETITIONER: Enoch City Staff

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

Review Type: Legislative

BACKGROUND INFORMATION:

Enoch City is proposing to remove Item N (Single-family mobile homes on individual lots, constructed on a permanent foundation) from the permitted uses listed in Section 12.1700.1702. The current language specifically identifies single-family mobile homes on individual lots, constructed on a permanent foundation, as a permitted use.

The City has separate requirements in Enoch City Code Section 12.300.321, Supplementary Dwelling Standards, that establish standards for dwellings placed on individual lots outside of a mobile home park or subdivision. Under Subsection G, the primary dwelling must be at least 20 feet wide at the narrowest point of its first story. Factory-built or manufactured homes must consist of multiple transportable sections that are at least 10 feet wide to meet this requirement.

Under the current code, although Item N identifies single-family mobile homes as a permitted use, a mobile home that does not meet the dimensional requirements established in Section 12.300.321(G) could not be placed on an individual lot in compliance with the City's development standards.

The proposed amendment is intended to remove the specific mobile-home use from the permitted-use table and rely on the City's existing supplementary dwelling standards to establish the applicable requirements for factory-built and manufactured homes. This would help avoid having separate or potentially conflicting provisions addressing the same type of dwelling.

GENERAL PLAN REFERENCE:

- The proposed amendment relates to the City's regulation of residential development and standards for single-family dwellings.

CITY CODE REFERENCE:

- Section 12.1700.1702 – Permitted Uses
 - Proposed amendment: Remove Item N, “Single-family mobile homes on individual lots, constructed on a permanent foundation.”

- Section 12.300.321 – Supplementary Dwelling Standards
 - Subsection (G) establishes dimensional and construction standards applicable to dwellings placed on individual lots outside of a mobile home park or subdivision.

PUBLIC NOTICE:

A public hearing has been noticed according to state and city requirements.

STAFF RECOMMENDATION:

Review the proposed code amendment and recommend any changes to the city council the Planning Commission identifies.

12.1700.1702 PERMITTED USES

- A. Accessory uses and buildings customarily incidental to the permitted use, not to exceed 20% of the land.
- B. Agriculture; tilling of the soil, the raising of crops, horticulture and gardening.
- C. Animals and fowl for recreation or family food production for the primary use of persons residing on the premises, or lot(s) contiguous to the lot on which the primary dwelling exists.
- D. Household pets.
- E. Public building.
- F. Public cemetery.
- G. Public church.
- H. Public park or playground.
- I. Public school.
- J. Public utilities, essential services.
- K. Single-family dwellings.
- L. Single-family dwellings with an Internal Accessory Dwelling Unit (IADU).
- M. Single-family dwellings with an External Accessory Dwelling Unit (EADU).
- ~~N. Single family mobile homes on individual lots, constructed on a permanent foundation.~~
- O. Solar energy system, which provides energy for private use, provided that requirements under Section 12.1000 of this Ordinance are met.
- P. Other uses similar to the above may be recommended by the Planning Commission and judged by the City Council to be in harmony with the character and intent of this zone.

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Amendments to Title 12 Traffic Impact Study Requirements for Development
Accessing SR-130

FOR CONSIDERATION ON: September 22, 2026

PETITIONER: UDOT/Enoch City

ACTION REQUESTED BY PETITIONER: Set a Public Hearing for October 13th, 2026

Review Type: Legislative

BACKGROUND INFORMATION:

The Utah Department of Transportation (UDOT) has requested that Enoch City amend its development review requirements related to traffic impacts associated with access to SR-130. SR-130 is a state-controlled highway that travels through Enoch City. Because access to the state highway can affect both the state highway system and the City's connecting street network, UDOT has requested that the City require a Traffic Impact Study for development proposals that access or otherwise feed traffic onto SR-130.

Under the City's existing standards, a Traffic Impact Study is generally triggered by the number of peak-hour trips anticipated to be generated by a development and the potential impact of the development on the City's transportation system. The existing subdivision provisions also allow for a traffic study when required by an applicable UDOT Access Management Plan or when requested by the Land Use Authority.

The proposed amendment would establish a specific TIS requirement for development involving SR-130 access. Under the proposed language, the number of peak-hour trips generated by a development would not eliminate the requirement for a traffic study when the development intersects, connects to, or feeds traffic directly or indirectly onto SR-130.

The proposed amendment is intended to provide UDOT and the City with consistent traffic information when reviewing development that may affect the state highway corridor. The proposed requirement would also ensure that the traffic analysis considers more than the immediate SR-130 access point. The study would evaluate the capacity, safety, and distribution of traffic on SR-130 as well as the surrounding and connecting Enoch City streets.

GENERAL PLAN REFERENCE:

1. Transportation Element (Section IV.B) Primary Location

- Goal B-7 (Access Management) & Policy B-7.2:
 - Current Standard: Policy B-7.2 states that the city will "ensure transportation impacts of large development projects are adequately considered and mitigated, by requiring transportation studies (traffic impact analysis/study) and corresponding mitigation".

- Amendment: Expand Policy B-7.2 to add a specific trigger requiring a TIS for any development or redevelopment intersecting, accessing, or feeding traffic onto SR-130, regardless of project size, and explicitly mandate that the scope of the study include capacity, safety, and traffic distribution modeling across adjacent municipal streets.
- Policy B-7.4 (Arterial Access Control):
 - Current Standard: Governs access spacing and intersection design along arterial and major collector roadways.
 - Amendment: Add language specifying that access points onto SR-130 must demonstrate via traffic study that turning movements and trip generation will not overload surrounding local or collector city streets.
- Goal B-1 & Goal B-2 (Roadway Network & Design Principles):
 - Policies B-1.4 & B-2.3: Require street systems and intersections to be designed to accommodate projected traffic volumes safely while preserving arterial mobility.

2. Public Services and Facilities Element (Section IV.E) — Secondary Concurrency Policy

- Goal E-1 (Concurrency & Adequacy of Infrastructure) & Policy E-1.1:
 - Current Standard: Policy E-1.1 requires public facilities and services to be available prior to or concurrent with development, noting that *"verification of adequate infrastructure may require the preparation of an engineering study (e.g. traffic impact analysis) at the cost of the developer".
 - Amendment: Cross-reference the mandatory SR-130 TIS trigger here under the city's concurrency policy to ensure that developer-funded traffic studies evaluate the capacity of connecting municipal street infrastructure before development authorization is granted

3. Land Use Element (Section IV.A) — Corridor Alignment

- Goal A-3 & Policies A-3.6 & A-3.7 (Commercial/Industrial Development along Arterials):
 - Current Standard: Directs high-traffic commercial and industrial developments, warehousing, and distribution centers to be located near major arterial corridors, specifically referencing Minersville Highway (SR-130).
 - Amendment: Amend these land use policies to clarify that commercial and industrial growth along the SR-130 corridor must be conditioned on a traffic study evaluating both state highway access and impacts on surrounding residential or municipal street networks

CITY CODE REFERENCE:

- 12.2500.2502
 - Section 12.2400.2407(B)(7),
 - Sections 12.1200.1204(H) & (I)(iii)¹ and
 - Section 12.1200.1205(H)
-

PUBLIC NOTICE:

A public hearing will be set for October 13th, 2026

STAFF RECOMMENDATION:

Set a Public Hearing for October 13th, 2026

12.1200.1204 DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING

A. General Intent. The general intent of these Standards for Single Family PUD Housing is to improve the overall quality of single-family development in Enoch City and to ensure the compatibility of single-family developments with the surrounding land uses.

B. Site Planning. These PUD Standards for Detached, Single-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the single-family development.

C. Variations. The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Detached, Single-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. Variations to the development standards set forth herein may be approved as part of the Master Plan, PUD, or the supporting documents approved by City Council.

D. Permitted Uses. The following uses shall be permitted in the Single-Family Housing Development:

1. Any use permitted in Residential Zones with Single-Family dwelling units.
2. Churches, municipal buildings, Public and Private Schools.
3. Twin and Townhouse Units
4. Planned Unit Developments approved per this ordinance.

E. Master Plan Acreage. The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures.

F. Maximum Densities. The maximum density of the Single-Family Residential PUD shall only be limited, established, and governed by the underlying zone density for the entire project, and other applicable standards.

G. Minimum Lot Size. Single-Family Housing shall not be restricted by minimum size nor width but shall comply with setbacks and International Fire Code.

H. Major Arterial Street. The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street which shall be directly connected to Old Highway 91, SR130, or the proposed Iron County Belt Route. A Traffic Impact Study (TIS) shall be required for any development, subdivision, additional development, redevelopment, or substantial change in use that intersects, connects to, accesses, or is designed or anticipated to feed traffic directly or indirectly onto SR-130, regardless of the number of peak-hour trips generated.

I. Front Setbacks.

1. Residential on Public Street - No structures shall be set back less than ten (10) feet from back of curb or 4 feet from the right-of-way line of a dedicated street, whichever is less. On corner lots, this same set back shall apply to both sides aligning a street.
2. Residential on Private Street - Building setbacks along private streets shall be ten (10) feet from back of curb. On corner lots, this same set back shall apply to both sides aligning a street.
3. Commercial/Industrial - All setbacks shall be as required in the underlying zone.

J. Side & Rear Setbacks. All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K. Building Heights. All residential building heights shall be limited to thirty-five feet (35') measured from final landscaping grade against the building foundation to top plate of the top story. All Commercial and Industrial buildings shall be limited to fifty feet (50').

L. Open Space. There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

1. Private or common area.
2. Area dedicated for public use.
3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.

4.Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner’s association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M.Public Utilities. All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each lot shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code. Utilities and utility easements shall be located as directed by the Developer on the approved Plats, and shall be designed to facilitate and tie into the municipal systems.

N.Private Amenities. All private amenities, other than streets, including, drainage, and other such improvements shall be designed and installed and inspected according to applicable codes and standards.

O.Fences. The Detached Single Family Housing PUD shall have no fencing requirements.

P.Landscaping. Landscaping is required as follows:

- 1.Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for sidewalks, driveways, and parking areas.
- 2.Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
- 3.In commercial or industrial PUDs, and residential PUDs in commercial or Industrial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q.Parking. Single Family residential and Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.

R.Private and Public Street Widths.

1. All private streets within a PUD shall have a minimum paved width of twelve (12) feet and provide proper circulation.

2. Private streets shall intersect with public streets such that they are indistinguishable from public streets and without any cul-de-sac, turnaround, or driveway entrance.
3. Private streets are not maintained by the City.
 1. Public streets sections must be approved by the City Land Use Authority in conformance with international fire code and American Association of State Highway and Transportation Official standards.

S. Waste Receptacles. All storage and solid waste receptacles shall have no requirements and may be further governed by CC&Rs.

T. Design Details. In order to allow thoroughfares and open spaces to be designed in a manner that prioritizes safety and comfort for pedestrians and cyclists, promotes community, and contributes to a sense of identity for the neighborhood, the PUD may propose designs for thoroughfares, street signs, street lights, and mail boxes, as well as landscaping, signs, lighting, and fences on private lots, that vary from City standards. These alternate designs shall be subject to review and administrative approval by the City if the public interest is met.

12.1200.1205 MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS

A. General Intent. The general intent of these PUD Standards for Multi-Family Housing is to improve the overall quality of multi-family development in Enoch City and to ensure the compatibility of multi-family developments with the surrounding land uses. These multi-family standards shall apply to all new multi-family housing within Enoch City

B. Site Planning. These PUD Standards for Multi-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the multi-family development.

C. Variations. The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Multi-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.

D. Permitted Uses. The following uses shall be permitted in the Multi-Family Development:

1. Any use permitted in the Residential Zones with single dwelling units.
2. Apartments, townhomes, condominiums, and other multi-unit dwellings.
3. Student Housing.
4. Private and Public Schools.
5. Non-profit Community Service Clubs, except those whose activity of which customarily carried on as a business.
5. Planned Unit Developments approved per this ordinance.
6. Congregate Living Facilities as defined in Section 12.1100.1106 of this ordinance.

E. Master Plan Acreage. The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures

F.Maximum Densities. The maximum density of the Multi-Family PUD Housing shall only be limited, established, and governed by the available open space and other applicable PUD standards.

G.Minimum Lot Size and Width Requirements. The Multi-Family lot shall not be restricted by minimum size nor width.

H.Major Arterial Street. The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street, which shall be directly connected to Highway 91 or SR130, or the Iron County Belt Route. A Traffic Impact Study (TIS) shall be required for any development, subdivision, additional development, redevelopment, or substantial change in use that intersects, connects to, accesses, or is designed or anticipated to feed traffic directly or indirectly onto SR-130, regardless of the number of peak-hour trips generated.

I.Front Setbacks.

- 1.Residential on Public Street - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.
- 2.Residential on Private Street - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
- 3.Commercial/Industrial - All setbacks shall be as required in the underlying zone.

J.Side & Rear Setbacks. All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K.Building Heights. All residential building heights shall be limited to fifty feet (50') measured from final lot or landscaping grade against the foundation to top plate of the top story.

L.Open Space. There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

- 1.Private or common area.
- 2.Area dedicated for public use.
- 3.Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces

may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings and properties, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.

4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M. Public Utilities. All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code, utilities, and utility easements shall be located as designed by the Developer on the approved Plats, which shall be designed to facilitate and tie into the municipal systems.

N. Private Amenities. All private amenities, other than streets, including drainage, and other such improvements shall be designed, installed and inspected according to applicable codes and standards.

O. Fences. A minimum six-foot (6') high sight-obscuring fence shall be erected on the perimeter of all multi-family Residential PUD projects. Fences shall be set back a minimum of 10 feet from the right-of-way line of a dedicated street. The fenced setback area shall be landscaped. Where the front of a unit faces a dedicated public street, a fence is not required if the property is landscaped parallel with the face of the structures or the required setback.

P. Landscaping. Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
3. In commercial areas, and residential PUDs in commercial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. Parking. The number of off-street parking spaces shall be the same as the underlying zone.

R. Private and Public Street Widths.

- 1.All streets within a PUD shall have a minimum paved width of twenty-six (26) feet and provide proper circulation.
- 2.Private streets are entered from the public streets by a driveway- type entrance and are posted as private streets.
- 3.Private streets are not maintained by the City.
- 4.When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.
- 5.Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S.Waste Receptacles. All storage and solid waste receptacles which are not located within a building shall be enclosed within a sight-obscuring fence or fence compatible with the design of the development.

12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS

- A. The City shall not approve, nor shall a party record, any plat or other creating instrument for a new subdivision under this Chapter unless the party has properly applied under this Chapter and received both a preliminary approval and a final approval from the respective Land Use Authorities.
- B. To considered complete, a *preliminary* subdivision application must include at least the following elements:
 - 1. An approved land use application that describes how the property will be used after it is subdivided.
 - a. If the intended use is permitted by right under City ordinances, the land use application must include citations to the specific ordinance(s) that the applicant believes authorizes the intended use.
 - b. If the intended use requires a conditional use permit or is otherwise conditioned on City approval, the land use application must include an *approved*, City-issued permit authorizing the intended use. Should an applicant seek a use permit concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the use permit is issued.
 - c. If the intended use is prohibited under City ordinances and requires a variance, the land use application must include an *approved*, City-issued variance authorizing the intended use. Should an applicant seek a variance concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the variance is issued.
 - 2. A plat. The plat must be drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The plat must include:
 - a. The proposed name and general location of the subdivision, in bold letters at the top of the plat. The proposed subdivision name must be distinct from any subdivision name on a plat recorded in the County Recorder's Office.
 - b. The boundaries, course, numbering, and dimensions of all proposed parcels. All lots should be consecutively numbered.
 - c. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.
 - d. The parcel numbers of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.
 - e. The address and phone number of the land surveyor and/or engineer who prepared the plat.
 - f. Sufficient data acceptable to the City Engineer to readily determine the location, bearing and length of all lines on the plat, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at appropriate intervals.

- g. Whether any parcel is intended to be used as a street or for any other public use.
 - h. The names, numbers, widths, lengths, bearings, and curve data on centerlines for all proposed streets, alleys, and easements (if applicable). All proposed streets shall be numbered and named in accordance with the City's adopted addressing system.
 - i. The location of existing streets, easements, water bodies, streams, and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, and bridges.
 - j. The location and width of existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights-of-way and building setback lines.
 - k. Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.
 - l. Any known and unrecorded water conveyance facility located, entirely or partially, within the plat, including sanitary sewers, storm drainage facilities, fire hydrants, and pumping stations.
 - m. Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements, including detailed provisions for collecting and discharging surface water drainage.
 - n. Whether any parcel is reserved or proposed for dedication for a public purpose.
 - o. The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.
1. A stormwater drainage plan provided in accordance with City Engineering Standards and Enoch City storm drain system master plans.
 2. A water modeling analysis using Enoch City's Water model covering the primary and secondary water needs and likely impact of the intended subdivision use on the City and surrounding area.
 3. Wastewater modeling analysis using Enoch City's Wastewater model covering the wastewater needs and likely impact of the intended subdivision use on the City and surrounding area.
 4. A soils report from a qualified soils engineer identifying the types of soils within the proposed subdivision area and identifying any soils constraints on the proposed subdivision.
 5. A traffic study, if one is required by an applicable UDOT Access Management Plan or if the Land Use Authority informs the potential applicant during or after a pre-application meeting (but before the applicant applies) that one is required. A Traffic Impact Study (TIS) shall be submitted as part of the preliminary subdivision application for any subdivision that intersects, connects to, accesses, or is designed or anticipated to feed traffic directly or indirectly onto SR-130, regardless of the number of peak-hour trips generated by the subdivision.

6. An improvement plan, created in accordance with applicable portions of chapters 12.2500 and 12.2700 of this Title, for all public improvements proposed by the applicant or required by City ordinances.
 - a. In addition to the requirements in chapters 12.2500 and 12.2700, the improvement plan must contain an engineer's estimate of the cost of completing the required improvements.
 7. Certifications, including:
 - a. An affidavit from the applicant certifying that the submitted information is true and accurate.
 - b. The signature of each owner of record of land described on the plat, signifying their dedication and approval of the plat.
 - c. Certification that the surveyor who prepared the plat:
 - i. Holds a license in accordance with Utah Code 58-22; and
 - ii. Either
 - a) Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or
 - b) Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
 - iii. Has placed monuments as represented on the plat.
 1. Three 11"x17" printed copies of the preliminary plat.
 - a. An electronic copy of all plans in PDF format.
 - b. Payment of any application-processing fees required by the City.
- B. To be considered complete, a *final* subdivision application must include all the same elements as the preliminary application—except for the improvement plan—, plus the following:
1. Land Use Authority approval of the applicant's preliminary application.
 2. A completion assurance for public improvements, or a statement that all public improvements will be completed before development occurs on the proposed subdivision and before the applicant records the plat, as required by chapter 12.2600 of this Title.
 3. Payment of a Water Acquisition Fee or binding documents enacting a Water Right Transfer as described in 12.2400.2413 and 14.100.113.
 4. A Preliminary Title Report or Title Insurance Policy for the land to be subdivided verifying property ownership.
 5. As applicable, formal, irrevocable offers for dedication to the public of streets, City uses, utilities, parks, easements, or other spaces.
 6. If the plat is to be part of a community association, signed and binding documents conveying to the association all common areas.
 7. Copies, including:

- a. Two paper copies (24" x 36") of the final plat;
 - b. One electronic copy of the final plat in AutoCAD format (DWG or DXF), Geodatabase format (GDB), or Shapefile format (SHP), with a projection assigned to the file(s) and with the proper metadata that describes what coordinate system/projection the data is assigned to; and,
 - c. Electronic final plats submitted in AutoCAD, Geodatabase, or Shapefile format shall include dedicated data layers representing tracer wire. These layers shall identify wire routing and connection points linked to corresponding utility features; and,
 - d. A PDF document of the final plat and all other plans and supporting documents required by this Chapter.
- C. The Land Use Authority shall produce, maintain, and make available to the public a list of the specific items that comprise complete preliminary and final applications and a breakdown of any fees due upon submission or approval of the applications.
- D. The Land Use Authority may require, and the applicant shall provide, additional information beyond the requirements of this Section or those published by the Land Use Authority relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements.

12.2500.2502 IMPROVEMENTS

Material/compaction testing is required for all improvements and all improvements shall comply with the test recommendations. The following improvements shall be required in all subdivisions and shall be approved by the City staff and City Engineer. Improvements shall not be installed until their location and specifications are approved by the Planning Commission and the City Engineer. Water and sewer mains and laterals and fire hydrants shall be installed prior to the surfacing of streets and the installation of road base, curbs, gutters, and sidewalks.

- A. Streets on Property of Other Public Agencies or Utility Companies. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company by the subdivider prior to approval of the preliminary plat.
- B. Every new development, additional development, or redevelopment proposal submitted to Enoch City that generates 100 or more peak hour trips (use ITE Manual), and will have a significant impact on Enoch City's transportation system as determined by the Enoch City Engineer, will include a traffic impact study (TIS). As part of the process on Development, UDOT will be included as a technical resource for any development that will generate 200 or more new peak hour trips (use ITE Manual).
 1. In addition to the traffic impact study requirements otherwise established by this section, a Traffic Impact Study (TIS) shall be required for any new development, additional development, redevelopment, or substantial change in use that intersects, connects to, accesses, or is designed or anticipated to feed traffic directly or indirectly onto SR-130, regardless of the number of peak-hour trips generated by the development. For purposes of this subsection, a development shall be considered to feed traffic onto SR-130 when the proposed development's access or anticipated traffic distribution utilizes a street, intersection, or access point that connects to SR-130.
- C. Surface Water Street drainage and drainage structures shall be provided in accordance with City Engineering Standards and Enoch City storm drain system master plans. Additionally, prior to altering the natural terrain, sub-divider(s) shall consult with the City Engineer to determine the flood control measures necessary in their project area. A flood control system shall be designed and approved as part of the construction plans. Design of flood control systems shall meet the following criteria:
 1. A comprehensive drainage study shall be performed for the development by a licensed Professional Engineer. The drainage study shall provide all necessary data required by this Ordinance or the City Engineer.
 2. Detention Basins
 - a. Detention basins shall be sized to detain a 100-year, 24-hour post development rainfall event.
 - b. Detention basin outlet structures shall be designed to restrict flows to a pre-development 2-year, 24- hour rainfall event or 0.2 CFS/acre, whichever is less.
 - c. Detention basins shall be constructed with emergency overflow spillways with a post development 100-year rainfall peak capacity.

- d. Storm water drainage systems, including pipes, streets and gutter, must be designed to effectively convey flows to and from the detention basin for all storm events up to and including the 100-year rainfall event.
- e. Flows from detention basin outlet structures and emergency overflow spillways shall be conveyed directly to a City designated storm drain system or street right-of-way without impacting other private property. This standard can be waived if a private property owner gives permission to receive the flow through deeded drainage easement.
- f. All required improvements shall be designed and installed to City Engineering Standards.

3. Retention Basins

- a. Retention basins shall be sized to retain at a minimum the 100-year, 24-hour post-development rainfall event. Retention basin sizing calculations must be included in a drainage study prepared by a licensed professional engineer in the state of Utah.
- b. Retention basins shall be designed and constructed according to recommendations from a licensed profession engineer in the state of Utah specializing in geotechnical engineering. The retention basin design recommendations must be included in the soils report for the development.
- c. Retention basins will not be allowed in highly susceptible soil or susceptible soil areas, or in other poor soils areas as recommended by the geotechnical engineer. Refer to the "Relative Hydrocompaction Susceptibility" map.
- d. The side slopes of retention basins shall not be steeper than 3:1 (H:V).
- e. The maximum depth of retention basins shall be three (3) feet plus one (1) foot of freeboard above the emergency overflow and a maximum water depth of three feet below the emergency overflow.
- f. Fencing that will prevent entry is required around retention ponds if the maximum water depth below the emergency overflow is greater than 12 inches in depth. Fence minimum height is to be 42 inches.
- g. Retention basins with a maximum water depth below the emergency overflow of 12 inches or less can be landscaped and used as open space for the development.
- h. Retention basins shall be designed to drain out completely within 2 days (48 hours) from the end of the storm event. This is to be documented with a certified percolation test of the native sub-grade material and the material to be placed during construction. The percolation rate must be documented in the soils report.
- i. Underground utilities (i.e., water lines, sewer lines, gas lines, power lines, telecommunication lines, etc.) shall not be allowed through the retention basin or within 5 feet of the pond side-slopes.
- j. All retention ponds must be privately maintained and operated.

- k. All required improvements shall be designed and installed to City Engineering Standards.
- D. Sewage Disposal. Sewage disposal system shall be provided and must meet municipal and state codes and regulations for each lot in the subdivision. Said sewer systems shall be installed before the installation of road base, surfacing, curbs, gutters and sidewalks.
1. A comprehensive sewer study shall be performed for the development by a licensed Professional Engineer. The sewer study shall provide all necessary data required by this Ordinance or the City Engineer.
 2. If the comprehensive sewer study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (Outside of current impact fee plan/analysis)
 3. All required improvements shall be designed and installed to City Engineering Standards.
- E. Water Supply. A culinary water supply which must be approved by the City Engineer and the Utah Division of Water Quality shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the municipality. Where an approved public water supply is available, the subdivider shall install water mains and service lines or laterals from such mains to each lot within the subdivision prior to the installation of road base, surfacing, curbs and gutters and sidewalks. If an approved public water supply is not available, or the public water supply is not capable of providing sufficient culinary water to the development, the City Council may require the development to provide an additional, State approved, culinary water source. When the closest boundary of a development is within 1,320 feet of an active municipal irrigation source, the developer must provide irrigation to said development.
1. A comprehensive water model shall be performed for the development by a licensed Professional Engineer. The water model study shall provide all necessary data required by this Ordinance or the City Engineer.
 2. If the comprehensive water study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (Outside of current impact fee plan/analysis)
 3. All required improvements shall be designed and installed to City Engineering Standards.
- F. Fire Hydrants. Fire hydrants shall be installed by the subdivider at locations determined by the State of Utah standards.
- G. Underground utilities shall be installed within the subdivision. A subdivider/developer may have the option of installing overhead utilities in any portion of the subdivision in which overhead utilities are existing, where such utilities could serve that portion of the subdivision upon approval of the City Council.
- H. Street Improvements. All streets shall be constructed by the subdivider in accordance with the Enoch City Engineering Standards, rules and regulations adopted by the City Council and pursuant to this Ordinance.
- I. Curbs, Gutters, and Sidewalks. Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the subdivider in all subdivisions.

- J. Monuments. Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. All monuments shall be protected by developer/subdivider and all contractors hired to build said subdivision. All subdivision plats shall be tied to a corner or monument of record or established land office survey corner.
- K. Street Signs. The subdivider shall be responsible for furnishing and installing any necessary street signs. The names of streets and the design of the street sign shall be installed in accordance with the Enoch City Engineering Standards.
- L. Street Lights. The subdivider shall be responsible for all necessary street lights and shall obtain through contract with Rocky Mountain Power/Pacificorp. All street lights shall be in accordance with Enoch City Standard Specifications and as indicated below.
 - 1. Full Cut-off Fixtures: All new lighting for streets or highways shall constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
 - 2. Light Source: Streetlights shall preferably use high-pressure sodium or LED with a maximum of 5,000 lumens.
 - 3. Standard Poles: Metal poles that are used to mount light fixtures shall be painted to blend with the surrounding terrain.
 - 4. Non-complying Streetlights: Existing street and highway lights that do not meet the requirements of this Ordinance shall be brought into compliance as funds become available.
 - 5. Location: Roadway and streetlights, as a minimum, should be placed at intersections and crosswalks on major collector streets and arterials not to exceed 500' between streetlights unless within 125 feet of an adjacent streetlight. At intersections and crosswalks on minor collector or residential collector streets not to exceed 500' between streetlights unless within 250 feet of an adjacent streetlight.
- M. Tracer wire shall be included as a required improvement for all underground utility installations in subdivisions. This requirement applies to all water, pressurized sewer, storm drain, electrical, gas, and communications systems.
- N. All other improvements shall be designed and installed as required in the Enoch City Engineering Standards and all other Enoch City ordinances.