

ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA

October 13, 2026, at 5:00 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

- a. Pledge of Allegiance
- b. Invocation (2 Min.) – Audience invited to participate
- c. Inspirational Thought
- d. Approval of Agenda for October 13, 2026
- e. Approval of Minutes for September 22, 2026
- f. Conflict of Interest Declaration

2. PUBLIC COMMENTS

3. PUBLIC HEARING TO AMEND ENOCH CITY CODE 12.2500.2502, SECTION 12.2400.2407(B)(7), SECTIONS 12.1200.1204(H) & (I)(III), AND SECTION 12.1200.1205(H) TO REQUIRE A TRAFFIC STUDY FOR ANY DEVELOPMENT THAT ACCESSES SR-130.

4. CONSIDER AMENDING ENOCH CITY CODE 12.2500.2502, SECTION 12.2400.2407(B)(7), SECTIONS 12.1200.1204(H) & (I)(III), AND SECTION 12.1200.1205(H) TO REQUIRE A TRAFFIC STUDY FOR ANY DEVELOPMENT THAT ACCESSES SR-130

5. SET A PUBLIC HEARING FOR OCTOBER 27, 2026, TO AMEND ENOCH CITY CODE 12.1500.1502, PERMITTED USES, TO ALLOW ACCESSORY DWELLING UNITS AS PERMITTED USES IN THE R-1-11 ZONE.

6. COMMISSION/STAFF REPORTS

7. 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.

ENOCH CITY PLANNING COMMISSION MEMO

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

FOR CONSIDERATION ON: October 13th, 2026

PETITIONER: UDOT/Enoch City

ACTION REQUESTED BY PETITIONER: Approve Proposed Code Amendment

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"¹.

- 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)
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PUBLIC NOTICE:

A public hearing will be held during the review of this agenda item, and has been noticed according to the requirements of state and city code.

STAFF RECOMMENDATION:

Review the proposed code change language from UDOT/Enoch City Staff and make any necessary changes to prepare a recommendation to City Council.

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.

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Zoning Text Amendment: Permit Internal and Detached Accessory Dwelling Units
in the R-1-11 Zone

FOR CONSIDERATION ON: October 13, 2026

PETITIONER: Enoch City Staff

ACTION REQUESTED BY PETITIONER: Set a Public Hearing to adopt an ordinance
amending the R-1-11 zone to allow IADUs and
detached ADUs.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

This memo presents a proposed amendment to the R-1-11 zone adding two permitted uses: a single-family dwelling with an Internal Accessory Dwelling Unit (IADU) and a single-family dwelling with a detached accessory dwelling unit (referred to in the current draft as an External ADU, or EADU). The amendment brings Enoch City's zoning into compliance with recent state law. Accessory

State law. Utah Code Ann. § 10-21-303 treats an internal ADU as a permitted use and limits the restrictions a city may place on it. In its 2026 General Session the Legislature enacted S.B. 284 (Laws of Utah 2026, ch. 166), which created § 10-21-304 effective October 1, 2026. That section requires a covered municipality to adopt a land use regulation permitting a detached ADU on any lot or parcel of 11,000 square feet or larger that contains a single-family dwelling, where the dwelling is a permitted use. A city may allow detached ADUs on smaller lots but is not required to.

GENERAL PLAN REFERENCE:

- Section IV.C — Housing Element^{[1][2]}
 - Goal C-5: Meeting Moderate Income Housing Needs/Programs
 - Policy C-5.1: Explicitly identifies creating, allowing for, and reducing regulations related to internal or detached accessory dwelling units (IADUs and EADUs) in residential zones as a primary municipal strategy to facilitate low- and moderate-income housing options

CITY CODE REFERENCE:

- Enoch City Code 12.500.1502

PUBLIC NOTICE:

A public hearing will be held on October 27th, 2026

STAFF RECOMMENDATION:

Set a public hearing for October 27th, 2026.

- A. Accessory uses and buildings customarily incidental to permitted uses, not to exceed 20% of the land.
- B. Public utilities, essential services. (Limit area 4' X 4')
- C. Single-family dwellings.
- D. Child daycare or nursery with 4 children or less.
- E. Home occupation business.

[F. Single-family dwelling with an Internal Accessory Dwelling Unit \(IADU\).](#)

[G. Single-family dwelling with an External Accessory Dwelling Unit \(EADU\).](#)

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