ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
May 24, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

https://us02web.zoom.us/j/89559414247

Meeting ID: 895 5941 4247
Dial by your location
+1 253 215 8782 US (Tacoma)

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 May 24, 2022**
   e. **Approval of minutes for May 10, 2022**
   f. **Conflict of Interest Declaration-**

2. **CONSIDER ZONE CHANGE OF LOTS 3A, 3B, & 3C, AMENDED PLAT OF LOT 3, BLK 2, VILLAGE GREEN FARMS FROM R-1-1-18 TO R-1-11 AND SET PUBLIC HEARING FOR JUNE 14, 2022**

3. **CONSIDER ZONE CHANGE OF PARCELS A-0916-0002-003A & A-0916 0002-003B FROM R-1-11 TO RVP (RECREATIONAL VEHICLE PARK) CONTINGENT UPON BOUNDARY LINE ADJUSTMENT OF VACATED PARCELS TO CREATE 1.06 ACRES AND SET PUBLIC HEARING FOR JUNE 14, 2022**

5. **SET A PUBLIC HEARING FOR NEW WATER ORDINANCE, WATER ACQUISITION, CONSERVATION TIER STRUCTURE, AND WATER UNITS FOR JUNE 14, 2022**

6. **DISCUSS THE PROCESS FOR AMENDING THE ENOCH CITY GENERAL PLAN**

8. **PUBLIC COMMENTS**

9. **COMMISSION/STAFF REPORTS**

10. **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, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on May 20, 2022.

Lindsay Hildebrand, Deputy Recorder **Date** **Meeting ID: 895 5941 4247**

MINUTES
ENOCH CITY PLANNING COMMISSION
May 10, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Meeting ID: 871 4020 7063

MEMBERS PRESENT:
Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Andrew Meacham-absent
Commissioner Debra Ley
Commissioner Bob Tingey-absent

STAFF PRESENT:
Rob Dotson, City Manager
Council Member Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Dep. Rec.
Hayden White-Pub. Works Dir.

PUBLIC PRESENT: Ross Chatwin and Robert Cowan **On Zoom-**Jacqueline O'Rourke and Kelvin Smith of Go Civil Eng.

Commissioner Correa made a motion to have Chairman Pro-Tem Ley conduct the meeting in the absence of Chairman Tingey. The motion was seconded by Commissioner Losee and all voted in favor.

1. CALL TO ORDER OF REGULAR MEETING- By Chairman Pro-Tem Ley at 5:30 pm. She excused Chairman Bob Tingey and Commissioner Andrew Meacham who were absent.

- **a. Pledge of Allegiance –**Led by Commissioner Correa
- **b. Invocation (2 min.) –**Audience invited to participate. Given by Commissioner Losee
- **c. Inspirational thought-**Given by Chairman Pro-Tem Ley
- **d. Approval of agenda for May 10, 2022-Commissioner Losee made a motion to approve the agenda. The motion was seconded by Commissioner Correa and all voted in favor.**
- **e. Approval of minutes for April 26, 2022- Commissioner Correa made a motion to approve the minutes. The motion was seconded by Commissioner Losee and all voted in favor.**
- **f. Conflict of Interest Declaration-**none stated

2. PUBLIC HEARING FOR A ZONE CHANGE FOR THE HARDIN-CHATWIN PROPERTY FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO SINGLE FAMILY RESIDENTIAL (R-1-11)

Commissioner Correa made a motion to close the regular meeting and go to the public hearing for the zone change application for the Hardin-Chatwin property. The motion was seconded by Commissioner Losee and all voted in favor. Chairman Pro-Tem Ley invited public comments instructing the audience to state name and address for the record.

Robert Cowan said he lives near the property and has had a good neighbor in the Hardin's. He said he had no information on what this is about but understands why Hardin's might want to subdivide. He stated concern for the quality of life that will

change with more people living there. He is concerned the access to the road will be impacted greatly.

Jacqueline O'Rourke of 420 W. Midvalley Road said she went into some comments but will state them now. She asked if these comments are seen by the City Council. She said she was told the City does not know exactly what the developer has planned yet. She said R-1-11 allows quarter acre lots. Doing the math that could possibly be 1118 homes. Water is scarce and she was told there has to be 1 AF per door given to develop but the big picture in Cedar Valley is a scary proposition for that many homes. She is concerned about the daily increased traffic on Bulldog and Midvalley Roads. She is concerned about the impact to infrastructure. She questioned if the City communicates with UDOT and others on roads and how that works with that many more homes. Schools are an issue too. After they discuss and recommend to the City Council when does the community find out the recommendation? She asked if she could go to the City Council meeting also.

Council Member Katherine Ross said a member of the public stopped her to say smaller lots are easier to take care of and the water is an issue so she is passing that comment along.

There were no other comments.

Commissioner Correa made a motion to close the public hearing and return to the regular meeting. The motion was seconded by Commissioner Losee and all voted in favor.

3. CONSIDER A ZONE CHANGE REQUEST FOR HARDIN-CHATWIN PROPERTY AND MAKE A RECOMMENDATION TO CITY COUNCIL

City Manager Dotson answered the public's questions. Someone asked what R-1-18 and R-1-11 means and he explained the lot sizes. He said quality of life is a concern and is commented on every time a development comes. There will be changes but what does that mean? Enoch Code requires the developer to create road access to the new subdivision. After 80 lots they have to have two access roads. Plans for development come after the zone change. All the zone change does is says you can have smaller lots and more lots. Access also includes roads within the subdivision as well as curb, gutter and sidewalks which take an amount of property that will not be used for lots. Utility easements also take up space so the math calculation cited earlier will be diminished by 30-40% that will be removed for placement of lots. He said the developer could do a residential subdivision right now with the R-1-18 zoning that was put into place at the time the Hardin's annexed the land. This change is to allow for smaller lots only. The use is the same as now. That is the law. Each lot has to bring 1 AF of water 1934 or older and he gave more details of the requirements for the water rights. He noted the agricultural use now in place uses far more water than homes will use. He explained more about the roads that will be required and that the developer will have to work with UDOT, Iron County and Enoch City to work out the required roads for access. It is a private easement on Bulldog now so that will have to be worked out. Iron County and UDOT all communicate and work together on this. Schools are their own entity and Enoch is not involved and has no bearing on that. They consider growth in their plans. The Planning Commission will make a recommendation to the City Council in this item tonight for the public to hear. The City Council decides if they will approve this application. The public hearing is now not then. All of this including public comments

DRAFT

goes to the City Council in the minutes for their review. Anyone can call a Council Member or the Mayor about this application. The public comments portion of the City Council meeting is at the beginning so the public can comment on this again if they choose.

The question was asked where the boundary of Enoch City is. City Manager Dotson said the western boundary is Bulldog Road although there are some jogs in the line. The Hardin property was annexed by petition from the owner into Enoch City a few years ago. There was a brief discussion of the notice process for zone changes. That is done by signs and letters to adjacent property owners. The Planning Commission and City Council listen to public comments and also consider property rights, compliance with the General Plan and other factors in their decisions.

Ross Chatwin, the developer, explained what he is planning to do in this subdivision. He said many people want to move here because they don't feel safe where they live. They are coming regardless and affordability comes with the lot size. The larger lots are unaffordable to develop in today's market. This zone change allows for a few more homes. He said he is trying to accommodate affordable housing. This property comes with enough water to satisfy the Enoch City requirement. There will be impact undoubtedly and they are mindful of that and want it to look nice and be a great subdivision. People will be attracted to it because it will be nice with little park and he gave more details. He noted the adjacent subdivisions are already zoned for the smaller lots. This is currently a farm using far more water than homes will. There are two wells on the property that are irrigation wells and are in need of repair. City Manager Dotson said the City is aware of that and we will work with them to acquire the wells with development but that is not required. We require the water rights only. Impact fees go towards acquiring wells and he gave more details.

Chairman Pro-Tem Ley said as the Planning Commission our part is in planning for the future. The other things like water and roads are administrative and will be dealt with in later processes. More criteria for development was cited and explained. There was brief discussion of the secondary water system and its current use and expansion plans to reduce the impact on the culinary system. It was noted large subdivisions are typically done in phases and all issues mentioned are dealt with in the City code as the development goes through the stages for approval. Chairman Pro-Tem Ley asked for a motion for a recommendation to the City Council.

Commissioner Correa made a motion to send a favorable recommendation to the City Council on the zone change for the Hardin-Chatwin property from Single Family Residential R-1-18 to Single Family Residential R-1-11. The motion was seconded by Commissioner Losee and all voted in favor.

4. CONSIDER PRELIMINARY PLAT FOR HARDCORE INDUSTRIAL PARK AND MAKE A RECOMMENDATION TO CITY COUNCIL – Civil Science-(note: reapplying due to major changes)

Kelvin Smith of Civil Science came in on Zoom representing the owner. He said they are reapplying because they had some significant changes to the previously approved preliminary plat. He said the biggest change is to the drainage aspects of the commercial subdivision. He gave many details regarding the road, water flow and specific lots. It was noted the end use of the lots after they are sold will also be a

determining factor in what is required for drainage. There was going to be a retention basin on each property and that is the big change. He said they cleaned up the design and so are submitting the Preliminary Plat for approval. City Manager Dotson pointed things out on the map saying the water will be piped to the north and it will flow with gravity. Kelvin was asked if he talked to UDOT about dumping into their roadside ditch. He said it is not final yet but they are talking and the flow goes there naturally. This fits our plan, City Manager Dotson said. They are slowing down the water as much as possible to code. This will go in the road and then to the detention basin. This is a resubmittal for the changes. Kelvin said because of grades and hardscape they engineered this area as a retention basin to store and hold water and then it overflows and goes down the roadway. Each lot will be responsible for their own run-off and retaining it when developed except lots 4 and 5 which are accounted for. For lots 4-5 they assumed a worst case scenario and oversized the basin. The basin is not on the property and is on a separate lot or parcel and has been engineered for lots 4-5 as adjacent without additional storage on lots 4-5. The drainage notes are on the plat and will be recorded with the final plat. Chairman Pro-Tem Ley asked for a motion.

Commissioner Correa made a motion send a favorable recommendation to the City Council for the Hardcore Industrial Park Revised Preliminary Plat. The motion was seconded by Commissioner Losee and all voted in favor.

5. CONSIDER PRELIMINARY PLAT OF DAIRY GLEN SUBDIVISION, PHASE 2 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Platt and Platt

Wade Wilcock represented the owners saying the zone change was already done for this property for R-1-11. He said this Preliminary Plat follows all requirements and guidelines in City Code and they are ready to move forward with this phase. It was noted they have the required water and it comes at the time of the final plat.

Commissioner Losee made a motion to send a favorable recommendation on the Preliminary Plat of Dairy Glen Subdivision, Phase 2 to the City Council. The motion was seconded by Commissioner Correa and all voted in favor.

6. CONSIDER CHANGES TO WATER ORDINANCES – 3 PARTS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-See WB Rec.

Chairman Pro-Tem Ley said we will go through discussion of each item and vote as the Water Board did by roll call. Tonight we are considering how we use water and possible rate structures based on the same nine (9) questions the Water Board considered.

#1-Do you agree with accepting younger water rights with dates after July 1934 with the associated fee as proposed in the draft ordinance?

City Manager Dotson said the Groundwater Management Plan (GMP) is now the policy for younger water rights which will be curtailed starting in fifteen (15) years. There is the possibility that policy could change if other efforts to stabilize and recharge the aquifer are successful. Council Member Ross said the City Council set the policy that we will only accept water rights dated July 1934 or older. City Manager Dotson said younger, existing water rights could possibly be used in conjunction with a fee until curtailed. The fees would be used to acquire other water rights or water sources. (WB-All voted yes)

Planning Commission-All voted yes.

#2 Do you agree with acquiring the use of a water right with a fee and no water rights being given to the City? (WB-1-no-1yes, with condition of one connection and 2-yes)

City Manager Dotson explained the concept in detail. Doug Grimshaw of the Water Board was against it. Alan Miller said this might make sense for one connection but not for an entire subdivision. Chairman Pro-Tem Ley said Cedar City does this now and they are in trouble with their water due to that policy. Chairman Pro-Tem Ley discussed the Water Board votes listed above.

Chairman Pro-Tem Ley-no, requires a water right for everything. Commissioner Correa-yes, for one connection only Commissioner Losee-yes, for one connection

#3 Do you agree with the Acquisition Fee Chart as proposed –Planning Commission -all yes (WB-All yes)
Planning Commission –All yes

#4 Do you agree with exemptions for water acquisition for nominally irrigated areas and not subject to an acquisition fee if it requires "X" amount of water for nominally irrigated areas such as planting strips with gravel, trees and shrubs? (WB-3-no 1-yes)
Concerns expressed by the Water Board were this sets up developers to underestimate the usage and they deed less water to the City in accordance. Then they use more and the City has not been deeded the water to cover the over use. Spencer thought it incentivizes developers to xeriscape.

Chairman Pro-Tem Ley-no not needed. Commissioner Correa-no Commissioner Losee-clarified saying this is xeriscaping and not grass so-Yes

#5 –Do you agree with open space exemptions defined as no water rights required?
City Manager Dotson explained saying if a private HOA has a park that is private they must provide water rights to water it. If a development gives a public park to the City, we are exempt. This is so we as a City are not the hook to provide water for open spaces that are not defined as dedicated parks. There was more discussion noting this could be referring to an open space requirement in a subdivision that has nothing in it that needs watering so they don't have to bring water for that open space. To Doug's (WB) point they would be exempt for the open space requirement anyway. If they build a public park that is different so that needs to be specified, Chairman Pro-Tem Ley said she concurs with Doug's point in the Water Board minutes. She inquired as to if the City ever says no to a park being deeded, added watering is not something the City should take on right now. City Manager Dotson said we have not refused parks to date but we could. To Doug's point the question was why exempt something that needs no water to begin with? (WB-3 no and 1 yes to exempt it)

Chairman Pro-Tem Ley-no Commissioner Correa-yes with conditions Commissioner Losee-no

#6 Do you agree with public lands and City exemption for water rights?
(WB-All yes)
City Manager Dotson said we currently do not have any public lands in Enoch. There is legislation pending with the State regarding BLM and SITLA land that could be sold to developers for affordable housing to be built on that land. State code will allow us to cooperate with them to dispose of their property for affordable housing. Federal legislation changes will have to occur for this to happen so this is a "future" case scenario. City Manager Dotson explained when this type of land is disposed of it becomes private land and then a developer brings the water to develop it. **Planning Commission- All voted yes.**

#7 Do you agree with a conservation tier system?
(Water Board-all yes with concerns)

City Manager Dotson explained for a certain lot size a developer decides what tier they want to be on and that is tied to the water rights required to be deeded for those properties. The expected water use gets the lower accompanying rate. Chairman Pro-Tem Ley gave the example of her large property that is fully developed saying this gives her concerns. It was noted the current rate structure does not cover expenses to run the Water Company on delivery of the one acre foot of water. Those who use less subsidize those who use more and it should be the opposite. There was discussion of various scenarios and it was noted this is mostly for new development but existing property owners could commit to conserve, remove turf and get a lower rate tier assigned to their lot. The Water Board discussion was Alan said the concept is fine but someone else is committing for others to have to conserve. Doug expressed concerns of the City having to enforce this conceding someone may pay more to use more but they did not give the full 1 AF to begin with so they are using water that does not exist as a deeded water right.

Planning Commission-All voted yes

#8 Do you agree with a water right "unit" principle for a lot with a water "unit" assigned to that lot and the ability to transfer "units" to other lots for others in the City? (WB voted two yes and two no)

City Manager Dotson explained the concept saying if you use only a 1/2 AF as calculated by your historical use the you have access to sell or dispose of the other half AF to someone else. This is an agreement by both parties to do this. You sign a legal document that is recorded to transfer the water to someone else's lot. You can only do this once per year. This is only for SFR lots.

Planning Commission-All voted yes

#9 Do you agree with water unit transfers as with an agreement between two property owners to change the tiers and assignment of rights? (WB 2-yes and 2-no)

The Water Board concerns were recapped. Issues were cited with the complicated process to track transactions, new owners not being informed and/or not understanding their water is limited due to the previous sale of some portion of it. A new owner may want to create a different landscape and does not have sufficient water to do that. Limited water could make it harder to sell the property. It was noted the City can track this with a spreadsheet and this will not be a common transaction. It was noted Doug and Alan were completely opposed to this. It was stated this would be disclosed at the time of sale that the property is in a conservation unit in a tiered system. Commissioner Correa can see this getting lost in the paperwork and people not understanding it. Commissioner Losee said he can see this concept for new development but not current users. The Planning Commission felt there was not any urgency for this part of the water ordinance. Chairman Pro-Tem Ley said she doesn't like it and suggested leaving this question for the future noting the other items discussion will cover the pressing circumstances we are in.

Chairman Pro-Tem Ley-no Commissioner Correa-no Commissioner Losee-yes

City Manager Dotson said the Water Board also had issues about making a recommendation on these questions to the City Council as it is shown. He suggested the City Council could decide from all input from both bodies. City Manager Dotson said he, a water rights attorney and some developers weighed in on this so there was a lot of input. The Conservancy District does some of these water items but not this water unit part. Chairman Pro-Tem Ley said things like this may work in CA but it is different here in a rural society. Homeowners don't know about or understand this complex water law. Commissioner Losee said most growth is in new development. Much of these concepts will be a rare thing in the older parts of the City. He noted the WB-Doug said some concepts will work in new developments but would not be a good or practical thing for the older properties. Chairman Pro-Tem Ley said the person developing says how much water will be used and they set it up that way. You choose to buy where you want knowing what it is. The developer engineers the use for water per lot so

maybe they don't have to bring as much water to the city. City Manager Dotson said this spreads out the water allowing others to use it to build.

City Manager Dotson said this water ordinance will require a public hearing be held by the Planning Commission because it is a land use action. The agenda tonight does not say to set a public hearing so he suggested sending a recommendation to the City Council so they can start the conversation and then set the public hearing in the next meeting.

Commissioner Losee made a motion to send the Planning Commission responses on the water ordinance to be considered by the City Council noting the Planning Commission will set a public hearing in the next meeting. The motion was seconded by Commissioner Correa and all voted in favor.

7. CONSIDER PROCESS FOR AMENDING THE ENOCH CITY GENERAL PLAN

Chairman Pro-Tem Ley said when Cedar City did this it cost them a lot of money because they hired an outside consultant to review all elements of the plan and to bring it all together. City Manager Dotson asked if they want him to do an RFP to get outside help or do we want to set up a process ourselves using what others have done to start a review and public hearings on the General Plan. For Commissioner Losee's benefit he explained the General Plan is our policy and sets a tone for development and what we promote as guidelines on the different areas of consideration within the General Plan. It tells developers what we want for Enoch City. The Planning Commission is the body who does the planning so we need public input and we need to explain things to them so they understand it. City Manager Dotson said we have been through this process before and we can do this without outside help. He went through the various elements contained in the General Plan. He noted we recently reviewed and made changes to our Annexation Declaration Boundary Lines so that part is done. He said we don't rewrite the whole thing but we may tweak it for clarity. The question to consider is what do we want the City to look like? Commissioner Correa elaborated on what people said when he campaigned and talked with regular folks. They wanted more services out here. City Manager Dotson the point is well taken but it is not up to the City to bring in tax revenue. We don't do that. We don't grow businesses or draw them in. We do try to encourage an atmosphere where commercial growth is welcome and can happen. The private businesses decide when and where they will build. He noted this process will educate people on what we do or do not do as a City. Chairman Pro-Tem Ley suggested we start with looking at what we already have in the next meeting. It was noted the General Plan is available online. City Manager Dotson said if they want a paper copy to let him know. He said Lindsay or Julie will send an email with the General Plan and the maps to the Planning Commission. Discussion will begin on the next agenda.

8. PUBLIC COMMENTS-none

9. COMMISSION/STAFF REPORTS

Hayden White reported they have been working on the Iron Mountain Park retention basin, working on roads and beginning the regular good weather jobs.

Council Member Ross said the RV ordinance passed all the same except changing the stay time to 180 days which is a six month stay. The original change was to allow for one acre for the RV Park. The Minor/major subdivision ordinance had some issues with retention basins due to concerns from Spencer Jones so they passed it all except for that part which will be revisited in the next meeting. They talked about possibly closing the dump due to the high cost to run it. We need to replace a truck and the roll offs and that is costly. The discussion was how to cover costs. Options were charged a fee maybe. Most want to keep it open. They could charge all residents $3 on the utility bill because this is for the public good to curb illegal dumping and clean up the City.

DRAFT

Hayden said at last count 1022 residents had picked up dump passes. That is over half the population. It is also cheaper than getting a second trash can Chairman Pro-Tem Ley said. Council Member Ross said they will continue to consider different options because the City has costs to cover. Commissioner Losee said maybe it could be open more hours if we charge for this. Council Member Ross said we want to get the community response to this so there may be a public hearing held.
Commissioner Correa had nothing more on the roundabout but talked to Commissioner Losee Funderburk about lights and has not heard back.

10. ADJOURN-Motion to adjourn by Commissioner Correa. Motion seconded by Commissioner Losee and all voted in favor. The meeting ended at 8:15.

_____

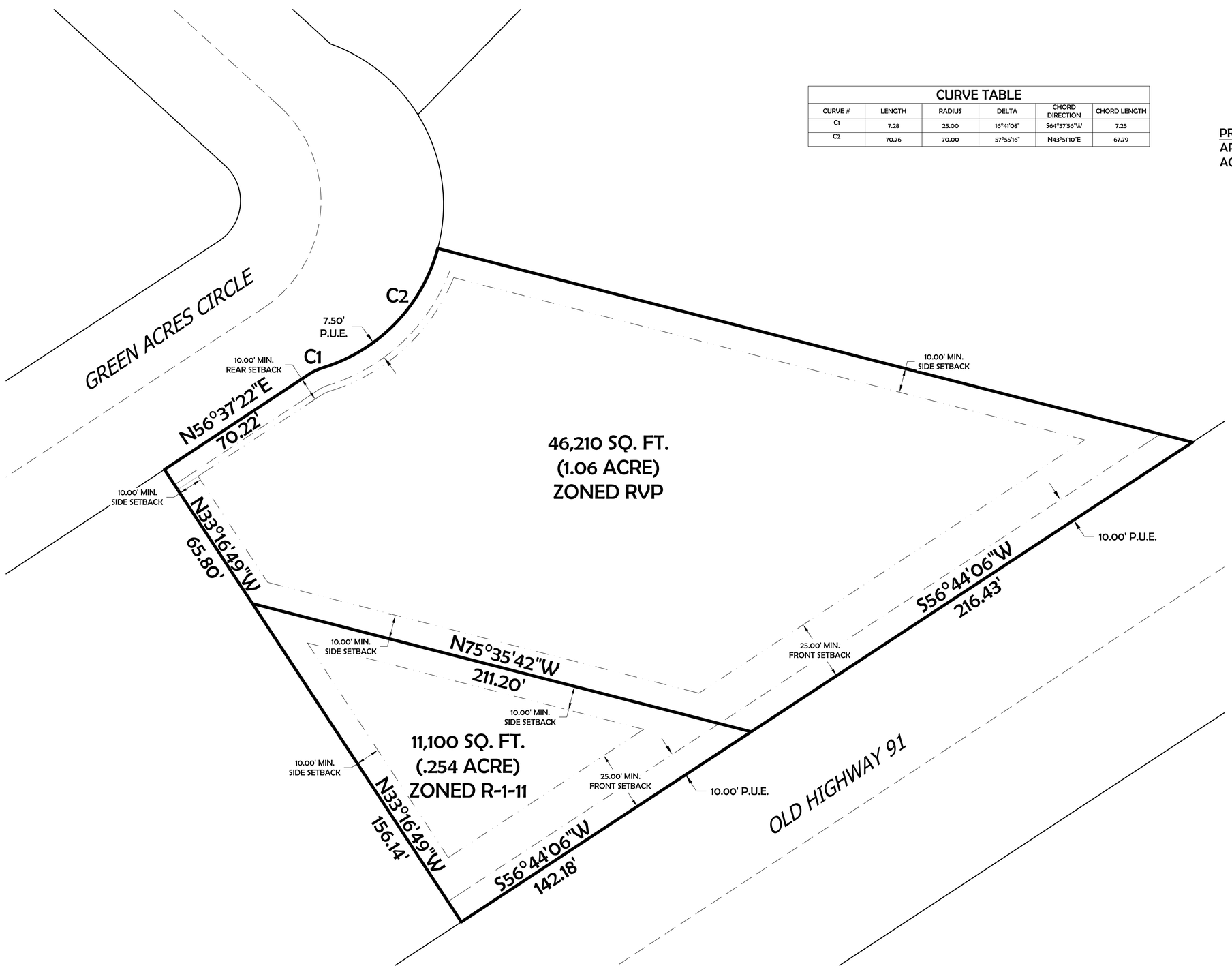
Julie Watson, City Recorder Date Meeting ID: 871 4020 7063

DRAFT

RV PARK SITE PLAN

PETER & MEGAN STEAD

4940 N HWY 91
ENOCH, UT 84721



NORTH

20 0 20 40 60

SCALE: 1" = 20'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	7.28	25.00	16°41'08"	S64°57'56"W	7.25
C2	70.76	70.00	57°55'16"	N43°51'10"E	67.79

PROPERTY INFORMATION:
APN NUMBER: A-0916-0002-0003
ACC NUMBER: 0112992

STEADFAST HOMES

BY: MEGAN STEAD

ZONE CHANGE

MEGAN & PETER STEAD

ZONE CHANGE

4940 N HWY 91
ENOCH, UT 84721

DATE:
May 17, 2022

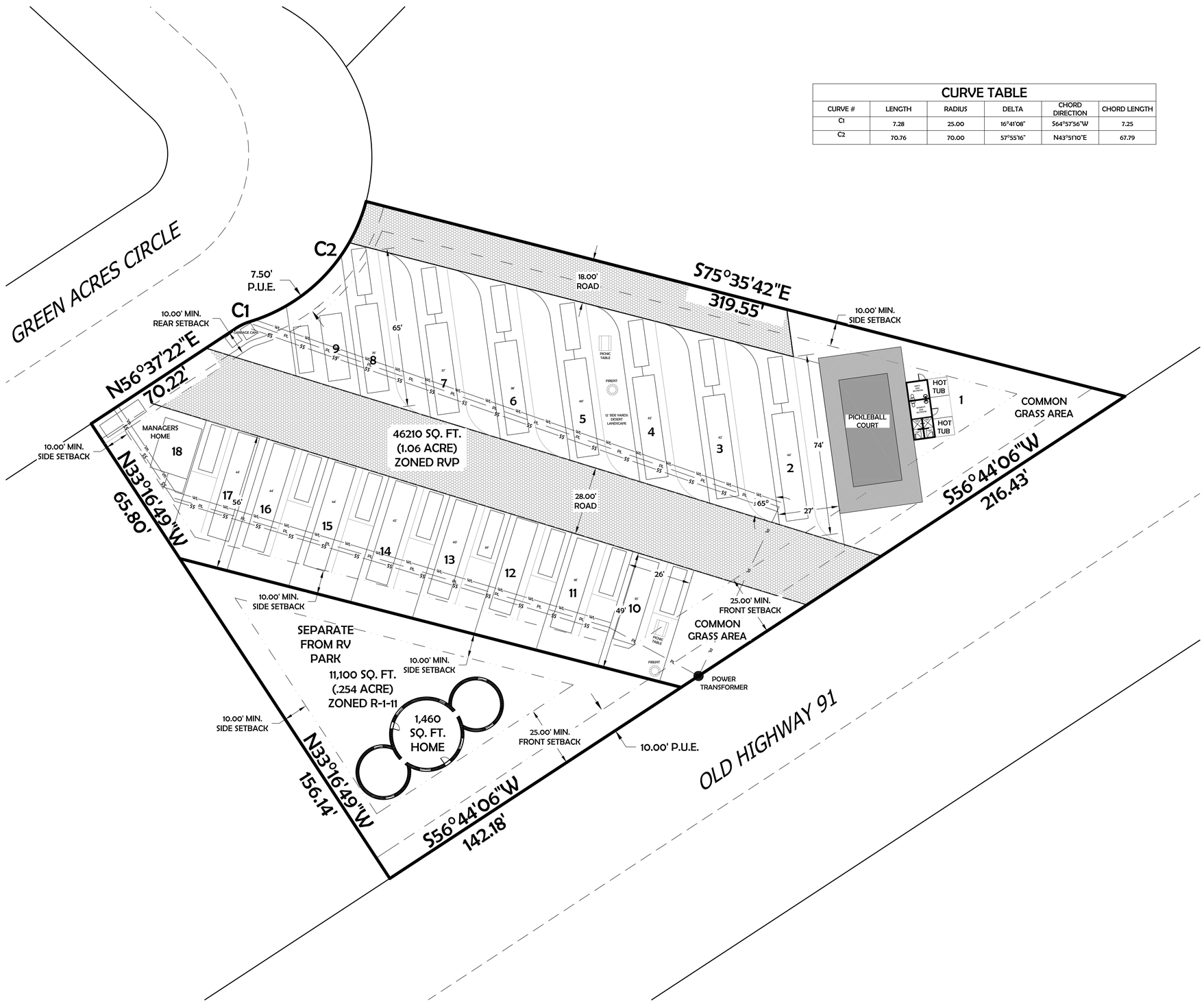
SCALE: 1"=20'

SHEET
SP

SHEET 1 OF 1

RV PARK SITE PLAN
PETER & MEGAN STEAD

4940 N HWY 91
ENOCH, UT 84721



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	7.28	25.00	16°41'08"	S64°57'56"W	7.25
C2	70.76	70.00	57°55'16"	N43°51'10"E	67.79

NORTH

20 0 20 40 60

SCALE: 1" = 20'

PROPERTY INFORMATION:

APN NUMBER: A-0916-0002-0003
ACC NUMBER: 0112992

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MINIMUM SETBACKS
- PUBLIC UTILITY EASEMENT
- PL — PROPOSED POWER/COMMUNICATION LINES
- WL — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE

UTILITY NOTE

ALL UTILITY LOCATIONS APPROXIMATE

FIELD VERIFY CONNECTION POINTS

STEADFAST HOMES

BY: MEGAN STEAD

RV PARK SITE PLAN
MEGAN & PETER STEAD
ZONE CHANGE
4940 N HWY 91
ENOCH, UT 84721

DATE:
May 17, 2022

SCALE: 1"=20'

SHEET
SP

SHEET 1 OF 1

ENOCH CITY GENERAL PLAN
Revised 2018

* Table of Contents *

==========

VISION STATEMENT---------- 2

THE PLANNING PROCESS

SECTION I. INTRODUCTION---------- 3-4

SECTION II. POPULATION---------- 5

SECTION III. THE CITY'S PLANNING FUNCTION AND APPROACH---------- 6-7

SECTION IV. GENERAL PLAN ELEMENTS---------- 8

A. LAND USE ELEMENT---------- 9-17

B.TRANSPORTATION ELEMENT---------- 18-23

C. HOUSING ELEMENT---------- 24-26

D. ENVIRONMENTAL ELEMENT---------- 27-30

E. PUBLIC SERVICES AND FACILITIES ELEMENT---------- 31-37

F. ECONOMIC DEVELOPMENT ELEMENT---------- 38-39

ORDINANCE NO. 2012-05-16---------- 40

Previous Ordinances related to the General Plan---------- 41-43

Appendix-Historical Profile---------- 44-46

Combination Transportation, Trails, Zoning and Annexation Declaration Boundary Map---------- 47

VISION STATEMENT

In order to determine goals with which future growth and development may be directed, a community must first determine the overall purpose and vision of the general plan. At the outset of the 1997 general plan process, a "Vision Statement" was drafted to define Enoch City's purpose and vision. During the drafting of the "Vision Statement", particular attention was paid to the city's strong and weak points as well as its traditional values, customs and culture, future economic realities, and current issues. The vision statement was further refined in the 2011 update to the general plan. After careful consideration Enoch City, Utah states:

> **"The vision of Enoch City is a community interconnected with a strong community image and infrastructure. We recognize there will be growth and development in our area which will be addressed in a well-planned and organized manner. Expansion of the city will occur based on proper planning, zoning, and capital facility improvements. We will work to have the city grow in a manner that maintains and improves upon the good quality of life we currently enjoy and all desire.**

INTRODUCTION

I. **The Enoch City General Plan**, hereinafter referred to as the “Plan” or “General Plan”, provides a comprehensive overview of the City's geographical location, its resource base and development potential. The Plan anticipates growth while attempting to maintain and enhance the rural, small-town character of the community. Unplanned and uncontrolled growth would jeopardize the community character. To avoid this scenario, the Plan includes goals and policies to help direct growth in a manner that both preserves that small-town character and allows economic development and housing options to meet the needs of the community.

Since about 1990, development has been rapid in Enoch City. With a building boom in Iron County, the realignment of the North Cedar Interchange on Interstate 15, the development of large agriculture businesses in Milford and the completion of the Enoch City wastewater collection system further growth is anticipated.

Policies have been defined to maintain and improve the quality of life in the community. The Plan has been designed to help enrich the identity of Enoch as an ideal community in which to live, operate a business, shop, recreate and access employment opportunities. The Plan addresses the need to manage new development, anticipate transportation and other infrastructure needs, and preserve the City's natural and cultural resources. Policies are also set forth for establishing commercial and light industrial districts at locations that can be compatible with surrounding land uses.

II. ROLE OF THE GENERAL PLAN

The General Plan plays several major roles. The City Council and its appointed Boards and Commissions use it as a "yardstick" against which all planning decisions are measured. In addition, Federal and State Officials are to consider the general plans of local jurisdictions in their land use planning and permitting processes. Simply stated, development that is in concert with the General Plan should be encouraged; development that is not should be rejected or modified to conform to the Plan. Following this process, the Plan is transformed from "paper to reality."

The Plan may be used by citizens and potential residents to help make personal decisions and economic commitments. It is also to play a key role in helping business and industry make decisions of where to establish or relocate in the City or the Expansion Area. These purposes are accomplished through established procedures such as zoning, development review and budgeting.

III. VALUE OF THE GENERAL PLAN

The Value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the City. While it is conceived and created to a great degree by the City Council, with guidance from the Planning Commission, its ultimate long-term support and success must come from the community as a whole.

IV. AMENDMENT PROCEDURES

Utah Code Annotated Chapter 10-9a provides for amendments to the general plan to occur as needed and outlines the procedures for amending the plan. Updates to City ordinances will be needed to implement the General Plan and future revisions thereto. The City will periodically review how well the City Code implements the General Plan, and if necessary revise the City’s regulations to make them compatible with the needs of the community.

THE PLANNING PROCESS

SECTION I. INTRODUCTION

Existing conditions that will affect development in the City were inventoried and analyzed during the initial development and subsequent updates to the Plan. This included identification and assessment of existing land uses; environmental characteristics such as soils, flood plains, drainage patterns, steep slopes, and noise impact areas, development and zoning in adjacent jurisdictions and existing and projected population.

Development constraints and opportunities were identified based upon community input and analysis of the items mentioned above. Following identification of the issues, community goals were formed, revised, and finalized. These goals address the constraints and opportunities which the community and Council identified and provide a framework for integrating the community vision into day-to-day decisions.

The Plan's initial development and updates took many hours of research and analysis by committee members, governmental officials, and staff who met regularly to identify and present the vision and goals of the community. Although updates and amendments to the Plan will be needed over time, such amendments should respect the initial effort and be consistent with the community vision. That is not to say that the community vision cannot transition over time, but the desire to provide an enjoyable and stable community must remain unalterable.

The Plan is a regulating document in that it specifies general concepts and plans that are to be followed by both public and private entities. Nevertheless, implementation of the concepts and goals herein are largely dependent upon specific development standards and controls. The public and private sectors share the responsibility of implementing the Plan concepts and goals. Consistency in its implementation by the City and private sector will ensure that the goals, visions and aspirations of the community are attained.

The General Plan is presented in a series of elements, each addressing a specific topic and carefully coordinated to function as a whole. Revision of one element may necessitate adjustment to other elements to maintain the balance of the Plan.

SECTION II. POPULATION

Population forecasts provide the basis for most planning decisions. Estimates of future population growth benefit local officials by helping to determine land use needs and the timing of required public facility and service demands.

The 2010 U.S. Census indicated Enoch had a population of 5,803 persons. The historical population growth of Enoch is reflected in the following table.

YEAR	POPULATION		
1952	194		
1966	102		
1970	120		
1980	1,669		
1990	1,947		
1995	2,995		
2000	3,467 census/3,619 corrected		
2001	3,788	Rate:	4.67%
2002	3,956		4.43%
2003	3,996		1.01%
2004	4,116		3.00%
2005	4,366		6.07%
2006	4,762		9.07%
2007	4,938		3.70%
2008	5,076		2.79%
2009	5,236		3.15%
2010	5,803 census		10.83% (adjustment)
			4.87% 10-year average

The population of Enoch City in 2000 represented 10.2 percent of the entire Iron County population. In 2010, Enoch City represented 12.57 percent.

As Enoch has typically exceeded the GOPB growth projections, projecting the historical growth rate into the future is expected to be closer to reality. Nevertheless, when planning for future growth a conservative approach is to base revenue projections on conservative-growth projections such as the GOPB projections, but service demands/costs on high-growth projections. The most appropriate projected growth rate may vary by project and is only one factor that affects the timing of when improvements should be scheduled. Other factors include construction costs, financing costs, level of service expectations, actual revenue, etc. Doing such anticipates a relatively moderate growth rate compared to the state and U.S. rates and will ensure the City has adequate plans to accommodate the growth, even if it takes longer than projected to occur. Regular updates to the Plan will allow adjustments to the growth projections and timing of anticipated projects.

SECTION III. THE CITY'S PLANNING FUNCTION AND APPROACH

A. PLANNING AUTHORITY

Section 10-9a-401 of the Utah Code requires municipal jurisdictions to prepare and adopt a comprehensive, long-range general plan for present and future needs of the municipality and growth and development of land within the municipality.

B. JURISDICTION OF OTHER AGENCIES

Enoch City has an identified expansion area into which the City intends to expand, as set forth in the Annexation Policy Plan. For the present time, Iron County has legal jurisdiction for land use regulation and public services on those private lands not yet incorporated by Enoch City.

D. APPROACH

1. Provision of Services.

In order to accommodate the needs of present and future Enoch residents in the best and most efficient manner, careful consideration must be given to the most logical timing and locations for each development. The city has many areas available for development that are already served by, or are immediately adjacent to existing city services. It is typically most efficient and cost effective to the developer and city to have growth occur within or immediately next to areas already served by complete city services. It is the city's intent that any significant development within the city and expansion area occur with full city services.

Through the general plan goals, policies and regulatory maps, the City will encourage growth within the existing City boundaries before the expansion area in an effort to best serve the residents of the City.

The City intends to support development with the phased provision of local infrastructure including:

a. Arterial roadway development
b. Waste water treatment capacity
c. Water supply improvements
d. Permitting utility/pipeline/communications franchises within the planning area
e. Fire station facilities
f. Parks and trails
g. Public facilities

For proposed developments in areas lacking full city services the City will, through its development requirements, make certain that the developer makes adequate provision for complete city services. Through this policy and other policies the City may adopt, development from a service availability standpoint will be encouraged in areas which currently enjoy City services and infrastructure or to which areas services can economically be extended.

E. COORDINATION

Enoch City encourages compatibility between the general plans and policies of Enoch, Cedar City and Iron County. To this end the City recommends the following joint planning process:

a. Support the Iron County Coordinating Council and the interlocal agreement which establishes the process and subjects of the joint planning, which may include such things as appropriate levels of service, zoning, subdivision of land, adequacy of public facilities, capital improvements, etc.

b. After the discussion on the items has been completed and agreed to by all parties, the proposed joint plan will be incorporated into the General Plan of the City through the formal amendment process.

SECTION IV. GENERAL PLAN ELEMENTS

Goals and policies have been developed for the following general plan elements:

A. Land Use Element
B. Transportation Element
C. Housing Element
D. Environmental Element
E. Public Services and Facilities Element
F. Economic Development Element

Each element of the general plan is intended to be consistent with each of the other elements. Unfortunately occasions arise in which stated goals and policies can be perceived as conflicting when too much weight is given to one goal or policy or timing of implementation is not properly considered. For example, the goal to retain a rural atmosphere should not be interpreted to prohibit needed housing and retail services at appropriate locations. Neither should the goal of establishing a trail system be interpreted as a directive to put all city funds towards the construction of such at the expense of all other needed infrastructure improvements. Each of the goals and policies are intended to be implemented but must be weighed and balanced appropriately.

Although each goal and policy is classified into one of the six elements based on its primary purpose, they often have multiple purposes that relate to other elements of the plan. For example, goals related to efficient public services could also be listed in the land use and economic development elements due to their ties to land use patterns and ability to attract investment. To avoid repetition each goal and policy is listed only once. Simply recognize that they often serve multiple purposes.

A. LAND USE ELEMENT

1. Purpose

The Land Use Element is designed to preserve the rural character of the community, promote sound land use decisions and provide sufficient land for residential, agricultural, commercial, industrial and public uses. Areas for these uses need to be established and located to enhance community character, provide reasonable opportunities for growth and economic development, preserve natural resources and enable the City to provide necessary public services in an efficient and cost-effective manner.

a. Accommodation of Growth in Accordance with the City's Goals and Policies.

The Land Use Element establishes a planned pattern for development of the City for the next twenty years and beyond. It provides an advanced view of what the City should become in the years ahead and acts as a guide for informed decision making in development matters. It keeps in mind important concerns such as infrastructure availability, development compatibility and the City's desire to retain rural characteristics. Additionally, the Land Use Element provides the basis for the implementation of appropriate growth coordination techniques within the City.

2. Land Use Map

The General Plan Land Use Map establishes the future distribution and location of housing, business, industry and agriculture in Enoch City. Each category of land use has been established and located with the goals of enhancing community character, providing reasonable opportunities for growth and economic development, preserving natural resources and agricultural lands and enabling the City to provide necessary public services in an efficient and cost-effective manner. The Land Use Map should be viewed as what the community will grow to become. It will be the guide for future zoning and development within the City. For areas outside of the current city limits the Land Use Map designations do not become effective until annexation at which time zoning shall be applied in a manner that implements the City’s land use designation.

It is expected that the area depicted by the Land Use Map will accommodate growth for the next 40 years or longer and easily accommodate the residents projected to be in Enoch in the year 2030. The map reflects what the community currently considers an appropriate intensity, density and ratio of land uses for future growth, independent of the time it takes to fill the area.

Development approvals, capital improvement programs and implementation ordinances all need to consider and be consistent with the land use designations indicated on the official land use map. The land use designation for a property is to be the primary consideration in determining whether the contemplated zoning of that property complies with the general plan. However in interpreting the General Plan Land Use Map realize that it is not a zoning map in that the boundaries between land use designations are meant to be flexible and to accommodate reasonable rezoning requests that may encroach across boundaries depicted on the map. Rezoning requests that introduce a new category of land use in the area or that represent wholesale changes to an area, should not be approved without first amending the Land Use Map.

In addition to zoning districts that implement the land use designations on the map, the use of a "holding zone", such as an agricultural or limited-development zone may be utilized to preserve large lot sizes in an area until the timing of the type of development contemplated by the General Plan Land Use Map is appropriate.

There will be a time after adoption of this map during which new zoning districts/regulations will need to be developed and adopted. While rezone applications may be submitted for consideration immediately after adoption of this section, the City Council maintains the right and authority to rezone properties in compliance with the General Plan Land Use Map only when they are satisfied that sufficient zoning controls are in place to ensure land use compatibility and compliance with all pertinent components of the general plan.

The land use designations of the General Plan Land Use Map are described on the following pages. These categories should be considered as guidelines, with flexibility provided in the specific zoning district regulations, such that an appropriate mixing of uses and densities may occur to provide variety, opportunities for transitional densities, efficient land use patterns and other desirable situations that will result in an attractive, efficient, and well-organized community.

The General Plan Land Use Map depicting the designations of lands within Enoch City and its expansion area is found at the end of this document as an Appendix.

Agriculture/Urban Reserve – This designation is limited to areas in the undeveloped and agricultural portions of Enoch City and its' expansion area, which do not contain City sewer or water service and are towards the periphery of the community. These areas are only intended to be developed after much of the rest of the expansion area is developed so as to avoid unnecessary encroachment into agricultural lands and to prevent "leapfrog"/sprawl development. The areas are to be preserved in large lots until needed for urban development.

Open Space/Limited Development – This designation is only applied to public lands, developmentally constrained lands and lands reserved for non-developmental purposes. Private lands with this designation should not exceed a residential density of one dwelling per five acres, with that density clustered into areas of minimal impact when possible. The primary purposes of this designation are to preserve watershed and groundwater quality, protect wildlife areas such as deer wintering range, preserve the natural beauty of the hillsides/mountains and minimize development in frequently flooded areas and geologically hazardous areas.

Low-Density Residential – This designation is for residential neighborhood development with an average density of up to two (2) dwellings units per gross (pre-developed) acre, consisting of single-family, detached homes with limited options for attached housing at the periphery of neighborhoods when next to major streets and intersections e.g. Midvalley Road, Old Highway 91, and Minersville Highway. Options for accessory dwelling units may also be considered in some areas.

Medium-Density Residential – This designation is for residential neighborhood development with an average density between three (3) and six (6) dwelling units per gross acre—primarily consisting of single-family detached homes on medium to small sized lots, with some options for attached housing (e.g. twin homes and townhouses).

High-Density Residential – This designation allows residential development with an average density of six (6) to sixteen (16) dwelling units per gross acre—primarily consisting of attached housing, and some options for apartment buildings and manufactured home parks.

Commercial – This designation allows a variety of retail, service and office uses. The designation may be implemented through a variety of commercial zones tailored to the neighborhood and location. For example, a general commercial zone, a freeway service zone and perhaps a mixed-use/multiple-use commercial zone. Residential units may be incorporated into a commercial development in the manner(s) specified by ordinance.

Industrial – Allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site.

i) Light Industrial areas are to provide for the location of light manufacturing, research and development, storage, wholesale trade and distribution and bulk retail businesses that are largely devoid of nuisance factors and hazards or excessive traffic generation that would create level of service issues. Light industrial may also involve the fabrication, processing, handling and distribution of products.

ii) Heavy Industrial area designation is intended to create, preserve and enhance areas of the City that are appropriate for industrial establishments that have the potential to generate significant off-site impacts such as noise, light/glare, odor, visual blight and traffic. This designation allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. Uses that may inhibit such uses or the expansion thereof are prohibited.

Civic – The "Civic" land use designation is used for government, community and school properties that are primarily devoted to public and/or civic purposes. The parks, public schools and City offices are examples of properties to which this designation applies. Churches are permitted in this designation but are not required to be located in this designation.

Not all civic lands needed for future growth have been located on the map, as those locational decisions will need to be made through additional, more-detailed planning processes—e.g. capital facility planning, school district planning and park and trail planning.

A. LAND USE GOALS AND POLICIES:

Goal A-1. Protection of Rural Identity

To protect and preserve the rural character of the community while providing for new development consistent with the goals and policies of the General Plan.

Policies: **A-1.1** Encourage farmers and ranchers to continue agricultural activities in order to maintain the agricultural setting of the community.

A-1.2 Ensure that new development adjacent to established agricultural activities and other permitted uses, is of a use, configuration and location that is compatible with the character of the existing permitted use.

A-1.3 Consider innovative design standards and site planning methods that incorporate and encourage mini farms/ranches, clustered housing and other agricultural activities that are compatible with existing neighborhoods and the agricultural character of the area.

A-1.4 Support infill development to preserve and maintain the continued viability of existing rural areas and agricultural lands. Reducing the rate of land being removed from agricultural use can be accomplished by increasing density in already developed areas, although such must be balanced with the other Plan goals regarding neighborhood compatibility and orderly growth.

A-1.5 Limit the extent and location of the high-density land use designation as described in the plan and reflected on the future land use map to help maintain the rural character of the City.

Goal A-2. Design Concepts and Quality Control for the Community

To encourage design excellence in the development of all public and private projects in the City to ensure they integrate well into the character of the community and promote a pleasing addition to the community.

Policies: **A-2.1** Establish design standards and processes to promote quality design of developments and protection of neighborhood character and quality.

A-2.2 Encourage architectural variety in building plans citywide.

A-2.3 Encourage landscaping, art and other design amenities that complement and enhance the streetscape and areas of new development.

A-2.4 Encourage landscape themes to accentuate major public roadways.

A-2.5 Identify and develop entryways to the community, residential neighborhoods and business/commercial districts of the City.

A-2.6 Regulate lighting in new development so that it does not contribute to nighttime visual pollution and glare and is compatible with surrounding land uses.

Goal A-3. Types and Mix of Land Use

To achieve the development of a well-balanced, financially sound and functional mix of residential, agricultural, commercial, industrial, open space, recreational, civic and educational land uses.

Policies: **A-3.1** Provide for the reservation of land to meet projected civic, capital facility and infrastructure needs, such as future road corridors, utility corridors, well sites, school sites, parks and cemeteries.

A-3.2 Seek to provide a balance of land uses, including sufficient and conveniently located commercial areas to meet the retail and service needs of community residents.

Commercial areas may be suitable to farmers markets, commercial centers, strip malls, corner markets, mixed-use and other forms of commercial development.

A-3.3 Promote the development of visitor-serving accommodations and uses in commercial areas.

A-3.4 Provide for the orderly and controlled development of a full range of housing types to meet the needs of existing and future residents of the planning area.

A-3.5 Support multi-family housing units in locations and configurations that will not disrupt the congruity of established single-family neighborhoods, or create large blocks of homogenous apartment buildings. Within the Enoch planning area, higher density development should be encouraged as described herein and as identified on the Land Use Map.

A-3.6 Require commercial development must be sensitive to surrounding residential land uses and to be located adjacent to arterial roadways.

A-3.7 Ensure that warehousing and distribution centers, and other generators of significant truck traffic are located near I-15, Highway 91 and Minersville Highway to facilitate the efficient movement of goods and minimize disruption, congestion and deterioration of local residential and commercial streets.

Goal A-4. Commercial Centers

To develop a plan for establishing a well-designed City Center and other commercial centers to help meet the retail, service and employment needs of the community.

Policies: **A-4.1** Identify an appropriate location and scope for a City Center and promote its development.

A-4.2 Encourage innovative zoning techniques.

A-4.3 Encourage the development of commercial centers which are pedestrian oriented and accommodate a mixture of uses such as retail commercial, entertainment, recreation, gathering places and meeting places.

Goal A-5. Signs and Billboards

To ensure that signs throughout the City are of a size, quantity and quality that are visually attractive and minimize visual clutter and distraction.

Policies: **A-5.1** Develop and maintain a comprehensive sign ordinance that promotes coordinated, attractive and orderly signage.

A-5.2 Encourage distinctive community signage that identifies principal entries to the City, unique neighborhoods and public buildings and parks.

A-5.3 Review proposals for new signs in the City to ensure compliance with city and state regulations and Utah Department of Transportation regulations.

A-5.4 Ensure signs and billboards do not cause significant light pollution, violate public decency, fall into disrepair or otherwise constitute public nuisances.

A-5.5 Adopt provisions to eliminate illegal signs and get non-conforming signs into compliance.

Goal A-6. Landscape Architecture

To promote superior landscape design that emphasizes aesthetics, function and water conservation.

Policies: **A-6.1** Encourage landscaping along road frontages, around parking lots and around commercial, industrial and civic buildings to enhance the beauty of the community. Control weeds and provide area for on-site snow storage and storm water retention.

A-6.2 Encourage landscaping, setback and/or noise protection techniques to screen potentially conflicting land uses and to create a buffer between such uses.

A-6.3 Utilize roadways, trails and other physical features to buffer and delineate various land use areas.

Goal A-7. Implementation of Land Use Element

To ensure that development proposals are consistent with the City's land use plan.

Policies: **A-7.1** Develop appropriate land use regulations to implement the land use goals and policies.

A-7.2 Continue to enforce compliance with the City's zoning, fire, health and safety and building codes.

4. PARKS AND RECREATION GOALS AND POLICIES

Goal A-8. Comprehensive System Development/Identification of Park Needs

To provide, develop and maintain parks with quality recreational facilities and recreational equipment to serve neighborhood and community needs.

Policies: **A-8.1** Identify park needs and develop a diverse park system (regional, community, neighborhood/local, linear and special use parks) to provide recreational and social opportunities according to the desires and financial capacity of the community.

A-8.2 Distribute parks in a manner that serves all area residents and to prevent overcrowding of any one neighborhood.

Goal A-9. Provision of Recreational Facilities and Programs

To develop a system of recreational facilities and programs for all segments of the community.

Policies: **A-9.1** Encourage the development of programs for a variety of passive, educational and active recreational opportunities for all area residents.

A-9.2 Encourage the development of a variety of public and private recreational facilities within the city—e.g. sporting facilities, rodeo grounds, shooting ranges, swimming/splash pool, skate parks and trails.

A-9.3 Encourage opportunities for active lifestyles and neighborhood connectivity through the development of bicycle routes, pedestrian pathways, trails and parks.

A-9.4 Encourage mixed-use town centers/neighborhood villages to include plazas and other urban gathering places.

Goal A-10. Development of Design Criteria for Parks

To establish standards and implementation measures to guide future park selection, design and development.

Policies: **A-10.1** Establish a Parks and Recreation advisory committee, to assist the City Council with this goal and to make recommendations on existing and future park development.

A-10.2 Establish a detailed development plan for parks and recreation facilities.

A-10.3 Develop new recreational areas, trails and trailheads in a manner that minimizes the visual, noise and traffic impacts on residential districts.

A-10.4 Evaluate the role of private parks.

A-10.5 Maintain consistent park development standards for both private and public parks.

Goal A-11. Parks, Trails, and Open Space Acquisition

To establish various methods to obtain land, equipment, and maintenance funding for parks.

Policies: **A-11.1** Encourage obtaining funding for the acquisition and development of parks, trails, and open spaces through grants, budget allocations, developer exactions/impact fees, and other innovative techniques.

A-11.2 Encourage opportunities to obtain park land and facilities to meet existing and future park and recreation needs.

A-11.3 Encourage donations (labor, materials, or money) for park improvements and maintenance.

A-11.4 Require residential developers to provide park and recreation facilities, or pay appropriate impact fees in lieu thereof.

Goal A-12. Park and Trail Maintenance

To plan park and trail facilities with maintenance costs in mind and encourage maintenance of existing parks and recreational facilities in ways that minimize costs to the City.

Policies: **A-12.1** Provide low-maintenance, vandal-resistant park facilities, and certified safe equipment.

A-12.2 Ensure proper planning and budgeting to provide necessary park and trail maintenance. Only install park facilities when maintenance of such is possible.

A-12.3 Utilize citizen volunteer efforts to assist in the maintenance of existing parks and trails, as appropriate and within insurance guidelines.

A-12.4 Preserve and integrate the prominent natural features and natural recreation areas of the community as open space for the use and visual enjoyment of all City residents.

GOAL A-13. Trails and Linear Parks

To develop a network of various trails, and develop some trail facilities with linear park improvements, or "greenways".

Policies **A-13.1** Encourage the cohesive development of trails, parks, and open space as a unified system, contiguous throughout the city and planning area with linkages to county, state, federal and other recreational lands and trail systems.

A-13.2 Plan trails for a variety of multiple uses – bike, pedestrian, jogging and hiking trails.

A-13.3 Encourage design and development of linear parks on the trail system to create "greenways" with appropriate landscaping, benches, shade, grassy areas, etc.

A-13.4 Encourage making the Old Spanish Trail a focal point for development of a primary trail segment in the trail network.

A-13.5 Encourage the development of separated pathways and sidewalks along existing major and arterial streets.

A-13.6 Encourage development of a network of trails to provide linkages to open space areas and parks within and outside the planning area.

5. IMPLEMENTATION OF THE LAND USE ELEMENT

The primary tools that the City will use to implement the land use element of the plan include:

1. A comprehensive zoning ordinance with accompanying map
2. Subdivision regulations and development standards
3. Design guidelines

4. Development agreements
5. Capitol facilities improvement program
6. Building and housing codes
7. Impact fee ordinances
8. Regular update of the General Plan
9. Grading and drainage standards
10. Parks and recreation standards
11. Public health standards
12. Sewer Ordinance
13. Engineering standards
14. Annexation policy plan
15. Financing programs through federal, state or local agencies
16. Property maintenance ordinance
17. Checklist of open space and conservation of resources to assure continued protection of resources.
18. A park land dedication ordinance
19. A gift or public trust park and recreation ordinance
20. Park bonds and state grants and funds
21. Dedication of trail easements
22. Encourage a volunteer maintenance corps
23. Street median and parkway landscaping programs
24. Multipurpose trails plan
25. Recycling and conservation programs

B. TRANSPORTATION ELEMENT

1. Introduction

a. Road Classifications

Roadways have two basic functions:

1. Provide mobility from point to point
2. Provide access to adjacent land uses

From a design standpoint, these two functions have proven to be incompatible. For land access, low speeds are desirable, which area usually accompanied by inconsistent flows; for mobility, high speeds and uniform flows are desirable.

For example, freeways and expressways are clearly designed and constructed to satisfy demand for high mobility. Rapid travel between points in a safe and uniform manner is the primary objective. Access to land uses is tightly controlled--limited only to spaced interchanges to preserve the high-speed, high-volume characteristics of the facility. Extremely dangerous conditions would result if low-speed, land access traffic were permitted on these roads. Conversely, local roadways are developed with the primary objective to provide convenient access to the adjacent land and cannot safety accommodate the high speeds and volumes characteristic of freeways and expressways.

Between these two extremes falls the majority of all roadway mileage. This group is most difficult to classify and manage because the roadways must provide both land access and mobility.

Roadway function establishes the type of transportation service that is provided. Directly related to the type of transportation service provided is the degree of access control. Increased control of access allows traffic to travel in a uniform manner, allowing design speeds to be increased.

Access management is necessary to preserve the functional intent of roadways. Without proper access management, the roadways intended to provide mobility become hazardous and unnecessarily congested, which leads to reduced speeds, increased travel time and wasted energy. The five basic functional categories used to classify roadways in urban areas are in order of highest priority on mobility and access management:

1. Principal Arterial Streets
2. Minor Arterial Streets
3. Major Collector Streets
4. Minor Collector Streets
5. Local (Access) Streets

These groups make up the hierarchy of functional road classes which typically relate directly to the different levels of travel demand and traffic counts they serve.

b. Railroad Access

There is no rail line within the Enoch City Limits. However rail access to the Union Pacific Railroad is available on the spur line that runs from Lund to Cedar City.

c. Bus Transportation

Enoch does not currently have transit service.

d. Freight Trucking

Interstate 15, and to a lesser extent Minersville Highway, are freight routes capable of serving truck facilities in the Enoch area.

e. Airports

Enoch is located approximately six miles north of the Cedar City airport which provides commercial airline service. A general aviation airport is also in Parowan, about 14 miles northeast. The airport protection zone for the Cedar City airport affects some lands on the southern end of the Enoch expansion area.

2. Transportation Goals and Policies

Goal B-1. Plan an Efficient and Safe Transportation System

To provide a transportation system to move people and goods safely and efficiently throughout the Enoch City planning area.

Policies:

B-1.1 Work with State, Regional, County, and local agencies to coordinate the City's transportation system with that of the surrounding region.

B-1.2 Maintain the transportation plan map, showing official roadway classifications and alignments for arterial and collector roadways and require appropriate setbacks and right-of-way dedication based on the road classification shown.

B-1.3 Maintain the Capital Facilities Plan (CFP) which incorporates a transportation improvement program for the construction of improvements to the City's transportation system. Specific improvement projects should be determined for the entire community and all local benefit, cost, feasibility and safety issues should be considered.

B-1.4 Design a street system that properly considers use of each street classification and function, such that arterial and major collector roadways are maximized for mobility and minor collectors and local streets function within their intended limits so that residential streets are protected from excessive volumes of traffic and the intrusion of undesirable cut-through traffic.

B-1.5 Require top priority for the arterial and collector roads identified on the Enoch City Transportation Master Plan to have top priority for maintenance, traffic enforcement and expansion.

Goal B-2. Transportation System Design

To design and develop safe and efficient vehicle and pedestrian/bike transportation systems to enhance the mobility of the overall community.

Policies:

B-2.1 Utilize design principles for major roadways which are consistent with the roadway's designated functions and which include and address landscaping, storm water control, aesthetics, signage, lighting and pedestrian/bike facilities.

B-2.2 Require developers to install landscaping along major streets and highways fronting their property (e.g. median planting and street trees) and find ways for the City to install and maintain landscaping along major streets and highways in developed areas to enhance the appearance of the City. Design such landscaped areas to function as storm water retention/detention facilities when possible.

B-2.3 Design intersection and roadway improvements to accommodate projected traffic volumes and turning movements safely and efficiently.

B-2.4 Maintain a framework of a linear system of streets and roads.

B-2.5 Encourage curvilinear street designs in hillside areas to contour to the topography, minimize cutting/filling and to create a pleasant streetscape.

B-2.6 Designate sufficient truck routes to accommodate the needs of the commercial and industrial uses within the City and the general planning area in a manner that minimizes impacts to residential areas. Consider prohibiting through truck traffic on local streets that are not designed to support truck traffic in order to preserve pavements and reduce impacts to residential areas.

GOAL B-3. Right-of-Way Acquisition, Corridor Preservation and Funding

To preserve future road corridors and obtain needed rights-of-way as needed or as development progresses according to the transportation master plan and the following policies.

Policies:

B-3.1 Actively work with private individuals to obtain rights-of-way for planned roads.

B-3.2 Actively seek Local Transportation Corridor Preservation Funds (LTCPF) from Iron County to obtain additional rights of way for future arterial and collector road corridors.

B-3.3 Adopt land use regulations to protect transportation corridors identified on the Transportation Master Plan from development with incompatible uses and improvements, pursuant to UCA 72-5-403.

B-3.4 Seek outside funding opportunities and cooperative agreements to help provide adequate transportation facilities, maintenance equipment and street tree planting.

Goal B-4. Alternative Forms of Transportation

To promote safe and effective alternative forms of transportation to meet the mobility needs of all residents.

Policies: **B-4.1** Develop a non-motorized travel plan addressing pedestrian and bike trails.

B-4.2 Promote pedestrian and bicycle accessibility to public facilities such as parks, schools and centers of civic activity.

B-4.3 Develop a Safe Routes to School program and apply for grant funding to help construct needed facilities.

B-4.4 Implement A.D.A. standards in all applicable development and construction activities, including street/sidewalk infrastructure, parking lots, building entryways, pathways, etc.

B-4.5 Support and encourage ride-sharing/carpooling.

Goal B-5. Establishment of a Comprehensive Trails System for Transportation Purposes

To provide an efficient public trails system linking neighborhoods, commercial areas, public spaces, and adjacent regional trail systems to help meet alternative transportation needs of the area. (Note: See also the "Parks" section of the Land Use Element for goals and policies related to recreational trail purposes.)

Policies: **B-5.1** Encourage development of a citywide, non-motorized trail system.

B-5.2 Continue to designate and permit the use of public roadways and rights-of-ways as OHV routes to satisfy the motorized trail needs within the city.

B-5.3 Promote local, regional, State and Federal agency coordination and participation in the planning, construction and expansion of regional trail systems (motorized and non-motorized).

B-5.4 Federal, State and local lands and non-profit public open space should include provisions for trails to accommodate public access.

Goal B-6. Parking Facilities

To ensure an adequate, but not excessive, supply of off-street parking to meet the needs of local residents and visitors to the city in an attractive, safe and environmentally-friendly manner.

Policies: **B-6.1** Maintain regulations that specify minimum parking requirements for various types of land uses. Periodically review and update these standards as land uses and travel methods change over time.

B-6.2 Require large parking areas to be buffered from neighboring residential areas, separated from adjacent roadways and visually "broken up", through the use of landscaped strips along the road frontages, landscaping in the yard setbacks next to residential areas and landscaped islands around and within the parking lots.

B-6.3 Discourage new on-street parking areas on arterial and major collector roadways.

B-6.4 Periodically review existing on-street parking areas on arterials and major collectors and eliminate those that pose a significant safety hazard by designating and signing them as "no parking" zones.

Goal B-7. Access Management

To maintain the ability of arterial and collector streets and intersections to properly function and accommodate traffic flow.

Policies: **B-7.1** Adopt and enforce an access management plan/ordinance.

B-7.2 Ensure transportation impacts of large development projects are adequately considered and mitigated, by requiring transportation studies (traffic impact analysis/study) and corresponding mitigation.

B-7.3 Limit the number of intersections and driveways on all major streets to promote a safe, efficient and steady flow of traffic in accordance with Institute of Transportation Engineer (ITE) and UDOT design principles. The higher the functional classification of the roadway the fewer number of access points and the greater distance between access points.

B-7.4 Access onto arterial and major collector roadways shall be from developed intersections, spaced and located according to accepted access management engineering standards when possible. Existing intersections should be utilized when possible.

B-7.5 Require access to high-density land uses and commercial developments to be directly from arterial and collector roadways.

B-7.6 Require access to be from the road with the lower road classification (i.e. access from the local access road instead of the arterial or collector road) when a property has the option of reasonably obtaining access from two roads with different functional classifications.

Goal B-8. Traffic Control and Enforcement

To implement methods to control speeding within the city limits.

Policies: **B-8.1** Establish and post speed limits based on Institute of Transportation Engineers (ITE) recommendations (i.e. 85th percentile) for all collector and arterial streets.

B-8.2 Utilize roadway design features as a method to avoid speeding problems in residential areas—(e.g. visually narrow local access streets through street trees, avoid installing a roadway wider than is needed, visually break up sections of otherwise long and straight residential access streets through offsets or round-a-bouts).

B-8.3 Identify locations that are in need of new or upgraded traffic control devices and install those devices as warranted.

B-8.4 Continue speed enforcement patrols.

3. Implementation of Transportation Element

The primary tools with which the City should undertake to implement the Transportation element of the plan include:

1. Traffic Circulation Map
2. Standards for right-of-way dedication and acquisition
3. Roadway improvement standards
4. Bikeway and trail standards
5. A comprehensive zoning ordinance that includes standards for parking and access.
6. Development agreements
7. Capital improvements programs
8. Transportation facility improvement programs
9. Subdivision Ordinances

HOUSING ELEMENT-GOALS AND POLICIES

Goal C-1. Housing Compatibility

To protect and enhance the integrity of existing residential neighborhoods.

Policies:

C-1.1 Encourage development of new housing while ensuring that the character, scale and density of new residential development is compatible and complimentary to adjacent residential development.

C-1.2 Develop regulations to provide compatibility measures to buffer neighboring single-family dwellings from any adverse impacts of neighboring high-density or high-intensity development.

C-1.3 Encourage the continued retention of existing single-family neighborhoods that are economically and physically sound for single-family residential purposes.

Goal C-2. Development of New Housing

To encourage a variety of housing options for all household types and income levels.

Policies:

C-2.1 Encourage the development and provision of proportionally priced and sized homes to meet the needs of all community residents. Potential residential opportunities may include, but are not limited to, equestrian and farm-oriented properties, low and moderate-income housing situations, large family homes, handicapped accessible dwellings, housing for single heads of households and elderly/senior oriented housing.

C-2.2 Encourage the development of residential units that are accessible to handicapped persons and adaptable for conversion to use by handicapped persons.

C-2.3 Encourage housing for the disabled and elderly in close proximity to public transportation and commercial land uses and in close proximity to public services and recreational opportunities.

C-2.4 Encourage the exploration of non-traditional housing models to accommodate affordable housing and/or the need for temporary or transitional shelter for special needs such as for the abused, neglected, divorced, homeless, handicapped, etc.

C-2.5 Encourage the retention and maintenance of existing mobile/manufactured home parks within the City when they are properly maintained to provide a suitable living environment and are compatible with surrounding land uses.

C-2.6 Implement the Enoch City land use element which provides opportunities for a range of housing densities and types that will be attainable for those that work and live in the community

C-2.7 Use innovative design and zoning techniques to promote attractive, desirable housing conditions including those in the affordable housing category.

Goal C-3. Availability of Land for Residential Development

To establish residential zones for various housing types and densities, consistent with the general plan and coordinated with the public services and utilities needed to serve the contemplated density.

Policies: **C-3.1** Give consideration to the impacts of density, or lack thereof, on market, infrastructure, public service, utility, human resource and other factors set forth in the Plan.

C-3.2 Seek development that facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies and anticipates and facilitates the orderly provision of future development and infrastructure.

C-3.3 Encourage a community design relative to housing, commercial and industrial areas that is efficient, provides desired conveniences and is fiscally sustainable.

C-3.4 Continue compliance with State law regarding allowing manufactured housing in all zones in which single-family dwellings are permitted.

Goal C-4. Maintenance of Existing Housing

To encourage the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.

Policies: **C-4.1** Encourage increased awareness among property owners and residents of the importance of property maintenance for long-term housing quality.

C-4.2 Identify residential properties in need of housing rehabilitation, maintenance and replacement and encourage such efforts.

C-4.3 Encourage the upkeep, maintenance and rehabilitation of existing housing in the City and when necessary utilize the City's code enforcement to correct substandard conditions.

C-4.4 Promote residential rehabilitation programs, such as those provided through the Five County Association of Governments and Housing Authorities which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies which could not otherwise be undertaken.

Goal C-5. Meeting Affordable Housing Needs/Programs

To address the promotion, funding and development of affordable housing.

Policies: **C-5.1** Encourage opportunities for the development of adequate housing for low and moderate-income households by using land-use regulation techniques, i.e. zoning ordinances.

C-5.2 Consider the impact of proposed ordinances, assessments and fees on moderate and low-income housing affordability and availability.

C-5.3 Encourage the development of affordable housing by government agencies and non-profit organizations by facilitating simple and effective application processes.

C-5.4 Inform the public about programs such as low cost loans, equity sharing, deed restrictions and other resources to facilitate more moderate-income housing.

C-5.5 Maintain the required County, State, and Federal reporting mechanisms and use the data as a resource for land-use regulation decisions. (Rev. 7-18-18)

D. ENVIRONMENTAL ELEMENT

1. Introduction

The Environmental Element is specifically authorized by State law to include:

i) the protection, conservation, development and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control and correction of the erosion of soils, protection of watersheds and wetlands and the mapping of known geologic hazards.

Additional related goals and policies are also included based on the additional provision in State law allowing the City to include "any other element the municipality considers appropriate."

2. Environmental Goals and Policies:

Goal D-1. Energy Conservation

To encourage development to be environmentally sustainable and energy efficient.

Policies: **D-1.1** Support the incorporation of energy conservation features in the design of all new development and encourage the retrofitting of existing development with the installation of energy conservation devices in accordance with international building codes.

D-1.2 Support programs and development concepts that include energy and water conservation measures.

D-1.3 Promote public education for recycling, water conservation, emergency preparedness, pollution prevention and other environmentally-sustainable practices.

Goal D-2. Recycling of Natural Resources

To encourage the recycling of all possible materials and thereby reduce future landfill requirements.

Policies: **D-2.1** Promote actions to "reduce", "reuse" and "recycle" and provide recycling drop-off stations when economically feasible or otherwise justified.

Goal D-3. Noise Pollution Standards

To protect the health and welfare of the residents of Enoch City and the planning area by the prevention, elimination and mitigation of significant noise levels.

Policies: **D-3.1** Maintain a noise control ordinance based on noise level standards for acceptable decibel levels.

D-3.2 Ensure that the review of development proposals considers the potential for noises that would exceed the levels permitted under the noise control ordinance.

Goal D.4 Water Conservation and Landscaping

To promote water conservation, including the use of attractive landscaping materials and plant species that will help conserve our limited supply of water.

Policies: **D-4.1** Promote water conservation actions through education, public service announcements and other similar techniques.

D-4.2 Recommend the use of landscape and tree planting guidelines and irrigation methods which promote low-water consumption and recommend species that are drought-tolerant, cold-hearty and fire-resistant.

D-4.3 Encourage incorporation of landscape materials that do not require irrigation such as stone, river rock and indigenous vegetation into landscape themes. Utilize city parks and properties to demonstrate this concept where appropriate.

D-4.4 Use non-potable water, where possible, for irrigation purposes.

D-4.5 Support efforts for local and regional waste water recycling and establish policies that equitably distribute and regulate the use of reclaimed water.

Goal D-5. Water Resources Preservation

To protect the ground water and surface water resources of Cedar Valley.

Policies: **D-5.1** Monitor information from the State Engineer's office on all surface and ground water users within Enoch City and adjacent areas of the county that may affect local surface water and/or groundwater supplies and ensure that the city's interests are protected

D-5.2 Encourage intergovernmental coordination and cooperation among all agencies involved in the management, conservation and utilization of water resources to develop strategies for a secure water supply.

D-5.3 Maintain ordinances and review processes to prohibit polluting chemicals or sediments from infiltrating into groundwater recharge areas and water source protection areas and encourage Iron County, Cedar City and other entities to do the same.

D-5.4 Protect ground water quality through the establishment of a sanitary sewer system hook-up program to require the connection of all city uses/densities.

D-5.5 Identify groundwater-recharge areas and develop spreading and impoundment areas to help recharge the aquifer as part of the storm water/flood control plan.

Goal D-6. Hazardous Materials

To minimize levels of risk to people and property from hazardous wastes, materials and electrical facilities.

Policies: **D-6.1** Ensure adequate protections for occupants of the city from land uses and activities that generate or store hazardous materials or wastes through proper separation/setbacks, containment measures, pollution control devices/technologies and proper storage, handling and disposal.

D-6.2 Establish and/or promote the establishment of collection centers or programs to recycle and/or safely dispose of hazardous wastes.

D-6.3 Ensure enforcement of proper setbacks, land use restrictions and safety measures around power transmission lines.

Goal D-7. Wildlife Habitat

To provide protection of the environmental setting and wildlife habitat of the area through the coordination of land uses and sensitive lands planning as required by State and Federal law.

Goal D-8. Development in Natural Areas

To require development to occur in a manner that is sensitive to the rural, aesthetic and environmental goals of the community.

Policies: **D-8.1** Incorporate attractive natural amenities, such as rock outcroppings, vegetation, streams and drainages into the open space of developments to protect the environment and provide natural landscape opportunities, visual interest and recreational opportunities where possible.

D-8.2 Encourage development, grading and landscaping are to be sensitive to the natural topography and major landforms in the planning area. Mass-grading and excessive cuts/fills are to be avoided.

D-8.3 Require, in natural areas that are graded or disturbed during construction activities, that re-vegetation be implemented to control dust, erosion and weeds. Re-vegetation with native plant species is encouraged where such is consistent with fire prevention efforts.

Goal D-9. Development in Geologically Hazardous Areas

To minimize the potential of loss of life and property damage resulting from seismic activity, unstable soils, flooding conditions and other geologic hazards.

Policies: **D-9.1** Coordinate with the Utah Geologic Survey to obtain information and maps relating to geologic hazards that may affect Enoch and develop procedures pertaining to the investigation, reporting and mitigation of those hazards.

D-9.2 Consider environmental constraints, such as geologic hazards and flood hazards, when designating future land uses, zoning lands and reviewing development proposals.

D-9.3 Require development to include flood hazard mitigation measures to protect residents, employees, buildings and infrastructure from damaging flood hazards as applicable.

D-9.4 Make information available to the public about flood hazards in flood zones designated by the Federal Emergency Management Agency

D-9.5 Develop and enforce hillside grading standards to minimize the hazards of erosion and slope failure.

D-9.6 Enforce the building code regarding seismic design standards, geologic investigation and soil suitability testing.

D-9.7 Integrate areas with geologic hazards that cannot be mitigated into open space areas where the land can be used.

E. PUBLIC SERVICES AND FACILITIES ELEMENT

1. Introduction

Enoch City will provide, or work with other service providers to provide safe, reliable and cost-effective public services and facilities to include the following:

1. Roads
2. Solid Waste Collection
3. Law Enforcement
4. Fire Protection
5. Water - supply and treatment
6. Wastewater/Sewage - collection and treatment
7. Storm/Flood Control
8. Any other public service City officials deem necessary.

Enoch City will also work with providers of the following services to ensure that current services are maintained and future service demands will be met.

1. Natural Gas service
2. Electrical service
3. Schools
4. Libraries
5. Area Hospitals/Medical Centers
6. Ambulance/EMS service
7. Telecommunication/Cable/Fiber-optic Services

The following goals and policies outline how the City intends to accomplish the provision of public services and facilities necessary to meet the service demands of its residents.

2. Public Services and Facilities Goals and Policies:

Goal E-1. Concurrency/Adequacy of Public Services

To accomplish orderly growth through the synchronization of development with the availability of adequate public services and facilities needed to support it. Service levels shall be maintained to minimum standards.

Sprawl is, "Development that exceeds a community's capacity to absorb it, triggers the abandonment of prior public and private investment and helps neither the local economy nor the local tax base in the long run." (Quoted from the National Trusts for Historic Preservation) The planning of public services and facilities in accordance with community desires will help Enoch to prevent sprawl as the City grows.

Policies: **E-1.1** Develop and implement a Public Services and Facilities requirement that defines and requires that either adequate infrastructure exist, be provided by the developer, or be programmed for construction within a defined period as a condition of development authorization. Verification of adequate infrastructure may require the preparation of an engineering study (e.g. traffic impact analysis) at the cost of the developer, when the city cannot confirm sufficient capacity is available for the proposal.

E-1.2 Ensure the efficient and coordinated placement and "stubbing out" of utility facilities within new development. Developers shall be required to abide by the "to and through" concept, such that utilities, public streets and associated easements extend through their development in such cases where the next property would benefit from access thereto. Utilities are to be installed to allow for future expansion.

E1.3 Regularly monitor water, sewer and storm water systems for capacity and functionality.

E-1.4 Encourage organized coordinated and efficient planning, construction and improvement of urban infrastructure so that development does not exceed the capacity of infrastructure.

E-1.5 Ensure that new and expanded public facilities and services are largely financed through the collection of developer fees.

Goal E-2. Public Service and Facility Plans and Cost-Saving Strategies

To allocate the cost of public services and facilities on a fair and equitable basis and seek ways to provide services and facilities efficiently to minimize costs.

Policies:

E-2.1 Maintain a current Capital Facilities Plan to prioritize and schedule all necessary City improvement projects (water, sewer, roads and other City projects.)

E-2.2 Establish and maintain a record of the capacity, utilization and availability of the public services and facilities serving the planning area to ensure adequate capacity, identify items for the Capital Facilities Plan and impose fees/mitigation to offset impacts to these services.

E-2.3 Pursue State and Federal funding for City infrastructure improvements

E-2.4 Participate in the yearly preparation of the Consolidated Local Capital Improvement Plan for purposes of requesting funding from the Utah Permanent Community Impact Fund Board (CIB).

E-2.5 Consider utilizing public financing mechanisms authorized by state law for specific benefit areas such as assessment areas (UCA 11-42) to fund improvements.

E-2.6 Utilize developer agreements that specify the nature, timing, cost and financing to be used to fund improvements and services for specific development projects.

E-2.7 Support the concept of shared use and cost for sites of compatible public services and facilities such as combined uses for parks, schools, libraries and fire stations/public services.

E-2.8 Utilize public easements and public lands for multiple uses when possible, such as utility and street right-of-ways for trails, federal lands for recreation and utility facilities and parks for storm water retention and groundwater recharge.

Goal E-3. Storm water Regulations

To ensure adequate storm water drainage and retention throughout the city through necessary storm water retention/detention requirements.

Policy: **E-3.1** Develop and implement a comprehensive storm water control plan and any necessary ordinances to address storm water system improvements.

Goal E-4. Compatibility and Design of Infrastructure Improvements

To provide and maintain a coordinated and efficient infrastructure system that is visually pleasing or unobtrusive and considerate of neighboring uses while still able to function to meet the current and future needs of the planning area.

Policies: **E-4.1** Require new and replacement electrical, telephone, cable television, fiber optic and other utility distribution and service lines to be placed underground.

E-4.2 Consider implementing an underground program for existing above ground utility lines.

E-4.3 Encourage the use of landscaping, underground installation, berms and other techniques where appropriate to minimize the visual impact of public utility facilities such as water tanks, well houses and irrigation ponds.

E-4.4 Avoid drainage structures that are intrusive, out-of-scale and/or incompatible with the surroundings.

E-4.5 Retain significant natural drainage ways in their natural state.

Goal E-5 Community Facilities Required to Serve Existing and Future Development

To enhance the level and quality of community facilities and programs.

Policies: **E-5.1** Develop a community center to provide multiple-use opportunities for the residents of the City.

E-5.2 Encourage development of a community center complex with City Offices, a Police and Fire Department, Senior Citizens' Center, Library, Recreation Hall and Post Office.

E-5.3 Encourage the evaluation of the library and plan for sufficient facility and book volume per person ratios.

E-5.4 Encourage the establishment of community programs that accommodate schoolchildren, senior citizens, the handicapped and other special-needs groups.

E-5.5 Promote organized youth sport activities.

Goal E-6. Cultural Opportunities

To promote a wide range of community and cultural activities throughout Enoch.

Policies: **E-6.1** Encourage the establishment of community-based organizations and support community gathering areas to promote cultural and social activities.

E-6.2 Encourage a diverse, year-round cultural arts program including concerts.

E-6.3 Encourage ways to obtain and provide financial support (i.e. charitable foundations and endowments) for community cultural arts facilities and programs.

E-6.4 Encourage the installation of art in public places, such as schools, libraries, parks, trails, and public buildings.

E-6.5 Preserve and enhance designated significant historic assets to broaden the cultural opportunities within the City.

E-6.6 Consider the development of a historic park and museum.

Goal E-7. Human Services

To encourage adequate social service planning and programming for the needy, disabled, elderly and homeless of the City which is responsive to their needs.

Policies: **E-7.1** Provide human service information to the community through community-based and faith-based organizations.

E-7.2 Monitor the availability of and encourage the development of literacy programs and other non-profit and volunteer services in the community.

E-7.3 Work with private and public providers to monitor and evaluate the needs of childcare and senior citizen programs and develop appropriate policy responses to those needs.

E-7.4 Evaluate zoning regulations to be sure childcare centers, convalescent care facilities and group homes can be provided where needed, in accordance with local, state and federal law.

Goal E.8 Education

To encourage improved educational and training opportunities and services for people throughout the County.

Policies: **E-8.1** Support educational institutions in the area in promoting a high standard of education.

E-8.2 Encourage trade and technical training opportunities.

E-8.3 Support the continuation of children's and adult literacy programs.

E-8.4 Use media and social resources for the presentation of information regarding community services, activities, public education and other significant City issues.

E-8.5 Cooperate with school districts to facilitate the development of school facilities to accommodate growth.

Goal E.9 Community Safety

To combat the formation, migration and proliferation of gangs and criminal activity in Iron County.

Policies: **E-9.1** Support public safety and neighborhood watch organizations to help prevent crime.

E-9.2 Support education relating to gang prevention, drug prevention and citizenship for both youth and adults in conjunction with the Law Enforcement agencies, school districts, social service agencies and the community,

E-9.3 Encourage recreational opportunities in neighborhoods to provide healthy opportunities to associate and develop community associations.

Goal E.10- Emergency Preparedness

To prepare the Enoch City area to respond in a self-sufficient manner to any natural disaster or other major emergency.

Policies: **E-10.1** Develop and test a citywide emergency preparedness plan, which includes but is not limited to, maintaining vital public services and the coordination of volunteer groups to assist in responding to an emergency event.

E-10.2 Conduct public awareness campaigns for emergency preparedness, including the recommendation for every Enoch City family to have provisions for self-sufficiency for a period of seventy-two (72) hours available at all times.

E-10.3 Coordinate the Enoch City emergency preparedness plan with the plans of hospitals, schools, major businesses, utilities, the Red Cross, churches, Iron County CERT, and other service providers. Work together and conduct training in preparation for a coordinated response during a major emergency.

Goal E.11 Fire and Other Emergencies

To minimize the potential for loss of life, injury, and property damage from fire and other events requiring emergency response.

Policies: **E-11.1** Require new development to provide adequate infrastructure necessary to respond to fires, natural disasters and other emergencies, including adequate water supply, fire flow, road widths and grades and reasonable secondary emergency access.

E-11.2 Adopt and enforce minimum road standards for all new roadways and new development served by existing roadways, modeled after the driveway and fire apparatus access road standards of all applicable codes.

E-11.3 Require two (2) or more entrance/exits for new developments of more than 30 single-family lots or more than 100 multi-family dwelling units, except when all dwellings are provided with fire sprinkler systems, and the City is satisfied that a single entrance will not materially impede emergency response and evacuation purposes.

E-11.4 Promote fire-resistant landscape buffer zones for new and existing developments located in high risk fire hazard areas.

E-11.5 Enforce a vegetation/weed-control ordinance, to minimize fire hazard around buildings.

E-11.6 Encourage controlled burns and "backyard burning" to occur in a manner consistent with fire department standards.

E-11.7 Promote adequate fire protection service to ensure the maximum safety feasible throughout the City, including construction of a fire station within, or in close proximity to Enoch.

Goal E.12 Property Maintenance

To promote property maintenance and stimulate pride in the appearance of our community.

Policies **E-12.1** Promote neighborhood cooperation to help clean up problem areas/properties.

E-12.2 Promote adoption of a new property maintenance/nuisance ordinance to ensure that buildings and/or property are maintained in a safe condition.
(See UCA Chapter 10-11).

E-12.3 Provide a consistent pattern of code enforcement and nuisance abatement in the City.

E-12.4 Require removal of abandoned and inoperable vehicles from the street, vacant lots, and other areas in the City that are visible to the public.

E-12.5 Provide the community with adequate waste collection facilities including public refuse receptacles in parks and other public places.

E-12.6 Continue to support the City's annual Arbor Day tree and shrub planting program as a way to promote landscaping and beautification of the city.

Goal E.13 Preservation of Historical, Cultural, and Archaeological Resources

To protect the historical and culturally significant resources which contribute to community identity and history.

Policies: **E-13.1** Identify historical sites and structures of local significance to Enoch City and encourage their preservation.

E-13.2 Encourage the development and preservation of the Old Spanish Trail and Iron Works, Johnson Fort, cemeteries, petroglyphs and similar sites.

E-13.3 Encourage historic sites to be incorporated into proposed developments in such a manner as to preserve the historic integrity of the site whenever possible.

E-13.4 Permit non-conforming uses for buildings and property of historical and/or architectural significance, as appropriate and when such would help ensure their preservation.

Goal E.14 Intergovernmental Coordination and Planning

To promote cooperation and coordination among jurisdictions to identify opportunities as well as potential conflicts in serving the needs of the residents of the area.

E-14.1 Continue to pursue a policy of cooperation with Cedar City, Iron County and other entities with jurisdiction within the planning area and seek adequate notification, documentation and mitigation of cross-jurisdictional issues and opportunities.

E-14.2 Participate in the Iron County Coordinating Council to cultivate cooperation and aid in resolving cross-jurisdictional issues within Iron County.

E-14.3 Support the development and use of a City, or joint City/County, Geographic Information System (GIS) mapping program for purposes such as property information, utility system inventory and planning, transportation system inventory and planning, etc.

F. ECONOMIC DEVELOPMENT ELEMENT

1. Economic Development Goals and Policies

Goal F-1. Economic Diversification

To encourage a balanced mix of agricultural, light industrial/manufacturing, commercial, retail, cultural, entertainment, and service uses to create a diversified and stable local economic base.

Policies: **F-1.1** Seek to promote and attract the development of a variety of revenue-generating and job-producing land uses.

F-1.2 Seek to expand the City's economic base through local and regional economic development programs and resources.

F-1.3 Periodically assess those social, economic, political and other forces that are affecting the City's competitive position in the area and, where possible, develop policies and programs, such as job training and tax incentives, to enhance the City's competitive position.

F-1.4 Encourage the development and promotion of recreation, amusement, entertainment, filming, and the arts as a theme for the planning area, to enhance tourist and business opportunities and add dollars to the local economy from outside sources.

Goal F-2. Measures of Economic Growth

To encourage an adequate economic base to support the employment and fiscal needs of the community, the City should set goals for economic growth, measure the results, and adjust policies as necessary.

Policies: **F-2.1** Periodically review the City's planning efforts to accomplish a more diversified economic base, by comparing actual development with the general plan land use map and zoning map. Adjust the maps, regulations, and policies as needed to achieve the city's economic development goals.

Goal F-3. Provision and Financing of Infrastructure for Economic Development Purposes

To promote new economic growth, by pursuing timely and equitable strategies to provide financing of basic infrastructure and public safety infrastructure.

Policies: **F-3.1** Support various financing mechanisms which provide support for economic development.

F-3.2 Analyze financial impacts in connection with the provision and ongoing maintenance of public services and infrastructure.

Goal F-4. Fiscal Balance

To ensure the City maintains a sound fiscal balance.

Policies: **F-4.1** Develop a Public Financing Plan that balances funding from all sources to meet the City's goals and policies. Include federal, state and local funds, grants, fees, exactions, and special financing techniques.

F-4.2 Continue to be fiscally responsible and conservative in expenditures, seeking ways to minimize initial and long-term costs while providing quality services and infrastructure.

F-4.3 Maintain policies and ordinances for the City on new development to pay for needed infrastructure while keeping in mind the provisions for

various funding mechanisms which provide support for economic development.

2. Implementation of the Economic Development, Community Revitalization and Human Resources Element

The primary tools with which the City should undertake to implement the Economic Development are:

1. Economic Development Committee
2. A comprehensive marketing plan
3. Specific plans
4. Development agreements
5. Redevelopment and revitalization programs
6. Industrial Development Bonds
7. Long range financial plan
8. Long range Capital Facility Plan
9. Community Development Block Grants
10. Public/Private Partnerships
11. Cultural Program

ENOCH CITY CORPORATION
ORDINANCE NO. 2012-05-16

AN ORDINANCE ADOPTING THE REVISED GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP

PREAMBLE

As required by State law and in order to provide for the health, safety and general welfare of the citizens of Enoch City, Utah, the Enoch Planning Commission and Enoch City Council are committed to establish a General Plan which will specify goals, relating to land use, housing, the environment, transportation and public facilities, and services, which the residents of Enoch City hope to achieve in the future and those policies which will facilitate those goals.

The Planning Commission completed an extensive revision process to update this General Plan and to include all State required elements.

WHEREAS, the City desires to adopt a revised and updated General Plan to be known as the Enoch City General Plan and General Plan Land Use Map; and

WHEREAS, the Enoch City Council is authorized to adopt a general plan; and

WHEREAS, the General Plan may address issues relating to land use, transportation and circulation, the environment, public services and facilities, rehabilitation, redevelopment and conservation, the economy and recommendations for implementing the plan; and

WHEREAS, Utah State Code, Title 10, Chapter 9a, sets forth procedures for the adoption and content of a General Plan; and

WHEREAS, the Planning Commission of Enoch City held a duly advertised and noticed public hearing at a regular Planning Commission Meeting on May 8, 2012 for the purpose of receiving public comment regarding the content of the General Plan; and

WHEREAS, the City Council of Enoch City has reviewed the Revised General Plan and received a favorable recommendation from the Enoch City Planning Commission advising them to adopt the Revised General Plan;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch, Utah, as follows:

(1) The General Plan attached is hereby adopted as the revised Enoch City General Plan and General Plan Land Use Map.

(2) All ordinances adopted subsequent to this General Plan shall comply with the goals and policies as set forth herein.

(3) This ordinance shall take effect immediately on passage.

This ordinance was made, voted upon, and passed by the Enoch City Council at a regular city council meeting held on the 16th day of May, 2012.

Dated this 16th day of May 2012
ENOCH CITY CORPORATION

_____
Robert A. Rasmussen, Mayor

ATTEST:

_____
Julie Watson, Recorder

VOTING:

John Banks	Yea _x__	Nay ____
Rick Bonzo	Yea _x__	Nay ____
Destry Griffiths	Yea ___	Nay __X__
Kirk Lovell	Yea ___	Nay abstained
Mike Olenslager	Yea _x_	Nay ____

SEAL:

ENOCH CITY CORPORATION
ORDINANCE NO. 2008-05-07-B

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP TO INCLUDE THE DESIGNATION OF MASTER PLANNED ROADS IN THE NORTHERN PART OF ENOCH CITY

WHEREAS, the Enoch City General Plan is designed to be a dynamic and changeable document and Utah Code provides for amendments to the general plan as needed; and

WHEREAS, the Enoch City Planning Commission held a public hearing on April 8, 2008, after notice was given as required by State law; and

WHEREAS, the Enoch City Planning Commission has recommended that the Enoch City General Plan Land Use Map be amended to reflect the designation of master planned roads within the northern boundaries of Enoch City; and

WHEREAS, the Enoch City Council has determined that the public health, safety and welfare will be served by amending the general plan land use map to adopt the designated master planned roads in the northern part of Enoch City;

NOW, THEREFORE, BE IT ORDAINED, by the Enoch City Council that the General Plan Land Use Map be redrawn and adopted to reflect the master planned roads in the northern part of Enoch City. This ordinance shall become effective immediately upon its passage.

VOTED UPON AND PASSED BY THE CITY COUNCIL OF ENOCH CITY, UT, AT A MEETING OF SAID COUNCIL HELD ON THE 7TH DAY OF MAY, 2008, BY THE FOLLOWING VOTE:

DATED this 7th day of May 2008

ENOCH CITY CORPORATION

_____
Robert A. Rasmussen, Mayor

ATTEST:

_____
Julie Watson, Recorder

VOTING:

Steven Clarke	Yea ___	Nay ____
Robert Dotson	Yea ___	Nay ____
Celesta Lyman	Yea ___	Nay ____
Justin Gray	Yea ___	Nay ____
Brent Taylor	Yea ___	Nay ____

SEAL:

ENOCH CITY GENERAL PLAN

ORDINANCE NO. 97-07-02

AN ORDINANCE OF ENOCH CITY, IRON COUNTY, UTAH, ADOPTING THE ENOCH CITY GENERAL PLAN, RELATING TO GENERAL LAND USE PLANNING.

PREAMBLE

In order to provide for the health, safety and general welfare of the citizens of Enoch City, Utah, the Enoch Planning Commission and Enoch City Council are committed to establish a general plan which will specify goals, relating to land use, housing, the environment, transportation and public facilities, and services, which the residents of Enoch City hope to achieve during the next twenty years and those policies which will facilitate those goals.

The Planning Commission and General Plan Committee completed an extensive public planning process to develop this General Plan. Seventeen citizen committees were formed to analyze and discuss individual areas within the City for historical and future direction. The committees recommended questions that polled the residents, in the form of a survey, as to the direction and design they wished their community to have. These questions were compiled into a survey which was mailed to the residents of the community. Fifty nine percent of the surveys were completed and returned, assuring that the voice of the people would be heard in the development of this plan.

WHEREAS, the City desires to adopt a general plan to be known as the Enoch City General Plan; and

WHEREAS, the Enoch City Council is authorized to adopt a general plan; and

WHEREAS, the general plan may address issues relating to land use, transportation and circulation, the environment, public services and facilities, rehabilitation, redevelopment and conservation, the economy and recommendations for implementing the plan; and

WHEREAS, the General Plan Committee and Planning Commission have held several publicly noticed meetings to discuss the provisions of the general plan; and

WHEREAS, Utah State Code sections 10-9-301 through 10-9-306 set forth procedures for the adoption and content of a general plan; and

WHEREAS, the Planning Commission of Enoch City held a duly advertised and noticed public hearing for the purpose of receiving public comment regarding the content of the general plan; and

WHEREAS, the City Council of Enoch City held a duly advertised and noticed public hearing for the purpose of receiving public comment regarding the content of the general plan;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch, Utah, as follows:

(1) The general plan attached is hereby adopted as the Enoch City General Plan.

(2) No street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned may be constructed or authorized until and unless it is in compliance with the General Plan or any amendments to the General Plan, pursuant to Utah Code 10-9-305.

(3) All ordinances adopted subsequent to this General Plan shall comply with the goals and policies as set forth herein.

(4) This ordinance shall take effect immediately on passage.

This ordinance was made, voted upon, and passed by the Enoch City Council at a regular city council meeting held on the 2nd day of July, 1997.

DATED this 2nd day of July, 1997.

ENOCH CITY CORPORATION

Worth H. Grimshaw, Mayor

ATTEST:

Noreen G. Gray, Recorder

APPENDIX: HISTORICAL PROFILE

Enoch is proud of its pioneer heritage and endeavors to preserve the pioneer values and history that are at the heart of the community. Such values include, but are not limited to, family, hard work, determination, faith, duty, industry, self-sufficiency, patriotism, trust, thriftiness, and caring for others. These values are evidenced in the community throughout the year, and particularly during community events such as the 4th of July and Pioneer Day activities. By providing a history of Enoch in the general plan, it is hoped that readers will develop a better understanding of the values that brought the community to where it is now, and promote those same values as the City moves into the future.

A special thank-you to Estella Jones Grimshaw for the following historical information.

The first white men to enter the Enoch area were Father Escalante and Father Dominguez, in the fall of 1776. They founded a route which was known as the Old Spanish Trail. Markers and remnants of the Old Spanish Trail traverse from the northeast corner of Enoch in a western direction, through the northwest corner of the Garden Park Subdivision, and on to the Iron Springs area in the county.

Johnson's Springs, Johnson's Fort, or Enoch as it is now know, is located six miles northeast of Cedar City, and twelve miles southwest of Parowan.

Southern Utah was settled by pioneers under the direction of the Church of Jesus Christ of Latter-Day Saints. Settlers were sent by companies to establish communities throughout the state.

Several histories have been told and retold, and then accepted as the way Enoch was first settled. In an effort to correct the conflicts that were present, Marjorie R. Christiansen, as secretary for the Genealogy Committee wrote to the Historian's Office in Salt Lake City. Historian Earl E. Olson replied with the following excerpts from the journal of the founder of Enoch, Joel H. Johnson. The journal entries read as follows:

> *"Having been selected by George Albert Smith to assist in forming a settlement at the Little Salt Lake Valley, in the fall of 1850, I sent out with the expedition my two eldest sons, Sixtus and Nephi, with two teams laden with Iron for Mill building necessary tools and provisions, other necessary arrangements, and started on the 14th day of March, 1851, with a part of my family, and three teams laden with provision and other necessaries for the settlement, and arrived at the settlement in (Little) Salt Lake Valley, later known as Parowan, on the 10th day of April, and found the boys had taken land in the field, and were putting in crops and had done very well. I joined them and took more land and we put in all the grain and potatoes that we could. On the 15th day of May, President Brigham Young, and many of the brethren from Great Salt Lake City, arrived in our beautiful valley on an exploring and visiting expedition. During their stay they organized our settlement into the City of Parowan, and I was elected member of the City Council. I was also sent out with a small company to explore the Coal Creek Canyon and ascertain its resources for coal, timber, etc. And also the Iron Mountain for Iron and on my return I discovered the springs in the edge of the Coal Creek Valley, when I stopped and refreshed myself and team, and on looking about a little, I concluded to make those Springs the seat of my farming operations and place of residence for myself and my family for the future. Accordingly on my return to Parowan, I consulted George Albert Smith upon the subject, who gave me leave to*

survey all the land I pleased at the springs for myself and friends. In reference to our crops they were tolerable good, considering the dryness of the season, and lack of water for irrigation, although we had a frost in August that injured our potatoes and corn crops. About the middle of September, I sent Sixtus back to Great Salt Lake City for the balance of my family who arrived on the 17th day of October, all in good health and spirits. About this time, George Albert Smith counseled me to build a house and corral at the springs and herd the cattle for the brethren at Parowan and Cedar, through the winter and establish at that place a sugar beet plantation and sugar manufactory as soon as I could. Accordingly on the 19th of November I commenced building a house at the Springs, and on the 6th of December, I moved a part of my family and on the 12th received the herd of cattle from Parowan, on the 15th moved the balance of my family to my new residence at the springs, which now Jan. 1, 1852, known by the name of Johnson Springs".

Joel H. Johnson came to Parowan in 1851. In the spring of 1851, Joel went to Enoch meadows and settled on the bench of the upper meadow. They dug two cellars just west of where the Gibson home now stands. Here they lived for about three years, and the place was then known as Johnson's Springs. These springs were found for a distance of a mile or more both north and south along the bench. By December of 1852, there were seven families living at Johnson's Springs.

The fort was 10 rods (165 feet) square and the walls were made of mud. The bottom of the wall was 2 ½ feet thick, the top was 18 inches thick and nine feet tall. Five adobe rooms were built in a row on the west side of the fort. The fort wall answered for the outside wall of the room. A two-story dwelling was built in the southwest corner of the fort. All windows and doors were on the inside walls of the rooms. A large two-story building was built in the southeast corner of the fort with portholes to be used in defense, against the Indians. This building was called the Bastion or Basties. The building was large enough so all living in the fort could gather there for protection in time of danger. Sheds and corrals were built on the east side of the fort. On the west and north sides were built a grainery, blacksmith shop and chicken coop. All of these buildings mentioned were, even to the corral, built inside the fort. On the north side of the fort was a big high gate made of large logs. On the south side was an opening about 6 feet high and 4 feet wide for people to go in and out. This led to the ditch of water that ran by the south side. These two openings were the only ones in the fort. A well was dug in the center, and this was used for drinking and sometimes culinary purposes. On the outside of the Fort, on the west side, an apple orchard was planted and a space reserved for vegetable gardens was there. Another orchard was planted on the east side. These orchards were planted by the men who built the fort. No better variety of apples was grown anywhere than these two orchards produced. On the south side of the Fort was a farm which was irrigated by water from the Springs in the meadow in the east. On the north were many acres of good pasture land. Cottonwood trees were planted on the south, east, and west sides of the fort.

During the year 1869, John P. Jones and sons moved from the fort and purchased land and springs on the east bench of the community. John P. Jones, who was an iron worker, built a blast furnace and coke oven and melted iron and molded fire grates, dog irons, cogwheels, and even a 500 pound hammer to drive the piles for irrigation dams being constructed in southern Utah. The blast furnace did not use iron ore, but used scrap iron in its operation. The blast furnace was made from the boiler of an old railroad steam engine. This was the first blast furnace west of the Mississippi River.

The community retained its original name of Johnson's Springs until 1890, when they petitioned the government for a post office. As there was already a settlement in Utah called Johnson Springs, the citizens changed the name to Enoch, and the first post office in Iron County was established.

The Cedar City Co-op and Livestock Company was formed, and after several years, distributed the cattle to their stockholders and sold the brand. The Co-op kept the ranch and leased it until 1898. At this time, Cedar city had just completed the first building for the Branch Normal School (known today as Southern Utah University). The "Old Main" building was completed, but no funds were left to install a heating plant. The state would not accept it, or approve it, as an institute of higher learning without the heating facilities. The people had donated money to build the edifice until they were hard pressed, and so, in seeking a way to get the money to put in the heating plant, the stockholders of Enoch sold the ranch and donated the money for the completion of the building, thus ensuring the acceptance of the school by the state.

The community continued the proud pioneer tradition of cattle ranching, farming, and raising fine progressive families. On January 10, 1966, Enoch was approved by the Iron County Commissioners as an incorporated town. Two meetings were held before the action was taken. A petition was drawn up and signed by a majority. One hundred people had to live in the area to qualify, and Enoch qualified with 102. The community was incorporated to protect their water supply. Enoch is now officially a city of the 5th class (population of 1,000 to 9,999), based on its 2010 population of 5,803.