

**ENOCH CITY PLANNING COMMISSION NOTICE AND
AMENDED AGENDA**

**January 27, 2026, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road**

Join Zoom Meeting:

<https://us02web.zoom.us/j/82838184003>

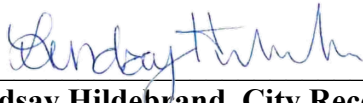
Meeting ID: 828 3818 4003

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 min.) –Audience invited to participate. –**
 - c. Inspirational thought –**
 - d. Approval of agenda for January 27, 2026 –**
 - e. Approval of minutes for January 13, 2026 –**
 - f. Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS**
- 3. SWEAR IN NEW PLANNING COMMISSIONERS**
- 4. PUBLIC HEARING FOR A ZONE CHANGE REQUEST, PARCELS A-0920-0001-0000, A-0920-0002-0000, A-0920-0004-0000, AND A-0920-0003-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) – Brian Slade**
- 5. CONSIDER A ZONE CHANGE REQUEST, PARCELS A-0920-0001-0000, A-0920-0002-0000, A-0920-0004-0000, AND A-0920-0003-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – Mark and Wade Wilcock / Dairy Glen**
- 6. CONSIDER A ZONE CHANGE REQUEST, PARCEL A-0979-0000-0000, FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND SET A PUBLIC HEARING FOR FEBRUARY 10, 2026**
- 7. PRESENTATION BY BRETT HAMILTON**
- 8. PRESENTATION BY DANIEL STEWART – Iron Springs Inland Port Project Area**
- 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, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on January 23, 2026.



Lindsay Hildebrand, City Recorder

01/26/2026

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
January 13, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Delaine Finlay
Commissioner Bryce Poulson
Commissioner David Hoopes
Commissioner Kyle Jones

STAFF PRESENT:

Council Member Trower *Excused
Lindsay Hildebrand, Recorder *Excused
Hayden White, P. Works *Excused
Carrie Horton

Public Present: Aaron Diamond

- 1. CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. Pledge of Allegiance** – Led by Chairman Correa
 - b. Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Paulson
 - c. Inspirational thought** –Given by Chairman Correa
 - d. Approval of agenda for January 13, 2026 – Commission Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. Approval of minutes for December 23, 2025 – Commission Poulson made a motion to approve the minutes. Commissioner Finlay seconded and all voted in favor.**
 - f. Conflict of Interest Declaration** – No Conflicts
- 2. PUBLIC COMMENTS** – There were no public comments.
- 3. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST, PARCEL A-0827-0006-0000 FROM RURAL RESIDENTIAL (R-R-1) TO NEIGHBORHOOD COMMERCIAL (N-C)**

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for the zone change request. Commissioner Poulson seconded and all voted in favor.

Aaron Diamond noted that the request was made because his bank needed to see this parcel zoned N-C. It currently shows a portion zoned as N-C and the other portion zoned as R-R-1. However, he thought that the map on the Enoch City website was simply labeled incorrectly. He had the minutes from the City Council Meeting held on January 9, 2018, when this property was subdivided. The minutes reflect that there was a minor lot subdivision and referenced three parcels as needing to be N-C. Originally, they asked for all 15 acres to be zoned N-C back in 2018. They will eventually move out of the residence, and it will be converted to an Inn.

Commissioner Poulson suggested talking to staff to clarify the process now that new information had been given.

Commissioner Poulson made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Finlay seconded and all voted in favor.

- 4. CONSIDER A ZONE CHANGE REQUEST, PARCEL A-0827-0006-0000 FROM RURAL RESIDENTIAL (R-R-1) TO NEIGHBORHOOD COMMERCIAL (N-C) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL *Aaron**

Commissioner Finlay made a motion to send a favorable recommendation to the City Council to change parcel A-0827-0006-0000 from Rural Residential (R-R-1) to Neighborhood Commercial (N-C). Commissioner Poulson seconded the motion, and all voted in favor.

- 5. CONSIDER A ZONE CHANGE REQUEST, PARCELS A-0920-0001-0000, A-0920-0002-0000, A-0920-0004-0000, AND A-0920-0003-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND SET A PUBLIC HEARING FOR JANUARY 27, 2026**

Commissioner Poulson said we do this quite a bit. It is pretty straightforward. This is located just off of Cedar Berry. They need to set a public hearing.

Commissioner Poulson made a motion to set a public hearing for parcels A-0920-0001-0000, A-0920-0002-0000, A-0920-0004-0000, and A-0920-0003-0000 from Single-Family Residential (R-1-18) to Single-Family Residential (R-1-11) on January 27, 2026. Commission Finlay seconded and all voted in favor.

- 6. COMMISSION/STAFF REPORTS ***

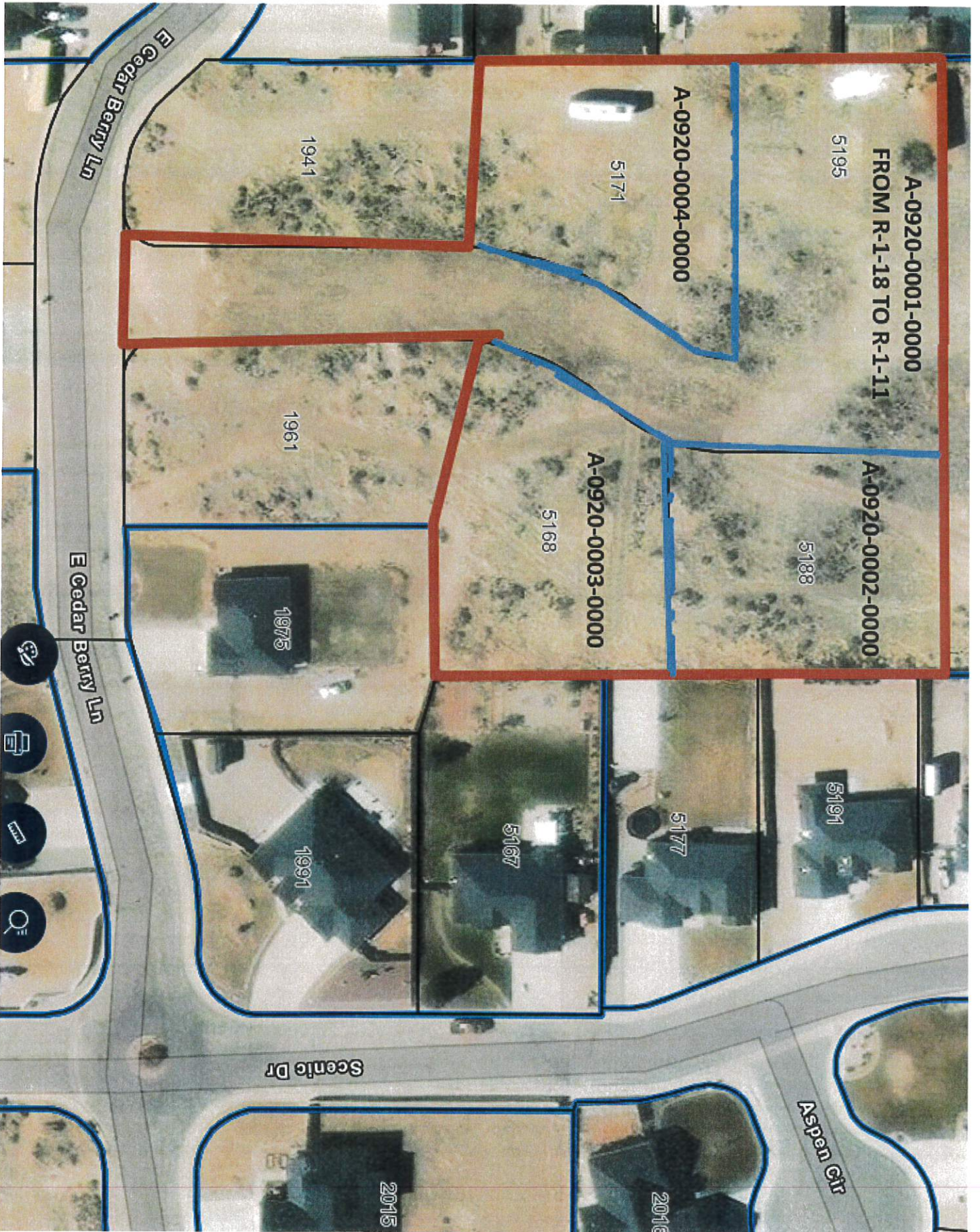
Chairman Correa

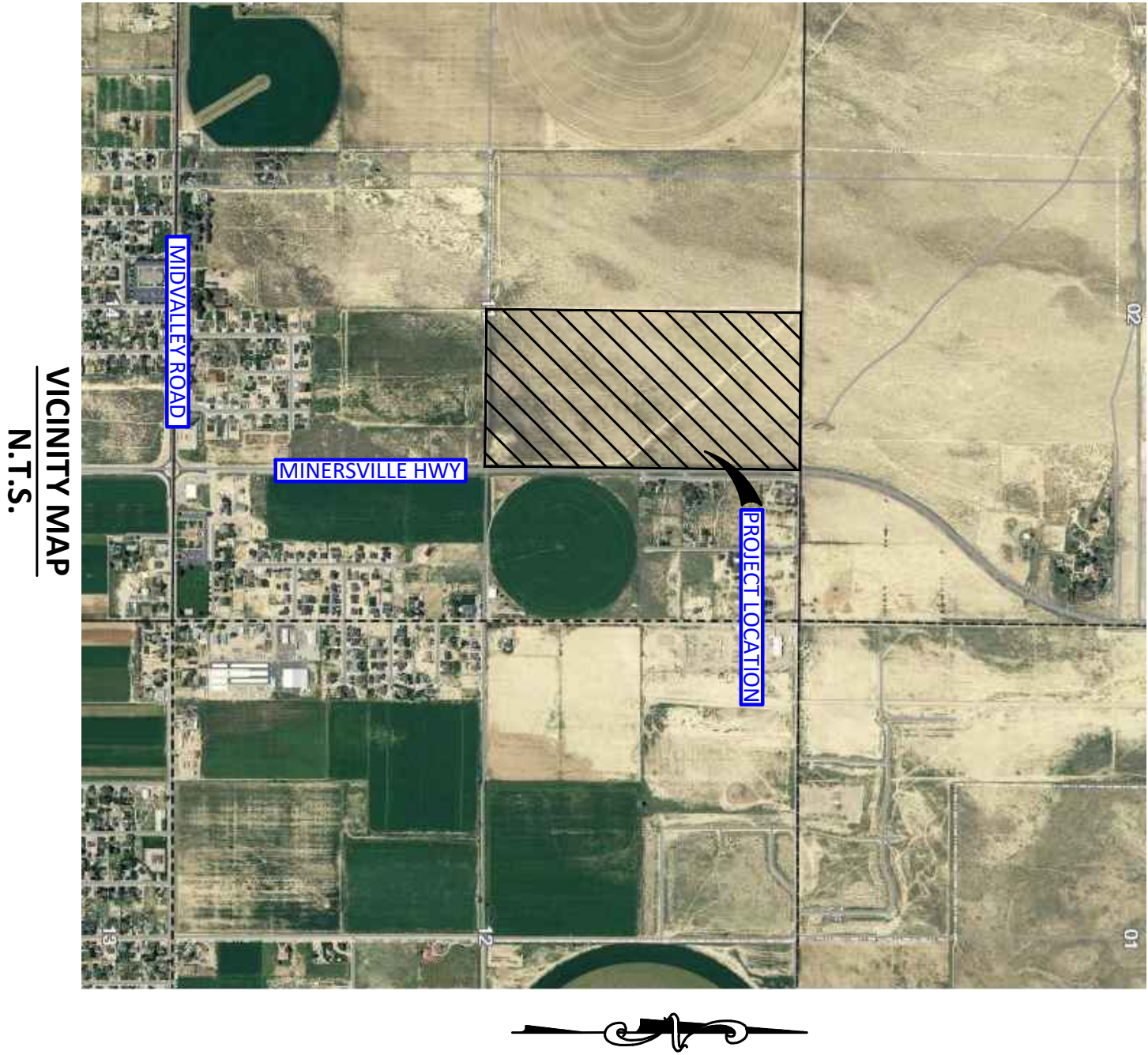
- He welcomed David and Kyle and noted that since they hadn't been sworn in, they could not vote on anything, but are hoping to have them sworn in by the next meeting. He asked that David and Kyle talk about themselves a bit.
- It was noted that Council Member Trower should be there at the next meeting.

- 7. ADJOURN – Commission Poulson made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.**

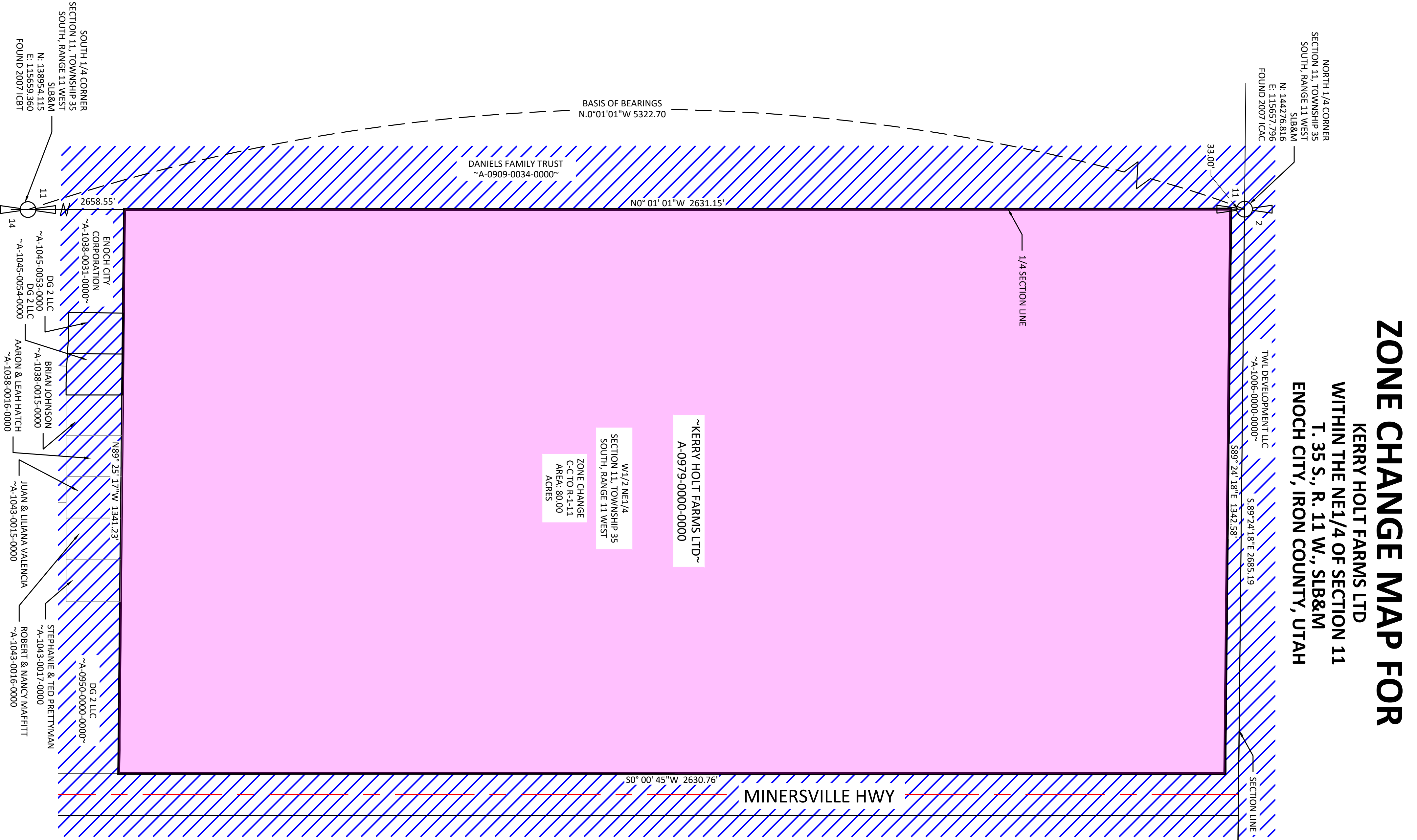
Lindsay Hildebrand, City Recorder

Date





VICINITY MAP
N.T.S.



ZONE CHANGE MAP FOR

KERRY HOLT FARMS LTD
WITHIN THE NE1/4 OF SECTION 11
T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

NORTH 1/4 CORNER
SECTION 11, TOWNSHIP 35
SOUTH, RANGE 11 WEST
SLB&M
N: 144276.816
E: 115657.796
FOUND 2007 ICBT

T.M. DEVELOPMENT LLC
~A-1006-0000-0000~

S. 89° 24' 18" E 2685.19

SECTION LINE

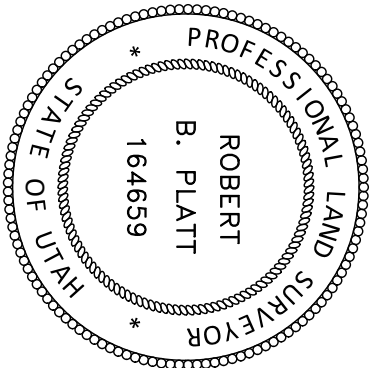
NE CORNER
SECTION 11, TOWNSHIP 35
SOUTH, RANGE 11 WEST
SLB&M
N: 144248.935
E: 118342.839
CALCULATED

0 150 300
FEET



LEGAL DESCRIPTION:

WEST 1/2 NORTHEAST 1/4 SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M
CONTAINS 80.00 ACRES OF LAND



REFERENCES:

DEPENDENT RESURVEY OF TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASIN AND MERIDIAN BY GRIMSHAW SURVEYING, INC., DATED 2007, ON FILE IN THE IRON COUNTY RECORDERS OFFICE

LEGEND:

- PROPOSED ZONE C-C TO R-1-11
- EXISTING ZONE



PLATT & PLATT, INC.

CIVIL ENGINEERS & LAND SURVEYORS

195 N. 100 E. CEDAR CITY, UTAH 84720
TEL: (435) 586-6151
EMAIL: PLATT@INFOWEST.COM

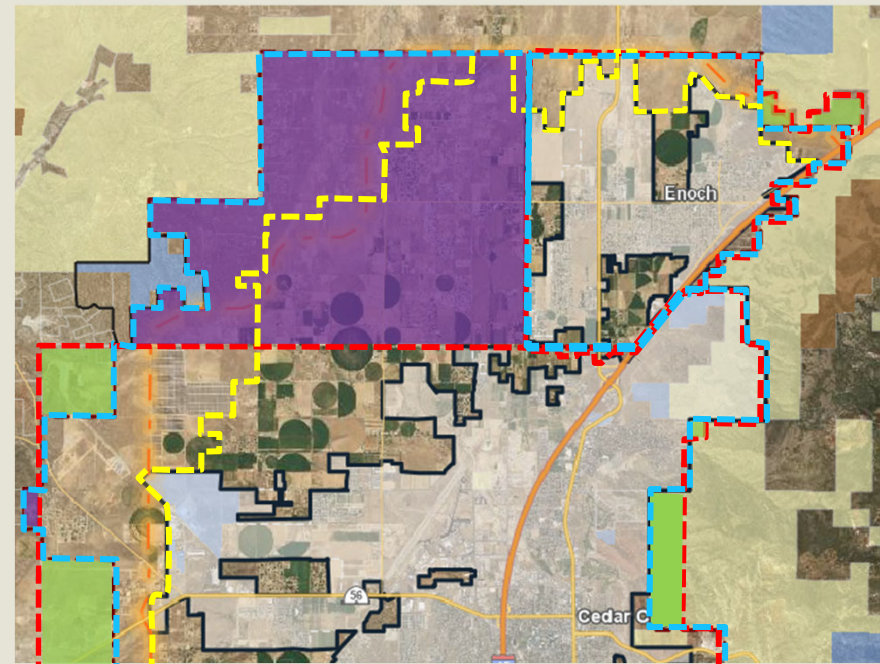
ZONE CHANGE MAP FOR KERRY HOLT FARMS LTD

WITHIN THE NE1/4 OF SECTION 11,
T. 35 S., R. 11 W., SLB&M, ENOCH CITY, IRON COUNTY, UTAH

REVISION:	DESCRIPTION
DATE :	
DATE :	
DATE :	
DATE :	
DATE :	
DATE :	
DATE :	
DATE :	

DRAWN BY: S.J. CHRISTENSEN
CHECKED BY: R.B. PLATT
DATE: Jan 21, 2026
SCALE: 1" = 150'

- Existing Tier II Boundary
- Proposed Tier II Boundary
- Annexation Boundary



A-20 to RA-20

A-20 is designed for more intensive or operational agricultural activities, while RA-20 is designed to balance rural living with smaller-scale or lower-impact agricultural uses.

