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

MEMBERS PRESENT: **STAFF PRESENT:**
Chairman Leonard Correa   **Council Member Trower *Excused**
Commissioner Delaine Finlay   **Lindsay Hildebrand, Recorder *Excused**
Commissioner Bryce Poulson   **Hayden White, P. Works *Excused**
Commissioner David Hoopes   **Carrie Horton**
Commissioner Kyle Jones

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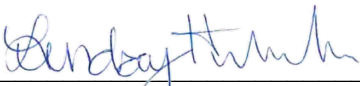
   Commissioner Poulson made a motion to set a public hearing for parcels A-0920-0001-0000, A-0920-0002-0000, A-0920-0004-0000, and A-0920-0003-0000 from Single-Family Residential (R-1-18) to Single-Family Residential (R-1-11) on January 27, 2026. Commission Finlay seconded and all voted in favor.

6. **COMMISSION/STAFF REPORTS ***
   <u>Chairman Correa</u>
   - 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.**

_____   01/27/2026
Lindsay Hildebrand, City Recorder   **Date**