

ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA

February 10, 2026, at 5:30 pm City Council Chambers,

City Offices, 900 E. Midvalley Road

Join Zoom Meeting:

<https://us02web.zoom.us/j/86461650596>

Meeting ID: 864 6165 0596

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 February 10, 2026 –**
- e. Approval of minutes for January 27, 2026 –**
- f. Conflict of Interest Declaration –**

2. PUBLIC COMMENTS

**3. PUBLIC HEARING FOR A ZONE CHANGE REQUEST, PARCEL
A-0979-0000-0000, FROM COMMUNITY COMMERCIAL (C-C) TO
SINGLE-FAMILY RESIDENTIAL (R-1-11)**

**4. CONSIDER A ZONE CHANGE REQUEST, PARCEL A-0979-0000-0000, FROM
COMMUNITY COMMERCIAL (C-C) TO SINGLE-FAMILY RESIDENTIAL
(R-1-11) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

5. DISCUSS EXPANDING THE ANNEXATION DECLARATION AREA.

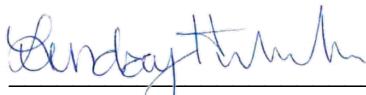
6. COMMISSION/STAFF REPORTS

7. ADJOURN –

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

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 February 6, 2026.



Lindsay Hildebrand, City Recorder

02/06/2026

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
January 27, 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:

Mayor Jim Ruston
Council Member Trower - Zoom
Ryan Robinson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Public Works Director

Public Present: Debra Ley, Wade Wilcock, and Linda Hahne

- 1. CALL TO ORDER OF REGULAR MEETING**-By Chairman Correa
 - a. **Pledge of Allegiance** – Led by Debra Ley
 - b. **Invocation (2 min.)** –Audience invited to participate. – Given by David Hoopes
 - c. **Inspirational thought** – There was no thought
 - d. **Approval of agenda for January 27, 2026** – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.
 - e. **Approval of minutes for January 13, 2026** – Commissioner Poulson made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.
 - f. **Conflict of Interest Declaration** – None stated
- 2. PUBLIC COMMENTS** – There were no 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
Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding 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). Commissioner Poulson seconded and all voted in favor.

Brian Slade of Cedar City 84721, presented his request for a zone change. He explained that the parcel in question has a single point of entry and is surrounded by lots already zoned R-1-11. By changing to R-1-11, it would allow

him more flexibility in developing the road and potentially adding more lots beyond the current four. He noted that the road could be set up to pass through the R-1-11 zoned property on the other side.

When asked by the Commission if any neighbors had expressed concerns, Mr. Slade stated he had spoken with some neighbors who did not seem to have any issues with the proposed change.

With no other public comments, the hearing was closed.

Commissioner Finlay made a motion to close the public hearing and reconvene the regular meeting. Commissioner Poulson seconded 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 MAKE A RECOMMENDATION TO THE CITY COUNCIL –

Commissioner Poulson asked whether the lot size configuration had been reviewed for R-1-11 compliance. City Manager Robinson explained that with rezoning requests, the details of subdivision requirements, like lot sizes, would be examined later in the subdivision process if the zone change was approved.

The Commission noted that the requested zone change seemed logical as the property was completely surrounded by R-1-11 zoning.

Commissioner Poulson made a motion to send a favorable recommendation to the City Council to approve the zone change request. Commissioner Finlay seconded and all voted in favor.

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

Wade Wilcock presented this zone change request, explaining that this parcel would be a continuation of phases 2a, 2b, 3, and 4 of the Dairy Glen development that had been developed over the past few years. He noted that infrastructure such as storm drains and retention ponds were already in place adjacent to the lot. The parcel is surrounded by R-1-11 zoning to the north and south.

The Commission clarified that the current Dairy Glen development backs up to Minersville Highway, and the proposed phase would be part of the furthest east phase of Dairy Glen.

Commissioner Poulson confirmed that this agenda item was to set a public hearing for the zone change, not to make a recommendation at this meeting.

Commissioner Poulson made a motion to set a public hearing for February 10, 2026 to consider the zone change request. Commissioner Finlay seconded and all voted in favor.

7. PRESENTATION BY BRETT HAMILTON

Ben Hamilton, the Iron County planner, presented an overview of proposed zoning and tier boundary changes in the county. He explained that the Enoch City Planning Commission Meeting

county has categorized areas into four different tiers: Tier 1 (existing municipal boundaries), Tier 2 (urban expansion areas), Tier 3 (areas like Summit and Newcastle), and Tier 4 (everything else in the county).

Mr. Hamilton explained that the county is proposing to pull back the Tier 2 boundary so that it follows the existing Enoch City boundary at the north end. This would mean that lots outside the city boundary would require a minimum lot size of 20 acres (Tier 4) instead of the current potential to subdivide to 5 acres (Tier 2). Additionally, the county is proposing to modify properties currently zoned Agriculture 20 acre (A-20) to Rural Agriculture 20 acre (RA-20). The RA-20 zone would serve as a better buffer between intense agricultural activities and residential development.

Commissioners expressed concern about how these changes might affect future annexation plans, particularly regarding potential commercial or industrial development near highway access points. Mr. Hamilton clarified that these tier and zoning changes would not impact the city's ability to annex. He explained that the county's approach actually aligns with the city's interests because the county would refer developers to the city first if they wanted to develop land adjacent to city boundaries.

8. **PRESNTATION BY DANIEL STEWART** – Iron Springs Inland Port Project Area

Daniel Stewart presented information about the Iron Springs Inland Port Project Area. He explained that he had begun discussions with former City Manager Rob Dotson in August, coinciding with the zone change near MCM Engineering.

Mr. Stewart explained that the Utah Inland Port Authority was created by the state legislature in 2018, initially focusing on 16,000 acres of industrial property near the Salt Lake International Airport. The port authority has since expanded to create project areas throughout the state, with the Iron Springs project area in Iron County being the first off the Wasatch Front.

He emphasized that the Inland Port Authority works in partnership with local communities to support economic development goals, does not impact property taxes or tax rates, has no land use authority, and does not change the rights of private property owners.

The Port Authority offers several tools, including tax differential (capturing 75% of new property tax increment for up to 25 years to reinvest in the project area), an infrastructure bank, public infrastructure district sponsorship, and other business incentives.

Mr. Stewart explained that they would like to include Enoch's industrial-zoned areas in the Iron Springs project area to help make Enoch competitive for projects like the LS Electric expansion, which was considering Texas locations. This would help with business recruitment and allow property tax increment to be used for infrastructure needs.

To proceed, they would need to identify the parcels, have the City Council adopt a resolution inviting the partnership, update the project area plan and budget, and take it to their board in March. He noted that the tax differential

committee had already approved incentives for LS Electric, pending Enoch's adoption of the parcels into the project area.

9. COMMISSION/STAFF REPORTS

Hayden White

- He reported that a new secondary water line project had started, going up Midvalley towards the tanks, with a small tank being converted to a secondary tank.
- Playground equipment at Cottonwood Park had been installed, with bark expected in two weeks, after which the playground would be open.
- The department had been busy with water breaks due to temperature fluctuations.

Lindsay Hildebrand

- She reported that she would be working on the newsletter and had been sending out business license renewals.

10. ADJOURN – Commissioner Poulson made a motion to adjourn. Commissioner Hoopes seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: CONSIDER A ZONE CHANGE REQUEST, PARCEL A-0979-0000-0000, FROM COMMUNITY COMMERCIAL (C-C) TO SINGLE-FAMILY RESIDENTIAL (R-1-11)

FOR CONSIDERATION ON: February 10, 2026

PETITIONER: Mark & Wade Wilcock

ACTION REQUESTED BY PETITIONER: Recommend Approval for a Zone Change of the Proposed Parcels from Community Commercial (C-C) to R-1-11

Review Type: Legislative

BACKGROUND INFORMATION:

Mark and Wade Wilcock have submitted an application to rezone parcel A-0979-0000-0000 from the Community Commercial (C-C) zone to the Single-Family Residential (R-1-11) zone. The proposed rezone would allow for a residential subdivision that would function as an extension of the existing Dairy Glen development to the south.

Under the R-1-11 zoning designation, the minimum lot size is 11,000 square feet. Based on the approximately 80-acre parcel, and assuming roughly 20 percent of the site would be dedicated to public streets and infrastructure, the property could accommodate an estimated 250 single-family residential lots, subject to final subdivision design and approval.

The property is currently zoned Community Commercial (C-C), which is intended to provide areas within the City where a wide variety of goods and services can be offered. Community Commercial zones are generally characterized by access to arterial streets (preferably at intersections with collector or arterial streets), moderate to large site sizes, availability of public water and sewer service, environmental features suitable for compact development, and adequate buffering to protect nearby residential uses.

If approved, the proposed rezone to R-1-11 would allow only those uses and development standards permitted within that zoning district, and any future development would be required to comply with all applicable City Code requirements.

GENERAL PLAN REFERENCE:

- Medium-Density Residential – This designation is for residential neighborhood development with an average density between three (3) to four (4) dwelling units per gross acre—primarily consisting of single-family detached homes, with some options for attached housing (e.g. twin homes and townhouses). (Page 8)
- Commercial – This designation allows a variety of retail, service and office uses. The designation may be implemented through a variety of commercial zones. Residential units may be incorporated into a commercial development in the manner(s) specified by ordinance. (Page 8)

CITY CODE REFERENCE:

- [12.1500 Single Family Residential District R-1-11](#)
- [12.1900.1901 \(B\) Community Commercial \(C-C\)](#)

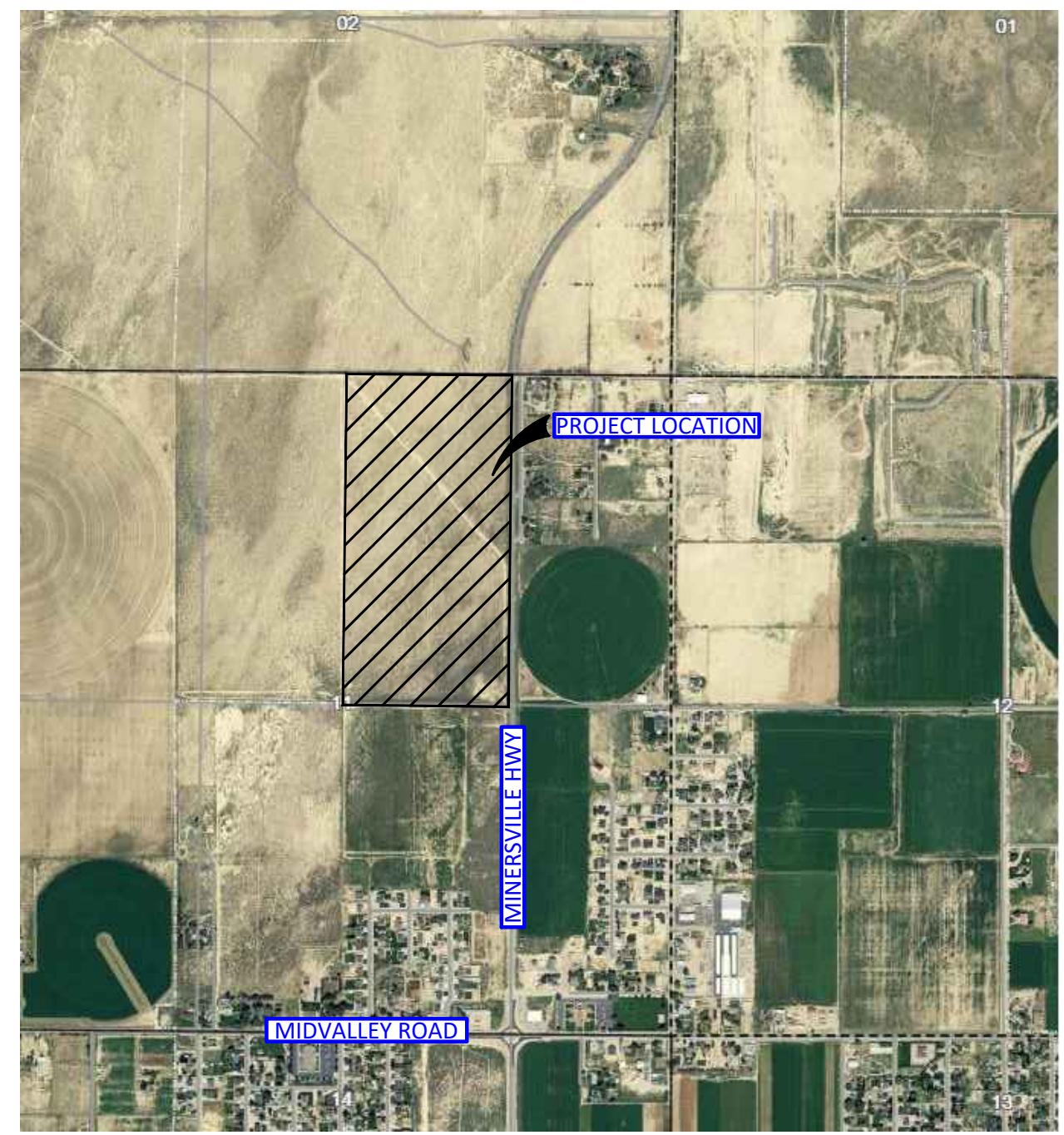
PUBLIC NOTICE:

A public hearing is required for this agenda item and has been noticed according to city and state code.

STAFF RECOMMENDATION:

Staff emphasizes that approval of a rezone does not approve a specific development project, but rather establishes the zoning framework under which future development applications would be reviewed. Any future development would remain subject to subdivision approval, site plan review, and compliance with all applicable development standards.

Approval of a rezone request should be based upon meeting the standards as identified in the General Plan and the general policies found in the City Code.



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 ICAC

TWL DEVELOPMENT LLC
~A-1006-0000-0000~
S.89°24'18"E 2685.19

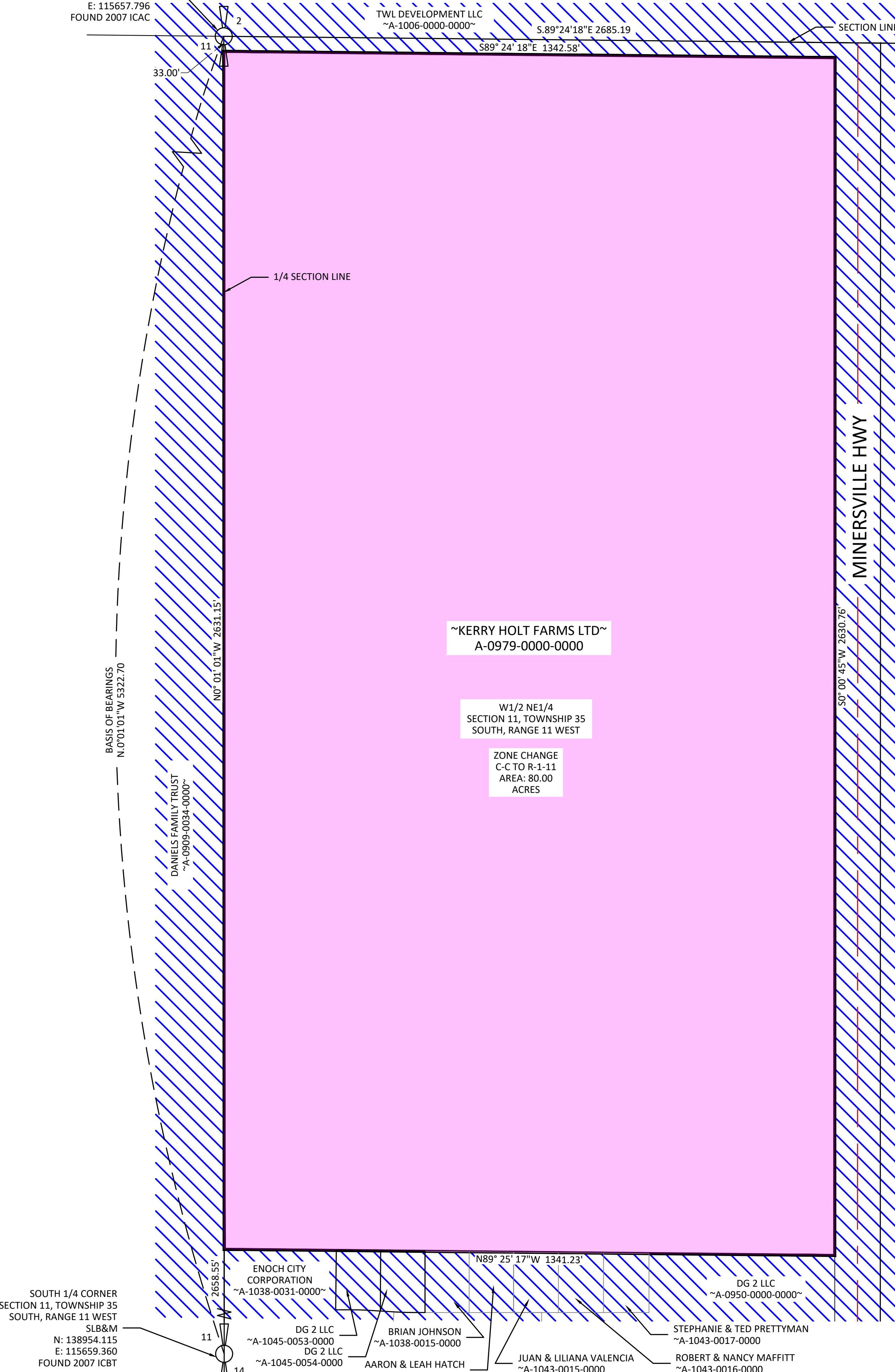
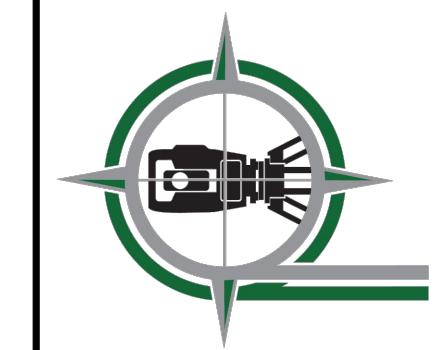
S.89°24'18"E 1342.58'

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

0 150 300 FEET

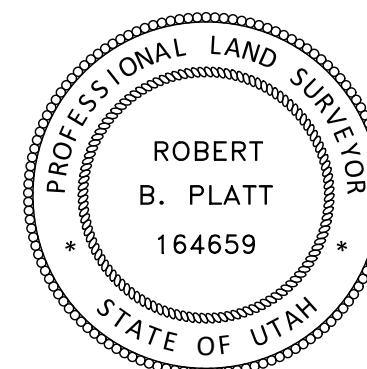
REVISION:	DATE:

PLATT & PLATT, INC.
CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E. CEDAR CITY, UTAH 84720
TEL: (435) 586-6151
EMAIL: PLATT@INFOWEST.COM



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

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

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Potential Annexation Declaration Area Expansion

FOR CONSIDERATION ON: February 10, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Discussion Regarding Expansion of Enoch City Annexation Declaration Area

Review Type: Legislative

BACKGROUND INFORMATION:

Enoch City currently has an Annexation Declaration Area which allows the city to consider future expansion of city limits. While property within the potential expansion area is eligible for annexation, the city is under no obligation to annex at the time of request by an applicant. Staff would like to start reviewing those projected boundaries and discuss future expansion of the declaration area. The focus of the expansion is to the East.

This item is just for discussion, and no motion is needed at this time.

GENERAL PLAN REFERENCE:

- [Enoch City Annexation Policy Plan](#)

CITY CODE REFERENCE:

- N/A

PUBLIC NOTICE:

- A future public hearing will be held during a future Planning Commission meeting.

STAFF RECOMMENDATION:

Review the current annexation declaration map and discuss future expansion opportunities the city should consider as part of future annexation areas.