

**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**February 10, 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**  
**Ryan Robinson, City Manager**  
**Lindsay Hildebrand, City Recorder**  
**Hayden White, P. Works**

**Public Present:** Doug Grimshaw, Linda Hahne, Spencer Jones, Mark Wilcock

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 Council Member Trower
  - c. **Inspirational thought** – Given by Commissioner Finlay / Commissioner Hoopes will have the thought at the next meeting.
  - d. **Approval of agenda for February 10, 2026** – **Commissioner Finlay made a motion to approve the agenda. Commissioner Jones seconded and all voted in favor.**
  - e. **Approval of minutes for January 27, 2026** – **Commissioner Finlay made a motion to approve the minutes. Commissioner Hoopes seconded and all voted in favor.**
  - f. **Conflict of Interest Declaration** – None stated

2. **PUBLIC COMMENTS**

Spencer Jones stated that he wanted to discuss item number five on the agenda regarding the annexation declaration boundaries. He mentioned that some commissioners might know that he had served on the Planning Commission for twelve years and wanted to offer his thoughts on the annexation declaration boundaries. He asked whether the Commission wanted to talk about the eastern boundary or a different direction. City Manager Robinson responded that the main focus was on the west, but the Commission wanted to open up the discussion to see if there were any other expansions in other directions that they wanted to look at during this review.

Eastern Boundary Discussion

Mr. Jones explained that during his twelve-year tenure on the Planning Commission, the Commission had spent time on two different occasions discussing all the different directions of the declaration line. He noted that currently, the city's declaration line extends all the way to BLM (Bureau of Land Management) land. He explained that in order to go further east, there would be challenges because most jurisdictions do not include BLM land in their annexation declarations. In fact, he stated,

the BLM actively discourages jurisdictions from including federal lands in their declaration boundaries. Mr. Jones noted that in some cases, jurisdictions will create boundaries that go around BLM land, but in this particular case, there is a solid barrier of BLM land to the east, making it impractical to extend the declaration line in that direction.

#### Western Boundary Discussion

Mr. Jones explained that the Planning Commission, along with all city council members, the mayor, all public works staff, and planning commissioners, had previously conducted a field trip to examine the western boundary line. During that visit, the group had made certain determinations, though Mr. Jones acknowledged that the current Commission was a new quorum with autonomy to make whatever decisions they felt appropriate.

Mr. Jones outlined several important considerations regarding western expansion. First, he explained that the premise behind maintaining the current declaration line to the west for approximately the last twenty years was based on careful analysis. He stated that the current declaration boundary allows for infill development within the existing declaration area, which would enable the city to grow approximately five times its current density without needing to expand westward.

Mr. Jones then addressed the complexity that had developed since that field trip regarding water infrastructure and water rights. He explained that the Iron County Water Conservancy District has significant infrastructure in the area west of the current declaration boundary and has already exacted water rights from different water users in that area. This meant that if the city were to annex that territory, the water rights would have already been relinquished to a public body—the Water Conservancy District.

He noted that there had been some discussion about establishing a local agreement between the Water Conservancy District, Cedar City, and Enoch City. While there had been some progress on developing such a framework, Mr. Jones explained that the proposed model would have the Water Conservancy District serving as the wholesaler of water, with Cedar City and Enoch serving as retailers. This would be similar to the arrangement in Washington County, where the Water Conservancy District focuses primarily on water source development and transmission lines, establishing interconnect agreements and interconnect locations where they tie into different municipalities' systems. In Enoch's case, water would come into Enoch City's system, and the city would manage its own distribution system as it currently does and send out water bills to customers.

Mr. Jones pointed out the challenge this would create if the boundary were expanded westward. The end users in the western area are already connected to the Water Conservancy District's system, have already relinquished their water rights to the district, and are currently being billed directly by the district on a retail basis. Bringing these properties into the city would create significant complications in terms of water service and billing arrangements.

#### Water System Infrastructure Concerns

Mr. Jones then discussed another critical issue related to western expansion: the condition of existing water infrastructure. He explained that when researching the points of diversion for all the wells drilled in the western area, there is an enormous number of small wells and small water companies. Under state requirements, he noted, a public

water company is defined as any system serving three or more connections, and there are quite a few such systems in the area west of the current boundary.

Mr. Jones expressed his willingness to discuss these issues further with any commissioners individually, but emphasized that many of these small water systems are in huge disrepair with significant problems. He explained that the wells are shallow, and many of them do not have the required 100-foot grout seal that is mandated by groundwater drinking standards. Instead, many only have a 30-foot seal, which works for smaller systems but becomes inadequate and substandard once a system reaches a certain number of connections.

The implication, Mr. Jones explained, was that if the city were to expand its boundaries westward and annex these areas, the city would face an enormous financial burden to bring all of the existing infrastructure up to Enoch City standards. Unless private developers came in and developed the properties with new infrastructure, all of the existing services would need to be upgraded, and there would be tremendous pressure on the city to expend public funds—not private funds—to make those necessary updates and improvements.

#### Flooding and Drainage Concerns

Mr. Jones then turned to what he described as a "big item": flooding and drainage issues related to the Stevensville Ditch. He asked if commissioners were familiar with the ditch that traverses through the valley, explaining that it is essentially all of the tailwater from Coal Creek and is called the Stevensville Ditch. He noted that if commissioners were to pull up the area on a map, they would be able to see the Stevensville Ditch and understand that there has been significant historical flooding in that area.

He described how there had been complete subdivisions that experienced devastating flooding, clarifying that while homes were not washed off their foundations, the damage was severe. He stated that the last time there was significant flooding in that area, the damage totaled millions and millions of dollars. The county had invested substantial resources into addressing the flooding problem and had constructed berms along the west side of the Stevensville Ditch for several miles. However, Mr. Jones explained, by berming the west side of the ditch, the county had essentially created a situation where floodwaters would be directed to the east instead.

He encouraged commissioners to look at Google Earth or any city maps to examine the quadrant between 3000 North and 6000 North. In that area, he explained, when water tops the Stevensville Ditch during high-flow events, it begins to sheet flow toward the east. He noted that at approximately 6000 North, the Stevensville Ditch makes a turn and runs almost exactly to the northwest corner of the city's current declaration line.

Mr. Jones concluded this portion of his comments by strongly recommending that the Commission not expand the annexation declaration line any further west than Bulldog Road. His reasoning was based on the combination of infrastructure challenges, the prevalence of old water systems with water rights dating back to the 1940s and 1950s that the city has not historically wanted to absorb, the existence of numerous small substandard water systems, drainage and flooding concerns, and the substantial infrastructure costs that would be required to bring the area up to city standards.

#### Northern Boundary Discussion

Mr. Jones then briefly addressed the northern boundary. He disclosed that he personally owns a couple of thousand acres to the north of the city's current boundaries

and expressed his desire to discuss with the Commission the possibility of some of his property to the north not being included in the annexation declaration boundary. He explained that this was legacy land that had been in his family for seven generations and that the family operates a significant farm and ranch operation on the property. He stated emphatically that he has no intentions of ever annexing that property to the city or developing it for urban uses.

Mr. Jones thanked the Commission for their time and attention.

Question from the Commission

Chairman Correa then asked Mr. Jones a question regarding the water rights and wells he had discussed, specifically asking how the proposed pipeline from Pine Valley Mountain would eventually play into the water situation in the western area.

Mr. Jones explained that he had been heavily involved with the West Desert Pipeline project for approximately twelve to thirteen years, though in a completely different capacity than his role speaking to the Planning Commission that evening. He described how there had originally been discussion about bringing the pipeline into the Cedar Valley along the alignment of Lund Highway, which would have brought the water directly into the valley, with Enoch being the first recipient. However, due to right-of-way issues and environmental concerns, the pipeline route was changed and would now be coming down Avon Road instead.

This meant that the pipeline would be entering the valley much closer to the Iron Mine area rather than coming in from the direction of Lund Highway. Mr. Jones explained that there were plans in place to create interconnections with the Water Conservancy District's system that would allow water to flow north. He noted that there is already an existing connection point at Bulldog Road where the Water Conservancy District and Enoch City have infrastructure in place. The physical connection has actually been made, he explained, and all that would be needed is to open a valve. He acknowledged that as the city grows, larger transmission lines might be needed to handle increased capacity, but the basic interconnection infrastructure is already in place.

Mr. Jones clarified that these interconnections were designed to be used during times of water scarcity rather than for regular daily supply. He explained that at the time those connections were established, Enoch City wanted to maintain a degree of independence with its own water supply system. However, he noted that this philosophy has shifted somewhat over the years, with the city becoming more open to regional water cooperation and interconnection.

Chairman Correa thanked Mr. Jones for his detailed and informative comments. There being no additional questions from the Commission, Mr. Jones returned to his seat.

There were no other 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)**

**Commissioner Jones made a motion to close the regularly scheduled Planning Commission Meeting for a zone change request, parcel A-0979-0000-0000, from Community Commercial (C-C) to Single-Family Residential (R-1-11). Commissioner Poulson seconded and all voted in favor.**

### **Presentation by Applicant**

Mark Wilcock thanked the Commission for the opportunity to present and indicated that he had not come prepared with a formal presentation, as the request was relatively straightforward. He explained that they were hoping to obtain a zone change for the property in question. He noted that they had considered some commercial applications for the parcel but had ultimately determined that residential development would be more appropriate for the location.

Mr. Wilcock explained that his company is currently developing the Dairy Glen subdivision and that this parcel would represent an expansion to the north of that development. He clarified that it had not yet been determined whether the new development would be incorporated as another phase of the existing Dairy Glen subdivision or would be established as a separate subdivision. However, he indicated that the development would likely be similar in character and design to the current Dairy Glen subdivision.

Chairman Correa asked for clarification, stating that the possibility would be for another phase of the Dairy Glen development. Mr. Wilcock confirmed that was correct, stating they hadn't completely made up their minds but that the development would probably be something similar to how Dairy Glen currently exists.

### **Questions from the Commission**

Commissioner Finlay asked if Mr. Wilcock knew why the property had originally been zoned as Community Commercial, noting that other surrounding areas had different zoning designations.

Mr. Wilcock responded that he could only assume there had been some land use planning done at some point in the past that resulted in the commercial zoning designation, but he was not personally familiar with the history. He noted that in his experience, the history of zoning in Enoch has been that the city is very easy to work with. He observed that historically, when zone changes have been requested in Enoch, they have generally been granted. He clarified that he was not suggesting this specific request would automatically be granted, but rather that the city's historical practice might explain why someone in the past thought the property would be more valuable as commercial and requested or supported that zoning designation.

Chairman Correa asked if there were any other questions for Mr. Wilcock. Seeing none, the Chair thanked him for his presentation.

### **Public Comment by Doug Grimshaw**

Mr. Grimshaw came forward to speak during the public hearing. He explained that he owns property across Minersville Highway to the east of the proposed zone change area. He stated that he was not very familiar with how zone change requests work in Enoch City and wanted to understand the process better. Specifically, he asked whether, in some jurisdictions, there is typically discussion with staff and city officials about utilities, access, and other infrastructure issues before a zone change is granted, and whether that happens in Enoch City as well.

Chairman Correa confirmed that yes, such discussions and reviews do occur in Enoch City.

### **Access and Right-of-Way Concerns**

Mr. Grimshaw then raised a concern about access to the proposed development parcel. He noted that the Dairy Glen and Pineview subdivisions located to the south of

this parcel currently do not have any roads extending north that would provide access to this property. He therefore assumed that access would need to come from Minersville Highway and asked if that was the applicant's intention.

City Manager Ryan asked Mr. Wilcock to respond to the access question. Mr. Wilcock explained that there would be access from Minersville Highway. He stated that currently, there is the possibility of an access point from Minersville Highway at 5190 North. He explained that the current plan calls for 5190 North to serve as one access point, with another access point planned for what he believed was 5600 North, which he indicated is shown as a master-planned road on the city's transportation plans. He noted that there are requirements regarding spacing of access points—specifically that access points must be separated by at least 1,300 feet or according to whatever tier/classification of road it is. Based on those requirements, the northern access would be located at approximately the north end of the property.

Mr. Grimshaw sought clarification, stating that if 5600 North is at the north end of the property, then the other access road would be at approximately the midpoint of the property, around where Gary Wilkins' house is located.

Hayden White, Public Works, clarified that the road would be in the middle at 5200 North and would come across and tie into existing roads, as it is a master-planned road designed to go all the way through the area.

City Manager Robinson then provided additional clarification for Mr. Grimshaw's benefit, explaining that if this property were to be rezoned, the applicant would still be required to go through a complete subdivision review process. During that subdivision review, staff would carefully examine whether the development has adequate ingress and egress, whether lot sizes meet requirements, whether lots have proper frontage on public roads, and all other subdivision requirements. All of those details would be thoroughly reviewed and would need to be satisfied during the subdivision phase.

#### Property Boundary Issues

Mr. Grimshaw then raised what he described as a potentially significant issue. He disclosed that he had enjoyed a 37-year career as a land surveyor and was very familiar with property boundaries and legal descriptions in the area. He stated that based on his professional knowledge, the property in question does not actually touch or abut Minersville Highway. He explained that there is a narrow strip of land that runs the full length of the property from the south end to the north end, separating it from the highway right-of-way. Mr. Grimshaw stated that he personally owns a portion of that narrow strip—approximately seven to eight thousand square feet.

He clarified that he was not opposed to the zone change itself, but wanted to verify and bring to the Commission's attention that there appeared to be a boundary issue. He noted that while the map being shown to the Commission was not inaccurate, it was an annexation map rather than a detailed survey map, and therefore it does not show actual surveyed boundary lines, precise right-of-way lines, and other fine details that would be shown on a survey. The implication, he explained, was that there is a potential problem that the property owner would need to address by negotiating with the owners of that narrow strip of property in order to obtain legal access to Minersville Highway.

Mr. Grimshaw reiterated that as the property gets developed, he would like to be kept informed about what is happening and how the development might affect his 26 acres of property located on the other side of the highway. He concluded by stating that this was all he had to say on the matter and thanked the Commission.

Mr. Wilcock asked a follow-up question, seeking to understand whether the strip of property in question was in the right-of-way for UDOT (Utah Department of Transportation) or was privately owned. Mr. Grimshaw explained that the property is described as an aliquot part parcel, and according to that legal description, the east property line of Mr. Wilcock's parcel is the 16th line (a surveying reference line). The narrow strip extends from that 16th line to the actual highway right-of-way. Mr. Grimshaw stated that according to the aliquot part description, he owns property extending to that 16th line, meaning he owns land on both sides of that narrow strip, though he acknowledged with some humor that owning both sides of a narrow strip wasn't going to do him much practical good.

At this point, Spencer Jones, who had spoken earlier during public comments, interjected with a comment that he wanted to state for the record that Doug Grimshaw has a well-established reputation as the best and most accurate surveyor that Iron County has ever had, lending significant credibility to his observations about the property boundaries.

There were no other public comments.

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

**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**

Commissioner Correa asked City Manager Robinson if he could pull up the GIS map for the Commission's reference.

Commissioner Finlay stated that she was wondering why the property had been zoned as Community Commercial to begin with, noting that it seemed to be located quite far out from the more developed commercial areas of the city.

Council Member Trower responded that the commercial zoning was likely due to the property's location next to Minersville Highway. City Manager Robinson agreed, noting that most of the commercial zoning in that general area had been designated along the highway corridor.

Chairman Correa recalled that some time in the past, there had been a request for some kind of zone change in that general area related to industrial or research uses, specifically asking if it had been related to diesel or fuel operations. City Manager Robinson confirmed that yes, there had been such a request in that same general area. He then provided a more detailed analysis of what the Commission should be considering with regard to this zone change request. Robinson explained that with rezones in general, and particularly with this specific request, what the Commission is fundamentally looking at is a change in the permitted uses for the property. The applicant wants to change from Community Commercial zoning, which, as described in the staff packet, provides areas of the city where a wide range of goods and services can be offered, with specific provisions regarding access and other requirements, to R-1-11 Single-Family Residential zoning.

Robinson clarified that at this stage, the Commission's role is to determine whether they want to see this particular property transition from Community Commercial-type uses to R-1-11 residential uses, and whether that change is appropriate for this location given its context, surrounding land uses, and the city's overall planning goals and policies.

Commissioner Jones noted that the use is pretty sensible given the zoning around it.

**Commissioner Hoopes made a motion to send a favorable recommendation to the City Council regarding the approval of a zone change request, parcel A-0979-0000-0000, from Community Commercial (C-C) to Single-Family Residential (R-1-11). Commissioner Poulson seconded and all voted in favor.**

**5. DISCUSS EXPANDING THE ANNEXATION DECLARATION AREA.**

City Manager Robinson opened the discussion by reminding the commission that the county had previously come in to talk about rezoning they were planning to do, and that this presented a good opportunity for Enoch City to review its annexation declaration boundaries. He clarified that the commission was not discussing actual annexation or moving the city boundary line. Rather, expanding the annexation declaration area would mean that if someone wanted to subdivide or develop property within that area, the county would require them to approach the city first and receive a denial before the county would allow development to proceed. This process would help the city see what development proposals were coming and have a conversation about potential annexation, though being within the declaration area did not prevent property owners from developing in the county if the city declined to annex.

The main area of interest was western expansion. Robinson emphasized that expanding the declaration area did not guarantee any development would occur, but if any development proposals did fall within the expanded area, the city would be able to review them. Each individual annexation request would be looked at separately and evaluated on its own merits.

Robinson noted that the points raised by Mr. Jones were fantastic considerations, including infrastructure quality, the type of development proposed, and traffic impacts. These would all be examined individually with each development proposal. He explained that annexations differed from typical subdivision requests in that the city could require faulty or substandard infrastructure to be brought up to Enoch City standards as a condition of annexation. This provided mechanisms to address some of the infrastructure concerns that had been raised, should any annexation requests actually materialize.

Robinson pulled up a map showing the current annexation declaration boundary, which extended to Bulldog Road as previously discussed. Hayden noted that Brent Hunter's hay fields were in the area, with property already listed for sale. The city's infrastructure was already present on Bulldog Road, with the city maintaining the sewer infrastructure in that area while the county maintained the water infrastructure. He explained that under the current boundary at Bulldog Road, even if Brent Hunter or others subdivided property beyond that line, the city could not annex them because the declaration boundary stopped at Bulldog Road. Hayden noted that the city already maintained sewer infrastructure in much of that area. The county had water infrastructure there that they would continue to maintain. If someone did annex, the main change would be adding city services like trash collection and adjusting the tax bill. Hayden also acknowledged there were still many hay fields in the area that could potentially be developed in the future.

Chairman Correa raised an important question: taking into account Spencer Jones's concerns about expanding to the Stevensville Ditch, what would stop Cedar City from expanding into that area instead? City Manager Robinson responded by displaying Cedar City's annexation declaration map from their website, noting they did not know if it was current. The map showed that Cedar City was not showing expansion north past

3000 North, though he acknowledged this did not prevent Cedar City from changing their plans—they could do whatever they wanted. It appeared there was a space between Cedar City's and Enoch's annexation declaration areas that was not part of either jurisdiction's plans.

Robinson reiterated that they wanted to bring this issue to the commission to gauge their perspective. If everyone felt this was a terrible idea and did not want to pursue it, that was certainly something to consider. However, if commissioners wanted to explore the possibility and have further discussions, staff wanted to know that as well. Council Member Trower asked a question about the county's tier-two outside city annexation area, specifically whether that designation would mean all properties would be subject to mandatory five-acre or twenty-acre lot minimums. Robinson indicated this would be a good discussion to have with the county. He assumed the county would probably alter their tier designations based on where Enoch's annexation declaration boundary was set and adjust their boundaries to reflect the change. He added that if the commission wanted to move forward with this, they would have conversations with both the county and Cedar City to ensure everyone was on the same page and no one was surprised by the changes.

Returning to the question about what would stop Cedar City from expanding into the area, Chairman Correa suggested calling Spencer Jones back up if he wanted to provide additional perspective. Mr. Jones returned and asked staff to pull up Cedar City's map. After zooming into the relevant area showing Cedar City's boundary at 2300 North, Mr. Jones explained that his family had purchased property in that area from the Mike Coronado family. He noted that historically the city had been concerned about where Cedar City and Enoch were expanding, referencing past issues where Enoch had wanted to secure the bowling alley area and other locations for commercial development, while Cedar City had reached out and annexed those areas first. He continued to explain why Cedar City would not annex further north.

Staff concluded by indicating they would review the information and give it further thought, with no additional questions from Mr. Jones.

## **6. COMMISSION/STAFF REPORTS**

### Council Member Trower

- She reported that there was unrest about the ordinance change from the zone change at the last City Council meeting. It was a request from R-18 to R-11, and the council tabled it to the Feb. 18<sup>th</sup> meeting.
- She emphasized the importance of making sure that people who wanted to participate in Planning Commission meetings knew when the meetings were scheduled. This would help prevent spending two hours on a single subject at a City Council meeting due to residents being unaware of the Planning Commission discussion. Commissioner Finlay said they were somewhat misled into thinking that the area around it was R-1-11. In fact, it is R-1-18.

### Hayden White, Public Works Director

#### Cottonwood Park Completion:

- Completed the previous Monday
- Playground equipment and playground mulch installed
- By noon on Monday, 22 children were counted playing on the new playground
- Park is fully operational and being actively used

#### Ongoing Projects:

- Continuing work on the secondary waterline on Mid Valley Road
- Hoping for snow that evening so crews could move indoors to finish projects started during the last rain three months prior

Future Cottonwood Park Plans:

- Plans include adding an amphitheater, bathroom, parking lot, and additional playground equipment
- Projects on hold due to funding constraints
- Working to fix drainage issues at the park
- Would like to take drainage underground, similar to Cedar City's installation at Canyon View High School, but this depends on available funding

Parks Planning Discussion:

- A commissioner raised concerns about park amenity decisions, specifically referencing Iron Mountain Park's pickleball courts being underutilized because many children prefer to climb the rocks
- Commissioner suggested the parks committee should conduct better research about neighborhood demographics and needs before deciding on amenities

City Manager Robinson

Background Memos:

- Bringing back the practice of including informational memos in commission packets
- Purpose is to provide commissioners with background information before meetings
- Memos include zoning maps, property maps, and other relevant materials
- Allows commissioners to review materials ahead of time and "hit the ground running" at meetings

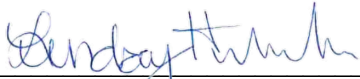
Lindsay Hildebrand, City Recorder

- Water Board meeting scheduled for Thursday

Individual Commissioner Reports

- The chair and all commissioners reported they had nothing to report

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

  
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**Lindsay Hildebrand, City Recorder**

03/11/2026  
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**Date**