**ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA**
**March 24, 2026, at 5:30 pm City Council Chambers,**
**City Offices, 900 E. Midvalley Road**
**Join Zoom Meeting:**
https://us02web.zoom.us/j/82087238804
**Meeting ID:** 820 8723 8804

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 March 18, 2026 –**
   e. **Approval of minutes for March 10, 2026 –**
   **f. Conflict of Interest Declaration –**

2. **PUBLIC COMMENTS**

3. **PUBLIC HEARING FOR A ZONE CHANGE REQUEST, PARCELS A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2)**

4. **CONSIDER A ZONE CHANGE REQUEST, PARCELS A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

5. **PUBLIC HEARING FOR THE AMENDMENT OF ENOCH CITY CODE 12.1900.1902, BY REMOVING TRAVEL TRAILER AND RV PARKS AS PERMITTED USES IN THE COMMUNITY-COMMERCIAL, REGIONAL COMMERCIAL, AND RESEARCH/INDUSTRIAL PARK ZONES**

6. **CONSIDER AMENDING ENOCH CITY CODE 12.1900.1902, BY REMOVING TRAVEL TRAILER AND RV PARKS AS PERMITTED USES IN THE COMMUNITY-COMMERCIAL, REGIONAL COMMERCIAL, AND RESEARCH/INDUSTRIAL PARK ZONES, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

7. **SET A PUBLIC HEARING FOR APRIL 14TH TO CONSIDER AMENDMENTS TO SECTIONS 12.2800.2804 AND 12.2300.2304 OF THE CITY CODE TO ESTABLISH ADDITIONAL ACCESS REQUIREMENTS FOR DEVELOPMENTS CONTAINING MORE THAN 80 DWELLING UNITS OR COMMERCIAL LOTS.**

8. **COMMISSION/STAFF REPORTS**

9. **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 March 20, 2026.

Lindsay Hildebrand

03/20/2026

**Lindsay Hildebrand, City Recorder** **Date**

**MINUTES**
**ENOCH CITY PLANNING COMMISSION**
**March 10, 2026 at 5:30pm**
**City Council Chambers**
**City Offices, 900 E. Midvalley Road**

| **MEMBERS PRESENT:** | **STAFF PRESENT:** |
|---|---|
| **Chairman Leonard Correa** | **Council Member Trower** |
| **Commissioner Delaine Finlay** | **Ryan Robinson, City Manager** |
| **Commissioner Bryce Poulson** | **Lindsay Hildebrand, City Recorder - Excused** |
| **Commissioner David Hoopes** | **Hayden White, P. Works** |
| **Commissioner Kyle Jones** | |

**Public Present:** Tyler Melling

1. **CALL TO ORDER OF REGULAR MEETING-**By
    a. **Pledge of Allegiance –**
    b. **Invocation (2 min.) –Audience invited to participate. –**
    c. **Inspirational thought – Commissioner Hoopes gave the Inspirational Thought.**
    d. **Approval of agenda for March 10, 2026 – Commissioner Hoopes made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.**
    e. **Approval of minutes for February 10, 2026 – Commissioner Finlay made a motion to approve the minutes. Commissioner Jones seconded and all voted in favor.**
    **f. Conflict of Interest Declaration – Commissioner Jones said he had a conflict with item number 3. City Manager Robinson stated that since it is just setting a public hearing, he was ok to vote.**

**2. PUBLIC COMMENTS**
There were no public comments.

**3. CONSIDER A ZONE CHANGE REQUEST, PARCELS A-1037-0031-0000, A-1037-0029-0000, AND A-1037-0030-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO MULTIPLE-RESIDENTIAL (M-R-2) AND SET A PUBLIC HEARING FOR MARCH 24, 2026**

Commissioner Poulson asked for clarification about which lots were being discussed, specifically whether they were the ones shown in purple on the map.

City Manager Robinson apologized for not having prepared a memo for this item but explained that since the Commission was only setting a public hearing, more detailed information would be provided at the next meeting. He explained that the request involved rezoning three different parcels in a specific section, pointing to the area on the map. The area in question was currently zoned R-1-11, and the applicant wanted to rezone it to M-R-2, which was shown in blue on the map. He noted that this matter had been discussed previously, going back a couple of years, and had been somewhat mixed at that time.

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City Manager Robinson further explained that the request involved approximately one and a half acres and that, to his understanding, the applicant was only changing the base zoning. He noted that the rest of the development was in a cluster subdivision, and the change would not affect any of the clusters; only the base zone would be modified.

Chairman Correa requested that the speaker turn on the microphone and state his name.

Tyler Melling, representing Velocity Development, provided extensive context for the request. He explained that the blue zoning shown on the map represented the M-R-2 multifamily zoning. In the top right corner of the map, the ice rink parcel was visible, along with storage units in the bottom right. The only portion being changed was the edge of the blue area extending to Enoch Boulevard, the road currently under construction. He recounted that approximately two and a half years ago, they had submitted a number of zone changes related to moving the ice rink farther to the east. During that process, they had reduced the total acreage of multifamily by three acres and shifted it closer to the ice rink and storage units, farther away from the half-acre lots. In doing so, they had planned to leave a sliver of land as a transition from multifamily to single-family, with some single-family detached, two-story, smaller homes, approximately 700 square feet on the bottom level and 1,200 square feet on top, over the garage and living space.

Melling continued, explaining that they had a similar project in Cedar City, but those units were not moving nearly as quickly as anticipated, even though they represented the lowest price for a single-family unit available. Feedback from younger families indicated they would rather continue renting until they could afford something easier to resell, and on one level, which would appeal more to seniors. Therefore, Velocity Development was requesting M-R-2 zoning so they could maintain the same number of units but share a wall. He noted that building a single-family home on 700 square feet on one level was not feasible, so to avoid two-story construction, they wanted to share one wall and create 20 units to transition to the quarter-acre lots across the road. He acknowledged that the matter would proceed to a public hearing in a couple of weeks and noted that they were essentially putting back approximately half of the multifamily acreage that had been removed two and a half years earlier.

Chairman Correa asked for his own education, where the other developments in Cedar City were located. Tyler Melling responded that the hybrid project was located near Gemini Meadows in Cedar City, close to approximately 1700 West on 3000 North. The project included townhomes and approximately 37 single-family lots with a smaller footprint. The townhomes had sold out right away, but the single-family lots were taking considerably longer to sell because, at that price point, many people wanted a rambler-style home. They could not fit a rambler in that area due to a major utility corridor running through a 100-foot street, especially after meeting setback requirements. This was why they were requesting to share walls, so they could provide a three-bedroom, two-bathroom home on one level.

Commissioner Finlay inquired about the size of the blocks for these twin units. Melling clarified the question, asking if Commissioner Finlay was referring to whether they were quarter-acres or half-acres. Melling explained that across the street, the lots would be quarter-acre, as they were developing that area as well. The twin units themselves would be on lots of approximately 7,000 square feet, which equated to about a sixth of an acre. These would be smaller than the quarter-acre lots but would serve as a transition to the townhomes on that side of the street. He reiterated that they had originally wanted to offer a smaller single-family option, but it simply would not work, so they were proposing twin homes instead to achieve one-story construction. He noted that building 700-square-foot houses would be difficult.

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Chairman Correa thanked Melling and asked if there were any other questions. City Manager Robinson noted that they would go into much more detail at the next meeting, when the public hearing was held, and that this meeting was simply to set that hearing.

**Commissioner Poulson made a motion to set a public hearing for March 24, 2026, for a zone change request, Parcels A-1037-0031-0000, A-1037-0029-0000, and A-1037-0030-0000, from Single-Family Residential (R-1-11) to Multiple-Residential (M-R-2). Chairman Correa seconded the motion, and all voted in favor.**

**4. CONSIDER AMENDING ENOCH CITY CODE 12.1900.1902, BY REMOVING TRAVEL TRAILER AND RV PARKS AS PERMITTED USES IN THE COMMUNITY-COMMERCIAL, REGIONAL COMMERCIAL, AND RESEARCH/INDUSTRIAL PARK ZONES.**

City Manager Robinson explained that while reviewing the code, someone had approached the city proposing to establish an RV park. The city had an existing RV park zone, and when the applicant indicated they wanted to locate the park in a community-commercial area, staff initially believed it could not be done because of the separate RV zone. However, upon further investigation, they realized that RV and travel trailer parks were already listed as permitted uses in community-commercial zones. By allowing them both in the dedicated RV zone and in commercial zones, the city was essentially duplicating the allowance. Robinson explained that the proposed amendment would mean that if someone wanted to establish an RV park or travel trailer park, they could still do so, but they would have to go through the rezone process to rezone the property to the RV park zone. Currently, it was simply a permitted use in any commercial zone in the city.

Commissioner Poulson noted that this issue seemed to come up every year or year and a half and asked if a lot of this was related to keeping people from stacking RVs on their private property and renting them out. He recalled that currently, if he remembered correctly, someone was allowed to obtain a permit to place an RV in their backyard for a family member for two out of five years, and asked if this was related to that issue.

City Manager Robinson clarified that this was different—this provision would apply to commercial situations, such as where people could park their trailers for a fee. He explained that what Commissioner Poulson was thinking of would be a different regulation. Commissioner Poulson confirmed that they had addressed the residential RV issue not too long ago, and Robinson agreed, noting that the residential provision involved anything less than 180 days, as defined in the city code. He reiterated that the city had a whole separate zone with specific standards for RV parks, and the current provision simply listed RV parks as a permitted use in commercial zones. The proposed change was intended to clean up the code and make it simpler to understand.

Chairman Correa asked if there had been a discussion about where the person who initiated this inquiry wanted to locate their RV park. City Manager Robinson confirmed that the proposed location was almost directly across the street from the current meeting location and was currently zoned community-commercial. He noted that the applicant had already submitted materials, which limited what the city could do regarding that specific application. The proposed code amendment would be more forward-looking to prevent similar situations in the future. He emphasized that the amendment did not mean someone could not establish an RV park in the city; they would simply have to go through the rezone process with the Planning Commission, ensuring that such facilities were placed in appropriate locations rather than in prime commercial areas.

Chairman Correa observed that the location in question would be considered prime commercial property and asked if the city would essentially be unable to prevent the current application. City Manager Robinson explained that his understanding was that the applicant

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had already submitted materials, which had drawn the city's attention to this code provision. They had not yet had further discussions with the applicant beyond the initial submission.

Chairman Correa suggested that, at a minimum, with a zone change requirement, the city could notify neighboring property owners. City Manager Robinson confirmed that was correct. They could hold public hearings, notify neighbors, and have that discussion. Chairman Correa predicted that once neighbors found out about such a proposal, the next City Council meeting would likely be quite packed and heated.

City Manager Robinson explained that because RV parks were currently permitted uses, the applicant might not even have to attend multiple meetings. It would be similar to someone building a house in a zone where houses were permitted uses. They would simply have to go through the requirements and ensure the proposal met all standards.

Chairman Correa noted that the Commission had recently had a significant discussion about placing multifamily residential (M-R) next to residential zones, and now they were facing the possibility of an RV park next to residential areas. He agreed that the issue needed to be addressed.

City Manager Robinson clarified that tonight's action was simply to set a public hearing and that there would be much more detail and discussion at that future hearing. He explained that the purpose was to have a conversation about whether the Commission wanted to allow RV and travel trailer parks in primarily commercial zones.

Chairman Correa thanked Robinson for the explanation. Commissioner Hoopes stated that he had been looking at the map earlier and had not seen anywhere in Enoch that was zoned for RV use other than the two existing locations. He asked if there were any other areas mapped out for RV zoning.

City Manager Robinson confirmed that to his knowledge, only the two existing locations were zoned for RV use, which would be shown in purple on the zoning map. He reiterated that the proposed amendment did not mean the city did not want RV parks or that they could not be established; it simply meant applicants would have to go through the rezoning process.

Chairman Correa asked if there was further discussion. Commissioner Finlay asked for clarification about whether they were only discussing the matter or also setting a public hearing. City Manager Robinson confirmed that they would be setting a public hearing, as any amendment to the code required a public hearing.

Chairman Correa called for a motion to set a public hearing for agenda item number 4 for March 24, 2026.1

Commissioner Hoopes made a motion to set a public hearing for the amendment of Enoch City Code 12.1900.1902, by removing travel trailer and RV parks as permitted uses in the community-commercial, regional commercial, and research/industrial park zones. Commissioner Finlay seconded the motion and all voted in favor.

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

City Manager Robinson indicated he might need assistance on this item and suggested having Public Works Director Hayden White explain. He noted that the amendments were related to development standards and that the Commission was only setting a public hearing for the next meeting. He explained that the proposal involved taking the language in section 3.5.3 and amending it slightly to update standards, though the agenda did not specifically indicate that a public hearing was being set.

Chairman Correa asked if the agenda needed to state that a public hearing was being set for the public's awareness. City Manager Robinson acknowledged that it was a good question and that it would make sense to include that information. He suggested they might need to bring the item back to a future meeting to properly notice the public hearing.

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Chairman Correa suggested that, to be on the safe side, they should take that approach. City Manager Robinson agreed, indicating that the Commission could motion to table the item, and they would address it properly at a future meeting.

**Commissioner Finlay made a motion to table the amendment of the Annexation Declaration Area. The motion was seconded and all voted in favor.**

**6. COMMISSION/STAFF REPORTS**

Hayden White

- He reported yesterday that they had a 12-inch line blow apart
- They had a trash truck go down today, and two dump trucks lost their transmissions last Friday
- Hopefully, next week, they will cross Highway 91 with our secondary water, taking it up to the small tank.
- They have been gearing up for spring. On April 1st, they will turn on the secondary irrigation. He had a lot of complaints because they don't turn it on until Easter.

City Manager Robinson

- He is putting together a couple of grants.
- In City Council they will set an Arbor Day Declaration

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

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**Lindsay Hildebrand, City Recorder** **Date**

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# ENOCH CITY PLANNING COMMISSION MEMO

**SUBJECT:**Consider a zone change request of parcels A-1037-0031-0000, A-1037-0029-0000, and A-1037-0030-0000 from the Single-family (R-1-11) to Multiple Residential (M-R-2)

**FOR CONSIDERATION ON:** March 24th, 2026

**PETITIONER:** Velocity Homes

**ACTION REQUESTED BY PETITIONER:** Recommend Approval of the Proposed Zone Change.

**Review Type:** Legislative

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**BACKGROUND INFORMATION:**

Velocity Homes has submitted an application to rezone the following parcels from the R-1-11 zone to the M-R-2 zone. The total size of the proposed area is 1.5 acres, and would allow for twin homes, townhomes, and duplexes if approved. This does not change the cluster subdivision overlay zone that the rest of the subdivision (Village Green Farms).

The subject property contains 66,211 square feet (approximately 1.52 acres). Under the current zoning regulations, the density standards are as follows:

- Townhouses: Two units are allowed per 22,000 square feet. This equates to approximately 4 townhouses per acre, resulting in a maximum of 6 townhouses on the subject property.
- Twin homes or duplexes: One unit is allowed per 22,000 square feet, which equates to approximately 2 units per acre, resulting in a maximum of 3 twin homes or duplexes on the subject property.

The property is currently zoned R-1-11, which would allow one single family dwelling unit per 11,000 square feet. This would allow for a max of six (6) single family homes if the current zoning would remain the same.

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**GENERAL PLAN REFERENCE:**

- R-1-11 and M-R-2 Medium-Density (Medium Denstiy Residential) 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). Pg. 8 (D)

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**CITY CODE REFERENCE:**

- 12.1500 Single Family Residential District R-1-11
- 12.600 Multiple Residential District M-R-2

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**PUBLIC NOTICE:**

A public hearing is required for this agenda item.

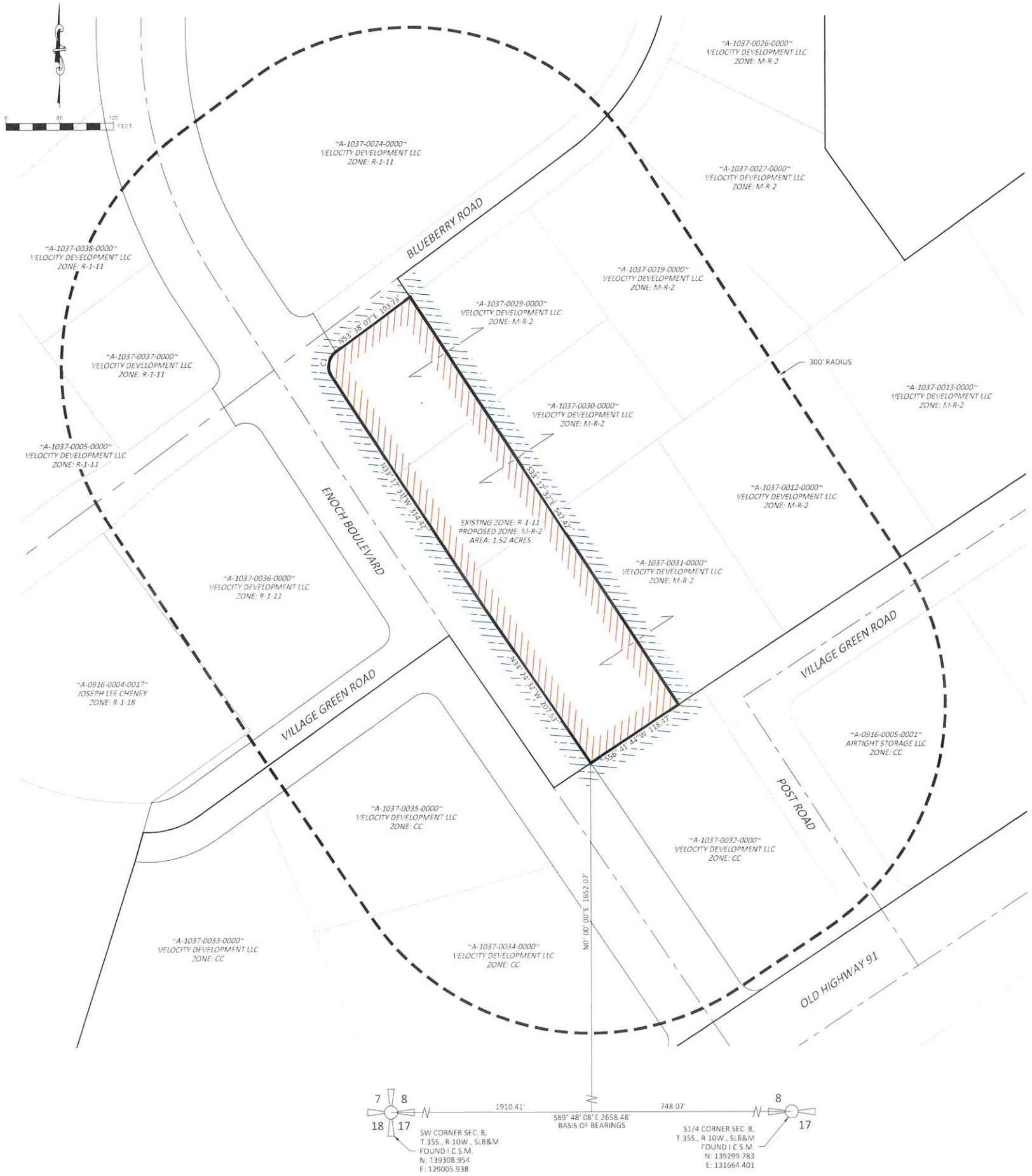
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**STAFF RECOMMENDATION:**

Because this is a legislative decision, the Planning Commission should base its recommendation for approval or denial on the standards in the General Plan and the City's general policies. The Planning Commission should include “findings” or reasons for their recommendation in the motion to the City Council.

# PROPOSED ZONE CHANGE FOR VELOCITY DEVELOPMENT LLC

## WITHIN THE SW1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
## ENOCH CITY, IRON COUNTY, UTAH




*ZONE CHANGE DESCRIPTION:*

BEGINNING AT A POINT THAT IS SITUATED S.89°48'08"E. ALONG THE SECTION LINE 1910.40 FEET AND N.0°00'00"E. 1652.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE N.34°24'32"W. ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ENOCH BOULEVARD 207.53 FEET, THENCE N.33°17'31"W. ALONG SAID RIGHT-OF-WAY LINE 314.42 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 30.35 FEET (THE CHORD OF SAID CURVE BEARS N.10°10'13"E. 27.52 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE N.53°38'07"E. ALONG SAID RIGHT-OF-WAY LINE 103.73 FEET, THENCE S.33°17'32"E. 547.42 FEET, THENCE S.56°41'44"W. 118.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.52 ACRES OF LAND.

*LEGEND:*

- EXISTING ZONE: R-1-11
- PROPOSED ZONE: M-R-2
- ZONE CHANGE BOUNDARY
- 300' RADIUS

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 30.35' | 20.00' | 86°56'37" | N10° 10' 13"E | 27.52' |


Velocity
ADDRESS: 655 W 200 N STE 150 CEDAR CITY, UT 84720
PHONE: (435) 586-0843


| REVISION: | DATE: | BY: | DESCRIPTION: |
|---|---|---|---|
| | | | |

PROPOSED ZONE CHANGE FOR VELOCITY DEVELOPMENT LLC
WITHIN THE SW1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: H.K. HULET

CHECKED BY: J.S. ADAMS

DATE: Feb 20, 2026

SCALE: 1" = 60'



BY: C:\Users\hulet\Velocity\Documents\Projects\SLB&M\35 10W #1 Lots\1 BLUE\Zone Change\M-1 1 to MRT.dwg


E Ravine Rd
Bluberry Rd
E Village Green Rd
E Village Green Rd
Post Rd
Old US Highway 91

# ENOCH CITY PLANNING COMMISSION MEMO

**SUBJECT:** Amendment of Enoch City Code 12.1900.1902 by Removing Travel Trailer and RV Parks as Permitted Uses in the Community-Commercial, Regional Commercial, and Research/Industrial Park Zones.

**FOR CONSIDERATION ON:** March 24th, 2026

**PETITIONER:** City Staff

**ACTION REQUESTED BY PETITIONER:** Recommend Approval of the Proposed Code Amendment.

**Review Type:** Legislative

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**BACKGROUND INFORMATION:**

Currently, travel trailer and RV parks are listed as permitted uses within several commercial and industrial zoning districts in Enoch City. The City has also established a Recreational Vehicle Park (RVP) Zone, which specifically allows recreational vehicles and travel trailers for temporary occupancy (less than 180 days), and is not intended for permanent residential use. The only exception is a single designated management living quarters within an RVP.

The proposed code amendment is intended to eliminate redundancy within the City Code and to better align permitted uses with the vision and policies outlined in the City's General Plan. The development standards applicable to travel trailer and RV parks are consistent regardless of zoning designation; therefore, consolidating this use exclusively within the RVP Zone provides clearer regulatory structure.

Additionally, this amendment removes a land use that is not consistent with the long-term vision for commercial and industrial areas, which are intended to support retail, service, office, and employment-generating uses.

If approved, travel trailer and RV parks would still be allowed within the City; however, such uses would require rezoning to the Recreational Vehicle Park Zone. Rezoning is a legislative process requiring public hearings before both the Planning Commission and City Council.

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**GENERAL PLAN REFERENCE:**

- F- 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.
- G- 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. Light industrial may also involve the fabrication, processing, handling and distribution of products. 9 ii) Heavy Industrial area designation is 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 uses. Uses that may inhibit such uses or the expansion thereof are prohibited.

- Page 8-9 (F) (G)

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**CITY CODE REFERENCE:**

- **12.1900 Commercial Zones**
- **12.2300 Recreational Vehicle Park**

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**PUBLIC NOTICE:**

A public hearing is required for this agenda item.

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**STAFF RECOMMENDATION:**

Because this is a legislative decision, the Planning Commission should base its recommendation for approval or denial on the standards in the General Plan and the City's general policies. The Planning Commission should include “findings” or reasons for their recommendation in the motion to the City Council.