

**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**March 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 - Excused**  
**Hayden White, P. Works**

**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.

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.

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

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.

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**

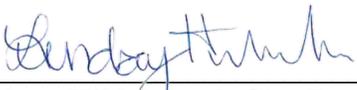
Hayden White

- 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**

03/27/2026  
**Date**