

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Set a Public Hearing to Consider an amendment for Enoch City Code 12.1900.1902 to remove Travel Trailer and RV Parks as permitted uses in the Community-Commercial, Regional Commercial, and Research/Industrial Park Zones.

FOR CONSIDERATION ON: March 10, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Set a public hearing date

Review Type: Legislative

BACKGROUND INFORMATION:

Currently, travel trailers and RV parks are listed as permitted uses within primarily commercial/industrial zones within the city. There is also a Recreational Vehicle Zone that allows for *recreational vehicles or travel trailers to stop overnight or for a limited stay, less than 180 days. This is not to be construed as a permanent residence. The exception is for a single-space RVP Management living quarters.*

This agenda item is to set a public hearing to discuss the possibility of removing these uses as permitted in the commercial/zones within the city or limiting them to only in the Recreational Vehicle Park zone.

If this code amendment were approved, travel trailer/RV parks could still be used within the city; an applicant would first have to rezone their parcel to the RVP zone, a legislative decision that requires public hearings before the Planning Commission and City Council.

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.
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CITY CODE REFERENCE:

- [12.1900 Commercial Zones](#)
- [12.2300 Recreational Vehicle Park](#)

PUBLIC NOTICE:

A public hearing will be set for a future date.

STAFF RECOMMENDATION:

Set a date for a future public hearing.



12.1900.1902 PERMITTED AND CONDITIONAL USES

In the following list of possible uses, those designated as being permitted in a zone will be identified with the letter “P”. Uses designated with the letter “C” are allowed on a conditional use basis. Uses with the letter “N” are not allowed in that zone. Conditions imposed are stated in Part 18-3. Other uses not specified may be permitted but have conditions required in other areas of Enoch City Ordinances and Policy.

#	General Use	N-C	C-C	R-C	R/I-P	Note
1	Airport	N	N	N	N	
2	Amusement, Indoor	N	P	P	P	
3	Amusement, Outdoor	N	C	P	P	
4	Animal Clinic	N	P	P	P	
5	Auto Repair & Storage including; a. Painting, body & fender, upholstery, b. Brake & transmission provided it is conducted in an enclosed building.	N	P	P	P	
6	Auto Sales	N	P	P	P	
7	Big Box Retail	N	P	P	P	
8	Building Material Sales	N	P	P	P	
9	College, University, Commercial School	N	P	P	P	
10	Commercial Parking Structure	N	P	P	P	
11	Congregate Living Facilities, including a. Residential treatment facilities b. Foster care c. Therapeutic boarding schools	C	C	P	P	See 12-1100-1106
12	Convenience Store	N	P	P	P	
13	Dairy	N	N	N	N	
14	Department Store	N	P	P	P	
15	Dwelling Unit	C	C	C	C	
16	Fur Farm	N	N	N	N	

17	Furniture/Appliance Store	N	P	P	P	
18	Gasoline Sales	N	P	P	P	
19	Hardware Store	N	P	P	P	
20	Hospital	N	P	P	P	
21	Hotel/Motel	N	P	P	P	
22	Kennel, Boarding (retail)	N	N	C	C	
23	Laboratory	N	N	P	P	
24	Liquor Store (Packaged)	N	P	P	P	
25	LPG distributing/bulk storage	N	N	P	P	
26	LPG sales and tank refill stations	N	P	P	P	
27	Lumber Yard	N	N	N	P	
28	Machine Shop (General)	N	P	P	P	
29	Manufacturing	N	P	P	P	
30	Mobile Home Park	N	N	N	N	See 12-1800
31	Mobile Home Sales	N	P	P	P	
32	Moving & Storage Company	N	N	P	P	
33	Muffler or Brake Shop	N	P	P	P	
34	Oil & Petroleum Refining	N	N	N	N	
35	Paint and Body Shop	N	P	P	P	
36	Pawn Shop	N	P	P	P	
37	Pet Shop	N	P	P	P	
38	Power Plant	N	N	N	N	
39	Salvage Yard	N	N	N	P	
40	Storage Yard	N	N	P	P	
41	Sawmill	N	N	N	P	
42	Sexually Oriented Business	N	N	N	C	See 12-2000
43	Shooting Range (Outdoor)	N	N	N	N	
44	Shooting range (Indoor)	N	P	P	P	

45	Storage Units (mini)	N	P	P	P	
46	Swap Meet	N	P	P	P	
47	Tavern, Bar, Dance Hall, Night Club	N	N	P	P	
48	Theater	N	P	P	P	
49	Tire Sales	N	P	P	P	
50	Towing Service	N	N	P	P	
51	Transmission Towers	N	P	P	P	
52	Travel Trailer/RV Park	N	P	P	P	See 12-2300
53	Truck Terminal	N	N	N	P	
54	Truck & Heavy Equipment Rental, Sales, Service	N	N	P	P	
55	Welding Shop	N	P	P	P	
56	Wrecking/Salvage Yard	N	N	N	P	