

MINUTES
ENOCH CITY PLANNING COMMISSION
March 24, 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: Tyler Melling

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 Tyler Melling**
 - c. **Inspirational thought – Commissioner Jones will have the thought at the next meeting.**
 - d. **Approval of agenda for March 24, 2026 – Commissioner Hoopes made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.**
 - e. **Approval of minutes for March 10, 2026 – Commissioner Hoopes made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration – Commissioner Jones noted that he had a conflict on items 3 and 4.**
2. **PUBLIC COMMENTS – There were no 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)**

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a 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). Commissioner Hoopes seconded and all voted in favor.

City Manager Robinson show the area on a map. It is about an acre and a half. This allows them to build twin units and duplexes, etc. He broke down the number of homes

that could be built. It is currently zoned R-1-11. In speaking with the applicant, they have similar homes of this size and they are selling more quickly.

Commissioner Finlay made a motion to close the public hearing and reconvene the regular meeting. Commissioner Hoopes seconded and all voted in favor.

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

Tyler Melling clarified. This is part of a cluster subdivision and they have a dedicated open space. They are actively working on getting Enoch Blvd. put in. They have a couple of issues with the road dedication. They identify a few off-site drainage issues they are addressing. The vision was that they were initially doing townhomes and then tapering to larger lots. They don't have the building footprint that they thought they would have.

Commissioner Hoopes said he didn't think there was an issue and there is a road in front of it. Finlay said there is the same number of units so it won't make much difference.

Commissioner Hoopes made a motion to send a favorable recommendation to the City Council. Commissioner Finlay seconded and all voted in favor except Commissioner Jones, who abstained from voting.

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

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

There were no public comments.

Commissioner Hoopes made a motion to close the public hearing and reconvene the regular meeting. Commissioner Jones seconded and all voted in favor.

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

City Manager Robinson said travel trailers and RV parks are permitted in Community Commercial zones. We do have an RV park zone. It's repetitive. This amendment would not allow trailers and RV parks in commercial areas. We aren't saying you can't, but instead, you would have to apply to rezone. Council Member Trower said we have prime

commercial real estate that would otherwise be taken by an RV park. Commissioner Finlay said this makes sense.

Commissioner Jones made a motion to send a favorable recommendation to the City Council, to amend 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 Hoopes seconded and all voted in favor.

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.

City Manager Robinson noted that the code currently requires a second ingress and egress once a development reaches 80 homes. Given that many developments now exceed 80 homes, the staff proposes adding a third ingress/egress, to be required when a development reaches 300 homes.

Commissioner Hoopes made a motion to 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. Commissioner Jones seconded and all voted in favor.

8. SET A PUBLIC HEARING FOR APRIL 14TH TO CONSIDER ADDING SECTION 3.7.0 TO THE ENGINEERING DESIGN STANDARDS OF THE ENOCH CITY CODE - Secondary Water

Public Works Director White said this is an update that will establish design standards. He noted the standards do not create personal liability. For water mains, an 8-inch line will serve the subdivision, with 6-inch mains within the subdivision, consistent with drinking-water service. Trower asked whether the plan anticipates using reclaimed or non-potable water and whether installing two potable lines now would be wasteful if they become obsolete in 10 years. Hayden responded that several wells are being tied into the system.

Commissioner Hoopes made a motion to set a public hearing for April 14th to consider adding section 3.7.0 to the Engineering Design Standards of the Enoch City Code. Commissioner Finlay seconded, and all voted in favor.

9. COMMISSION/STAFF REPORTS

Hayden White

- Working on drainage off Ravine Road
- They are two days away from tying in the well on Hwy 91
- Secondary will come on this weekend.
- Commissioner Finlay said it did a lot of damage on the road in putting it in. Hayden said that it is the walking path. It's not detrimental to cars. It must have been from driving equipment on it. They are planning on putting a curb and gutter and a turn lane in at some point. They will do the asphalt on Thursday.

Council Member Trower

- The City Council declared Arbor Day as April 25th

- They went over the Pinion Springs Development plan, and a few questions came out of that. The buy-back program is in the ordinance.
- They discussed a lot of parks and we decided to look at building a large sports complex for Enoch City. The Recreation Advisory Board is working on that as well. Chairman Correa noted that looking at the area and age groups. City Manager Robinson said it's 26 acres, which we use as a detention basin. The Mayor and Robinson had met with Iron County Tourism and The Utah Summer Games regarding this potential project. Commissioner Finlay asked about the soccer field about the Rec Complex up on Highway 91. Trower mentioned all the reasons that we need a space just for Enoch. Chairman Correa said wherever our city butts up against public lands, rather than a park we put in a parking area for a trailhead. City Manager Robinson showed the area on a map.

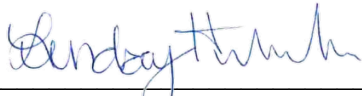
City Manager Robinson

- The school district owns about 60 acres and we are discussing a potential sports project in this area.
- The state requires the PC to have 4 hours of training per year. He has a couple of convos with groups that do those training. This would be some time in April.

Commissioner Finlay

- All the things allowed in Community Commercial -she thinks about shops, etc that will affect the community. Maybe we should look and see if we should take other uses out. Manager Robinson said he reached out to the firm he worked for to look at our codes. It sort of forces us to look at each section of our code to ensure it is accurate and what we want.

10. ADJOURN – Commissioner Jones made a motion to adjourn. Chairman Correa seconded and all voted in favor.



Lindsay Hildebrand, City Recorder

04/15/2026

Date