

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Code Amendment to Sections 12.500.504 - NUMBER OF PARKING SPACES AND 12.1200.1204 - DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING

FOR CONSIDERATION ON: April 14th, 2026

PETITIONER: Velocity Homes

ACTION REQUESTED BY PETITIONER: Set a Public Hearing for April 28th, 2026

Review Type: Legislative

BACKGROUND INFORMATION:

Velocity Homes has submitted an application to amend current sections of the Enoch City code to change the required number of parking spaces in a new development. The proposal introduces a distinction between assigned/tandem/enclosed parking and shared/congregate parking facilities. The proposed changes from Velocity Homes are included in this memo.

GENERAL PLAN REFERENCE:

- Goal B-6. Parking Facilities To ensure an adequate, but not excessive, supply of off-street parking to meet the needs of local residents and visitors to the city in an attractive, safe and environmentally-friendly manner.
 - Policies: B-6.1 Maintain regulations that specify minimum parking requirements for various types of land uses. Periodically review and update these standards as land uses and travel methods change over time.
 - B-6.2 Require large parking areas to be buffered from neighboring residential areas, separated from adjacent roadways and visually “broken up”, through the use of landscaped 19 strips along the road frontages, landscaping in the yard setbacks next to residential areas and landscaped islands around and within the parking lots.
 - B-6.3 Discourage new on-street parking areas on arterial and major collector roadways.
 - B-6.4 Periodically review existing on-street parking areas on arterials and major collectors and eliminate those that pose a significant safety hazard by designating and signing them as “no parking” zones.

CITY CODE REFERENCE:

- 12.500.504 - NUMBER OF PARKING SPACES AND
 - 12.1200.1204 - DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING
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PUBLIC NOTICE:

A public hearing will be held during the April 28th Planning Commission Meeting

STAFF RECOMMENDATION:

Set a public hearing for the April 28th, 2026, Planning Commission meeting.