

**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**April 14, 2026 at 5:30pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**MEMBERS PRESENT:**

**Chairman Leonard Correa - Excused**  
**Commissioner Delaine Finlay**  
**Commissioner Bryce Poulson - Excused**  
**Commissioner David Hoopes**  
**Commissioner Kyle Jones**

**STAFF PRESENT:**

**Council Member Trower**  
**Ryan Robinson, City Manager**  
**Lindsay Hildebrand, Recorder**  
**Hayden White, P. Works**

**Public Present: Tyler Melling**

1. **CALL TO ORDER OF REGULAR MEETING-** Commissioner Hoopes made a motion to appoint Commissioner Finlay as Chair Pro tem. Commissioner Jones seconded and all voted in favor.
  - a. **Pledge of Allegiance** – Led by Hayden White
  - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Tyler Melling
  - c. **Inspirational thought** – Given by Commissioner Hoopes
  - d. **Approval of agenda for April 14, 2026 – Commissioner Hoopes made a motion to approve the agenda. Commissioner Jones seconded and all voted in favor.**
  - e. **Approval of minutes for March 24, 2026 – Commissioner Hoopes made a motion to approve the minutes. Commissioner Jones seconded and all voted in favor.**
  - f. **Conflict of Interest Declaration** – None Stated

2. **PUBLIC COMMENTS**

There are no public comments.

3. **PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTIONS 12.2800.2804 AND 12.2300.2304 OF THE CITY CODE TO ESTABLISH ADDITIONAL ACCESS REQUIREMENTS FOR DEVELOPMENTS**

City Manager Robinson provided background information on the proposed amendments. He explained that the current city code requires a second ingress/egress point once a development reaches 80 lots. However, a recent development with nearly 700 lots was only required to provide two access points despite its size. The proposed amendments would establish a tiered system: developments with 80 lots or more would still require a second ingress/egress; developments with 200 lots would require a third access point; and developments with 400 or more lots would undergo a review by the city engineer to determine if additional access points are necessary based on a traffic study.

Robinson noted that he consulted with several city engineers who indicated that many of these standards are driven by fire code requirements. The commission sought to establish a

reasonable standard that would not impose excessive burdens on developers while ensuring adequate access for emergency services and traffic flow. The goal was to find a happy medium that would not require an access point for every 80 lots, which could result in seven or eight access points for large developments, creating its own set of problems.

**Commissioner Hoopes made a motion to close the regular Planning Commission meeting and open it to a public hearing to consider the proposed amendments. Commissioner Jones seconded and all voted in favor.**

Tyler Melling with Velocity Builders addressed the commission during the public hearing. He expressed support for reviewing access requirements but requested more flexibility in the language. He noted that having a hard and fast requirement of three accesses at 200 units could be problematic, especially given limitations imposed by UDOT and county standards for the belt route and Minersville Highway, which severely limit the number of crossings and accesses allowed. He suggested that the ordinance include alternative triggers, such as other traffic mitigation measures like road widening, rather than strictly requiring additional access points. He also noted that variances require meeting very strict criteria that don't always match reality, so building flexibility into the ordinance would be more practical than requiring developers to seek variances.

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

**4. 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 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Robinson responded to Tyler Melling's comments, agreeing that language could be added to provide flexibility for the 200-lot threshold. He suggested adding language stating that an exception can be made after review and recommendation by the city engineer. Robinson emphasized that the city engineer should be the standard-bearer for such exceptions rather than allowing developers to find outside consultants who might provide favorable opinions.

Commissioner Hoopes confirmed that making a favorable recommendation would leave the door open for adding more language before final adoption.

**Commissioner Hoopes made a motion to send a favorable recommendation to the City Council for the approval of amendments to sections 12.2800.2804 and 12.2300.2304 of the City Ordinances to establish additional access requirements for developments containing more than 80 dwelling units or commercial lots, with the flexibility of having the city engineer's approval for any requirements that may be needed. Commissioner Jones seconded, and all voted in favor.**

**5. PUBLIC HEARING TO CONSIDER ADDING SECTION 3.7.0 TO THE ENGINEERING DESIGN STANDARDS OF THE ENOCH CITY CODE -**

Secondary Water

**Commissioner Jones made a motion to close the regular meeting and open a public hearing to add section 3.7.0 to the Engineering Design Standards of the Code of Revised Ordinances of Enoch City. Commissioner Hoopes seconded, and all voted in favor.**

There were no public comments.

Council Member Trower expressed concerns about requiring new developments to install secondary water systems, noting that the intent of the water district is to eventually convert reuse water into potable water, which would benefit the city's very low aquifer by returning 3 million gallons of water to the system. She suggested that instead of enforcing secondary water installation on new construction, the city should encourage existing homeowners to install such systems, particularly those with larger lots like half-acre properties that would benefit more from secondary water than smaller new lots.

Council Member Trower also raised concerns about builders wanting compensation for installing two water lines when one might eventually be discontinued, and about the city's responsibility to monitor two separate water systems.

Commissioner Jones added that many new developments in the county file under conservation tier requirements, using substantially less water through better design fixtures, more efficient layouts, and grass restrictions limiting lawn area to approximately 2,000 square feet. He noted that new construction under these standards uses significantly less water than existing homes with larger lots.

Chair Pro-tem Finlay inquired whether new developments were still being built on larger lots such as half-acre or acre parcels. City Manager Robinson and Commissioner Hoopes confirmed that most current subdivisions feature lots of 18,000 square feet or smaller, with typical lot sizes ranging from 18,000 to 11,000 square feet.

Council Member Trower clarified that all new developments have conservation tier restrictions requiring only 50% grass coverage in front yards. She noted that new homes in Cedar City and Enoch are actually more water-conservative than older existing homes, with most water usage coming from current residents who have lived in the area the longest.

**Commissioner Jones made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Hoopes seconded and all voted in favor.**

Commissioner Jones made a motion to send a favorable recommendation to the City Council to approve adding Section 3.7.0 to the Engineering Design Standards of the Code of Revised Ordinances of Enoch City. - to close Hoopes seconded and all voted in favor.

**6. CONSIDER ADDING SECTION 3.7.0 TO THE ENGINEERING DESIGN STANDARDS OF THE ENOCH CITY CODE AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Robinson noted that most subdivisions he had seen during his tenure featured 18,000 square foot or smaller lots. Hayden White from Public Works explained that the city has worked with developers on a case-by-case basis, allowing exceptions where developments featured minimal landscaping or zero-scaping, such as low-income housing on

Pearly Lane where properties were allowed to bring in less water due to their reduced water needs.

Robinson suggested adding language to the engineering standards that would allow for exceptions if conservation standards are met, similar to what was discussed for the access requirements amendment.

Council Member Trower asked whether the city had sufficient capacity in its secondary water tank to support such installations without reuse water. She was assured that capacity exists to support the system.

**Commissioner Jones made a motion to send a favorable recommendation to the City Council for approval of adding Section 3.7.0 to the Engineering Design Standards, with the stipulation that exceptions be granted when conservation standards are met, such as for developments with minimal grass and xeriscaping, or for properties like parks where secondary water reuse would provide greater benefit and long-term cost savings. Commissioner Hoopes seconded and all voted in favor.**

#### **7. CONSIDER AMENDING ENOCH CITY CODE 12.500.504 and 12.1200.1204 AND SET A PUBLIC HEARING FOR APRIL 28, 2026**

City Manager Robinson explained that Velocity Homes, through Tyler Melling, had brought this proposal forward. The request was to reduce the current standard of 1.5 parking spaces per bedroom to 1.0 parking spaces per bedroom. The company provided a study for Cedar City several years ago showing that the current number of required parking spaces may not be necessary to mitigate off-street parking issues.

Robinson also mentioned the possibility of adding a common requirement found in many cities restricting on-street parking during certain months, such as from November 1st to March 31st, for snowplowing operations and safety purposes. This would help ensure that trash trucks and first responders can navigate streets without obstruction from parked vehicles during winter conditions.

Commissioner Hoopes expressed concern about fire safety, noting that some subdivisions have tight roads that might make it difficult for fire trucks to navigate in case of emergency. Chair Pro-tem Finlay added that recent changes by the state allow narrower roads within subdivisions, which could compound parking and emergency access issues. She shared observations from his own neighborhood, where single lots sometimes have eight to twelve vehicles parked, including trailers and various vehicles, making it difficult to regulate parking through ordinances alone.

**Commissioner Hoopes made a motion to set a public hearing for April 28, 2026. Commissioner Jones seconded and all voted in favor.**

#### **8. DISCUSS THE ANNEXATION DECLARATION BOUNDARY**

City Manager Robinson presented a map showing the proposed annexation area extending north to 7,000 North, east to Lund Highway, south to about the Cedar City boundaries, and following BLM boundaries to the east.

Robinson explained that the commission needed to consider the Cold Creek Community (formerly Rittermark), an unincorporated area in Iron County that would be voting in November on whether to incorporate as a town. The current annexation proposal would create a boundary around this area, potentially creating an island if Cold Creek does not incorporate, which the state code frowns upon.

Council Member Trower expressed concern about missing opportunities if the city waits until November to proceed with annexation planning. She encouraged the commission to extend the annexation area westward to the county line, noting that data centers are planned for the backside of the Three Peaks area, which could provide significant revenue opportunities for the city.

Commissioner Jones raised concerns about potential liabilities if the city annexes areas with old infrastructure that would require expensive updates, particularly if the line of succession creates obligations to maintain substandard infrastructure. Chair Pro-tem Finlay expressed concern about overextending the city's resources and service capabilities.

City Manager Robinson clarified that the annexation process is legislative, meaning the city can deny annexation requests if the infrastructure does not meet city standards or if the city cannot provide adequate services. He explained that any development seeking annexation would need to meet current city standards and could be required to upgrade existing infrastructure as a condition of annexation.

Robinson noted that if the Cold Creek community incorporates, the current annexation proposal would not require changes. If they do not incorporate, the city would need to amend the annexation declaration to include that area to avoid creating an island. He suggested the commission could proceed with the current proposal, table the matter until November, or modify the map to extend further west to the county line.

After discussion, the commissioners indicated they preferred not to wait until November and were interested in exploring options that extended the annexation area westward toward the county line, potentially including areas near the Three Peaks region where data center developments are planned. City Manager Robinson agreed to bring back several different map options for the commission to review before proceeding with the public hearing process, which requires extensive notifications to surrounding jurisdictions and entities.

## **9. COMMISSION/STAFF REPORTS**

### **Hayden White**

- They have been working on expanding roads at the cemetery.
- They have been handling shut-offs and re-reads
- A new tower should be up and working next week for meters.

### **Council Member Trower**

- From the council meeting, they decided to give some funding to the Osmond Legacy Celebration.
- Arbor Day is April 25<sup>th</sup> at 10 am – they are planting 10 trees
- School board applications were due, and they are deciding tonight.
- They said that there was a Water Board meeting last Thursday. They looked at changing the water rates and overage tiers. Ensign Engineering looked at that.
- Parks meet this Thursday and they will discuss the big park.

### **City Manager Ryan**

- Met with the BLM and they lease land for baseball fields. There is some property to the north that they said we could lease as a city. It's about a 2-year process.
- A RAP Tax – It's used for recreation, arts, and parks. It's 1/10 of 1% on sales tax. He explained the process.
- He will be looking at training.

### **Lindsay Hildebrand**

- She had recently attended the Utah Municipal Clerks Conference hosted by SUU Institute and Academy.

- She was currently catching up on minutes, agendas, packets, licensing, and other administrative duties following the conference.

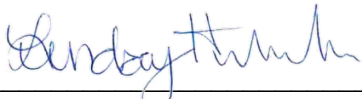
**Commissioner Finlay**

- She was wondering how the city's design standards requiring preservation of natural terrain work in practice. She referenced language in the design standards stating that "the general standards design and development of subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil and trees." She specifically asked about a subdivision along Highway 91 near Wagon Wheel where significant excavation had occurred, with six to ten feet of material removed from the road level.

City Manager Robinson explained that the new code language regarding terrain preservation would not apply retroactively to developments already approved. Anything approved before the code change would be considered legal nonconforming. Going forward, however, new subdivisions would need to meet these preservation standards.

Hayden White noted that in the specific subdivision mentioned, the developers left the ditch along Highway 91 in place. Chair Pro-tem Finlay expressed concern that the excavation had been significant enough to require closing an off-road vehicle access road along the highway, and that truckloads of material had been removed from the site before a few inches of topsoil were recently replaced. Robinson acknowledged that there is some subjectivity in the review process, and staff works with developers to preserve natural terrain where possible while balancing private property rights. Engineers review plans to minimize impacts, though the process is not perfect and cannot preserve every aspect of the natural landscape.

**10. ADJOURN – Commissioner Hoopes made a motion to adjourn. Commission Jones seconded and all voted in favor.**



**Lindsay Hildebrand, City Recorder**

04/29/2026

**Date**