

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
May 26, 2026, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road
Join Zoom Meeting:
<https://us02web.zoom.us/j/81556875336>
Meeting ID: 815 5687 5336**

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 min.) –Audience invited to participate. –**
 - c. Inspirational thought –**
 - d. Approval of agenda for May 26, 2026 –**
 - e. Approval of minutes for May 12, 2026 –**
 - f. Conflict of Interest Declaration –**

- 2. PUBLIC COMMENTS**

- 3. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE SECTION 11.300.344 FOR MAY 26, 2026– Illegal parking to restrict on-street parking**

- 4. CONSIDER THE AMENDMENTS TO ENOCH CITY ORDINANCE SECTION 11.300.344 AND SEND A RECOMMENDATION TO THE CITY COUNCIL**

- 5. PUBLIC HEARING TO AMEND ENOCH CITY ORDINANCE 12.1900.1902 PERMITTED AND CONDITIONAL USES FOR MAY 26, 2026**

- 6. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.1900.1902 PERMITTED AND CONDITIONAL AND SEND A RECOMMENDATION TO THE CITY COUNCIL**

- 7. DISCUSS ENOCH CITY ANNEXATION POLICY PLAN AND DECLARATION AREA**

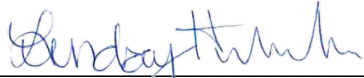
- 8. COMMISSION/STAFF REPORTS**

- 9. ADJOURN –**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on May 22, 2026.



Lindsay Hildebrand, City Recorder

05/22/2026

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
May 12, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

Council Member Trower
Ryan Robinson, City Manager
Lindsay Hildebrand, City Recorder- Excused
Hayden White, Public Works

Public Present: Linda Hahne

- 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 Council Member Trower**
 - c. Inspirational thought – Given by Commissioner Hoopes**
 - d. Approval of agenda for May 12, 2026 – Commissioner Hoopes made a motion to approve the agenda. Commissioner Jones seconded and all voted in favor.**
 - e. Approval of minutes for April 28, 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 were no public comments.

- 3. SET A PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE SECTION 11.300.344 FOR MAY 26, 2026– Illegal parking to restrict on-street parking**

City Manager Robinson explained that this item addressed amendments to the illegal parking section of the ordinance to restrict on-street parking. He recalled that at the previous meeting, Velocity Homes had proposed changes to parking requirements, and concerns had been raised about safety issues and other matters. Initially, the city attempted to incorporate items such as overnight parking restrictions and seasonal parking restrictions (particularly during snow season to protect snow plow drivers) into the parking code amendments.

Robinson noted that upon examining other parts of the code, there was already a whole section on unlawful parking, and it would be more appropriate to add these new provisions as sections J and K in that existing unlawful parking section rather than with the other parking standards. He explained that the parking standards agenda item would still proceed separately, but this would be its own standalone item meant to help alleviate

some of the initial concerns. The proposal included restrictions on parking for emergency access and visibility.

Robinson showed the commission the unlawful parking section, which already contained various standards about where parking was not allowed. He specifically highlighted section PI regarding truck parking restrictions, which stated that commercial trucks longer than 35 feet could not park on the street and had to follow all the standards in place. Robinson explained that since the commission would be reviewing this whole section, if there were other changes they wanted to make, including to commercial trucking standards, they could be included before the public hearing.

Chairman Correa anticipated that once the notice went out, there might be several people attending to express concerns, but noted that many concerns appeared to be related to safety, damage to sidewalks and appurtenances that the city paid for or maintained, and possibly placing responsibility on property owners to repair damage.

Commissioner Hoopes stated that his notes were to include verbiage about allowing or not allowing commercial vehicles, which Robinson had covered. City Manager Robinson invited commissioners to email or call him if they identified anything else between now and the public hearing that should be included.

Council Member Trower recalled that the city council had discussed commercial truck parking just last year and had decided not to proceed with changes at that time.

Commissioner Hoopes made a motion to set a public hearing for May 26, 2026 for amendments to Enoch City Ordinance Section 11.300.344. Chairman Correa seconded and all voted in favor.

4. CONSIDER THE AMENDMENT OF ENOCH CITY ORDINANCE 12.500.504 - NUMBER OF PARKING SPACES AND 12.1200.1204 -1205 DEVELOPMENT STANDARDS FOR SINGLE FAMILY PUD HOUSING AND SEND A RECOMMENDATION TO THE CITY COUNCIL

City Manager Robinson noted that one of the concerns from the previous meeting was that the proposed changes were shown in black and white, making it difficult to see what was being changed. He presented the three sections being considered for amendment with changes highlighted. Robinson explained that the staff memo showed the changes, which primarily shifted from counting bedrooms to counting doors or units. He noted that the applicant had included a study that Horrocks Engineering had conducted for Cedar City a couple of years ago when they were looking at similar changes. The changes applied to Planned Unit Developments (PUDs) and shifted from a bedroom-based calculation to a unit-based calculation.

Chairman Correa observed the distinction between bedroom-based and unit-based calculations. Robinson assured the commission that when this went into the city code, it would look cleaner than the draft version, but they were trying to show what was being removed and added.

Chairman Correa asked about planning and development and noted that these developments would be on isolated properties, so any overflow parking issues would not affect neighboring pre-existing neighborhoods. Robinson confirmed that the current development location was somewhat isolated and would not create issues for the surrounding areas. He mentioned that Tyler Melling was the applicant, but was attending a band concert that evening. Melling had asked to be notified of any concerns so they could be addressed when the item went to the city council.

Robinson explained that these standards would apply to PUD subdivisions, which required a minimum of 150 acres. Cluster subdivisions could be done on a 75-acre

minimum, but PUDs required at least 150 acres for these standards to apply. Any PUD would require a zone change and a comprehensive review process.

Commissioner Jones emphasized that the biggest thing to note was that any PUD or cluster subdivision, whether part of Mr. Melling's proposal or not, would be subject to a review process with fine-tooth-comb scrutiny. He noted that anytime a PUD came forward for approval, the planning commission would discuss and work through concerns with the developer, including parking counts and layouts.

Chairman Correa asked about the locations of potential PUD areas in the city and the minimum acreage requirement. Robinson confirmed the 150-acre minimum requirement and noted that most potential PUD locations would be on the outskirts of the city rather than close to the center, minimizing potential impacts.

Chairman Correa noted that this also related to affordable housing initiatives from the state. Robinson agreed and explained that while it was not the only consideration, many planning trends nationally were moving toward reducing parking standards because large parking lots often sit empty. He acknowledged that this approach did not always work well in Utah where people need to drive most places, but it was a national trend aiming to reduce parking spaces in favor of more green space.

Council Member Trower suggested that before taking this to city council, it would be valuable to reach out to people who currently live in PUDs to find out how they feel about parking. She noted that even though a parking lot may appear empty, there might not be enough parking for residents because people can only occupy the spaces they have available. She wanted community opinions before proceeding and asked whether individual commissioners should conduct this outreach or if the city could do it collectively.

Robinson noted that while a public hearing had already been held on this item, the city could potentially send emails or letters, which could be included before the item went to the city council to gather more input.

Chairman Correa asked if Trower was referring to people in the surrounding area where the PUD would be located. Trower clarified that she meant people who currently live in existing PUDs under current standards. She suggested reaching out to Cedar City, which is on Enoch's border, to get opinions from people living in PUDs there. She wanted to understand how community members feel about the parking situation before reducing standards, noting that visiting someone who lives in a tight-knit PUD subdivision can sometimes be difficult due to parking constraints.

Chairman Correa agreed and noted that it depends on the design, layout, and whether people use their garages for cars or storage. Trower acknowledged she could see benefits to both sides but wanted to ensure the changes were well-communicated to the community and that residents understood the implications. She expressed concern that without proper communication, people would park on the road and claim they were unaware of the ordinances.

Robinson confirmed the commission could still send the item to city council with language included that the city would make some outreach effort to people who could provide more input.

Commissioner Jones made a motion to send a favorable recommendation to the City Council, with an effort from the city to reach out to residents of PUDs. Commissioner Hoopes seconded, and all voted in favor.

**5. SET A PUBLIC HEARING TO AMEND ENOCH CITY ORDINANCE
12.1900.1902 PERMITTED AND CONDITIONAL USES FOR MAY 26, 2026**

City Manager Robinson explained that this item was something they had previously touched on, noting that part of the planning commission's roles and responsibilities was to review code sections to ensure they remain current and up-to-date. He mentioned his earlier hesitancy was because the commission had recently done this for RV and trailer parks, removing those uses from the code.

Robinson explained that the commission would review permitted and conditional uses in various zones. He displayed a chart showing uses for neighborhood-commercial, community-commercial, residential-commercial, and research/industrial zones. In the chart, "N" meant not allowed, "P" meant permitted, and "C" meant conditional use. He noted that some uses on the list, such as airports, seemed unusual, and the commission could consider removing them completely from the list or determining if they should be allowed in some zones.

Council Member Trower noted that Cedar City was considering moving the Cedar City Airport further out, so having an airport designation was not unheard of. Robinson looked at the zoning map and identified the industrial zone (shown in orange/pinkish color) as where airports and similar uses would typically be located to avoid interfering with streets like Mid Valley Road. He also mentioned areas where the city was looking at expanding its annexation area, such as going west toward Lund, as potential locations for such uses.

Robinson went through several uses on the list, including amusement parks (indoor and outdoor), animal clinics, auto repair and storage, body paint shops, upholstery, brakes, and transmission services. He suggested the commission could examine these and determine whether certain uses, such as storage units in neighborhood commercial zones, were appropriate. Other uses mentioned included auto sales retail, big box retail (such as Walmart or Target), and colleges, universities, or commercial schools.

Robinson clarified the zone abbreviations: NC was neighborhood commercial, CC was community commercial, RC was residential commercial, and RIP was research and industrial.

Commissioner Jones asked for clarification on the distinction between neighborhood commercial and residential commercial based on Robinson's experience. Robinson explained that neighborhood commercial would benefit a specific neighborhood, while residential commercial blends more with residential areas. He gave examples: a tax office might be residential commercial, while a local store serving a specific area like Pinnacle Ridge development would be neighborhood commercial. He acknowledged the intent might have been different, but this was how he had seen them used in practice.

Commissioner Hoopes asked why dairies were not allowed anywhere, questioning if it was due to smells or pollution. Robinson agreed that smell was probably the issue. Council Member Trower described an issue in Newcastle where residents were frustrated with a dairy operation. She mentioned driving past a dairy on I-15 where the smell was quite strong, making it a nuisance. She suggested pushing dairies to the outskirts of town or near the wastewater treatment plant, noting that smell and cattle manure runoff were the main concerns.

Robinson noted that dairies were not allowed anywhere in the current code and suggested perhaps removing them completely from the list. Trower asked if there was a spot for agriculture. Robinson stated he had not seen any straight agricultural zones and asked Leonard to confirm, who indicated that agricultural uses were allowed in certain zones.

Commissioner Jones raised the question of the annexation boundary and the potential situation with Mike Clark's operation. He explained that if that area were annexed into the city and someone with a commercial farming operation wanted to pull a permit, there could be a roadblock if dairies were not allowed at all. He suggested making dairies conditional use, noting that while he was not saying Mr. Clark would do a dairy specifically, there should be availability for industrial farm operations that are not near neighborhoods.

Robinson explained that making them conditional uses would allow the city to apply conditions that mitigate potential detrimental impacts. While the city could not require complete elimination of smell, they could require distance from homes and implement measures to mitigate smells or concerns.

Council Member Trower asked if definitions of each use could be added to the notes before the public hearing. Robinson agreed and noted that most uses probably had definitions already that could be included in the notes section.

Robinson made a comment about item 42, sexually oriented businesses (SOBs). He explained that while he had never seen a community excited to have such businesses, they were required to allow them somewhere due to freedom of speech (First Amendment) protections. He noted that 99.9% of towns place them in industrial zones because most people would not want to visit them, and requiring a conditional use permit provides an added level of protection. There were also standards requiring them not to be within certain distances of schools, churches, or similar facilities, which significantly limits where they can be located.

Chairman Correa asked about cannabis establishments and whether they would also need to be in research and industrial zones. Robinson agreed that similar locations would probably be appropriate, noting that it would depend on who was in office making decisions, as laws change.

Chairman Correa asked about a moving and storage company in residential commercial zones, specifically if someone had a couple of trucks based out of a home. Robinson clarified that residential commercial was a different zone from residential and would have to be specifically zoned for that use. Moving and storage would likely be allowed in research/industrial and residential commercial zones if properly zoned, with standards for parking and other requirements that would need to be met. Someone in an R-1/8 zone could not operate such a business.

Chairman Correa noted that outdoor shooting was not permitted anywhere. Robinson agreed that since it was not allowed anywhere, the commission might want to consider removing it from the list.

Commissioner Hoopes noted that if the city were annexing areas past Three Peaks, there was a shooting range out there that should be annexed into their area. Robinson explained that if they annexed in an existing outdoor shooting range, it would be considered a legal non-conforming use. It was legal when it came in, but became non-conforming due to zone changes, annexation, or code changes. As long as it continued operating as an outdoor shooting range, it would be allowed to continue forever. If they stopped operating for up to a year (the state code requirement), they would lose that grandfathered status. Closing for three or four months and then reopening would not trigger the loss of status.

Council Member Trower stated she did not know that there were no shooting ranges allowed in city limits. Robinson clarified that no outdoor ranges were allowed, but indoor ranges were allowed in a couple of zones.

Commissioner Jones suggested that if someone like Mr. Clark wanted to shoot on his property and the area was annexed, a neighbor even half a mile or a mile away could

potentially complain. He recommended looking at conditional use to preserve property rights for areas they were annexing.

Robinson noted that while a city could initiate the annexation process, in his experience, he had never seen a city do that. It was usually the other way around, with property owners requesting annexation. Some areas might never come into city limits even though they were in the annexation boundary, but protecting property rights was a good point.

Council Member Trower noted that gun ranges were very lucrative businesses and could potentially be in the city limits someday.

Commissioner Jones asked about item number 45 regarding storage units (mini), questioning if there was a certain unit count that defined "mini." Robinson said he was sure there would be standards in the definitions and would include those if the commission wanted to proceed to a public hearing.

Commissioner Jones made a motion to set a public hearing for May 26, 2026 to consider amending the Enoch City Ordinance 12.1900.1902 commercial industrial zones. Chairman Correa seconded and all voted in favor.

~~6. SET A PUBLIC HEARING FOR MAY 26, 2026 TO CONSIDER AMENDING ENOCH CITY ORDINANCE 12.1900.1902 – Commercial / Industrial zones~~

7. COMMISSION/STAFF REPORTS

Hayden White

- Completed 600 Road project: curb and gutter was installed last year, and the contractor finally completed the asphalt this year, with the road almost complete
- Water lines need to be dug up and verified, and valve cans with concrete collars need to be installed
- Completed water line on half mile extending to new cemetery parcels for expansion, with meters being set on those parcels
- Preparing for chip sealing roads in three weeks
- Starting to haul in chip material and conducting street sweeping in neighborhoods
- Chip sealing locations:
 - Dairy Glen
 - Three Peaks
 - 3600 West and the fields
 - 3600 West in between
 - Gateway School area (two streets)

Council Member Trower

- She asked about the trail from the bicentennial park to Highway 91. Hayden explained that UDOT had planning funding from about two years ago involving Iron County, Cedar City, and UDOT. They were currently applying for a grant to build the trail. The planned trail would run from the bicentennial park (located off Kitty Hawk and Coal Creek) all the way up to the bike trail by the ice rink, utilizing an underpass underneath the highway. BLM had been working on a plan for bike trails and walking trails on the east side of the highway. The walking path would connect these areas. They expected to find out at the end of the month whether they received the funding to build the trail. Chairman Correa asked which side of the highway the trail would be on. Hayden clarified that the bike trails would be on the east side of the freeway, while this walking trail would follow

Highway 91. The city was particularly excited about clarifying property ownership because boundary lines on all the maps were significantly off—some properties extended clear into the middle of the road. Clarifying ownership would help determine how wide the road could be made in the future.

City Manager Robinson mentioned there was a conceptual rendition of the trail available. The city would maintain and take over the Enoch portion of the trail.

City Manager Robinson

- They are planning on a public hearing for the annexation declaration area on June 9th.
8. **ADJOURN – Commissioner Hoopes made a motion to adjourn. Chairman Correa seconded and all voted in favor.**

Lindsay Hildebrand, City Recorder

Date

DRAFT

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Code Amendment 11.300.344 Unlawful Parking

FOR CONSIDERATION ON: May 20th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Recommend Approval of Proposed Code Amendment

Review Type: Legislative

BACKGROUND INFORMATION:

During a proposed code amendment to required parking spaces for certain development types, several safety concerns were identified that the Planning Commission wanted to address as part of that review.

Initially, staff proposed including those safety concerns in the initial code amendment, but after further study found section 11.300.344 Unlawful Parking that better fit the safety standards that were originally proposed. These standards were initially reviewed during the April 28th Planning Commission meeting but are also included in this proposal.

These proposed changes include limiting on-street parking during certain hours of the night, as well as seasonal limitations to facility snow removal proceedings. Safety concerns were also added requiring access through PUD developments for first responders, and not allowing parking within designated sight triangles.

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:

- Enoch Development Code 11.300.344

PUBLIC NOTICE:

A public hearing will be held during the review of this agenda item.

STAFF RECOMMENDATION:

Because this is a legislative decision, the Planning Commission should base its recommendation for approval or denial on the standards in the General Plan and the City's general policies. The Committee should include "findings" or reasons for their recommendation in the motion.

...

5. In a manner ... the purposes of infrastructure.

A violation of this ... a Class B Misdemeanor.

J. Overnight and Seasonal Parking Restrictions. It shall be unlawful to park any vehicle on any public street or right-of-way within the City limits during the following times:

1. Overnight: Daily between the hours of 10:00 PM and 5:00 AM.

2. Seasonal (Snow Removal): Between November 1st and March 31st, regardless of time of day, to facilitate snow removal and emergency vehicle access.

K. Emergency Access and Visibility.

1. Fire Lanes: Any internal private road or alleyway within a PUD with a paved width of less than twenty-eight feet (28') shall be designated as a Fire Lane. The developer shall install No Parking - Fire Lane' signage and/or red curb painting as directed by the Fire Marshal.

2. Sight Triangles: No off-street or on-street parking stall shall be located within twenty feet (20') of any street intersection or complex entrance to ensure an unobstructed line of sight for exiting motorists.

DRAFT

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Code Amendment to Section 12.1900.1902

FOR CONSIDERATION ON: May 20th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Recommend Approval of the Proposed Code Amendment.

Review Type: Legislative

BACKGROUND INFORMATION:

As part of the Planning Commission's responsibilities, the Commission periodically reviews City Code to ensure it aligns with future planning goals and community needs. The purpose of this agenda item is to review the permitted and conditional uses within the Commercial Zone. If the Planning Commission wishes to propose any changes, a public hearing may be scheduled for May 26th to consider those amendments.

The Planning Commission should review the proposed uses in conjunction with the zoning map and evaluate whether each use remains appropriate within its current zoning designation. Additional uses may also be recommended for consideration.

This agenda item is intended solely for discussion regarding permitted and conditional uses and is not for amending or making changes to the zoning map. The definitions chapter (12.200.206 Definitions) is also included, not to be amended at this time, but as a reference for each individual use for clarification.

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.
 - Page 8-9 (F) (G)

CITY CODE REFERENCE:

- [12.1900 Commercial Zones](#)

PUBLIC NOTICE:

A public hearing will be held as part of this review.

STAFF RECOMMENDATION:

Review the vision of the proposed zones as included from the general plan. Go through each use proposed in each zone and decide if it should be a permitted use, conditional use, or not permitted in the various zones. Also, include any additional uses the Planning Commission would like to recommend be included.

Because this is a legislative decision, the Planning Commission should base its recommendation for approval or denial on the standards in the General Plan and the City's general policies. The Committee should include "findings" or reasons for their recommendation in the motion.

ENOCH CITY 12.1900.1902 PERMITTED AND CONDITIONAL USES

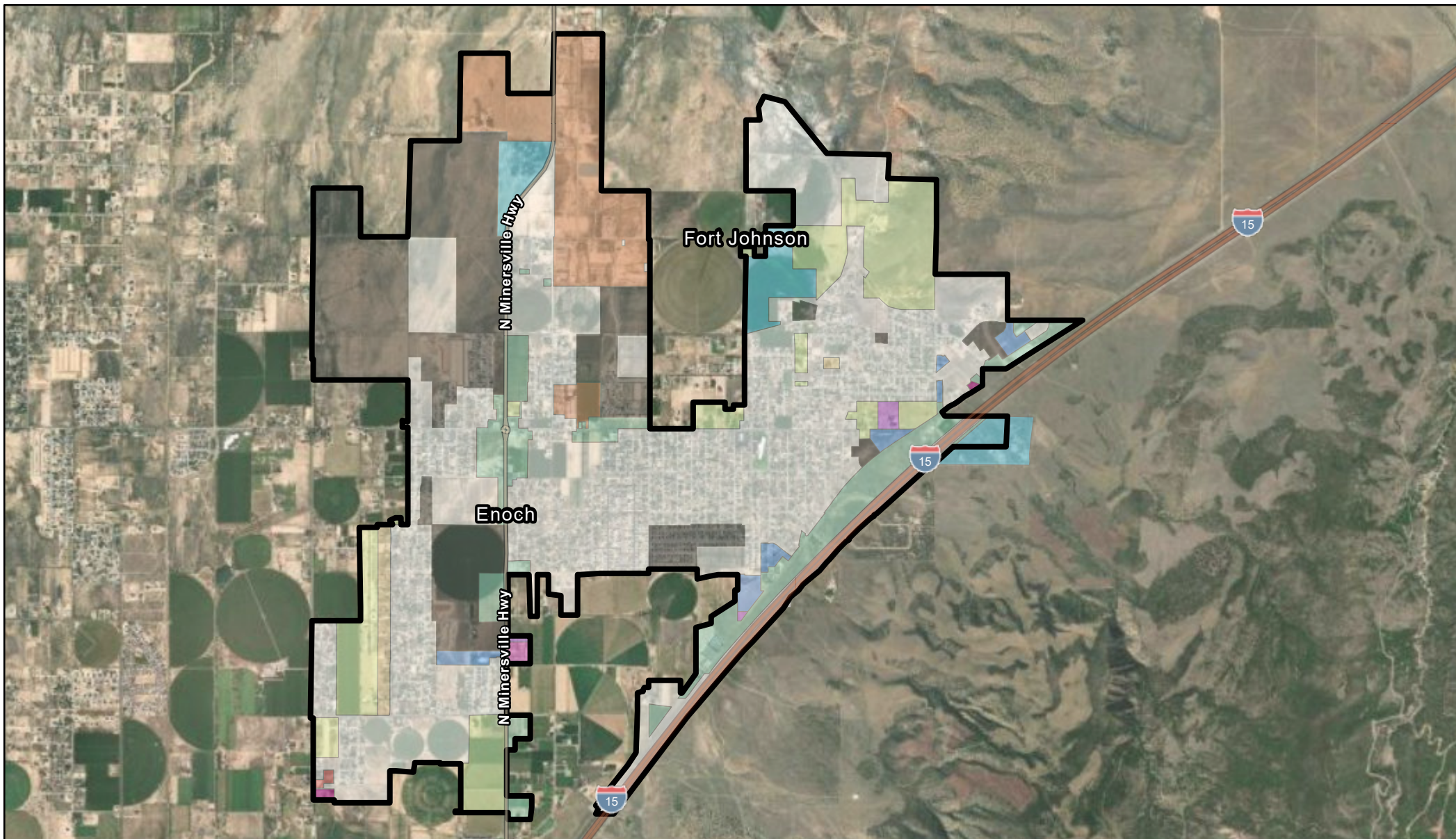
In the following list of possible uses, those designated as being permitted in a zone will be identified with the letter "P". Uses designated with the letter "C" are allowed on a conditional use basis. Uses with the letter "N" are not allowed in that zone. Conditions imposed are stated in Part 18-3. 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	Truck Terminal	N	N	N	P	
53	Truck & Heavy Equipment Rental, Sales, Service	N	N	P	P	
54	Welding Shop	N	P	P	P	
55	Wrecking/Salvage Yard	N	N	N	P	

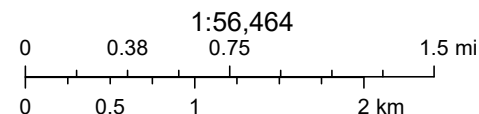
Enoch Zoning Districts Viewer




5/11/2026, 1:59:26 PM

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|------------------------------|-------------------------------|-----------------------------|----------------------------------|
| Municipal Boundary | RVP - RV Park | R-1-11 - Residential 11 | R-R-2 - Rural Residential 2 |
| Zoning District | MXR-18 - Mixed Residential | R-1-18 - Residential 18 | R-R-5 - Rural Residential 5 |
| C-C - Community Commercial | N-C - Neighborhood Commercial | R-C - Regional Commercial | R/I-P - Research Industrial Park |
| M-R-2 - Multiple Residential | P-O - Professional Office | R-R-1 - Rural Residential 1 | World Imagery |
| MHP - Mobil Home Park | | | |

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations



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The logo for Enoch City features the word "ENOCH" in a large, bold, blue sans-serif font. A stylized blue and white graphic of a mountain peak with a sun or moon is integrated into the letter "O". Below "ENOCH", the word "CITY" is written in a smaller, blue, spaced-out sans-serif font, flanked by two horizontal lines.

12.200.206 DEFINITIONS

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this ordinance. Words used in the present tense include the future; the singular number shall include the plural and the plural the singular; the word "**building**" shall include the word "**structure**"; the words "**used**" or "**occupied**" shall include "**arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied**"; the word "**shall**" is mandatory and not directory, and the word "**may**" is permissive; the word "**person**" includes a "**firm, association, organization, partnership, trust, company, or corporation**" as well as "**individual**"; the word "**lot**" includes the words "**plot**" or "**parcel**". Words used in this ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by the local jurisdiction.

- (1) Accessory Use or Building. A use or building, on the same lot, with and of a nature customarily incidental and subordinate to the principal use or building.

- (2) Accessory Dwelling Unit, External (EADU) means a single dwelling unit not to exceed 800 square feet of livable space and subject to the setbacks of an accessory building on a lot or parcel. Utilities may only be metered separately from the primary dwelling if the setback of the EADU is closer to a municipal utility than the primary dwelling. Connection fees are required if metered separately. Impact fees and water rights are required if the EADU is separated from the parent property. Must meet building codes, including a permanent foundation.

- (3) Accessory Dwelling Unit, Internal (IADU) means a single dwelling unit created:
 - (i) within a primary dwelling;
 - (ii) within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created;
and
 - (iii) for the purpose of offering a long-term rental of 30 consecutive days or longer; and

- (v) is prohibited as a rental if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence.
- (4) Accessory Farm Building. A subordinate use or detached building clearly incidental to and located upon the same lot occupies by the main building; also a building clearly to an agricultural or animal care land use located on a lot in an agricultural zone.
- (5) Agent of Owner. Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.
- (6) Agriculture. The tilling of the soil, the raising of crops, horticulture and gardening, commercial greenhouses: breeding, grazing and keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals, or similar uses.
- (7) Agricultural Industry or Business. An industry or business involving agricultural products in manufacturing, packing, treatment, sales, intensive feeding, or storage, including but not limited to animal feed yards, fur farms, food packaging or processing plants, commercial poultry or egg production, and similar uses as determined by the Planning Commission.
- (8) Alley. A public access-way less than twenty-six (26) feet in width, such is designed to give secondary access to lots of abutting properties. An alley shall not be considered a street, for the purposes of this ordinance.
- (9) Alterations – Structural. Any change in the supporting members of a building, such as bearing walls, columns, beams of girders.
- (10) Altitude. The angular distance from the horizon to the sun.
- (11) Amusement – Indoor. An amusement center housed inside a building.
- (12) Amusement --Outdoor. An amusement center on an unobstructed space on a lot, unoccupied and unobstructed from the ground upward.
- (13) Antiques. An item belonging to a former time: old-fashioned, a relic of antiquity.
- (14) Animal Clinic. An establishment for the medical treatment and care of animals, including household pets, livestock, and commercial poultry, and which may include temporary or overnight boarding of animals that are recuperating from treatment, all facilities to be within a completely enclosed building, except for exercising runs and parking of automobiles.
- (15) Apartment House. A multiple dwelling. (See Dwelling, Multi-family)
- (16) Arcade. An area or building designed as an amusement center.
- (17) Architectural Projection. Any building or structure projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.

(18) Athletic Club. A facility used by a group of persons joined by a common interest of performing in athletic activities such as tennis, swimming, exercising, etc.

(19) Automobile Paint Shop. A facility for painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.

(20) Automobile Sales Area. An open area used for display, sale, or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreational vehicles in operational condition.

(21) Automobile Service Station. A place where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where services performed may include tube and tire repair, battery charging, storage of merchandise, lubricating of automobiles, replacement of spark plugs, lights, fans, and other small parts, but not including major auto repair.

(22) Average Percent Slope. An expression of rise or fall in elevation along a line perpendicular to the contours of the land, connecting the highest point of land to the lowest point of land within an area or within a lot. A vertical rise of one hundred (100) feet between two points one hundred (100) percent slope.

(23) Azimuth. The angular distance between true south and the point on the horizon directly below the sun (also called bearing).

(24) Bank or Credit Union. An institution for receiving and lending money.

(25) Barber Shop. An establishment where hairdressing is performed.

(26) Basement. A story whose floor is more than twelve (12) inches below the average level of the adjoining ground. A basement shall be counted as a story for purpose of height measurement and as a half-story for the purposes of side-yard determination.

(27) Basement Home. A residential structure without a full story structure above grade.

(28) Beauty Salon. An establishment where hairdressing, manicuring, etc., are performed.

(29) Bed & Breakfast. An owner-occupied dwelling containing only one kitchen where a combination of breakfast and overnight lodging is furnished for pay. It shall have no more than five (5) guest rooms.

(30) Beginning of Construction. The pouring of concrete footings for a building structure.

(31) Block. The land surrounded by streets or other right-of-way, other than an alley, or land which is designed as a block on any recorded subdivision plat.

(32) Boarding House. A dwelling where, for compensation, meals are provided for at least three (3) but not more than fifteen (15) persons.

- (33) Body and Fender Shop. A facility for major automobile, truck, mobile home, recreational coach or recreational vehicle repairs to body, frame, or fenders, and including rebuilding.
- (34) Buildable Area. The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding fifteen (15) percent shall not be considered buildable area unless it approved by conditional use permit for construction, after study by a geologist, soil engineer, or sanitarian as required by the Planning Commission.
- (35) Building. Any structure having a roof supported by columns or walls, used or intended to be used for the shelter of enclosure of persons, animals, or property of any kind or nature.
- (36) Building – Accessory. A building which is subordinate to, and the use of which is incidental to, that of the main building or use on the same lot.
- (37) Building – Height. The vertical distance from the average finished grade surface to the highest point of the building roof or coping, but not including roof mounted solar energy systems.
- (38) Building Inspector. The official designated as the building inspector for the local jurisdiction by the governing body. The building inspector may also be the zoning administrator, if so designated.
- (39) Building Material Sales. A place of business where building materials are stored for retail purchase. Known also as a “Lumber Yard”.
- (40) Bus Station. A terminal or location where travel buses such as “Greyhound” stop to drop off, and pick up travelers by buss on their way to or from Enoch City to or from a distant location.
- (41) Campground. A public area designated by public agency for camping, or a private area licensed by the local governing body for camping.
- (42) Camping. A temporary establishment of living facilities such as tents or recreational coaches as regulated by this ordinance and the Enoch Recreational Vehicle Park Ordinance.
- (43) Carport. A private garage not completely enclosed by walls or doors. For the purpose of this ordinance, a carport shall be subject to all the regulations prescribed for a private garage.
- (44) Car Wash. A facility for automatic of self-service washing and cleaning of automobiles and small trucks not exceeding one and one-half (1-1/2) tons capacity.
- (45) Child Nursery. An establishment for the care and/or the instruction of five (5) or more children, for compensation, other than for members of the family residing on the premises, but not including a public school.
- (46) Church. A building, together with its accessory buildings and uses, maintained and controlled by a duly recognized religious organization where persons regularly assemble for worship.
- (47) Clinic – Dental or Medical. A building in which a group of dentists, physicians and allied professional

assistants are associated for the conduct of their professions. The clinic may include in-patient care or operating rooms for major surgery.

(48) Commercial Parking Structure. A multi-level structure designated for parking automobiles and available for public or private use, whether free, or compensation or an accommodation for clients or customers.

(49) Community Center. Assembly occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption; or awaiting transportation.

(50) Conditional Use. A use of land for which a conditional use permit is required, pursuant to this Ordinance.

(51) Condominium. The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property.

(52) Convenience Store. An establishment where goods are kept for retail sale and is conveniently located within or close to a residential zone.

(53) Corral. A space, other than a building, less than one (1) acre in area, or less than one hundred (100) feet in width, used for confinement of animals or fowl.

(54) Court. An open unoccupied space other than a yard, on the same lot with a building or group of buildings, which is bounded on two of more sides by such building or buildings.

(55) Coverage – Building. The percent of the total site area covered by building, but not including solar, wind, or other individual, small scale energy generation equipment.

(56) Crosswalk or Walkway. A right-of-way to facilitate pedestrian access through a subdivision block; designed for the use by pedestrians and not for use by motor vehicles; may be located within or without a street right-of-way, at grade, or separated from vehicular traffic.

(57) Cul-de-sac – Width Requirement. For rectangular lots, lots having side lot lines not parallel, and lots on the outside of the curve of a street, the distance between side lot lines measured at the required minimum front yard line on a line parallel with the street or long chord is the measurement for the minimum width requirement. For lots on the inside of the curve of a street, the distance between side lot lines measured thirty (30) feet behind the required minimum front yard line on a line parallel with the street or long chord is the measurement for the minimum width requirement.

(58) Dairy. A commercial establishment for the manufacture, processing or packaging of dairy products and their sale. For the purpose of this definition, the production of milk on a farm for wholesale marketing off the premises shall not classify the farm as a dairy.

- (59) Dance Hall or Night Club. An establishment for dancing and other social activity.
- (60) Day Care Center. Facilities specializing in the education and/or care of children prior to their entrance in the first grade, other than facilities owned and/or operated by public school system.
- (61) District. A portion of the territory of the local jurisdiction established as a zoning district by this ordinance, within which certain uniform regulations and requirements or various combinations thereof applying under the provisions of this Ordinance; also includes "zone", and "zoning district".
- (62) Driveway. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which the driveway is located.
- (63) Duplex. A dwelling having two apartments with separate entrances for two households. This includes two-story houses having a complete apartment on each floor; and also side-by-side apartments on a single lot that share a common wall.
- (64) Dwelling. Any building or portion thereof designed or used as the more or less permanent residence or sleeping place of one or more persons or families, but not including a tent, recreational coach, hotel, motel, hospital or nursing home.
- (65) Dwelling – Farm or Ranch Housing. Dwelling units constructed to provide housing for migratory or temporary farm workers; or for persons permanently working on a farm ranch.
- (66) Dwelling – Mobile Home. (See "Mobile Home")
- (67) Dwelling – Single-family. A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit. The dwelling unit may only be occupied by one family. See "Single-family and Two-family Dwelling Standards" Section 12.300.321.
- (68) Dwelling – Two-family. A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units. Each dwelling unit may only be occupied by one (1) family. See "Single-family and Two-family Dwelling Standards" Section 12.300.321
- (69) Dwelling – Three-family. A building arranged or designed to be occupied by three (3) families, the structure having only three (3) dwelling units. Each dwelling unit may only be occupied by one (1) family.
- (70) Dwelling – Four-family. A building arranged or designed to be occupied by four (4) families, the structure having only four (4) dwelling units. Each dwelling unit may be occupied by one (1) family.
- (71) Dwelling – Multi-family. A building arranged or designed to be occupied by more than four (4) families, and having more than four (4) dwelling units. Each dwelling unit may only be occupied by one (1) family.
- (72) Dwelling – Group. A group of two (2) or more detached buildings used as dwellings, located on a lot or

parcel of land.

(73) Dwelling Unit. One or more rooms in a dwelling, apartment hotel, or apartment motel, designed for and occupied by one (1) family for living and sleeping purposes.

(74) Easement. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies). The easement may be for use under, on, or above said lot or lots.

(75) Equipment Sales. A building or yard devoted to the retail sale of Tractors used to transport semi-trailers, also farm and earth moving equipment and other industry equipment.

(76) Essential Facilities. Utilities or sanitary and public safety facilities provided by a public utility or other governmental agency for overhead, surface or underground service, excluding and building, electrical sub-station or transmission line of fifty (50) KV or greater capacity, except by conditional permit.

(77) Family. An individual; or two (2) or more persons related by blood, marriage, or adoption; or a group of not more than four (4) persons, excluding servants, who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities.

(78) Family Food Production. The keeping of domestic animals and fowl for the production of food for the sole use of the family occupying the premises.

(79) Fast Food Establishment. An eating/drinking establishment that may be either a freestanding operation; or non-freestanding operation in a building where one or more other compatible and complimentary uses exist, and whose principal business is the sale of pre-prepared or rapidly prepared food to the customer in a ready-to consume state for consumption on or off the premises, and whose design or principal method of operation includes two or more of the following characteristics:

- (i). The elimination, in whole or part, of table service, thus requiring customers to place orders to the counter where the orders are filled.
- (ii). The food is usually served in edible containers of paper, plastic or other disposable containers.
- (iii). The facilities for on premises consumption of food are insufficient for the volume of food sold by the establishment.

(iv). The restaurant provides a drive-up facility for placing and receiving food orders.

(80) Flood Hazard. A hazard to land improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage building or erode the banks of water courses.

(81) Floor Area. Area included within surrounding walls of a building or portion thereof, exclusive of vents, shafts, and courts.

(82) Forest Industry. An industry which uses forest products, such as sawmill, pulp or paper plant, wood products plants and similar uses.

(83) Foster Care. Accommodation provided children under the age of 18 in a dwelling unit licensed by the Utah Division of Family Services for either (1) basic (b) specialized, or (c) structured care, standards for the same being known to the City. Accommodation provided children in a dwelling unit licensed by any agency organization other than the Division of Family Services shall not automatically be considered to be foster care, but must obtain a conditional use permit as a group home in order to give the City opportunity to review the placement and applicable standards of the placing organization.

(84) Frontage – Block. All property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts or that common line between a lot and public street.

(85) Frontage – Line. The lineal measurement of the front lot line

(86) Furniture Manufacturing. The making and assembly of furniture products to be sold by retail stores.

(87) Furniture/Appliance Store. An establishment of retail sales for furniture and appliances for the home or business.

(88) Garage – Private. A detached accessory building, or a portion of a main building, used or intended to be used for the storage of motor vehicles, recreational coaches, boats, or other recreational vehicles, but not including the parking or storage of trucks or vans having a capacity in excess of one and one-half (1-1/2) tons, and not including space for more than a total of four (4) such vehicles for each dwelling unit on the premises.

(89) Garage – Repair. A structure or portion thereof, other than a private garage, used for repair of self-propelled vehicles, trailers, or boats, including general repair, rebuilding or reconditioning of engines, motor vehicles, recreational coaches and minor collision service, but not including major body, frame or fender repairs or overall automobile or truck painting, except by conditional use permit. A repair garage may also include incidental storage, care, washing or sale of automobiles.

(90) Garden Shop/Nursery. An establishment or green house where plants and trees are grown for retail purchase.

(91) Gasoline Sales. A building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor

vehicles including repair activities which are subordinate to the sale of petroleum products.

(92) Geological Hazard. A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movement, failure, or shifting of the earth.

(93) Golf Course. An extensive field designed to play the game of golf, and is inclusive of all associated facilities.

(94) Grade.

(i). For buildings adjoining one (1) street only, the elevation of the sidewalk at the center of the wall adjoining the street is the grade.

(ii). For buildings adjoining more than one (1) street, the average of the elevations of the sidewalk at centers of all walls adjoining the streets is the grade.

(iii). For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the centers of all exterior walls of the building is the grade.

- (iv). Any wall parallel or nearly parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street.
- (95) Governing Body. The elected legislative body of the local jurisdiction.
- (96) Grocery Store. A building where food and household goods are sold.
- (97) Guest House. A dwelling not to exceed 800 square feet and subject to the setbacks of an accessory building on a single-family dwelling lot. Utilities are not to be metered separately from primary residence. Must meet building codes, including a permanent foundation.
- (98) Hardware Store. A building where wares such as tools, cutlery, etc., and other household products are sold.
- (99) Habitat conservation. Real Property that has been set aside, dedicated, reserved, encumbered, declared or restricted for the use of preserving or conserving wild plant or animal habitat for a term of years or in perpetuity.
- (100) Health Studio/Gym. An establishment where body conditioning is performed.
- (101) Home Occupation Business. The subordinate use of a residence for financial gain, or in anticipation of financial gain. The home occupation business must be clearly secondary to the residential use of the residence.
- (102) Hospital. An institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians. A hospital may include necessary support services facilities such as laboratories, out-patient units and training and central services, together with staff offices necessary to operate the hospital.
- (103) Hotel. A building designed for or occupied as the more or less temporary abiding place of sixteen (16) or more individuals who are, for compensation, lodged, with or without meals.
- (104) Household Pets. Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, but not including a sufficient number of dogs as to constitute a kennel as defined in this ordinance.
- (105) Inundation. Poned water or water in motion of sufficient depth of velocity to damage property, due to the presence of the water or to the deposit of silt.
- (106) Junk. Old scrap copper, brass, rope, rags, batteries, paper trash, rubber debris or other waste or salvage materials; dismantled ferrous or non-ferrous metal materials.
- (107) Junk Yard. The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.
- (108) Kennel. Any premises where three (3) or more dogs older than four (4) months are kept, except that more than three (3) of such dogs may be kept in the rural residential use districts as accessory uses to a use allowed in

the district.

- (109) Laboratory. A room or building equipped for scientific research.
- (110) Laundromat. An establishment offering coin-operated washing machines and dryers for public use.
- (111) Liquor Store. An establishment where hard liquor containing alcohol is sold for retail purchase.
- (112) Local Attorney. The attorney employed by or officially representing the local jurisdiction.
- (113) Local Building Inspector. The building inspector employed by or officially representing the local jurisdiction.
- (114) Local Engineer. The engineer employed by or officially representing the local jurisdiction.
- (115) Local Health Officer. The health officer or department employed by or officially representing the local jurisdiction.
- (116) Local Planner. The planner employed by or officially representing the local jurisdiction.
- (117) Local Jurisdiction. Enoch City.
- (118) Lot. A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plot used in the lease or sale or offer of lease or sale of land resulting from the division of a larger tract into (2) or more smaller units.
- (119) Lot - Corner. A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred-five (135) degrees.
- (120) Lot - Interior. A lot other than a corner lot.
- (121) LPG-Liquefied petroleum gas means any material having a vapor pressure not exceeding that allowed for commercial propane and composed predominately of the following hydrocarbons, either by themselves or as mixtures: propane, propylene, butane, normal butane or isobutene and butylene, including isomers. "Liquefied petroleum gas carburetion system" means any carburetion system using liquefied petroleum gas as a fuel in a motor vehicle. "Liquefied petroleum gas fueling system" means an assembly consisting of compressors, containers, piping and other delivery devices for the purpose of dispensing liquefied petroleum gas for use as a fuel in a motor vehicle.
- (122) LP Gas Sales and tank refill station: An assembly consisting of compressors, containers, piping and other delivery devices for the purpose of dispensing liquefied petroleum gas for use by the public in appliances for home and RV consumption, such as BBQ appliances or any other portable tank.

- (123) Lumber Yard. A place of business where building materials are stored for retail purchase.
- (124) Manufacturing. The making or assembly of goods either by hand or machinery.
- (125) Manufactured Home. A manufactured home shall mean a dwelling designed and manufactured after June 14, 1976, by a recognized fabricator of mobile homes to be transported after fabrication on its own wheels or on detachable wheels, and which is ready for occupancy, except for connection to utilities and/or location on a foundation.
- (126) Medical/Dental Clinic. An outpatient medical or dental facility.
- (127) Mini-Storage Units. A place of business where units such as a garage are used for storing household items, and units are rented to individuals for such storage.
- (128) Mobile Home. A detached, single-family dwelling unit with a minimum of four hundred (400) square feet, designed for long term occupancy, and constructed to be transported on its own wheels, flatbed trailers or detachable wheels. It is designed to be used as a dwelling unit without a permanent foundation and shall have U.S. Department of Housing and Urban Development (HUD) certification.
- (129) Mobile Home Lot. A lot within an approved mobile home subdivision, designed and o be used for the accommodation of one (1) mobile home.
- (130) Mobile Home Park. Any plot of ground designated and approved by local governing body for occupancy by ten (10) or more mobile homes, to be under a single ownership or management, regardless of whether or not a charge is made for such accommodations, and meeting all requirements of this ordinance.
- (131) Mobile Home Space. A plot of ground within a mobile home park designed for accommodation of one mobile home together with its accessory structures including carports or other off-street parking areas, storage lockers, verandas, cabanas, patio covers, awnings, or similar apparatus.
- (132) Modular Home. A structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Uniform Building Codes and transported to a building sight, the purpose of which is for human habitation, occupancy, or use.
- (133) Mortuary. An establishment where the dead are held temporarily in preparation for burial.
- (134) Motel. A building or group of buildings for the drive-in accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the motoring public.
- (135) Non-conforming Building or Structure. A building or structure which does not conform to the regulations for height, coverage, or yards of the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its erection.
- (136) Non-conforming Use. The use of a building or structure of land which does not conform to use regulations for the district in which it is situated, if any, at the time of its establishment.

(137) Nursing Home. An institution, other than a hospital, for the care of human illness or infirmity in which care, rather than diagnosis or treatment, constitutes the principal function. The term "nursing home" shall also include "rest home" and "convalescent home".

(138) On-Street Parking. Parking along a street where curb and gutter is installed and curb is not painted contrary to, or signage indicating no parking. Parking along a street without curb and gutter is prohibited.

(139) Open Space. Area formally reserved, improved or maintained in parks, trails, courts, playgrounds, sports fields, swimming pools, agricultural production, golf courses, and other similar recreational areas. Open space shall not include Habitat Conservation area.

(140) Open Space - Usable. The area of a lot, which is completely free and unobstructed from any structure constructed on, over or below grade. Walkways, uncovered patio areas, light poles, other ornamental renewable energy resources may be allowed in open space areas.

(141) Overnight Park. Any area or tract of land or a separate designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational vehicles for a time less than 120 days. Such park may also be designated as "Recreational Vehicle Park".

(142) Passive Solar Energy System. A solar energy that uses natural and architectural components to collect and store energy without using any external mechanical power.

(143) Park Model. A recreational vehicle model with less than four hundred (400) square feet, designated as a temporary dwelling for recreation or seasonal living.

(144) Parking Lot. An open area, other than a street, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.

(145) Pawn Shop. An establishment where a licensed broker lends money on pledged property.

(146) Pedestrian-way. (See "Cross-walk").

(147) Pet Shop. An establishment where household pets are kept for retail purchase.

(148) Pharmacy. An establishment where drugs are compounded for prescription then sold to the consumer.

(149) Planned District. A zoning district, the boundaries of which are to be shown on the zoning map, but the regulations for which shall be determined by general development plan to be adopted by governing body as part of the zoning ordinance, after public hearing, as required for other zoning districts.

(150) Plot Plan. A plot of a lot showing its actual measurements, the size and location of any existing building or buildings erected, the location of the lot in relation to abutting streets, and such other information as may be required by the Planning Commission.

(151) Pre-School. Facilities specializing in the education and/or care of children prior to their entrance in the

first grade, other than facilities owned and/or operated by the public school system.

(152) Professional Offices. A building where professional businesses are housed.

(153) Radio/TV Transmission. A system for transmitting visual images and/or audio by wireless electrical or electronic means.

(154) Recreational Vehicle or Travel Trailer. A vehicular portable structure designed as a temporary dwelling for travel, recreation and vacation use. The vehicle is less than forty-five (45) feet in length.

(155) Recreational Vehicle Park. Any area or tract of land or a separate designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational vehicles for a time less than 120 days. Such park may also be designated as "Overnight Park".

(156) Recreational Vehicle Space. A plot of ground within a recreational vehicle park designated and intended for the accommodation of one (1) recreational vehicle.

(157) Recycling Center. A location where recycling materials such as aluminum cans, paper, plastic, etc. are gathered for the purpose of recycling.

(158) Residential Congregate Living Facility. Buildings within residential zones that shall comply with all building, safety and health regulations, the American with Disabilities Act, fire regulations, and all applicable State core standards and licensing requirements, and any standards set forth in any contract with a state agency. Each facility shall be subject to minimum site development standards applicable to a dwelling unit in the zone in which the facility is located; and the minimum number of parking spaces required shall be the same as the number required for a dwelling with similar occupancy density in the same zone.

(159) Residential Treatment Center. A facility in a residential setting that includes a treatment program including room and board and provides for or arranges for the provision of specialized treatment, rehabilitation or habitational services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. In residential treatment programs, consumers are assisted in acquiring the social and behavioral skills necessary for living independently in the community. Includes a 24-hour group living environment for four or more individuals unrelated to the owner or provider **OR** a 24-hour group living environment for four or more individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies.

(160) Restaurant. A place of business where food is prepared or cooked, and completed meals or served to the general public for consumption on the premises (primarily indoor dining accommodations).

(161) Root Cellar. A room or rooms wholly under the surface of the ground, or having more than fifty (50) percent of its floors to ceiling height under the average level of the adjoining ground. A cellar shall not be counted as a story for the purpose of height measurement.

(162) School, College or University. A building built for the express function of providing educational purposes, having 6 or more persons at any time. Religious educational rooms and religious auditoriums, which are

accessory to places of religious worship in accordance with education and have 6 or more persons shall be classified as school, college or University.

(163) Sign. A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid. Also, the structure or framework of any natural object on which any sign is erected or is intended to be erected, or exhibited, or which is being used or is intended to be used for sign purposes.

(164) Sign – Accessory. A sign which is located on the premises and which directs attention to a business or profession which is conducted on the premises. An accessory sign may be attached or freestanding.

(165) Sign – Animated. A sign which revolves or has rotation of any part, created by artificial means, or which displays flashing, revolving or intermittent lights.

(166) Sign – Area. The area in square feet of the smallest rectangle enclosing the total exterior surface of a sign having but one exposed exterior surface. Should the sign have more than one surface, the sign area shall be aggregate of all surfaces measured as above, which can be seen from any one direction or one time. Where a sign consists of individual letters attached to or painted on a building, wall, or window, the area of the sign shall be considered to be that of the smallest rectangle which encompasses all the letters or symbols.

(167) Sign – Civic. A sign advertising the affairs and events of the city.

(168) Sign – Development. A sign advertising a specific area that is under development.

(169) Sign – Free-Standing. A sign that is supported by one or more upright columns, poles, or braces, in or upon the ground and is not attached to or part of a building.

(170) Sign – Identification and Information. A sign displayed to indicate the name or nature of a building, or of a use.

(171) Sign – Illuminated. A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs.

(172) Sign – Marquee. Any sign attached to or made an integral part of a marquee.

(173) Sign – Monument. A freestanding sign whose face extends vertically from the curb.

(174) Sign – Off-premise (billboard). An outdoor advertising sign which directs attention to a business, commodity, service, or entertainment conducted, sold or offered elsewhere and including businesses located on the premises.

(175) Sign Ordinance. The sign ordinance of the local jurisdiction.

(176) Sign – Projecting Wall. A sign which is affixed to an exterior wall or building or structure and which projects more than eighteen (18) inches from the building or structure wall, and which does not extend above

the parapet, eaves, or building upon which it is placed.

(177) Sign – Real Estate. A temporary sign placed on real estate property to advertise the sale of said property including contact information.

(178) Sign – Temporary. A sign that is left standing for a total of 90 days or less during and calendar year.

(179) Single-Family Residential dwelling with rental. A dwelling with a rental area will be “owner occupied” as a condition of renting another portion of the home.

(180) Site Plan. A plan required by and providing the information required by Section 1-9 herein.

(181) Skirting. A weather-resistant material used to enclose the space from the bottom of a manufactured home to grade.

(182) Solar Energy. Radiant energy (direct, diffuse and reflected) received from the sun.

(183) Solar Energy System. A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy (to the extent they cannot be used jointly with conventional energy system). Passive solar energy systems are included in this definition but not to the extent that they fulfill other functions such as structural and recreational.

(184) Solar Sky Space. The space between a solar energy collector and the sun, which must be free of obstructions that shade the collector to an extent which precludes its cost-effective operation.

(185) Stable – Private. A detachable accessory building for the keeping of horses owned by the occupants of the premises and not kept for hire, enumeration, or sale.

(186) Stable – Public. Any stable where horses are boarded and/or kept for hire.

(187) Storage Yards. A secure fenced area that is intended for storage of items for safekeeping.

(188) Story – Half. A partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls do not extend more than four (4) feet above the floor of such story, and the ceiling area of which does not exceed two-thirds (2/3) of the floor area of the same half story.

(189) Structure. Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground; includes “building”.

(190) Tavern or Bar. A place of business where liquor is sold to be drunk on the premises. Liquor by the drink.

(191) Theater. A building or room fitted with a stage or screen and tiers of seats for spectators.

(192) Therapeutic Boarding School. a residential group living facility for four or more individuals that are not

related to the owner of the facility or the primary service provider of the facility; that serves students who have a history of failing to function at home, in a public school, or in a nonresidential private school; and that offers room and board, and academic education integrated with specialized structure and supervision, services and treatment related to a disability, emotional development, behavioral development, familial development, and social development.

(193) Tire Store. A building or use devoted to the retail sale of tires, lubricants, and other supplies for motor vehicles including repair activities, which are subordinate to the sale of petroleum products.

(194) Towing Service. A service for the towing of vehicles that are temporary out of order, or are not safe to be driven on the roadways.

(195) Town Home. A dwelling unit within a building where the owner owns the land upon which his/her unit is located, and each unit ownership is completely independent except for the yard surrounding the building.

(196) Transmission Towers. A tower that supports or contains communication antennas (transmitting or receiving) or related communications equipment. "Communication Tower" also includes equipment and facilities are used directly to provide communication service. Communication tower include guyed, lattice or monopole towers.

(197) Travel Trailer Court. Any area or tract of land used to accommodate two or more travel trailers or campers for a short period of time thirty (30) days or less.

(198) Troubled Youth. A person under the age of 18 years who:

(i). Is dysfunctional as the result of psychological and/or attitudinal conditions evidence by a pattern of social adjustment difficulties, unlawful activities, disruptive behavior, or a combination of each, to a degree that has caused an agency of the State of Utah or iron County to intervene by ordering the physical separation of that person from a previous environment couples with a process of rehabilitation, informal or otherwise; and

(ii). Is ordered to reside in a residential care facility or similar residential setting as the consequences of his own actions and behavior and not because of the actions or behavior of parents or others; and

(iii). Is determined by the Utah Division of Family Services as being in need of “structured care” as defined by the categories and standards of that agency.

(199) Truck Terminal. An area, which may include retail business where trucks are gathered for a short-term storage, may include servicing, and may include a fuelling station.

(200) Twin Home. Two family dwelling units of separate ownership having zero lot line. Each unit is structurally independent with separate utility connections and a maintenance break. The twin homes will have zero setbacks on adjoining sides and may be offset but not separated from each other up to a distance of six (6) feet. All other setback requirements shall apply. Each side of the twin home shall be considered a single-family dwelling unit; however, one building permit and certificate of occupancy shall be issued for both units.

(201) Vicinity Plan. A map or drawing, to scale, showing the physical relationships of the proposed development to existing or proposed streets, buildings and utilities; other relevant information such as special terrain or surface drainage, and existing zoning classifications of all land within three hundred (300) feet of the property proposed for development.

(202) Wrecking/Salvage Yard. The use of any lot, portion of a lot, or tract of land for the storage, keeping of abandonment of junk, including scrap metal or other scrap material, or for the dismantling, demolition of abandonment of automobiles or other vehicles, or machinery or parts thereof, providing that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agriculture use permitted in the zone.

(203) Yard. A required open area on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this ordinance.

(204) Yard – Front. A space on the same lot with a building, between the front line of the building and the front lot line and extending across the full width of the lot. The “depth” of the front yard is the minimum distance between the front lot line and the front line of the building.

(205) Yard – Rear. A space on the same lot with a building, between the rear line of the building and the rear lot line and extending the full width of the lot. The “depth” of the rear yard is the minimum distance between the rear lot line and the rear line of the building.

(206) Yard – Side. A space on the same lot with a building, between the side line of the building and the side lot line and extending from the front yard to the rear yard. The “width” of the side yard is the minimum distance between the side lot line and the side line of the building.

(207) Zone. (See “District”)

(208) Zoning Administrator. The local official designated by the local governing body to enforce the regulations of this ordinance. The zoning administrator may also be the building inspector.

(209) Zoning Ordinance. The zoning ordinances of the local jurisdiction.

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Annexation Declaration Area Amendment

FOR CONSIDERATION ON: May 26th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Discuss Annexation Declaration Amendment

Review Type: Legislative

BACKGROUND INFORMATION:

Enoch City staff have been working on amending the current annexation declaration area over the last several months. As part of the amendment process certain notices need to be sent out to affected entities as required by Utah State Code. As part of this review process staff has determined with the input of the City Attorney, the Annexation Policy Plan must also be amended in order to continue with this proposed amendment. The proposed plan must explicitly consider and address:

- **Gaps and Overlaps:** Attempts must be made to avoid gaps and overlaps with the expansion areas of neighboring municipalities.
- **Population Growth:** Consider 20-year population growth projections for both the municipality and its adjoining areas.
- **Infrastructure & Costs:** Evaluate current and projected costs for infrastructure, urban services, and public facilities.
- **Land Use Alignment:** Align with the general plan and consider 20-year land needs for residential, commercial, and industrial development.
- **Resource & Land Inclusion:** Provide explicit reasons for including specific types of land, such as agricultural lands, forests, recreational areas, and wildlife management areas.

According to Utah State Code 10-20-806, future annexation boundaries should, where practicable and feasible, adhere to the following principles:

- **Taxing Boundaries:** Follow existing special district, special service district, school district, and other taxing-entity boundaries.
- **Eliminate Irregularities:** Work to eliminate municipal islands and peninsulas.
- **Efficiency:** Consolidate overlapping local-government functions and promote efficient service delivery.
- **Equity:** Encourage the equitable distribution of community resources and obligations.

GENERAL PLAN REFERENCE:

- **JURISDICTION OF OTHER AGENCIES** Enoch City has an identified expansion area into which the City intends to expand, as set forth in the Annexation Policy Plan. For the present time, Iron County has legal jurisdiction

for land use regulation and public services on those private lands not yet incorporated by Enoch City. (Pg. 5)

- **Land Use Map** The General Plan Land Use Map establishes the future distribution and location of housing, business, industry and agriculture in Enoch City. Each category of land use has been established and located with the goals of enhancing community character, providing reasonable opportunities for growth and economic development, preserving natural resources and agricultural lands and enabling the City to provide necessary public services in an efficient and cost-effective manner. It will be the guide for future zoning and development. For areas outside of the current city limits the Land Use Map designations do not become effective until annexation. At which time, zoning shall be applied in a manner that implements the City's land use designation. (pg. 7)

CITY CODE REFERENCE:

- 12.100.150 ANNEXATION POLICY PLAN REQUIREMENTS

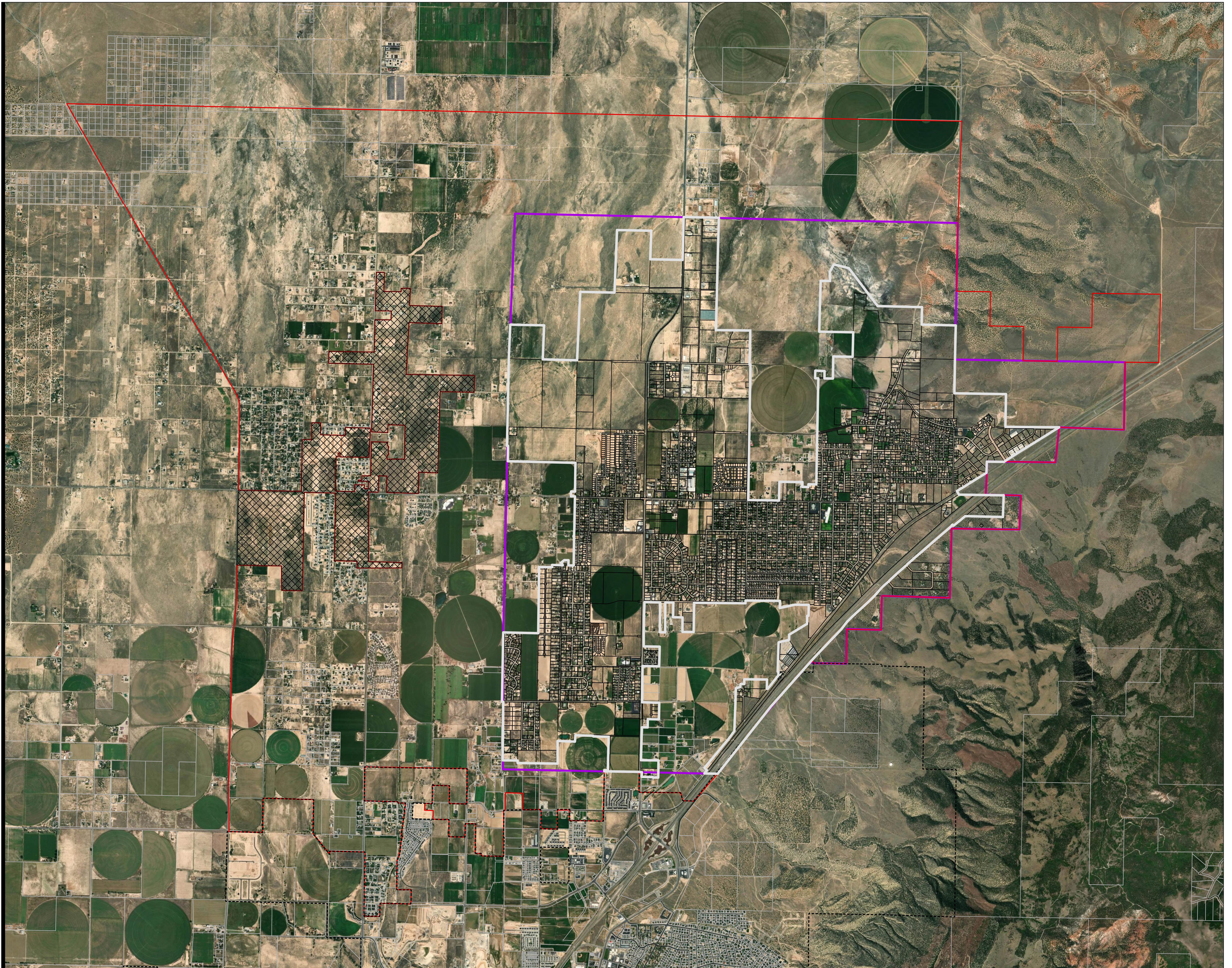
PUBLIC NOTICE:

No public hearing is required at this time.

STAFF RECOMMENDATION:

Give staff feedback regarding creating an Annexation Policy Plan for Enoch City.

Enoch City Annexation Policy Map 2026



Map Legend

- Enoch City Municipal Boundary
- Enoch City Annexation Declaration Boundary
- Enoch City Parcels
- Town of Riddermark
- Cedar City Municipal Boundary
- Enoch City Tier II Boundary
- Iron County Parcels

