

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

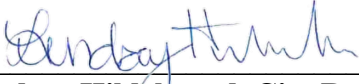
- She asked about the trail from the bicentennial park to Highway 91. Hayden explained that UDOT had planning funding from about two years ago involving Iron County, Cedar City, and UDOT. They were currently applying for a grant to build the trail. The planned trail would run from the bicentennial park (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

05/27/2026
Date