ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
June 9, 2026, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road
Join Zoom Meeting:
https://us02web.zoom.us/j/89786895497
Meeting ID: 897 8689 5497

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 June 9, 2026 –**
   e. **Approval of minutes for May 26, 2026 –**
   f. **Conflict of Interest Declaration –**

2. **PUBLIC COMMENTS**

3. **SET A PUBLIC HEARING REGARDING THE ENOCH CITY ANNEXATION POLICY PLAN AND DECLARATION AREA FOR JUNE 23, 2026**

4. **COMMISSION/STAFF REPORTS**

5. **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 June 4, 2026.

Lindsay Hildebrand

Lindsay Hildebrand, City Recorder 06/04/2026 **Date**

MINUTES
ENOCH CITY PLANNING COMMISSION
May 26, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Chairman Leonard Correa
Commissioner Delaine Finlay
Commissioner Bryce Poulson - absent
Commissioner David Hoopes
Commissioner Kyle Jones

STAFF PRESENT:
Council Member Trower - Zoom
Ryan Robinson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Public Works

Public Present: Tyler Melling

1. **CALL TO ORDER OF REGULAR MEETING-**By Chairman Correa
   a. **Pledge of Allegiance – Led by Commissioner Jones**
   b. **Invocation (2 min.) –Audience invited to participate. – Given by Commissioner Hoopes**
   c. **Inspirational thought – Given by Chairman Correa**
   d. **Approval of agenda for May 26, 2026 – Commissioner Jones made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.**
   e. **Approval of minutes for May 12, 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. **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 these amendments were related to recent changes made to parking requirements a couple of weeks prior, specifically addressing concerns about sufficient off-street parking. The proposed ordinance would restrict overnight and seasonal parking on public streets and rights-of-way within city limits, with overnight parking prohibited from 10:00 PM to 5:00 AM, and seasonal restrictions from November 1st to March 31st to facilitate snow removal and emergency vehicle access. City Manager Robinson suggested adding language to include parking restrictions whenever snow is present, as the city sometimes experiences snow in October or May outside the designated seasonal window.
   The ordinance also addressed emergency access and visibility requirements, including designating fire lanes on any private road or alleyway with a paved width of less than 28 feet, with staff suggesting the removal of the phrase "within a PUD" to broaden the application. Additionally, on-street parking would be limited within 20 feet of any street

intersection or complex entrance to ensure unobstructed lines of sight for motorists. Commissioner Finlay inquired about semi-trailer truck restrictions, and City Manager Robinson confirmed that those restrictions already existed in the code.

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

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

Discussion ensued about the applicability to PUDs versus wider streets, with Chairman Correa noting that narrower PUD streets would be more affected by parking restrictions than wider streets like High Noon. Hayden White confirmed that some spots do have issues with parking restrictions.

Council Member Trower raised an important question about signage to delineate these restricted areas so people would know where parking is prohibited. City Manager Robinson confirmed that the developer would be required to install no parking/fire lane signage and red curb painting as directed by the fire marshal, and suggested giving residents some time to adjust before actually ticketing people. Commissioner Hoopes asked whether removing the "within a PUD" verbiage would affect existing roads, and City Manager Robinson explained that existing roads would have legal non-conforming status, so the changes would only apply to new developments after the city council's adoption of the ordinance.

Commissioner Finlay confirmed that places where these requirements apply would be signed, which City Manager Robinson affirmed would be part of the final subdivision review process. Council Member Trower suggested adding signage for the snow-related parking restrictions as well. Commissioner Finlay questioned whether the specific dates were needed if the restriction would apply whenever snow is present, suggesting it might be less confusing to simply state no on-street parking when snow is present rather than having people remember specific dates. Commissioner Finlay also suggested publishing these changes in the city newsletter multiple times to ensure residents were aware, which City Manager Robinson agreed to coordinate.

Chairman Correa sought clarification on whether streets in PUDs are dedicated to the city, and City Manager Robinson explained that while the city has allowed some private streets, they typically require dedication to the city.

Commissioner Jones made a motion to send a favorable recommendation to the City Council for the amendments to Enoch City Ordinance section 11.300.344, including the discussed changes regarding signage and replacing the seasonal dates with language stating parking restrictions when snow is present. Commissioner Finlay seconded and all voted in favor.

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

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

There were no public comments.

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

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

City Manager Robinson provided background, explaining the Planning Commission had undertaken a review of commercial zones and their permitted and conditional uses as part of ongoing planning work; definitions were included in the packet for reference, no definition changes were proposed at that time, and he emphasized the process was legislative and any amendments would need to align with the general plan and city policies. Commissioners discussed converting convenience stores in the Neighborhood Commercial zone from prohibited to conditional so the land use authority could review individual applications and address traffic, safety, and other site-specific concerns; members noted convenience stores were allowed in other zones or could pursue rezoning, and they clarified that conditions would need to be tied to existing code standards. The Commission considered removing airports from the uses list or making them conditional in the Research/Industrial zone, with several members referencing airport influence zones and suggesting conditional status as a middle ground given regional airport growth possibilities. Dairies prompted extended discussion regarding odors, scale, management practices, and biohazard concerns; members generally favored retaining current restrictions pending further research and careful definition of agricultural versus commercial operations. Kennel boarding definitions were reviewed and current kennel restrictions were accepted, while machine shops, mobile home parks, and RV parks were examined—mobile home parks remained limited to the designated mobile home park zone and RV parks would require rezoning to a specific RV park zone. Transmission towers raised concerns about unintended conflicts (for example, whether water meter towers qualified), and staff were asked to review relevant definitions and standards. The Commission requested a salvage yard definition to improve enforcement and distinguish persistent salvage activity from occasional yard sales. Beauty salons and barbershops were discussed in the context of home occupations versus standalone businesses, with the Commission leaning to make them conditional in Neighborhood Commercial and permitted in Community Commercial and Research/Industrial. Shooting ranges were addressed in detail: outdoor ranges were to be conditional in Research Industrial and prohibited in Neighborhood and Community Commercial, while indoor ranges were to be conditional in Community Commercial and Research/Industrial with required safety and noise mitigation measures. City Manager Robinson concluded by summarizing proposed follow-ups—including making convenience stores conditional in Neighborhood Commercial, deciding whether to remove or make airports conditional in Research/Industrial, developing a salvage yard definition, and preparing additional code clarifications and zone-specific adjustments for the Commission's next review.

Commissioner Hoopes made a motion to send a favorable recommendation to the city council to amend the Enoch City Ordinance 12.1900.1902 Permitted and Conditional as follows:

- **adding barbershop and beauty salons as a general use with conditional status in neighborhood commercial (N-C) and permitted status in the other three zones**
- **changing airports in research industrial (R/I-P) from non-conforming to conditional**

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- **changing convenience stores in neighborhood commercial (N-C) from non-conforming to conditional**
- **changing outdoor shooting ranges in research industrial (R/I-P) from non-conforming to conditional**
- **changing indoor shooting ranges from permitted to conditional in community, commercial (C-C), regional commercial (R-C), and research industrial (R/I-P)**
- **airports are conditional in the research/industrial zone only**
- **outdoor shooting range conditional for research/industrial zone only**
- **indoor shooting range all permitted to conditional except community commercial.**

Commissioner Finlay seconded and all voted in favor.

7. DISCUSS ENOCH CITY ANNEXATION POLICY PLAN AND DECLARATION AREA

City Manager Robinson explained that staff had been working on amending the city's annexation declaration area but, after reviewing noticing requirements with the city attorney, discovered the amendment constituted a change to the annexation policy plan; staff had been unable to locate an existing policy plan, so they would delay the declaration-area expansion and return with both an annexation policy plan and the declaration-area amendment within a couple of months, the policy plan to include state-required elements such as population projections and service capability, and the item was placed on the agenda for discussion only. Commissioner Finlay questioned extending the declaration area far to the west, while Council Member Trower said the Council had considered extending at least a mile past Lund because potential Data Center development there could generate significant revenue. Robinson added that county and regional discussions supported requiring developers in a city's declaration area to approach the city first, and that expanding the declaration area was intended to give the city a voice in development compatibility even where services might not be provided; he also said a public hearing would be appropriate and that forthcoming clarity on the proposed Coal Creek/Riddermark development might inform annexation needs. Tyler Melling of Velocity Builders apologized for attending during the discussion, described plans and a revised development agreement for eastern property near the future Belt Route and interchange which they wanted to be in the city, and explained that the current policy line straddled other property they owned and the proposed expansion would worsen that; he described the land as agricultural with planned nonresidential uses (gravel roads, septic), noted access and infrastructure limitations (a mile of gravel Enoch Road, BLM boundaries), and expressed concern that inclusion in the declaration area would trigger city hearings for many county-intended developments, imposing infeasible service costs for minimal tax benefit; Melling requested the declaration line be revised to exclude everything north of the Belt Route to preserve county rural/agricultural uses while keeping city-type development south of the Belt Route, noted the land was a family homestead with no current plans for residential development, and asked the Commission to consider these concerns as discussions continued.

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8. COMMISSION/STAFF REPORTS

Hayden White, Public works Director

- Memorial Day went well
- Getting ready for chipping in Parowan and Enoch the week after
- They got down to 400 feet on redrilling on Anderson well. We need to go another 700 feet.
- Seasonal employees have started. They work on weeds and parks.

Council Member Trower

- In City Council they discussed possibly having dumpsters moved around the city for needed trash removal. They are still in discussions.

City Manager Robinson

- Staff toured the new Lin's building and a new RV repair shop.
- He spoke with Roger Carter, who is an MPA professor, about student projects. One is communications with the city. Getting people to follow us on social media.
- They will look at doing an audit of our ordinances. Are there any that need to be updated?
- We got our website update. Camille Wilcox is a local who works on websites. It'll be 6 to 8 weeks before she is done.
- There is an appeal authority board. They listen to variance requests. Our ordinance says we have to have 3 members. We are looking at appointing a couple of people. We will take care of the training.

Lindsay Hildebrand, Recorder

- Working on the newsletter – Correa suggested adding that if someone is doing something with property, to check with the city first.

9. ADJOURN – Commissioner Hoopes made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.

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Lindsay Hildebrand, City Recorder **Date**

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Enoch City
900 E Midvalley Road
Enoch City, UT 84720

May 20th, 2026
Notice of Public Hearing:
Proposed Amendment to Enoch City Annexation Declaration Area

Dear Affected Entity:

Pursuant to Utah Code Title 10, Chapter 2, Part 8, notice is hereby provided that the Enoch City Planning Commission will hold a public hearing to consider a proposed amendment to the City's Annexation Declaration Area.The public hearing is scheduled as follows:

Date: June 9, 2026
Time: 5:30 p.m.
Location: Enoch City Offices
900 East Midvalley Road
Enoch, Utah

The purpose of the hearing is to receive public comment regarding a proposed expansion of the Enoch City Annexation Declaration Area. The proposed amendment would modify the area identified by the City for potential future annexation consideration.

This proposed amendment to the Annexation Declaration Area does not constitute the annexation of any property at this time, nor does it represent an intent by Enoch City to initiate annexation proceedings on any property included within the proposed expansion area. Inclusion within the Annexation Declaration Area only identifies territory that may be considered for annexation in the future, should a property owner elect to petition the City for annexation pursuant to Utah State Code.

An accurate map depicting the proposed amendment area is attached to this notice and incorporated herein by reference.

Affected entities receiving this notice may review the proposed amendment and provide written or verbal comments during the public hearing process.

If you have any questions regarding this matter, please contact the Enoch City Office's at (435) 586-1119.

Sincerely,

Ryan Robinson
Enoch City Manager
ryan@enochcityut.gov
435-586-1119