

MINUTES
ENOCH CITY PLANNING COMMISSION
June 09, 2026 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Debra Ley

- 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 Debra Ley
 - c. Inspirational thought** – Given by Commissioner Finlay
 - d. Approval of agenda for June 09, 2026 – Commissioner Hoopes made a motion to approve the agenda. The motion was seconded and all voted in favor.**
 - e. Approval of minutes for May 26, 2026 – Commissioner Hoopes made a motion to approve the minutes. Commissioner Finlay 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 REGARDING THE ENOCH CITY ANNEXATION POLICY PLAN AND DECLARATION AREA FOR JULY 14, 2026

Staff presented an overview of the proposed amendments to the Enoch City Annexation Policy Plan, explaining that the city's legal counsel had confirmed that the existing policy plan must be formally amended before any annexation can proceed. Staff noted that the City originally adopted an annexation policy plan in 2002, with an update in 2019, and that the current draft addresses several areas of revision.

Staff explained that the majority of the proposed changes involve updating references to Utah State Code, as the state had renumbered significant portions of its land use code. For example, annexation provisions previously cited under Title 10-2 have been renumbered under Title 8, and land use code previously cited as 10-9a is now 10-20. Beyond code reference updates, staff noted that the primary substantive addition was the inclusion of language encouraging petitioners to meet with city staff prior to formally submitting an annexation petition, in order to ensure all requirements are understood upfront. This pre-application meeting would not be mandatory, only encouraged.

Staff also noted that state code requires the plan to include 20-year population growth projections, and that the Governor's Office of Planning and Budget no longer

produces those projections. Staff indicated they were searching for a credible alternative source and provided preliminary internal estimates suggesting Enoch's population could grow from approximately 8,000–9,000 residents today to between 13,000 and 23,000 by 2050, with a mid-range estimate of 16,000–18,000 based on a 2.5–3% annual growth rate.

Commissioner Finlay raised a question about the signature threshold required for an annexation petition — specifically, the provision requiring signatures from owners of private real property covering a majority of private land and representing at least one-third of the assessed value. She inquired about the rights of property owners who do not wish to be annexed. Robinson clarified that this language is drawn directly from state code, and that in practice, the city would work with property owners to avoid annexing parcels against their will where possible, particularly to avoid creating islands or peninsulas of unincorporated county land.

Commissioner Finlay asked about the process by which affected entities, such as the county, school district, or BLM, could protest an annexation. Staff explained that if a qualifying affected entity filed a protest, it would trigger a boundary commission process outlined in state code. Staff also clarified that, outside of Salt Lake County, individual property owners are generally not considered "affected entities" for purposes of filing a formal protest.

Commissioner Finlay asked about the language indicating services would be extended "on an as-needed basis at the cost of the developer." Staff clarified that this provision is intended to avoid imposing unnecessary infrastructure upgrades on properties that already meet city standards, but that any required improvements, such as bringing a dirt road up to city standards, would be the responsibility of the petitioner. Staff confirmed that specific service requirements would be spelled out in an individual annexation agreement. A brief discussion followed regarding areas already within city limits that may not be connected to the city sewer system, with staff confirming that such matters could be addressed through the annexation agreement process.

Commissioner Finlay expressed concern about the city's current infrastructure challenges, particularly regarding water wells and road maintenance, and questioned whether the city risked taking on more than it could manage by expanding. City Manager Robinson acknowledged the concern and noted that the well issues had been unusual, as three wells going down simultaneously was not the norm. City Manager Robinson confirmed that the Planning Commission would have the opportunity, during the public hearing process for any individual annexation petition, to recommend denial if infrastructure capacity was deemed insufficient. He also noted that even if a petitioner met all applicable standards, the city council retains the legislative authority to deny an annexation request.

Commissioner Finlay asked about the proposed northern boundary of the annexation declaration area. City Manager Robinson indicated the proposed boundary extended to approximately 7,700 North, near the route of the planned belt highway, with the intent of ensuring the city captures both sides of the future interchange. He also noted that some property owners near the interchange had indicated they do not wish to be included, and that we would work to exclude those parcels from the declaration area. Discussion also touched on the proposed boundary in relation to the Stephenville Ditch and staff's coordination with Iron County, which confirmed it would continue to maintain the ditch under its existing agreement with Cedar City.

The Commission briefly discussed a development area referred to in the documents as "Ritter Mark," and its relationship to the annexation boundary map. Robinson noted that if Ritter Mark were to incorporate as a town, it would not create a

problematic island of unincorporated county land surrounded by Enoch, as the concern over islands pertains specifically to unincorporated county land.

Robinson proposed adding more descriptive language to the section identifying the character of the Enoch community, noting the current language was broad. He suggested drawing from the vision statement in the general plan to provide a more meaningful description, and the Commission expressed support for that approach.

Commissioner Hoopes made a motion to set a public hearing regarding the Enoch City Annexation Policy Plan and Declaration Area for July 14, 2026. Commissioner Poulson seconded and all voted in favor.

4. CONSIDER MOVING/CANCELLING THE NEXT MEETING ON JUNE 23, 2026 DUE TO ELECTIONS

Robinson said we don't have anything coming from the city. The reason we are looking at that is because elections will be in the council chambers.

Commissioner Finlay made a motion to cancel the next meeting on June 23, 2026. Commissioner Jones seconded and all voted in favor.

5. COMMISSION/STAFF REPORTS

City Manager Robinson

- We have a chip sealer with Parowan City. Most of our guys were there chipping roads for 3 days. They are doing our roads this week. They start at 5 am.

Council Member Ley

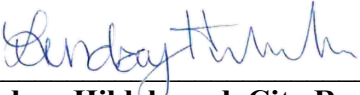
- On the 3rd of July, there is a Faith in Freedom program at the church on Midvalley by Family Dollar. We will also have the Enoch Orchestra play, and the church was dedicated on July 3rd. This will be at 7 pm.
- Saturday morning at 7 am is the 5K Freedom race.
- At 5:30 pm is the parade ending at the church field next to Family Dollar.
- There are free hot dogs, Wings of Death competition sponsored by Johnny Macs, children's eating contest, vendors, games, bounce houses, foam machine, dunk tank, and free popcorn & cotton candy, and food trucks.
- We need volunteers to help. All cities in Iron County are putting on events.
- The Enoch band will be playing at the park. It's tradition. Fireworks will happen on the 24th. Robinson said fireworks are about \$12,000, and we could only do that once per year.
- Ley said we have citizens who want a community 24th of July celebration. This is a balance of volunteers.
- On July 5th, Iron County is looking at a community potluck in individual neighborhoods.

City Manager Robinson

- The council tabled the unlawful parking ordinance, and they tabled it. It'll come back next week. Finlay asked about the east areas where there is no curb and gutter and there is a wide space between property. Robinson said its probably considered in the right of way. So it's for curb gutter, sidewalk. Its case by case.
- Debra Ley said a child ran into a truck on her street. People complained about parents and other complained about not enough streetlights. We see this issue in areas where there isn't enough parking. Chief Ames brought up that there is an enforcement issue. There was a discussion about the police force.

- Changes for permitted and conditional uses were passed. Definitions will come back at another meeting so each use has a definition.
- We appointed new members to an appeal board.
- Poulson asked where we are on Highway 91. Robinson said an email for UDOT said the contractor couldn't do that until August.
- The Anderson well is going slower. Robinson said he will check with Hayden. We are expanding and deepening it.
- June 27th main street in Cedar City is the Water Festival, and we will have a booth to show water conservation and knowledge. We have a booth to show an app that people can download to show how their meter uses work.

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


 Lindsay Hildebrand, City Recorder

07/14/2026
 Date