

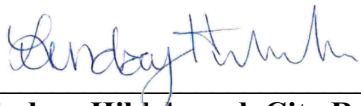
**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
July 28, 2026, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road
Join Zoom Meeting:
<https://us02web.zoom.us/j/88155379618>
Meeting ID: 881 5537 9618**

- 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 July 28, 2026 –**
 - e. Approval of minutes for July 14, 2026 –**
 - f. Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS**
- 3. CONSIDER AMENDING THE ENOCH CITY CODE 12.1400.1402-1403
PERMITTED AND CONDITIONAL USES IN THE R-1-18 ZONE AND MAKE A
RECOMMENDATION TO THE CITY COUNCIL**
- 4. SET A PUBLIC HEARING TO AMEND ORDINANCE 16.100.180 ARBORIST
LICENSE AND BOND**
- 5. COMMISSION/STAFF REPORTS**
- 6. 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 July 23, 2026.



Lindsay Hildebrand, City Recorder

07/23/2026
Date

MINUTES
ENOCH CITY PLANNING COMMISSION
July 14, 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 -Zoom
Hayden White, Public Works Director

Public Present: Linda Hahne

- 1. CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 min.) –Audience invited to participate. – Given by Commissioner Jones**
 - c. Inspirational thought – Given by Commissioner Hoopes**
 - d. Approval of agenda for July 14, 2026 – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor**
 - e. Approval of minutes for June 9, 2026 – Commissioner Finlay made a motion to approve the minutes. Commissioner Poulson seconded and all voted in favor**
 - f. Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS**
- 3. CONSIDER AMENDING THE ENOCH CITY CODE 12.1400.1402-1403 PERMITTED AND CONDITIONAL USES IN THE R-1-18 ZONE AND SET A PUBLIC HEARING FOR JULY 28, 2026**

City Manager Robinson introduced this item as part of the Commission's ongoing review of permitted and conditional uses across each zoning district. He noted that the R-1-18 zone is the largest zone by land area in the city and therefore merits careful review. He reminded the Commission that the stated purpose of the zone is to provide for low-density, single-family neighborhoods with limited public and quasi-public uses serving the requirements of families, and asked members to keep that purpose in mind during the discussion.

Robinson clarified that while definitions would inevitably come up during the review, any needed definition updates—such as those previously identified during the commercial zone review—would be compiled and addressed in a single future public

hearing rather than after each zone review. The discussion for this meeting was focused solely on permitted and conditional uses.

Permitted Uses Discussion

The Commission reviewed the list of permitted uses. Robinson noted that items such as cemeteries, churches, parks, and playgrounds appeared to be consistent with the zone's family-oriented purpose and did not raise significant concern. A typographical issue was noted in the definition of a "basement home," and Robinson asked that any similar grammatical or substantive errors be forwarded to him and City Recorder Lindsay Hildebrand for correction. Minor spelling errors could be corrected administratively, while substantive changes would require the public hearing process.

Council Member Kimberlee Trower raised a question regarding item "n," which permits solar energy systems providing energy for private use, subject to specific ordinance requirements. She inquired whether the language adequately distinguished between rooftop solar installations and the establishment of a commercial solar field on a residential lot. Robinson indicated that the "private use" language was likely sufficient to convey the intent of rooftop-style systems, noting that some municipalities address this explicitly while others do not. The Commission agreed it would be appropriate to clarify that the provision applies to systems serving the private use of the home and not commercial energy production.

Item "o," which allows for other uses similar to those listed if recommended by the Planning Commission and approved by the City Council, was discussed briefly. The Commission agreed it served as a useful catch-all provision allowing flexibility for unforeseen compatible uses, and there was consensus to retain it.

Commercial Vehicles in Residential Zones

The Chair raised a concern—also previously discussed at the City Council level, regarding home-based businesses that involve the parking of semi-trucks or heavy commercial vehicles on residential properties within the R-1-18 zone. Commissioner Finlay echoed this concern, noting she had observed multiple large commercial trucks, including semis, parked on a single block near her neighborhood, some of which appeared to be associated with a business headquartered out of state rather than a locally licensed home occupation.

Robinson acknowledged the issue and suggested it may be best addressed by revisiting the city's home occupation permit standards as well as the off-street parking ordinance, noting that the City Council had recently amended parking code related to winter months but had not focused specifically on commercial vehicles. He indicated he would bring both the parking ordinance and home occupation permit sections back for review at a future meeting. The Chair noted that while some larger lots may be able to accommodate commercial vehicles without significant impact, the cumulative effect on city infrastructure—including approaches and sidewalks—was a legitimate concern regardless of whether the vehicle was parked on- or off-street.

Animals and Household Pets

Commissioner Jones raised a question prompted by a constituent inquiry regarding the keeping of more than three dogs on a residential R-1-18 parcel. He referenced code sections 1.04 and 1.08, which define household pets and kennels respectively. Under the current code, any premises keeping three or more dogs older than four months constitutes a kennel, with an exception for rural residential use districts. The constituent in question had six dogs and was considering relocating to a family member's home in Enoch on a parcel over one acre in size but was concerned about compliance.

Robinson acknowledged the complexity of the issue and suggested the Commission could consider establishing a density-based standard, such as allowing a certain number of dogs per minimum square footage, rather than an absolute cap. Commissioner Finlay raised the question of whether the presence of two separate residents on the property—such as a basement apartment—could affect how the animals were counted across two households. Council Member Trower asked whether dogs kept solely as pets, with no commercial activity, should still be classified as a kennel under the current definition. Robinson agreed this was worth examining during the upcoming definitions review.

The Commission broadly agreed that enforcement in this area is complaint-driven and that the current nuisance ordinance—which is triggered upon receipt of three or more complaints—may be insufficient in situations where a property has only one or two neighboring parcels. Robinson agreed to include this in the definitions review and to look at potential amendments that would provide clearer, more proportional standards.

Conditional Uses Discussion

Robinson presented the conditional uses in the R-1-18 zone, which include child daycare or nurseries, golf courses, and home occupation businesses. The golf course listing prompted brief discussion about whether it was compatible with the zone's residential and family-oriented purpose. Commissioner Finlay noted that golf courses can serve a recreational and family function, and the Commission generally agreed the listing was not incompatible with the zone's intent, particularly given that a qualifying property would need to be at least 18,000 square feet with no maximum acreage cap in this zone.

Commissioner Jones made a motion to set a public hearing for July 28, 2026, to consider amending Enoch City Code 12.1400.1402–1403 regarding permitted and conditional uses in the R-1-18 zone. The motion was seconded by Commissioner Poulson and all voted in favor.

4. REVIEW PROPOSED CHANGES TO THE ANNEXATION POLICY PLAN.

Robinson explained that the city had been working with property owners in areas adjacent to the current city boundary and with Iron County officials to address several issues prior to finalizing an updated annexation declaration area map. Key outstanding matters included negotiating a maintenance agreement with the county regarding the Stephenville Ditch, which the city does not wish to assume responsibility for, and the potential incorporation of the Coal Creek community, which is scheduled to appear on the November ballot. The city has been coordinating with that group to ensure the annexation declaration area map does not conflict with their efforts.

Robinson walked the Commission through the substantive changes made to the policy plan document itself. Several updates involved correcting statutory references to reflect the state's reorganization of its code system. A new provision was added clarifying that inclusion within the annexation declaration area does not obligate the city to approve any specific annexation petition. Additional language was incorporated under the "community character" section, drawn largely from the city's general plan, articulating the principles against which annexation petitions would be evaluated. These include preservation of rural character, efficient delivery of municipal services, quality residential and commercial development, protection of agricultural resources where appropriate, coordination of transportation and utility infrastructure, long-term fiscal sustainability, and compatibility with adjacent development already within the city.

A community character table was added to the policy plan to provide the Commission with a structured framework for evaluating petitions. Robinson emphasized that the standards were intentionally general so as not to unnecessarily restrict future annexation opportunities while still providing meaningful guidance.

Robinson also noted that the policy plan now includes a population projection section as required by state law. Using data from the U.S. Census Bureau, the city's general plan, and the Kem C. Gardner Policy Institute, three growth scenarios were developed for a 20-year horizon to 2045: a conservative estimate of approximately 14,200 residents, a moderate estimate of approximately 18,300, and a historic-trend projection of approximately 18,800. The city's current population was noted to be approximately 9,000.

Commissioner Jones asked whether a preliminary map reflecting the proposed changes to the annexation declaration area boundary was available. Robinson indicated the map was still being refined, with discussions ongoing with several property owners. He showed the most current working draft, noting that the primary area of active discussion concerned how far west the city's declaration area should extend, contingent upon resolution of the ditch maintenance agreement. He confirmed that the areas to the east largely abut BLM land, to the south the city abuts Cedar City,

and to the north the city is working to ensure both sides of the future belt route alignment are captured.

Robinson described ongoing intergovernmental discussions about requiring property owners within the city's annexation declaration area to seek a response from the city before pursuing county development approval, similar to language in place in Sanpete County. The intent would be to ensure that significant development activity near city boundaries is first evaluated for annexation potential. He noted that the city would want any such requirement to include a defined timeframe for the city to act, so as not to create indefinite delays for property owners.

No formal action was taken on this item. The Commission acknowledged the update and supported continued staff work to resolve the outstanding items before scheduling a public hearing.

5. COMMISSION/STAFF REPORTS

Public Works Director Hayden White

- A community sandbag-filling event hosted by Noel Wells is scheduled for Wednesday, July 15, from 6:00 to 8:00 PM at the city shops. Sandbag materials are available at any time for residents who wish to fill bags on their own.
- Drilling on the city's new water well is ongoing.
- Work has begun on Dog Park Road in preparation for chip sealing the following year.
- Several water leaks have been addressed over the past few weeks.
- New public works employees have been hired and are currently in training.

City Manager Ryan Robinson

- The unlawful parking ordinance was passed by the City Council. The provision restricting off-street parking during the hours of 10:00 PM to 5:00 AM was amended; the approved language now ties restrictions to the presence of snow rather than a fixed calendar period (November through March).
- Permitted and conditional use definitions for the business commercial zone were approved.
- An appeal board was appointed; however, the applicant subsequently withdrew their appeal, so the board did not convene.
- Robinson encouraged Commission members to suggest topics for future training sessions, noting that three hours of land-use training remain required. He proposed that annexations would be a timely and relevant next topic given current work on the annexation policy plan.

Council Member Kimberlee Trower

- reported that the Boots Fry development (referred to internally as the "Swiss development") is proceeding, with construction ongoing. No issues requiring formal action were noted.

Commissioner Finlay

- noted that the city's Fourth of July celebration appeared to be highly successful, with approximately 120 participants in the run, strong attendance at the park throughout the event, approximately 275 children utilizing the bounce houses, and all 500 complimentary hot dogs distributed. Fire Chief Ames confirmed that only one fireworks-related call was received during the evening.
6. **ADJOURN – Commissioner Finlay made a motion to adjourn. Commissioner Poulson seconded and all voted in favor.**

Lindsay Hildebrand, City Recorder

Date

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Code Amendment to Section 12.1400.1402-140.

FOR CONSIDERATION ON: July 28, 2026

PETITIONER: City Staff

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

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 R-1-18 zone. After reviewing the proposed section during the July 14th Planning Commission meeting, the Commission reviewed the proposed uses and had a question regarding congregate living facilities.

Federal and state fair housing laws provide protections for housing occupied by persons with disabilities. In many circumstances, residential living arrangements for individuals with disabilities are permitted as residential uses or may be considered through the City's reasonable accommodation process when necessary. Likewise, elderly individuals living together in a residential dwelling are generally permitted in the same manner as other residential occupants, provided the use remains consistent with the applicable zoning regulations.

Removing this undefined use from the residential use table improves clarity, promotes consistent administration of the Land Use Ordinance, and reduces the potential for confusion while preserving the City's ability to regulate specifically defined residential care facilities through future code 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:

- C- Low-Density Residential – This designation is for residential neighborhood development with an average density of up to two (2) dwellings units per gross (pre-developed) acre.
 - Page 8-9 (C)

CITY CODE REFERENCE:

- 12.1400.1402-1403

PUBLIC NOTICE:

Notice of the public hearing was provided in accordance with the requirements of the Enoch City Municipal Code and Utah State Code.

STAFF RECOMMENDATION:

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

Staff recommends removing "Congregate Living Facility" as a Conditional Use Permit within the R-1-18 zoning district. The City's current Land Use Ordinance does not define the term "Congregate Living Facility," making it unclear what types of housing or residential uses are intended to be regulated under this category. Without a clear definition, the provision may lead to inconsistent interpretation and application by staff, applicants, and decision-makers.

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.



12.1400.1402 PERMITTED USES

- A. Accessory uses and buildings customarily incidental to permitted uses, not to exceed 20% of the land.
- B. Agriculture; tilling of the soil, the raising of crops, horticulture, and gardening.
- C. Animals and fowl for recreation or family food production for the primary use of persons residing on the premises, or lot(s) contiguous to the lot on which the primary dwelling exists.
- D. Household pets.
- E. Public buildings.
- F. Public cemetery.
- G. Public church.
- H. Public park or playground.
- I. Public school.
- J. Public utilities, essential services. (Limit area 4' X 4')
- K. Single-family dwellings.
- L. Single-family dwelling with an Internal Accessory Dwelling Unit (IADU).
- M. Single-family dwelling with an External Accessory Dwelling Unit (EADU).
- N. Solar energy systems which provide energy for the private use provided that requirements under Section 4-9 of the Ordinance are met.
- O. Other uses similar to the above may be recommended by the Planning Commission and judged by the City Council to be in harmony with the character and intent of this zone.



12.1400.1403 CONDITIONAL USES

- A. Child day care or nursery.
- B. Golf course.
- C. Home occupation business.
- D. Private recreation grounds and facilities.
- E. Congregate Living Facilities

 ENOCH CITY
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. Ponded 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 habitation 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, on article of merchandise, a service, an assemblage, a solicitation, or a request for aid. Also, the structure of 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 on 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 of 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.

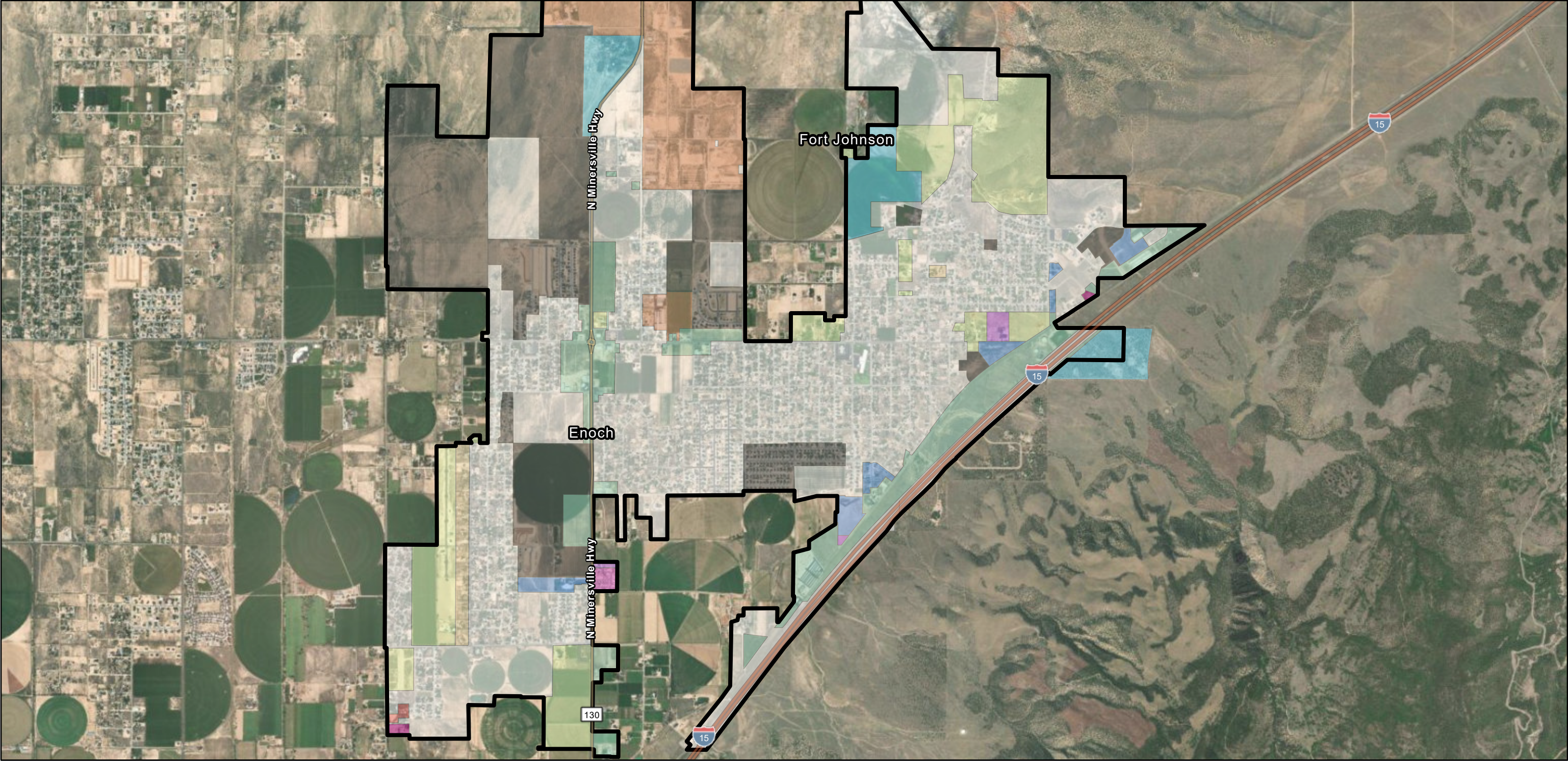
(206) Yard – Side. A space on the same lot with a building, between the side line of the building and the side lot line and extending from the front yard to the rear yard. The “width” of the side yard is the minimum distance between the side lot line and the side line of the building.

(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 Zoning Districts Viewer



7/10/2026, 10:40:29 AM

Municipal Boundary

Zoning District

C-C - Community Commercial

M-R-2 - Multiple Residential

MHP - Mobil Home Park

RVP - RV Park

MXR-18 - Mixed Residential

N-C - Neighborhood Commercial

P-O - Professional Office

R-1-11 - Residential 11

R-1-18 - Residential 18

R-C - Regional Commercial

R-R-1 - Rural Residential 1

R-R-2 - Rural Residential 2

R-R-5 - Rural Residential 5

R/I-P -Research Industrial Park

World Imagery

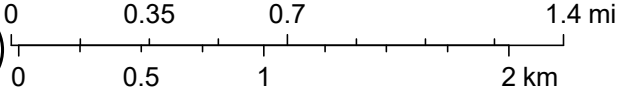
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

9.6m Resolution Metadata



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ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Proposed Amendment to Enoch City Code Section 16.100.190 – Tree Pruning and Clearance Requirements

FOR CONSIDERATION ON: July 28th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Set a Public Hearing for the August 11th, 2026 Planning Commission Meeting

Review Type: Legislative

BACKGROUND INFORMATION:

City staff is proposing an amendment to Section 16.100.190 of the Enoch City Municipal Code to improve the maintenance and safety of trees located adjacent to public streets and sidewalks. The current ordinance requires a minimum clearance of nine (9) feet above both streets and sidewalks. The proposed amendment increases the required clearance above public streets to fourteen (14) feet while retaining the existing nine (9) foot clearance above sidewalks.

Maintaining adequate vertical clearance over public streets is essential to ensure safe passage for emergency response vehicles, public works equipment, delivery vehicles, school buses, utility vehicles, and other large vehicles that regularly travel throughout the community. Tree limbs that extend into the public right-of-way can obstruct visibility, damage vehicles, impede emergency response, and create ongoing maintenance concerns.

No other substantive changes are proposed to this section of the code. The existing provisions requiring property owners to remove hazardous trees or limbs and authorizing the City to perform necessary maintenance when owners fail to comply will remain unchanged.

GENERAL PLAN REFERENCE:

- **Transportation Goal B-2 – Transportation System Design:** *"To design and develop safe and efficient vehicle and pedestrian/bike transportation systems to enhance the mobility of the overall community."*
- **Transportation Goal B-1 – Plan an Efficient and Safe Transportation System:** *"To provide a transportation system to move people and goods safely and efficiently throughout the Enoch City planning area."*
- **Land Use Goal A-2 – Design Concepts and Quality Control:** Encourages development standards that protect community character and quality, including landscaping that enhances the streetscape.

CITY CODE REFERENCE:

- Section 16.100.190 – Arborist License and Bond (Tree Pruning and Corner Clearance)
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PUBLIC NOTICE:

Notice of the public hearing will be provided in accordance with the requirements of the Enoch City Municipal Code and Utah State Code.

STAFF RECOMMENDATION:

Set a public hearing for August 11th, 2026. Give staff any direction or feedback of any proposed changes the commission would like to see before that meeting.

16.100.180 ADJACENT PRIVATE LANDOWNER RESPONSIBILITIES

16.100.190 ARBORIST LICENSE AND BOND

A. Pruning, Corner Clearance. Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches do not obstruct the view of any street intersection and so that there shall be a clear space of nine ~~(9)~~ **(14)** feet above the surface of the street or **(9) feet above the** sidewalk. The city, with a recommendation from the Shade Tree Committee, will notify, in writing, the owners of such trees. Said owners shall remove all dead, diseased and/or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public or creates a nuisance as defined in this chapter. In the event of failure of the owners to comply with such provisions, the city shall have the right to prune **or remove** any tree or shrub on private property, at the expense of the owner, when it interferes with the proper spread of light along the street from a street light or interferes with visibility of any traffic control device.