

**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

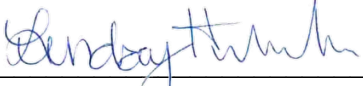
- The unlawful parking ordinance was passed by the City Council. The provision restricting off-street parking during the hours of 10:00 PM to 5:00 AM was amended; the approved language now ties restrictions to the presence of snow rather than a fixed calendar period (November through March).
- Permitted 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.**

  
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**Lindsay Hildebrand, City Recorder**

7/28/2026  
**Date**