

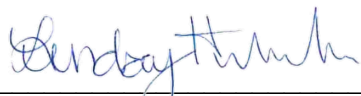
ENOC H CITY PLANNING COMMISSION
NOTICE AND AGENDA
August 11, 2026, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road
Join Zoom Meeting:
<https://us02web.zoom.us/j/88155379618>
Meeting ID: 881 5537 9618

- 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 August 11, 2026 –**
 - e. Approval of minutes for July 28, 2026 –**
 - f. Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS**
- 3. PUBLIC HEARING REGARDING THE AMENDMENT OF ENOC H CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND**
- 3. CONSIDER AMENDING ENOC H CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 4. SET A PUBLIC HEARING FOR AUGUST 25TH, 2026 TO AMEND ENOC H CITY ORDINANCE, SECTION 12.1900 TO ALLOW TEMPORARY WORKFORCE HOUSING AS A CONDITIONAL USE IN THE RESEARCH-INDUSTRIAL ZONE**
- 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 August 6, 2026.



Lindsay Hildebrand, City Recorder

08/06/2026

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
July 28, 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: None

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance –**
 - b. **Invocation (2 min.) –Audience invited to participate. –**
 - c. **Inspirational thought –**
 - d. **Approval of agenda for July 28, 2026 – Commissioner made a motion to approve the agenda. Commissioner seconded and all voted in favor.**
 - e. **Approval of minutes for July 14, 2026 – Commissioner Finlay made a change. “Fire Chief” needed to be changed to “Police Chief”. Commissioner made a motion to approve the minutes with the change. Commissioner Poulson seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration – None stated**
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**

There was a motion to close the regular meeting and open a public hearing for the amendment to Enoch City Ordinance 12.1400.1402-1403 permitted and conditional uses in the R-1-18 Zone. The motion was seconded and all voted in favor.

There were no public comments.

There was a motion to close the public hearing and reconvene the regular meeting. The motion was seconded and all voted in favor.

The discussion focused on defining "congregate living," particularly as it applies to senior homes and youth group homes. These would likely be allowed due to housing discrimination laws. City Manager Robinson recommended removing congregate living facilities as a conditional use from the R-1-18 zone code until a proper definition can be developed.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council to approve Enoch City Ordinance 12.1400.1402-1403 permitted and conditional uses in the R-1-18 Zone. Commissioner Hoopes seconded and all voted in favor.

4. SET A PUBLIC HEARING TO AMEND ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND

The Planning Commissioners also discussed tree management regulations, including pruning requirements near streets and right-of-ways. They agreed to remove references to the Shade Tree Committee while adding provisions for hazardous tree removal without prior notice.

Commissioner made a motion to set a public hearing for

5. COMMISSION/STAFF REPORTS

Hayden White

- He provided an update on ongoing city projects.

City Manager Robinson

- He reported that a social media policy is being developed by an intern
- There is someone in the MPA program at SUU who will be completing an audit of the city ordinances during the fall semester. He will be identifying state code requirements and internal contradictions.

6. ADJOURN – There was a motion to adjourn. The motion was seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

ENOCH CITY PLANNING COMMISSION MEMO

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

FOR CONSIDERATION ON: August 11th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Recommend Approval of the Proposed Code Amendment to City Council.

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.

This item was reviewed during the July 28th, Planning Commission meeting, any proposed additions have been added in this draft version of the code amendment.

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)

PUBLIC NOTICE:

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

STAFF RECOMMENDATION:

Review the proposed language; if any changes or edits are needed, include them in a recommendation to the City Council.

City Council Members

David Harris

West Harris

Richard Jensen

Katherine Ross

Shawn Stoor



Geoffrey Chesnut - Mayor

Rob Dotson - City Manager

Jackson Ames - Police Chief

Julie Watson - City Recorder

Ashley Horton - City Treasurer

Re: Tree branches

Dear Resident,

It has come to our attention that the branches from the trees on your property have grown to the point of being a declared nuisance.

The definition of this nuisance is found in Enoch City Ordinances 13.1000.1083 (F), which states:

“F. Dead, decayed, diseased, or hazardous trees, weeds, hedges, and overgrown or uncultivated vegetation which is an obstruction to pedestrian or vehicular traffic, or which may become a risk of fire or fire hazard to neighboring buildings;”

Our public works department has stopped to discuss the issue and find solutions to resolve it but we assume you have been at work during those times. This notice is to ask you to call the Public Works Director at 435-463-2065 and arrange a time to discuss what we can do to help you alleviate the *“obstruction to pedestrian or vehicular traffic”*.

More specifically, we desire to know your understanding of which trees are within the city right-of-way and which are on your property. We want to know your feelings regarding removing any trees that might be in the city right-of-way before we take any steps to do so.

Thank you for your assistance in this matter,

Rob Dotson

16.100.180 TREE NUISANCE

A. Pruning and Clearance. Every owner of any tree overhanging or shrub located on private property that overhangs or encroaches upon any street or public 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) fourteen feet above the surface of the street or roadway and (9) nine (9) feet above the sidewalk. Trees and shrubs shall also be maintained so they do not obstruct the visibility of any official traffic control device or materially interfere with the illumination provided by a public street light.

B. Hazardous Trees. The city, with a recommendation from the Shade Tree Committee, will notify, in writing, the owners of such trees. If the Public Works Director, or other designated City official, determines that a tree or shrub is dead, diseased, structurally unsound, hazardous, or otherwise creates a public nuisance as defined in this Code, the City shall provide written notice to the property owner describing the violation and directing the owner to correct the condition. Said owners shall remove all dead, diseased and/or dangerous trees, or broken or decayed limbs that create a nuisance as defined in this chapter within thirty (30) days after the date of the notice, unless a shorter compliance period is necessary due to an immediate threat to public health or safety.

C. Failure to Comply. In the event of failure of the owners to comply with such provisions, If the property owner fails to comply within the time specified in the notice, 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 or otherwise violates this section. Authorized City employees or contractors may enter the property at reasonable times for the limited purpose of performing the work authorized by this section.

D. Recovery of Costs. The actual costs incurred by the City in performing work authorized under this section, together with any administrative costs authorized by law, shall be the responsibility of the property owner. The City may recover such costs by billing the property owner or through any other collection method authorized by Utah law or City ordinance.

E. Emergency Conditions. Notwithstanding the notice requirements of this section, if the Public Works Director or other designated City official determines that a tree or limb presents an immediate danger to persons, property, or the public right-of-way, the City may immediately prune, remove, or otherwise mitigate the hazardous condition without prior notice. The property owner shall remain responsible for the City's actual costs incurred in addressing the emergency condition.

ENOCH CITY PLANNING COMMISSION MEMO

SUBJECT: Amendment to Section 12.200.206 Definitions & Section 12.1900.1902 Permitted & Conditional Use Research/Industrial Zone.

FOR CONSIDERATION ON: August 11, 2026

PETITIONER: Matt Phillips

ACTION REQUESTED BY PETITIONER: Set a Public Hearing for August 25, 2026

Review Type: Legislative

BACKGROUND INFORMATION:

The Planning Commission is being asked to schedule a public hearing regarding proposed amendments to Enoch City Code Title 12 concerning Temporary Workforce Housing in the Research/Industrial Zone. The draft ordinance would amend the definitions in Section 12.200.206, add Temporary Workforce Housing as a conditional use in the Research/Industrial Park (R/I-P) zone, and establish standards for the use.

The draft ordinance defines Temporary Workforce Housing as a portable structure not on a permanent foundation, intended for temporary occupancy exclusively by employees of the landowner. The proposed standards would limit occupancy to current employees of the property owner and require the units to remain portable. Eligible structures would be limited to Recreational Vehicles or Travel Trailers meeting applicable National Highway Traffic Safety Administration certification standards.

The Planning Commission will need to consider density limits. The applicant is proposing two options for consideration.

- *Option 1 (Percentage): The total area dedicated to housing units (including required setbacks, parking, and access) shall not exceed 20% of the total gross acreage of the Industrial Park parcel.*
- *Option 2 (Numerical): A maximum density of five (5) units per gross acre or portion thereof.*

Staff will put together different scenarios to consider for each option for the Planning Commission to review. The Commission may want to consider adding a not to exceed amount.

GENERAL PLAN REFERENCE:

- Industrial – Allows a variety of manufacturing, assembly, research and development, storage, warehousing and distribution uses. It also includes uses devoted to the sale of retail and wholesale products manufactured on-site.
 - Light Industrial areas are to provide for the location of light manufacturing, research and development, storage, wholesale trade and distribution and bulk retail businesses that are largely devoid of nuisance factors and hazards or excessive traffic generation. Light industrial may also involve the fabrication, processing, handling and distribution of products.

- Heavy Industrial area designation is for industrial establishments that have the potential to generate significant off-site impacts such as noise, light/glare, odor, visual blight and traffic. This designation allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar uses. Uses that may inhibit such uses or the expansion thereof are prohibited.

CITY CODE REFERENCE:

- Title 12 – Land Use Ordinance. Proposed amendments include Section 12.200.206 (Definitions), Section 12.1900.1902 (Permitted and Conditional Uses), and a new Section 12.1900.1911 (Temporary Workforce Housing Standards – R/I-P Zone Only).

PUBLIC NOTICE:

A public hearing will be held on August 25, 2026

STAFF RECOMMENDATION:

Set a public hearing for August 25, 2026. Give staff any recommendations the Commission would like to consider for the future meeting.

ORDINANCE NO. 2026-08-19

AN ORDINANCE AMENDING ENOCH CITY ORDINANCE, TITLE 12 REGARDING TEMPORARY WORKFORCE HOUSING

WHEREAS, the Enoch City Council has the statutory authority to adopt and amend land use ordinances to promote the health, safety, and general welfare of its current and future inhabitants pursuant to Utah Code Annotated §10-3-701; and

WHEREAS, Title 12 of the Enoch City Code contains the Land Use Ordinance designed to promote prosperity and order through the classification and distribution of land development; and

WHEREAS, the City Council recognizes that the sustained residential and industrial growth in Enoch City necessitates the exploration of diverse and affordable housing solutions to support a growing local economy; and

WHEREAS, the City Council finds that providing for Temporary Workforce Housing is a necessary step in ensuring that affordable and flexible housing options are available to employees working on-site within industrial and research settings, thereby fostering the City's industrial development and operational security; and

WHEREAS, the Enoch City Planning Commission has prepared and recommended these amendments to the Zoning Ordinance definitions and the Research/Industrial Park (R/I-P) zone use table to ensure that such housing is managed through the process with strict standards for safety and infrastructure; and

WHEREAS, the City Council has determined that these regulations will protect the health and safety of inhabitants by requiring permanent utility connections, emergency access, and mandatory inspections for all temporary dwellings; and

WHEREAS, the Planning Commission held a public hearing on [Date] after providing proper notice in accordance with Utah State Code to receive public input on the proposed changes; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that this ordinance be approved and accepted as follows:

I. AMENDMENT TO SECTION 12.200.206 (DEFINITIONS)

(191) Temporary Workforce Housing. A portable structure, not on a permanent foundation, designed as a temporary dwelling for occupancy exclusively by employees of the landowner. This includes Recreational Vehicles or Travel Trailers (as defined in 12.200.206 and Recreational Trailers. This use is strictly intended for short-term residency related to active employment and is not a permanent residence.

II. AMENDMENT TO SECTION 12.1900.1902

(A new entry (49) is added to the "Permitted and Conditional Uses" table for the R/I-P zone)

#	General Use	N-C	C-C	R-C	R/I-P	Note
49	Temporary Workforce Housing	N	N	N	C	See 12.1900.1911

III. NEW SECTION 12.1900.1911 (TEMPORARY WORKFORCE HOUSING STANDARDS)

(The following new section is inserted into Chapter 12.1900 (Commercial Zones), following 12.1900.1910)

12.1900.1911 TEMPORARY WORKFORCE HOUSING STANDARDS (R/I-P ZONE ONLY)

A. Purpose. To provide for the housing needs of a local workforce in research and industrial settings where temporary on-site residency is necessary for active employment and operational requirements.

B. Occupancy Requirements.

1. Occupancy of any Temporary Workforce Housing unit is limited to individuals currently employed by the owner of the land on which the housing is situated.
2. The property owner shall maintain an active number of employees residing in the units, which must be available for inspection by the designated city official

C. Structure and Placement.

1. Portable Only: Units shall not be placed on a permanent foundation and must always remain in a portable state.
2. Allowed Structures: Allowed housing is limited to Recreational Vehicles or Travel Trailers that meet the certification standards of the National Highway Traffic Safety Administration.
3. Location: All units must be located behind the main or primary industrial structure on the same lot as the designated business structure and must meet the rear and side setback requirements established for the Research/Industrial Park (R/I-P) zone.

D. Density Limits. The density for Temporary Workforce Housing shall be determined during the Conditional Use Permit process and shall not exceed the more restrictive of the following:

1. *Option 1 (Percentage): The total area dedicated to housing units (including required setbacks, parking, and access) shall not exceed 20% of the total gross acreage of the Industrial Park parcel.*

2. *Option 2 (Numerical): A maximum density of five (5) units per gross acre or portion thereof.*

E. Required Infrastructure, Utilities, and Access.

1. Permanent Connections Required: Each designated housing space must be equipped with permanent, underground utility connections for culinary water, sanitary sewer, and electricity.
2. Sanitation: All sewage and liquid waste must be connected to the public sewer system. If public sewer service is unavailable, the disposal system must comply with all Utah State Department of Health requirements for high-density temporary occupancy.
3. Emergency Access: Each space must be accessible by emergency vehicles.

F. Permitting and Inspections.

1. Site Plan Review: A detailed site plan must be submitted as part of the building permit application. The plan shall show the location of all spaces, buildings, utility connections, and emergency access ways.
2. Building Permit: No utility infrastructure or space preparation may commence until a Building Permit has been issued by the Building Official.
3. Final Inspection: Prior to any occupancy, the official Building Inspector or Zoning Administrator must conduct a final inspection of the spaces and connections to ensure compliance with all safety, health, and electrical codes.

SEVERABILITY AND EFFECTIVE DATE

A. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect any other portion of this Ordinance, and all remaining provisions shall continue in full force and effect, consistent with Section 12.200.204.

B. Effective Date. This Ordinance shall become effective immediately following its adoption, publication, and notice as required by the laws of the State of Utah.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City, Utah that this ordinance be approved and accepted with all commitments and obligations pertaining thereto.

This ordinance was voted upon and passed by the Enoch City Council at a regular city council meeting held on the ____ day of _____, 2026.

Dated the ____ of _____ 2026

ENOCH CITY CORPORATION

VOTING:

Shawn Stoor	Yea	___	Nay	___
David Harris	Yea	___	Nay	___
Debra Ley	Yea	___	Nay	___
Kimberlee Trower	Yea	___	Nay	___
Jacob Miner	Yea	___	Nay	___

Jim Rushton, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder