

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.