

MINUTES
ENOCH CITY PLANNING COMMISSION
August 11, 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 - Excused

STAFF PRESENT:

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

Public Present: Matt Phillips and Cecil S.

- 1. CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. Pledge of Allegiance – Led by a member of the audience**
 - b. Invocation (2 min.) –Audience invited to participate. – Given by Commissioner Jones**
 - c. Inspirational thought –**
 - d. Approval of agenda for August 11, 2026 – Commissioner Hoopes made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. Approval of minutes for July 28, 2026 – Commissioner Jones made a motion to approve the minutes. Commissioner Hoopes seconded and all voted in favor.**
 - f. Conflict of Interest Declaration – None stated**
- 2. PUBLIC COMMENTS – There were no public comments.**
- 3. PUBLIC HEARING REGARDING THE AMENDMENT OF ENOCH CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND 4:26**

A motion to close the regular Planning Commission meeting and open a public hearing was made by Commissioner Hoopes and seconded by Commissioner Poulson. All voted in favor.

The public hearing was opened. No members of the public came forward to offer comment on the proposed amendment to Enoch City Ordinance 16.100.180.

A motion to close the public hearing and return to the regular Planning Commission meeting was made by Commissioner Finlay and seconded by Commissioner Poulson. All voted in favor.

4. CONSIDER AMENDING ENOCH CITY ORDINANCE 16.100.180 ARBORIST LICENSE AND BOND AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Ryan Robinson presented the proposed amendments to Ordinance 16.100.180. He explained that the primary change was renaming the section from "Arborist License and Bond" to "Tree Nuisance," as the section does not substantively address bonding. The ordinance establishes standards for trees or vegetation overhanging into public rights-of-way or sidewalks, setting clearance requirements for safety purposes related to pedestrian and vehicle access.

Robinson noted that the Public Works Director, Hayden White, would have authority to identify violations and issue notices. Property owners would be given 30 days from the date of notice to come into compliance. If they failed to do so, the city would retain the ability to perform the work and recover costs from the property owner. An emergency provision was also included, allowing the city to act immediately if a tree posed an imminent hazard. Robinson acknowledged that the city had already been sending courtesy letters for such situations and that this ordinance would provide the formal legal backing for that practice.

Commissioner Finlay confirmed that a conflicting cross-reference had been corrected in the draft. Public Works Director White noted that in past instances where trees were too large for city crews to manage, the work had been contracted out, citing one instance where the cost reached approximately \$9,000. No further discussion was raised.

A motion to forward a favorable recommendation to the City Council for the proposed amendments to Enoch City Ordinance 16.100.180 was made by Commissioner Hoopes and seconded by Commissioner Finlay. All voted in favor.

5. SET A PUBLIC HEARING FOR AUGUST 25TH, 2026 TO AMEND ENOCH CITY ORDINANCE, SECTION 12.1900 TO ALLOW TEMPORARY WORKFORCE HOUSING AS A CONDITIONAL USE IN THE RESEARCH-INDUSTRIAL ZONE

City Manager Robinson introduced this item, explaining that it was initiated by applicant Matt Phillips, who owns a two-acre parcel on 700 East near the dog park, within Enoch City limits. Robinson provided context that while the request originated from a specific property, any code amendment of this nature would apply zone-wide to all Research-Industrial zoned properties, which the Commission needed to keep in mind throughout their deliberations.

Robinson summarized that the proposed amendment involved three components: (1) amending Section 12.200.206 to add a definition for "temporary workforce housing"; (2) amending Section 12.1900.1902 to add temporary workforce housing as a conditional use in the Research-Industrial Zone; and (3) creating a new Section 12.1900.1911 establishing temporary workforce housing standards.

Matt Phillips, the applicant, addressed the Commission and provided the following background:

- He operates a 14-year-old asphalt restoration, sealcoating, and line striping business that relocated from Cedar City to the Enoch property after outgrowing its previous location.
- His employees are seasonal, working primarily May through October, though the business has operated nearly year-round in favorable weather conditions.
- He had installed infrastructure on the property—including a septic system permitted through the health department, a water share surrendered to the city, and electrical pedestals installed through Rocky Mountain Power—all in compliance with applicable codes.
- The workforce housing situation arose organically when employees asked if they could park their personal RVs on the property. Employees would hook up their own RVs to the septic, power, and water connections he provides.
- His intent is to operate in full legal compliance, and he acknowledged that his specific situation may not reflect every future scenario under such an ordinance.

Robinson and the Commission engaged in substantive discussion on several key policy considerations, including:

- **Definition of "temporary":** There was consensus that "temporary" in this context refers to the nature of the dwelling unit (i.e., a mobile or RV-type structure) rather than a fixed time limit on occupancy. Robinson and the Commission agreed that the definition should be drafted to prevent someone from constructing permanent structures and labeling them workforce housing.
- **Employee nexus:** Robinson raised the concern that without clear language, a property owner with a business located elsewhere could purchase Research-Industrial land solely to develop workforce housing for unrelated employees. The Commission discussed adding language requiring that occupants be employees of the business operating on or associated with the same property.
- **Density limitations:** The draft presented two options—a percentage-based limit (no more than 20% of gross acreage) or a flat density limit of five units per acre. Robinson recommended adding a hard cap on total units regardless of which density method was chosen, to prevent a large parcel from hosting an unintentionally high number of units. Commissioner Finlay noted that the percentage approach could still yield a large number of units on a large lot.
- **Proximity and co-location:** The Commission discussed whether the workforce housing must be located on the same parcel as the business, or within a defined proximity. Robinson expressed concern that absent such a requirement, the use could effectively become an unregulated trailer park. Commissioner Finlay noted that if not on the same property, a conventional trailer park would serve the same function.
- **Infrastructure thresholds:** Council Member Kimberlee Trower suggested that the number of employees or units should influence whether connection to city systems is required, noting that the impact on the aquifer and water system differs significantly between five and twenty occupants.

- **Conditional vs. permitted use:** Commissioner Jones moved the discussion toward the merits of designating the use as conditional rather than permitted, arguing that doing so would allow the Commission to evaluate each application individually and attach site-specific conditions. Robinson agreed, noting that conditions must be tied to standards found in the city's code. He added that if conditional use applications became routine and consistent, the Commission could revisit the designation and move it to a permitted use with prescribed standards.
- **Emerging demand:** Council Member Trower referenced conversations with LS Electric, a company referred to as MCM, the latter of which had expressed interest in building a hotel-type structure exclusively for their own employees, a scenario that may require a distinct approach. Robinson confirmed he had spoken with that company and that their request would likely come forward separately.

The Commission and staff agreed that the language would be refined before the public hearing based on the evening's discussion, including clearer definitions of temporary dwelling units, an employee nexus requirement, and a hard cap on unit density. No final decisions were made at this meeting.

Commissioner Finlay made a motion to set a public hearing for August 25, 2026 to amend Enoch City Ordinance Section 12.1900 to allow temporary workforce housing as a conditional use in the Research-Industrial Zone, including amendments to Section 12.200.206 (definitions), Section 12.1900.1902 (conditional uses), and the creation of new Section 12.1900.1911 (temporary workforce housing standards). Commissioner Poulson seconded and all voted in favor.

6. COMMISSION/STAFF REPORTS

Hayden White

- Highway 91 was supposed to start construction on Monday. They need a fence in beforehand.
- They are supposed to fog seal everything they chipped. But had to cancel due to rain.
- They are hoping to test pump wells next weekend
- They are running a water line down Half Mile Rd.

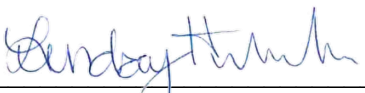
Council Member Kimberlee Trower

- A new city well is anticipated to begin its required 24-hour test run. The well produces approximately 3,000 gallons per minute, and the test discharge will flow down main streets per state mandate. Staff and Commission members were advised to be prepared for public concern and to direct inquiries to the state, as the testing is a Utah State requirement.
- The city is exploring the possibility of renaming Midvalley Highway to an Enoch-specific name between city limits, with the goal of establishing a community identity. UDOT indicated there is no formal documentation of the road ever having been officially designated "Minersville Highway" and that a change from city limit to city limit would be straightforward. The proposal has generated mixed reaction on social media, and no decision has been made.

- The Mayor is hosting a Movie in the Park event on Friday evening at Enoch Park. Food trucks and popcorn will be available beginning at 8:00 PM, with the film — *The Sandlot* — beginning around 9:00 PM, weather permitting.
- Council Member Trower and City Manager Robinson attended a Vision Iron County meeting, where the Kem C. Gardner Policy Institute at the University of Utah presented results from a survey of approximately 1,247 Iron County residents. Staff noted the results should be contextualized given that 1,247 respondents represents a small fraction of the county's approximately 50,000 residents. The survey data will be shared with the Commission when available.

City Manager Ryan Robinson

- Robinson spoke with Rob Terry of the Utah State Property Rights Ombudsman's Office, who expressed willingness to return and conduct a training for the Commission on the topic of annexations. Commissioners responded favorably, and Robinson indicated he would schedule the training.
 - Updated maps — including a new subdivisions map and a current zoning map — have been obtained and will be mounted in the Council Chambers behind the dais for easier reference during meetings. The mayor's portraits will be relocated to the back wall to accommodate this arrangement.
 - Meeting packets were distributed via Google Docs for this meeting in the absence of the City Recorder. Robinson noted that the city typically distributes packets as PDFs and invited Commission members to suggest alternative formats, including Dropbox or Google Drive, if preferred.
 - Utah State University's biennial well-being survey was sent out several months ago as part of a statewide program involving approximately 200 cities. Enoch received 49 responses in its first year of participation. Robinson expressed hope that a stronger social media presence would increase participation in future cycles.
 - The city is working to transition its meeting broadcasts from Zoom to YouTube Live, which would allow meetings to be viewed in real time or accessed afterward. A Zoom participation option will be retained for remote Commission members. Technical difficulties with audio have delayed the transition, and staff is continuing to troubleshoot.
6. **ADJOURN – Commissioner Poulson made a motion to adjourn. Commissioner Hoopes seconded, and all voted in favor.**


 Lindsay Hildebrand, City Recorder

08/25/2026
 Date