

ENOCH CITY COUNCIL NOTICE AND AGENDA

September 6, 2023 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/84803899956>

Meeting ID: 848 0389 9956

One tap mobile

+1 253 215 8782 US (Tacoma)

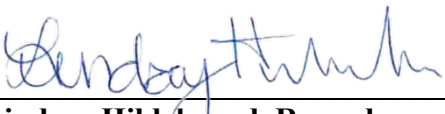
1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. **Pledge of Allegiance-**
 - b. **Invocation (2 min.)-Audience invited to participate-**
 - c. **Inspirational thought-**
 - d. **Approval of Agenda for September 6, 2023-**
 - e. **Approval of Minutes for August 16, 2023-**
 - f. **Ratification of Expenditures-**
 - g. **Conflict of Interest Declaration for this agenda-**
2. **PUBLIC COMMENTS**
3. **CONSIDER APPOINTMENT OF TWO NEW PLANNING COMMISSION MEMBERS – Delaine Finlay and Elliot Lake – 2 Year Term**
4. **CONSIDER APPOINTMENT TO THE WATER BOARD - Christopher Daughton**
5. **REAPPOINT MEMBERS TO THE PLANNING COMMISSION (LEONARD CORREA AND ANDY LOSEE), AND RECREATION ADVISORY BOARD (CAMERON FINDLAY)**
6. **CONSIDER RESOLUTION NO. 2023-09-06 A RESOLUTION REAPPOINTING CITY MANAGER DOTSON**
7. **IRON COUNTY SCHOOL DISTRICT PRESENTATION – Bond 2023**
8. **CONSIDER A MINOR LOT SUBDIVISION FOR GRIMSHAW TRUST – See Planning Commission Rec. – Steve Woolsey**
9. **CONSIDER A MINOR LOT SUBDIVISION FOR MIKE AND KARIE BURTON - See Planning Commission Rec. – Steve Woolsey**
10. **CONSIDER A MINOR LOT SUBDIVISION FOR RICHPEG, LLC - See Planning Commission Rec. – Steve Woolsey**
11. **CONSIDER ORDINANCE 2023-09-06 AN ORDINANCE AMENDING ENOCH CITY CODE 12.2700 BONDS AND OTHER SUBDIVISION PERFORMANCE GUARANTEES – See Planning Commission Rec.**

12. **CONSIDER A PETITION FOR ANNEXATION OF PIDDING, LLC PROPERTY, PARCELS #D-0162-0163-0196, #D-0164-0001-0005, #D-0162-0163-0196, #D-0164-0001-0005, #D-0164-0000-0000, #D-0164-0001-0000, and #D-0197-0000-0000 -Approve or Deny by voice vote**
13. **CERTIFICATION OF PETITION FOR ANNEXATION OF PIDDING, LLC PROPERTY, PARCELS #D-0162-0163-0196, #D-0164-0001-0005, #D-0164-0000-0000, #D-0164-0001-0000, and #D-0197-0000-0000 AND SET A PUBLIC HEARING FOR OCTOBER 4, 2023 – IF NO PROTEST FILED -City Recorder**
14. **CONSIDER APPROVAL OF NATIONAL GUARD EQUIPMENT ON CITY STREETS**
15. **COUNCIL/STAFF REPORT**
16. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.**
(Requires a roll call vote with 2/3 majority)
17. **ACTION FROM CLOSED MEETING-**
18. **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 City Council, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on September 1, 2023.


Lindsay Hildebrand, Recorder **9/1/2023**
Date

MINUTES
ENOCH CITY COUNCIL
August 16, 2023 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor-Zoom

Staff present:

Robert Dotson, City Manager
Ashley Horton, Treasurer
Justin Wayment, City Attorney
Hayden White, Public Works Director
Lindsay Hildebrand, City Recorder
Jackson Ames, PD Chief

Public Present: Robyn and Leonard Correa, Damian Whitley, Brandon Cox, Richard Jensen, Bob Tingey, Bryce Poulson, Delaine Finlay, Jonathan Wilson, Keith Adams

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Led by Council Member D. Harris
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Richard Jensen
- c. **Inspirational thought-** None
- d. **Approval of Agenda for August 16, 2023- Council Member W. Harris made a motion to approve the agenda. Council Member D. Harris seconded and all voted in favor.**
- e. **Approval of Minutes for August 2, 2023- Council Member D. Harris made a motion to approve the minutes. Council Member W. Harris seconded and all voted in favor.**
- f. **Ratification of Expenditures-** None
- g. **Conflict of Interest Declaration for this agenda -** None stated

Mayor Chesnut presented Richard Jensen with a framed picture as thanks for his service to the City Council.

2. PUBLIC COMMENTS – There were no comments.

3. CONSIDER A MINOR LOT SUBDIVISION FOR FOSTER’S DEVELOPMENT INC. – See Planning Commission Rec. - Platt & Platt

Council Member Ross stated that this minor lot subdivision came forward from the Planning Commission with a favorable recommendation. Council Member D. Harris asked if the egress and ingress would be the same as Fosters. City Manager Dotson said parcel one is already approved but they never recorded the document. He showed the map of the proposed minor subdivision on the screen. There are three parcels. Parcel two has approved access at the north end, which is the dirt road that people can currently take to get to Foster’s. The new business that is coming in will be on parcel two and is in the plan review process.

Council Member D. Harris made a motion to approve a minor lot subdivision for Foster’s Development Inc. Council Member W. Harris seconded and all voted in favor.

4. CONSIDER AND SET AN ADOPTION DATE FOR ORDINANCE NO. 2023-08-16 AN ORDINANCE ADOPTING THE TRANSPORTATION IMPACT FEE FACILITIES PLAN & POLICY AND AMENDING THE STREETS IMPACT FEE

Council Member D. Harris asked if there was a 90-day wait period to implement the new impact fee. City Manager Dotson said yes. We had to change the ordinance. Previously there wasn't an impact fee amount listed. It was amended to reflect that. Council Member Ross asked what ERU meant. City Manager Dotson said it doesn't currently say they can remove the discount. When the Council decides to raise the impact fee, the ordinance will be amended at that time. Council Member Ross asked if it would also require the 90-day wait period. City Manager Dotson said yes, any time you change the impact fee it does.

Council Member D. Harris made a motion to approve Ordinance No. 2023-08-16, an ordinance adopting the Transportation Impact Fee Facilities Plan and Policy and amending the Streets Impact Fee. Council Member W. Harris seconded and a roll call vote was held as follows:

**Council Member Ross: Yea
Council Member D. Harris: Yea**

**Council Member W. Harris: Yea
Council Member Stoor: Yea**

5. INTERVIEW CANDIDATES FOR 2-YEAR CITY COUNCIL VACANCY AND APPOINT NEW COUNCIL MEMBER

There were five candidates. Each drew a number from a bowl and sat in the city office breakroom. Mayor Chesnut then drew a number from a bowl to correlate with the candidate to be interviewed. The same questions were asked to each candidate and in the same order.

First candidate: Bob Tingey

- Council Member D. Harris asked the following questions:

#1- What are your views on property rights, including building and developing? Mr. Tingey's answer: You should be able to do what you want with your property. I believe in zoning. Having been on the Planning Commission for a while, I believe that we have a good balance between the two possible extremes.

#2- What are the most important issues facing the city right now?

Mr. Tingey's answer: It would be presumptuous without all of the information that the City Council has. If I had to guess, I would say first is maintaining safety in the city, including keeping out the crime. The second thing would be to ensure that we have enough water for the future.

#3- When solving these problems, when that requires funding, what are your views on taxes and fees?

Mr. Tingey's answer: A city has to do what it has to do and if you want services, it costs money. One of the things that I've loved being involved with is volunteerism and there are a lot of things that can be done this way that would otherwise cost a lot of money.

#4- What role do the citizens play in taking care of the city?

Mr. Tingey's answer: I would love to see more people at the Economic, Planning Commission, Recreation Advisory Board, and City Council meetings. We need to think

about how we can develop a culture of development. There is a spirit of volunteerism here that is second to none.

#5- What is the vision of where Enoch will be in the next 20 years?

Mr. Tingey's answer: I hope that we can make good decisions on how we grow, our water, flooding, etc. in all of those areas, we have been doing a pretty good job.

● Council Member W. Harris asked the following question:

#1- Why do you want to be on City Council?

Mr. Tingey's answer: I have served on the Planning Commission for 14 years and it would be a nice change to serve in another place. I love serving.

● Council Member Ross asked the following question:

#1- What are two principles or questions that you would ask yourself when considering items brought before the City Council?

Mr. Tingey's answer: I would make sure that I don't have an agenda. I would also make sure that I had all possible information or data to make the best possible decision. I would look at other communities that are similar in size to see if they have dealt with the same issue. I don't like to see others trying to invent the wheel when it doesn't need to be invented. We want to improve the wheel, but if we can start out with something that has been successful in the past, all the better. I have to put in enough time to understand the issue.

Second candidate: Elliot Lake

● Council Member D. Harris asked the following questions:

#1- What are your views on property rights, including building and developing?

Mr. Lake's answer: I believe you should have a right to build but in accordance with the city. There are always limitations.

#2- What are the most important issues facing the city right now?

Mr. Lake's answer: Water. This is a desert. I live on Half Mile Rd and between retaining water and allocating water, that's easily the biggest issue. The other issue is growth. The city is growing quickly. It's important to manage that and do it right.

#3- When solving these problems, when that requires funding, what are your views on taxes and fees?

Mr. Lake's answer: Generally, I am opposed to most taxes. However, obtaining money through other means, such as a bond, can be appropriate for certain projects. I like to try and keep taxes low.

#4- What role do the citizens play in taking care of the city vs. the government taking care of everything?

Mr. Lake's answer: It's all about the citizens. Citizens are what makes a community and we should all take part. We saw it with floods and other tragedies in the community. We make up the city.

#5- What is the vision of where Enoch will be in the next 10-20 years?

Mr. Lake's answer: Growth is going to happen. The vision is that we can get some more businesses so that we have that tax base instead of relying on taxes. Hopefully, it stays a nice rural area and the great community that I saw in the past.

● Council Member W. Harris asked the following question:

#1- Why do you want to be on City Council?

Mr. Lake's answer: I like to stay involved. I try to stay active and involved. I have a degree in political science and interned at the Capital. I have a little more time now.

● Council Member Ross asked the following question:

#1- What are two principles or questions that you would ask yourself when considering items brought before the Enoch City Council?

Mr. Lake's answer: Have I read and listened? I am willing to listen to other members and or the people in the community. My mind can be changed if it's right.

Third candidate: Leonard Correa - He read a statement that he prepared.

● Council Member D. Harris asked the following questions:

#1- What are your views on property rights, including building and developing?

Mr. Correa's answer: On the planning Commission we go to great lengths to respect property rights. (He gave an example of a zone change by Mega RV Storage). The only time where we really didn't help someone was during the water rights where the city couldn't take on a liability of taking on younger water rights. We approached it with the philosophy of "What can we do to help this person?" When it came down to it, it was putting the city with too much liability.

#2- What are the most important issues facing the city right now?

Mr. Correa's answer: With expansion, we have infrastructure challenges and roads that need repair. I've seen them do quite a bit with what little we have. I've seen the city yard and the older equipment. I know our city workers are great at what they do with what they have. We push for quality and make sure everything fits within the General Plan.

#3- When solving these problems, when that requires funding, what are your views on taxes and fees?

Mr. Correa's answer: I'm not a big fan of raising taxes. I personally see that if my house needs repair then no one else can fix it. Enoch is everyone's house here and if there are things that need to be addresses, we need to work together to fix them. There may be a time but we are already facing possible tax increases at the county level. That will put pressure on people and their finances. There is never really a good time to raise taxes. I would prefer to push our commercial districts for light industry and small businesses that would bring in jobs and help pay for revenue.

#4- What role do the citizens play in taking care of the city?

Mr. Correa's answer: (He gave an example of the 2021 flood). It was incredible to see the community come together. We need to encourage it. We are getting a variety of people coming to Enoch and some of them really haven't embraced the lifestyle here. They may still be caught up in the rat race of a bigger city. Those are the people that we need to contact and invite to join us during one of our volunteer projects.

#5- What is the vision of where Enoch will be in the next 10-20 years?

Mr. Correa's answer: I would like to see more businesses brought in. They don't need to be massive, just services that we could use. Homes will keep coming. All we can do is make sure that they fit in the General Plan and keep track of water usage.

● Council Member W. Harris asked the following question:

#1- Why do you want to be on City Council?

Mr. Correa's answer: To serve the community in a different role. When recommendations move from the Planning Commission to the City Council, I know the work that goes into it. When they come to you, I appreciate the thoughtfulness that you put into them. I want to help in the city where it's needed.

● Council Member Ross asked the following question:

#1- What are two principles or questions that you would ask yourself when considering items brought before the City Council?

Mr. Correa's answer: Is it good for the city and residents, how will it serve the community best? Also, do we follow the state code and laws of the land?

Fourth candidate: Bryce Poulson

● Council Member D. Harris asked the following questions:

#1- What are your views on property rights, including building and developing?

Mr. Poulson's answer: I love that we have a lot of freedom here. I would like to be free to do what I want but know that what I do may affect my neighbors. He gave an example. I remember coming to City Council and Rob said "The rules and laws that are created here create the look and feel of our community". It can be conflicting. I want to afford as much freedom as we can, but I know that we need to live together as a community and get along.

#2- What are the most important issues facing the city right now?

Mr. Poulson's answer: Growth that we need to keep up with. (He mentioned the expansion of the Police Department and eventually the Fire Department). I think that we were behind when I moved here, but since then, you have done a good job of catching up, especially with water.

#3- When solving these problems, when that requires funding, what are your views on taxes and fees?

Mr. Poulson's answer: I don't want to give any more money to the government than I have to, but I know that we need money to live like we live. Taxes used wisely are worth it.

#4- What role do the citizens play in taking care of the city vs. the government doing it?
Mr. Poulson's answer: It's all our home. I don't mow the park but he could pick up trash. I've seen people come in and complain about weeds. It took longer to complain about them than it does to pull the weeds.

#5- What is the vision of where Enoch will be in the next 10-20 years?
Mr. Poulson's answer: It will continue to grow. Hopefully, we don't end up with growing pains. I would have liked to close the door as soon as I moved here, but that won't happen. It's a friendly place. As a builder, that's how he makes money, when people need new floors.

● Council Member W. Harris asked the following question:

#1- Why do you want to be on City Council?

Mr. Poulson's answer: Years ago, I found myself wondering about what the city is doing or not doing. I started sitting at the meetings. I don't have any aspirations to be a politician. I care and I'm interested in what is going on.

● Council Member Ross asked the following question:

#1- What are two principles or questions that you would ask yourself when considering items brought before the City Council?

Mr. Poulson's answer: Is it fair or honest? Also, how does it affect our city?

Fifth Candidate: Brandon Cox

● Council Member D. Harris asked the following questions:

#1- What are your views on property rights, including building and developing?

Mr. Cox's answer: My view on the right to build is that you own the property and should be able to build on it the way you want. I don't think any place should overbuild. Or try to use up land that needs to be used for other parts of the city. For someone to put a home on a piece of property, they should be able to.

#2- What are the most important issues facing the city right now?

Mr. Cox's answer: WE need to make sure we don't outgrow our infrastructure. I've witnessed cities that have done that and it has caused a lot of problems. This city is growing but needs to focus on infrastructure.

#3- When solving these problems, when that requires funding, what are your views on taxes and fees?

Mr. Cox's answer funding: When it comes to taxes, if you want to improve something, you have to pay for it. Prices go up and if you can justify the cost, then there isn't a reason not to raise taxes to support that.

#4- What role do the citizens play in taking care of the city?

Mr. Cox's answer: They play a role in all of it. The citizens elect the council. They are the ones who should be standing up for what is right and what needs to be done.

#5- What is the vision of where Enoch will be in the next 10-20 years?

Mr. Cox's answer: It will grow. I hope it stays a small community and that we won't see a large commercial impact. A lot of people love Enoch for that reason. I see it growing north and west.

● Council Member W. Harris asked the following question:

#1- Why do you want to be on City Council?

Mr. Cox's answer: I have come to a lot of meetings and witnessed a lot of problems. I was here for the tax increase. I deal with a lot of people in the community. I have a lot of customers and friends who come to me and ask me my opinion, which they value. I could do a good job of helping the residents understand why we do things.

● Council Member Ross asked the following question:

#1- What are two principles or questions that you would ask yourself when considering items brought before the City Council?

Mr. Cox's answer: Is it going to benefit the residents of Enoch? Also, is it going to be in Enoch's best interest to do this?

Mayor Chesnut explained the voting process. After the first round of voting, there were three candidates chosen, which were Bob Tingey with two votes, Leonard Correa with one vote, and Elliot Lake with one vote. Lindsay Hildebrand, City Recorder, flipped a coin for a 2nd place tiebreaker between Mr. Correa and Mr. Lake. Mr. Correa won the coin toss. The City Council voted again and Bob Tingey was unanimously voted for. He was appointed to the City Council and sworn in by Lindsay.

6. COUNCIL/STAFF REPORT

Chief Ames

- It has been a busy Summer. It was busy at the first day of school at both elementaries. They met with school officials to sure up security to make sure they are doing what they need to in order to keep kids safe.
- He had a meeting at the Children's Justice Center regarding the new building, which is progressing.
- Council Member Ross asked where the speed trailer was? Chief Ames said Officer Hildebrand moved it, but he wasn't sure where it was at the moment. It gets moved every 2-3 weeks. Council member Ross asked if he thought it was helping make the residents feel more secure. Chief Ames said yes, most people check their speed when they drive by it, so he thought it has had an impact.

Hayden White

- They made it through some rainstorms. The drainage canal should be finished next week.
- The irrigation lines that they are working on in Spanish Trails should be finished by Friday.
- We are running on two wells right now. The tanks are full.
- Council Member Ross asked about the detention pond near Half M Rd. She said it was still pretty full and wondered if was because of sprinklers or rain. Hayden said it was mostly from sprinklers. They had talked about putting a sump pump in it, but can't get in it until it dries out.

Ashley Horton

- We are still on for the audit next week. It will be Wednesday through Friday.

City Manager Dotson

- He gave an update on the Police Department Building. The Community Impact Board approved a loan for \$740,000 to build. After conversations with Marcus Keller, Crews, and Associates they decided to remove the items that we going to do ourselves, such as framing and other little things, from what was presented to the CIB. It was very general at \$740,000 and we would like to get the design work and engineering done before we go back and ask for more money. He asked the council if he could take \$10,000 from the Capital Improvements Fund. Council Member Ross said we need to make sure we have the money that we need. Council Member Stoor agreed. Council Member Tingey asked if when the loan is granted will the \$10,000 go back into the budget and be reimbursed. City Manager Dotson said it would most likely not be reimbursed. City Attorney Justin Wayment said until you borrow the money, you aren't paying any interest. City Manager Dotson said in a meeting with the finance guy, we might ask for a lower interest rate which could help us with our payments.

Lindsay Hildebrand

- She is working on building permit reports and business licensing. There will be a staff meeting tomorrow.

Council Member Ross

- The BLM is doing an Old Spanish Trail App.
- In the Planning Commission, Commissioner Losee would like to get more youth involved. He had an idea about getting kids to come to a meeting. She didn't know what the incentive would be. Council Member D. Harris said if they want to come, he is all for it.

Council Member Stoor

- Efforts are being put forward for the September Day of Service at Iron Works Park on the 9th. We need volunteers to help develop that park.

Council Member Tingey

- He will be very honored to serve on this Council.

7. CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.

(Requires a roll call vote with 2/3 majority)

Council Member D. Harris made a motion to close the regular City Council meeting and move in a closed session to discuss the purchase, exchange, or lease of real property. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yea Council Member W. Harris: Yea
Council Member D. Harris: Yea Council Member Tingey: Yea
Council Member Stoor left the meeting

Lindsay Hildebrand, Recorder

Date

APPLICATION – COMMITTEE VOLUNTEER APPOINTMENT



☐ New (Entire Form)
☐ Reappointment (Part 1 only)

Part 1

Name: Delaine Finley EMAIL: lcfinley@gmail.com

ADDRESS: 4727 N Horseshoe Dr

HOME PHONE: 435-868-8026 CELL/WORK PHONE: —

Consideration for appointment to:

☒ Planning Commission

☐ Land Use Appeals Board

☐ Water Board

☐ Tree/Beautification Committee

☐ Economic Development Committee

☐ Other _____

PART 2

PROFESSIONAL/EMPLOYMENT SUMMARY:

5-8 High School Teacher/Librarian - Australia + Gateway
Library assist Cedar City Library Charter Sch

OTHER TRAINING OR QUALIFICATIONS:

PERSONAL STATEMENT REGARDING DESIRE TO BE APPOINTED:

I want to be part of what is happening
in Enoch

Rob Dotson
Enoch City Manager
900 East Midvalley Road
Enoch, Utah 84721
robd@cityofenoch.org

APPLICATION – COMMITTEE VOLUNTEER APPOINTMENT



☒ New (Entire Form)
☐ Reappointment (Part 1 only)

Part 1

Name: Elliott Lake EMAIL: _____
ADDRESS: 4546 Half Mile Rd. Enoch, UT 84721
HOME PHONE: 11 CELL/WORK PHONE: 916-993-0103

Consideration for appointment to:

☒ Planning Commission ☐ Land Use Appeals Board
☐ Water Board ☐ Tree/Beautification Committee
☐ Economic Development Committee ☐ Other _____

PART 2

PROFESSIONAL/EMPLOYMENT SUMMARY:

I have owned a couple different businesses over the years, yet currently we own and operate the Sunoco gas station off Highway 56 in cedar city. This is my full time profession.

OTHER TRAINING OR QUALIFICATIONS:

I have been in politics for years. I have my BS in Political Science from The U of U. I have been a County Delegate, and have volunteered for different city service opportunities. I like to serve and I'm willing.

PERSONAL STATEMENT REGARDING DESIRE TO BE APPOINTED:

I would like to serve in this position to better this city for all of my neighbors. I will be dedicated to this appointment, get along with others, and hopefully bring good perspective and help when needed in this appointment.

Rob Dotson
Enoch City Manager
900 East Midvalley Road
Enoch, Utah 84721
robd@cityofenoch.org

ENOC

RESOLUTION NO. 2023-09-06

A RESOLUTION TO REAPPOINT ENOC

WHEREAS, the City of Enoch has experienced significant progress and growth under the leadership of Rob Dotson during his tenure as City Manager; and

WHEREAS, Rob Dotson has consistently demonstrated a strong commitment to the betterment of the City through his strategic vision, dedication to public service, and effective management of municipal affairs; and

WHEREAS, the City Council recognizes the valuable contributions made by Rob Dotson in fostering positive community relationships, implementing efficient policies, and achieving key milestones that align with the City's objectives; and

WHEREAS, Rob Dotson's exceptional leadership skills, professionalism, and ability to work collaboratively with City staff, elected officials, and the community at large have been instrumental in driving the City's success; and

WHEREAS, the City Council believes that the continuity of Rob Dotson's leadership will ensure the ongoing progress, stability, and prosperity of the City of Enoch;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Enoch, that Rob Dotson is hereby reappointed as the City Manager of Enoch, with his continued service commencing on September 6, 2023.

This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 6th day of September 2023.

DATED this 6th day of September 2023
ENOC

VOTING:

Katherine Ross	Yea___	Nay___
West Harris	Yea___	Nay___
David Harris	Yea___	Nay___
Bob Tingey	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder



BOND 2023



Vote Nov. 21



BUILDING AN IRON STRONG FUTURE

\$75.465 Million Bond Proposition

www.irondistrict.org/page/bond-2023

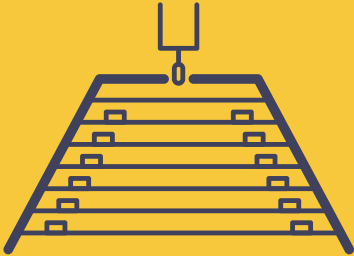
The Need



Growth



Adequate
facilities



Accessibility



The Solution

10th Elementary

- 65,000 to 75,000 Square feet
- To be built in growing area of district



Canyon View High

- Nine additional classrooms
- Separate wrestling room, weight room, dance studio



Alt. Programs

- Built specifically for Southwest Education Academy, Launch High, Online & other programs



ADA Playgrounds

- Accessible playgrounds at 10 elementary schools
- Installed over several years.

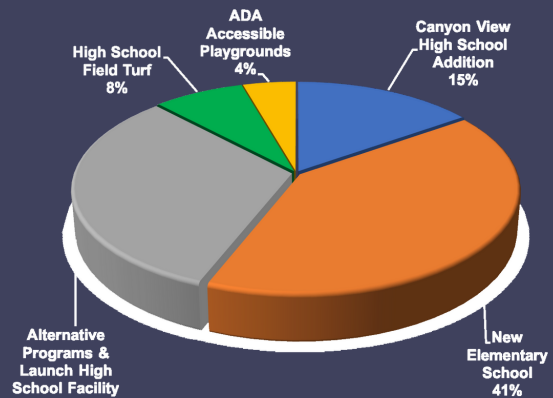


Artificial turf

- Replaces grass football fields at 3 high schools
- Allows other teams, community use of fields

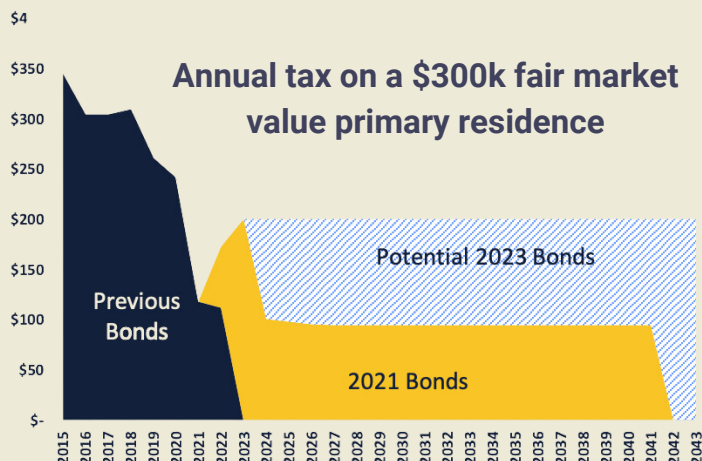


Projected allocations



The Promise Tax Neutral

Annual tax on a \$300k fair market value primary residence



Ballot language explained

BOARD OF EDUCATION OF IRON COUNTY SCHOOL DISTRICT, IRON COUNTY, UTAH

BOND ELECTION

November 21, 2023

(Facsimile Signature)
Business Administrator

Shall the Board of Education of Iron County School District, Utah, be authorized to issue General Obligation Bonds in a principal amount not to exceed \$75,465,000 for the purpose of paying all or a portion of the costs to acquire land; acquiring, constructing, furnishing and equipping new school facilities; improving or rebuilding existing facilities; and the authorization and issuance of the Bonds due and payable with a term not to exceed twenty-one (21) years from the date or dates of issuance of the Bonds?

PROPERTY TAX COST OF THE BONDS

If the Bonds are issued as planned, without regard to the taxes currently levied for outstanding bonds that will reduce over time, an annual property tax to pay debt service on the Bonds will be required over a period of twenty (20) years in the estimated amount of \$202 on a \$300,000 residence and in the estimated amount of \$367 on a business property having the same value.

If there are other outstanding bonds, an otherwise scheduled tax decrease may not occur if these bonds are issued.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the District may be required to levy to pay debt service on the Bonds. The District is obligated to levy taxes to the extent provided by law in order to pay the Bonds.

HOW MUCH WILL MY TAXES GO UP?

The District is required by law to include the paragraphs above in this ballot. However, because the District has other outstanding bonds that will reduce over time, it is expected that there will be no (\$0.00) incremental property tax increase on residences and businesses within the District from current annual levels after the Bonds are issued.

☐ FOR THE ISSUANCE OF BONDS

☐ AGAINST THE ISSUANCE OF BONDS

- Issue general obligation bonds in an amount not to exceed \$75,465,000.

• Property Tax Cost of Bonds

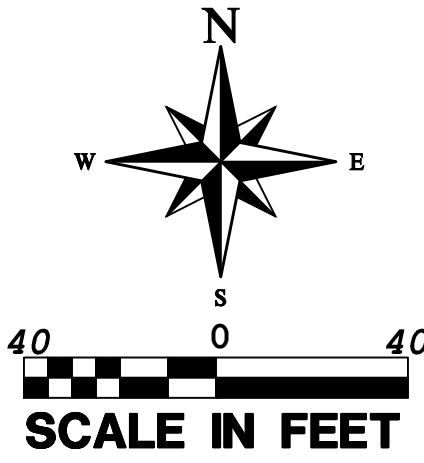
... without regard to the taxes currently levied for outstanding bonds that will reduce over time, an annual property tax to pay debt service on the bonds will be required over a period of (20) years in the estimated amount of \$202 on a \$300,000 residence ...

• How much will my taxes go up?

... The district has other outstanding bonds that will reduce over time, **it is expected that there will be no (\$0.00)** incremental property tax increase ... from current annual levels.

MINOR SUBDIVISION/RECORD OF SURVEY FOR:
WAYNE & BEVERLY GRIMSHAW TRUST

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, T35S, R11W, S.L.B.&M.
ENOCH CITY, IRON COUNTY, UTAH



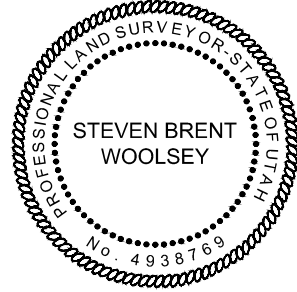
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- EASEMENT LINE
- SECTION CORNER AS DESCRIBED
- SET WOOLSEY LAND SURVEYING REBAR & CAP
P.L.S. #4938769
- FOUND MONUMENT AS DESCRIBED

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A MINOR SUBDIVISION/RECORD OF SURVEY MADE UNDER MY DIRECTION OF A PARCEL OF LAND, LOCATED IN ENOCH CITY, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.

STEVEN BRENT WOOLSEY, PLS #4938769



DATE

SURVEYOR'S NARRATIVE

THIS MINOR SUBDIVISION/RECORD OF SURVEY WAS DONE AT THE REQUEST OF LARRY AND LORI DOXFORD, ON BEHALF OF THE WAYNE AND BEVERLY GRIMSHAW TRUST TO SUBDIVIDE IRON COUNTY TAX PARCEL A-0793-0001-0000. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A PARCEL OF LAND (PARCEL 2) EAST OF THE EXISTING WAYNE AND BEVERLY GRIMSHAW HOUSE, FOR THE BENEFIT OF THE TRUST.

THE BASIS OF BEARINGS FOR THIS SURVEY IS S89°40'38"E, 2685.56 FEET FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THIS SURVEY'S COORDINATE SYSTEM AND ITS BEARING BASIS IS BASED ON A RECORD OF SURVEY BY GRIMSHAW SURVEYING, FILE No. 799-1, DATED 1-11-2005.

REFERENCES: RECORD OF SURVEY BY GRIMSHAW SURVEYING, FILE No. 799-1, DATED 1-11-2005. RECORD OF SURVEY BY GRIMSHAW SURVEYING, FILE No. 1381, DATED 11-13-2002.

PARCEL 1 DESCRIPTION: A PART OF A-0793-0001-0000

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°40'38"E, ALONG THE SECTION LINE, 569.10 FEET; THENCE N00°26'11"E, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET (MIDVALLEY ROAD); THENCE N89°40'38"W, ALONG SAID RIGHT-OF-WAY LINE, 164.60 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°26'11"E, 283.67 FEET; THENCE S89°40'38"E, 170.74 FEET; THENCE S00°28'55"W, 116.99 FEET; THENCE N89°35'18"E, 20.74 FEET; THENCE S00°48'37"W, 80.40 FEET; THENCE N88°03'15"W, 26.27 FEET; THENCE S00°26'11"W, 87.29 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

SAID EASEMENT DEDICATED HEREIN IS DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE SOUTH PROPERTY LINE ADJACENT TO 4800 NORTH STREET (MIDVALLEY ROAD).

PARCEL 2 DESCRIPTION: A PART OF A-0793-0001-0000

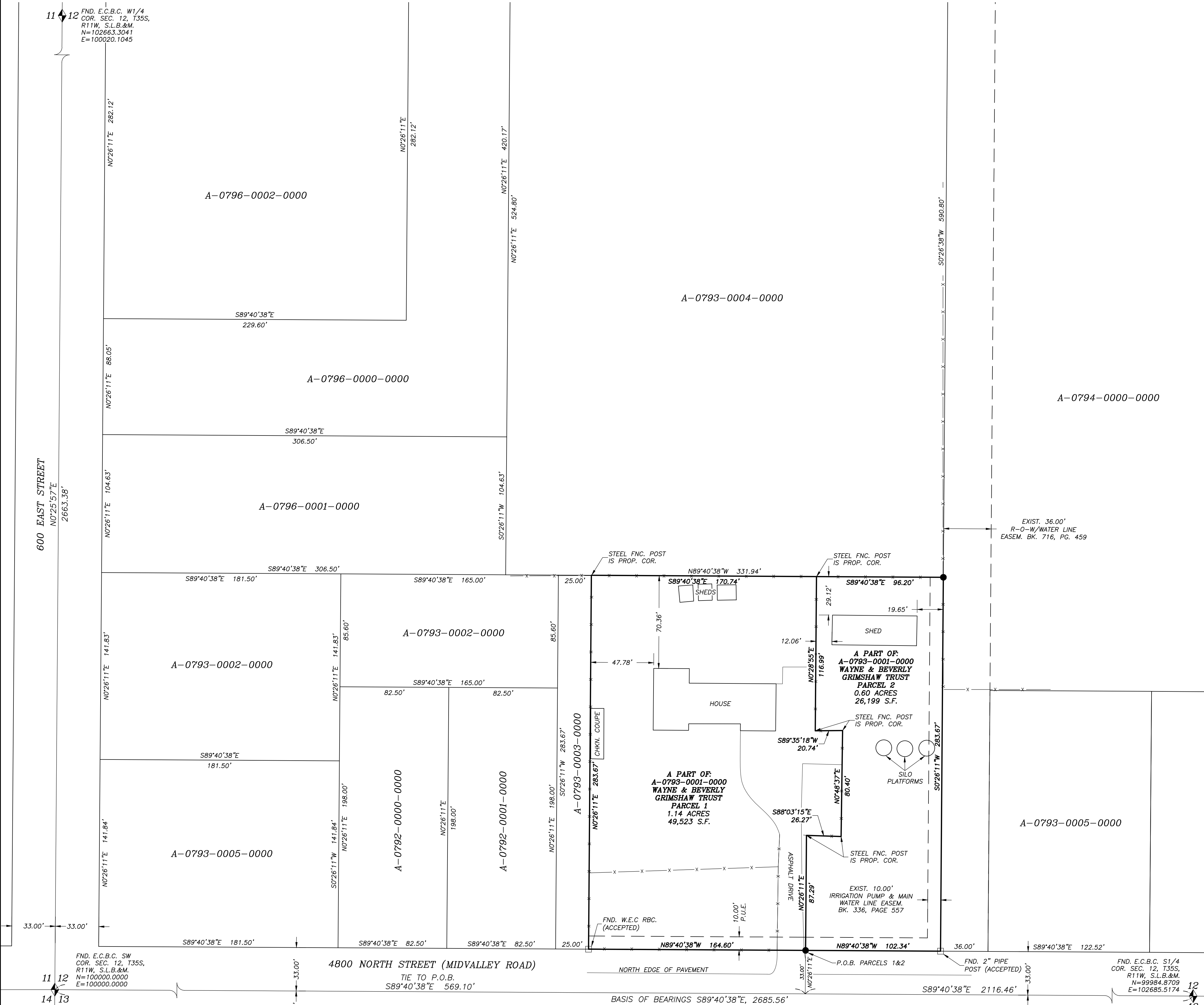
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°40'38"E, ALONG THE SECTION LINE, 569.10 FEET; THENCE N00°26'11"E, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET (MIDVALLEY ROAD); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING N00°26'11"E, 87.29 FEET; THENCE S88°03'15"E, 26.27 FEET; THENCE N00°48'37"E, 80.40 FEET; THENCE S89°35'18"W, 20.74 FEET; THENCE N00°28'55"E, 116.99 FEET; THENCE S89°40'38"E, 96.20 FEET; THENCE S00°26'11"W, 283.67 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SAID 4800 NORTH STREET (MIDVALLEY ROAD); THENCE N89°40'38"W, ALONG SAID LINE, 102.34 FEET TO THE POINT OF BEGINNING. CONTAINING 0.60 ACRES.

TOGETHER WITH AN EXISTING 10.00 FOOT WIDE IRRIGATION PUMP AND MAIN WATER LINE EASEMENT ALONG THE EAST PROPERTY LINE, PER WARRANTY DEED IN BOOK 336, AT PAGE 557, IRON COUNTY OFFICIAL RECORDS.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

SAID EASEMENT DEDICATED HEREIN IS DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE SOUTH PROPERTY LINE ADJACENT TO 4800 NORTH STREET (MIDVALLEY ROAD).



PLAT NO. :
FILE DATE :
RECEIPT NO. :

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors - Land Planners
50 WEST 3600 NORTH
ENOCH CITY, UTAH 84701
435-555-2315 CELL
steven@woolsey.com

MINOR SUBDIVISION/RECORD OF SURVEY FOR:
WAYNE & BEVERLY GRIMSHAW TRUST

ENOCH CITY, IRON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 12, T35S, R11W, S.L.B.&M.

DATE: 8-8-2023
SCALE: 1"=40'

JOB NO.
2278

SHEET NO:
1 OF 1

MINUTES
ENOCH CITY PLANNING COMMISSION
August 22, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa-Zoom
Commissioner Andy Losee
Chairman Pro-Tem Debra Ley

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

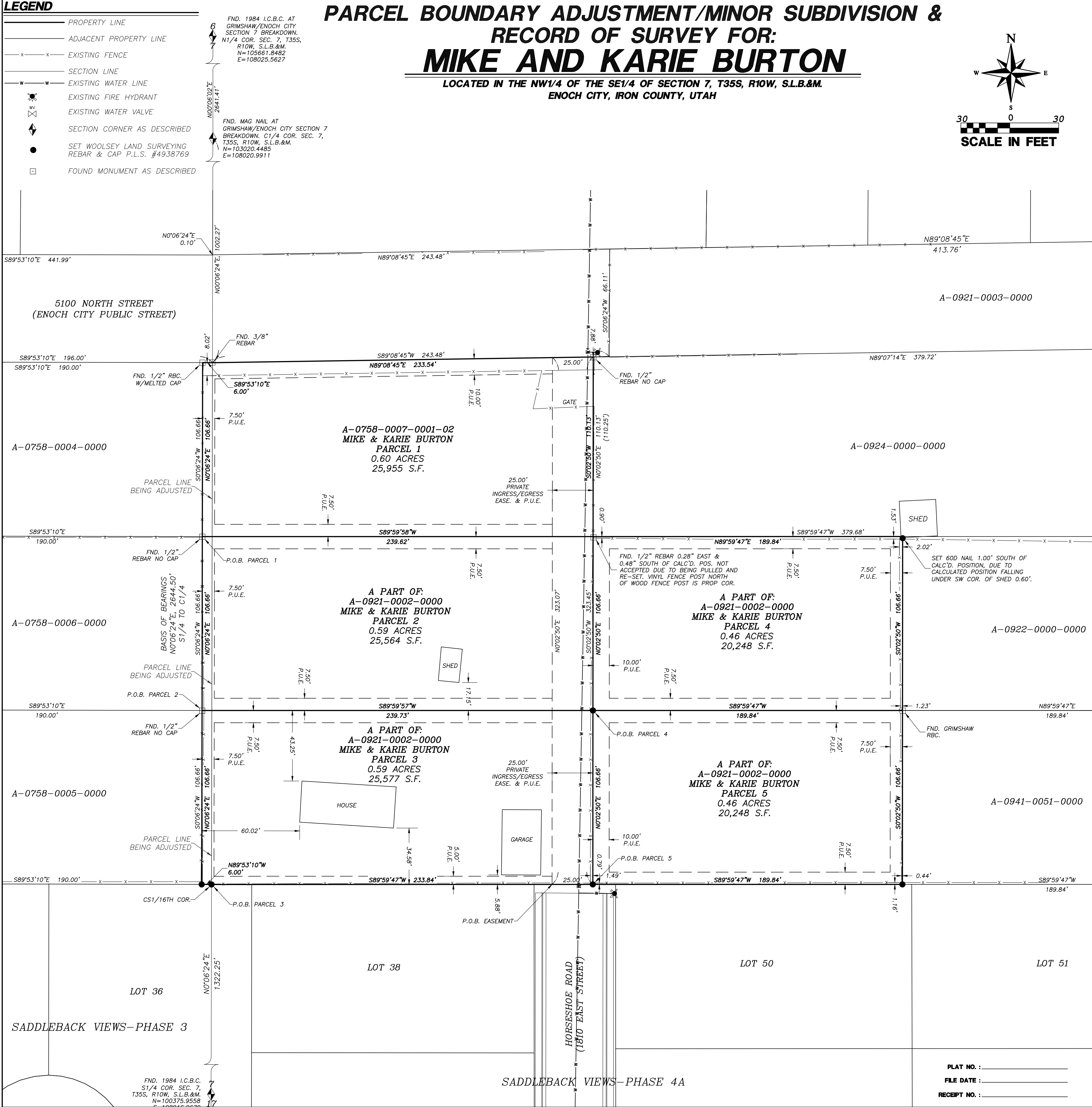
PUBLIC PRESENT: Delaine Finlay

4. CONSIDER A MINOR LOT SUBDIVISION FOR GRIMSHAW TRUST AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson said this is east of 600 East. He showed the property on the map in relation to the city office. Its one parcel, split into two. The address is 667 E. Midvalley Rd. The reason that it is a funny shape is because there was already a fence for their garden space, and they have to have 99 a frontage because it's zoned R-1-18. It complies with all of our ordinances.

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Grimshaw Trust. Commissioner Losee seconded and all voted in favor.

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING FENCE
	SECTION LINE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	SECTION CORNER AS DESCRIBED
	SET WOOLSEY LAND SURVEYING REBAR & CAP P.L.S. #4938769
	FOUND MONUMENT AS DESCRIBED



SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A PARCEL BOUNDARY ADJUSTMENT/MINOR SUBDIVISION/RECORD OF SURVEY MADE UNDER MY DIRECTION OF TWO (2) PARCELS OF LAND LOCATED IN ENOCH CITY, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.



STEVEN BRENT WOOLSEY, PLS #4938769

DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF MIKE AND KARIE BURTON TO PERFORM A PARCEL BOUNDARY ADJUSTMENT/MINOR SUBDIVISION/RECORD OF SURVEY OF IRON COUNTY TAX PARCELS A-0921-0002-0000 & A-0758-0007-0001-02.

THE BASIS OF BEARINGS IS N00°06'24"E, 2644.50 FEET FROM THE SOUTH 1/4 CORNER TO THE CENTER 1/4 CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THIS SURVEY IS ON A LOCAL COORDINATE SYSTEM.

THIS SURVEY ADJUSTS THE COMMON BOUNDARY LINE BETWEEN THE TWO PARENT PARCELS AS STATED ABOVE. CURRENTLY, PARCEL A-0758-0007-0001-02 IS A NARROW 6.00 FOOT WIDE STRIP OF LAND LYING WEST OF A-0921-0002-0000. PER THIS SURVEY AND THE TO BE CREATED AND RECORDED DEEDS, THIS PARCEL WILL BE ADJUSTED TO THE "PARCEL 1" CONFIGURATION. PARCEL A-0921-0002-0000 IS PART OF THE MINOR SUBDIVISION PROCESS AND WILL BE SPLIT INTO FOUR (4) PARCELS AS SHOWN AND DESCRIBED AS PARCELS 2 THRU 5 HEREIN.

PARCEL 1 DESCRIPTION: A-0758-0007-0001-02

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°53'11"W, ALONG THE 1/16TH SECTION LINE, 6.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°06'24"E, 213.32 FEET TO THE POINT OF BEGINNING; THENCE N00°06'24"E, 106.66 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: S89°53'10"E, 6.00 FEET; THENCE N89°08'45"E, 233.54 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°02'50"W, 110.13 FEET; THENCE S89°59'58"W, 239.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.60 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT, AND A PRIVATE INGRESS/EGRESS ACCESS EASEMENT.

SAID EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE NORTH PROPERTY LINE ADJACENT TO 5100 NORTH STREET, AND 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE WEST, AND SOUTH PROPERTY LINES. ALSO, A 25.00 FOOT WIDE PRIVATE INGRESS/EGRESS ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°53'11"W, ALONG THE 1/16TH SECTION LINE, 208.84 FEET TO THE POINT OF BEGINNING; THENCE N00°02'50"E, 323.07 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE N89°08'45"E, ALONG SAID LINE, 25.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°02'50"W, 323.45 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE S89°59'47"W, ALONG SAID LINE, 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 DESCRIPTION: A PART OF A-0921-0002-0000

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°53'10"W, ALONG THE 1/16TH SECTION LINE, 6.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°06'24"E, 106.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°06'24"E, 106.66 FEET; THENCE S89°59'58"E, 239.62 FEET; THENCE S00°02'50"W, 106.66 FEET; THENCE S89°59'47"W, 239.73 FEET TO THE POINT OF BEGINNING. CONTAINING 0.59 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT, AND A PRIVATE INGRESS/EGRESS ACCESS EASEMENT.

SAID EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

A 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE NORTH, SOUTH, AND WEST, PROPERTY LINES. ALSO, A 25.00 FOOT WIDE PRIVATE INGRESS/EGRESS ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°53'10"W, ALONG THE 1/16TH SECTION LINE, 208.84 FEET TO THE POINT OF BEGINNING; THENCE N00°02'50"E, 323.07 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE N89°08'45"E, ALONG SAID LINE, 25.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°02'50"W, 323.45 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE S89°59'47"W, ALONG SAID LINE, 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3 DESCRIPTION: A PART OF A-0921-0002-0000

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER AND THE POINT OF BEGINNING; THENCE N89°53'10"W, ALONG THE 1/16TH SECTION LINE, 6.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°06'24"E, 106.66 FEET; THENCE N89°59'57"E, 239.73 FEET; THENCE S00°02'50"W, 106.66 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE; THENCE S89°59'47"W, ALONG SAID LINE, 233.84 FEET TO THE POINT OF BEGINNING. CONTAINING 0.59 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT, AND A PRIVATE INGRESS/EGRESS ACCESS EASEMENT.

SAID EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

A 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE NORTH, AND WEST PROPERTY LINES, AND A 5.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE SOUTH PROPERTY LINE. ALSO, A 25.00 FOOT WIDE PRIVATE INGRESS/EGRESS ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°59'47"E, ALONG THE 1/16TH SECTION LINE, 208.84 FEET TO THE POINT OF BEGINNING; THENCE N00°02'50"E, 323.07 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE N89°08'45"E, ALONG SAID LINE, 25.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°02'50"W, 323.45 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE S89°59'47"W, ALONG SAID LINE, 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4 DESCRIPTION: A PART OF A-0921-0002-0000

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°59'47"E, ALONG THE 1/16TH SECTION LINE, 233.84 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°02'50"E, 106.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'50"E, 106.66 FEET; THENCE N89°59'47"E, 189.84 FEET; THENCE S00°02'50"W, 106.66 FEET; THENCE S89°59'47"W, 189.84 FEET TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT, AND A PRIVATE INGRESS/EGRESS ACCESS EASEMENT.

SAID EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE, AND 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE NORTH, SOUTH, AND EAST PROPERTY LINES. ALSO, A 25.00 FOOT WIDE PRIVATE INGRESS/EGRESS ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°59'47"E, ALONG THE 1/16TH SECTION LINE, 208.84 FEET TO THE POINT OF BEGINNING; THENCE N00°02'50"E, 323.07 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE N89°08'45"E, ALONG SAID LINE, 25.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°02'50"W, 323.45 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE S89°59'47"W, ALONG SAID LINE, 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5 DESCRIPTION: A PART OF A-0921-0002-0000

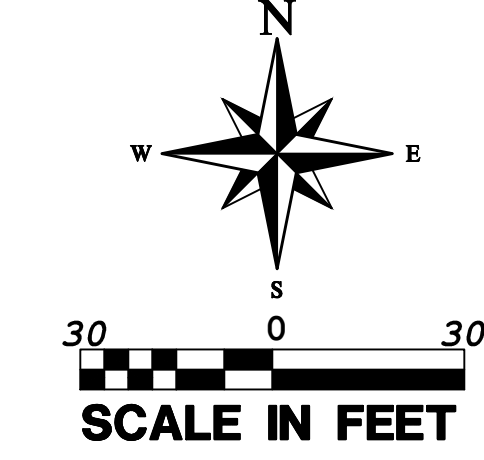
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°59'47"E, ALONG THE 1/16TH SECTION LINE, 233.84 FEET TO THE POINT OF BEGINNING; THENCE N00°02'50"E, 106.66 FEET TO THE POINT OF BEGINNING; THENCE N89°59'47"E, 189.84 FEET; THENCE S00°02'50"W, 106.66 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE S89°59'47"W, ALONG SAID LINE, 189.84 FEET TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT, AND A PRIVATE INGRESS/EGRESS ACCESS EASEMENT.

SAID EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE, AND 7.50 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE NORTH, SOUTH, AND EAST PROPERTY LINES. ALSO, A 25.00 FOOT WIDE PRIVATE INGRESS/EGRESS ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,322.25 FEET TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE N89°59'47"E, ALONG THE 1/16TH SECTION LINE, 208.84 FEET TO THE POINT OF BEGINNING; THENCE N00°02'50"E, 323.07 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE N89°08'45"E, ALONG SAID LINE, 25.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°02'50"W, 323.45 FEET TO A POINT LOCATED ON SAID 1/16TH SECTION LINE; THENCE S89°59'47"W, ALONG SAID LINE, 25.00 FEET TO THE POINT OF BEGINNING.



PLAT NO. :
FILE DATE :
RECEIPT NO. :

REVISIONS		DATE	BY
NO	DESCRIPTION		

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors - Land Planners
50 WEST 3600 NORTH
ENOCH CITY, UTAH 84701
435-555-2315 CELL
steven@woolsey.com

PARCEL BOUNDARY ADJUSTMENT / MINOR SUBDIVISION / RECORD OF SURVEY FOR:

MIKE AND KARIE BURTON

ENOCH CITY, IRON COUNTY, UTAH
LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 7, T35S, R10W, S.L.B.&M.

DATE: 8-8-2023
SCALE: 1"=30'
JOB NO.
2710
SHEET NO:
1 OF 1

MINUTES
ENOCH CITY PLANNING COMMISSION
August 22, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa-Zoom
Commissioner Andy Losee
Chairman Pro-Tem Debra Ley

STAFF PRESENT:

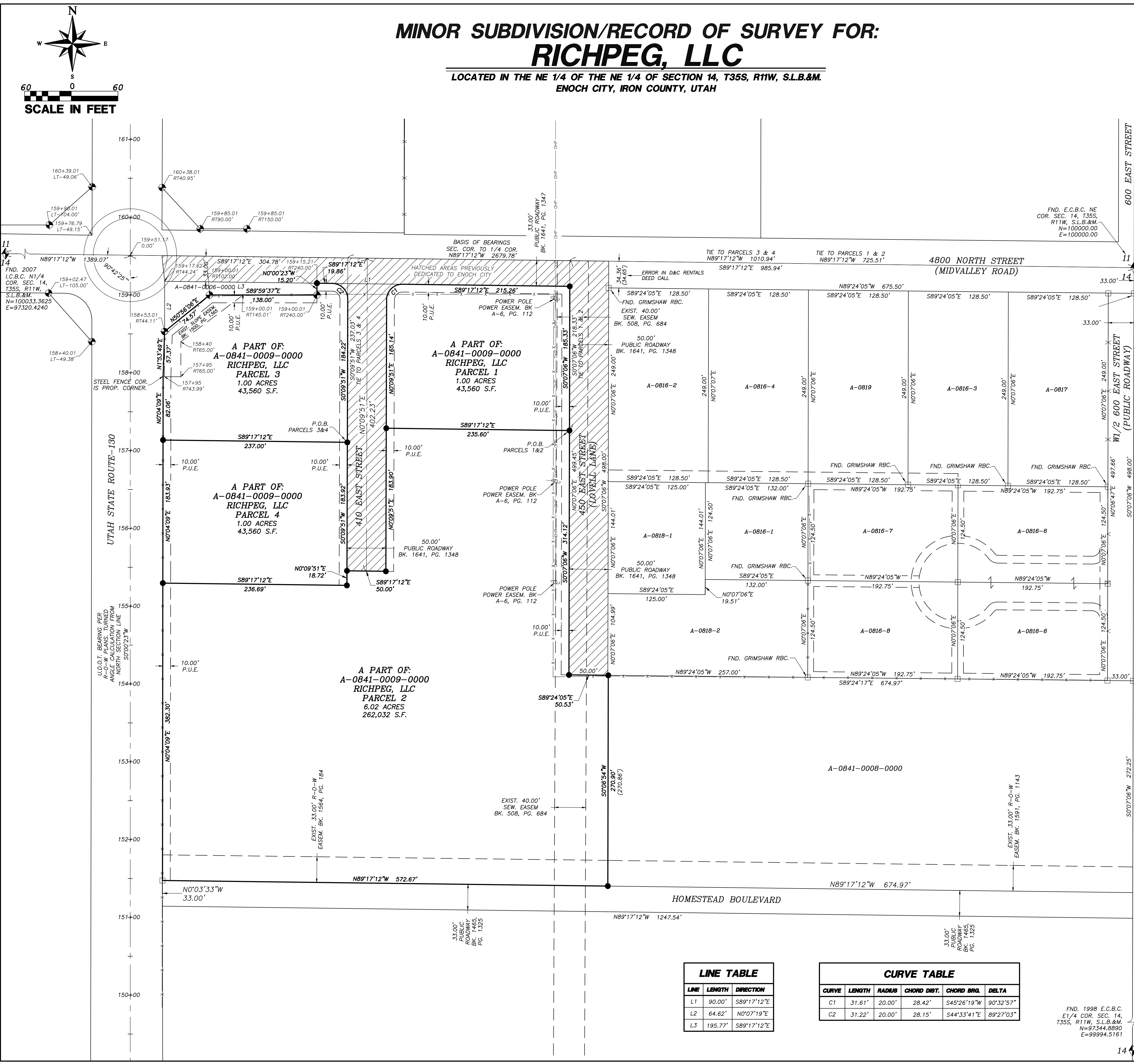
Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT: Delaine Finlay

5. CONSIDER A MINOR LOT SUBDIVISION FOR MIKE AND KARIE BURTON AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson said this is located off of Enoch Road. He showed the property on the map. There are two parcels. One has a parcel boundary adjustment and the other a minor subdivision with four lots. Because it's a minor subdivision he can do a private ingress egress. He is giving the easements to every property owner so we don't have to maintain it. Commissioner Ley asked why it is not a lot. He said when you do a major subdivision and doing more than 4, they become lots and it becomes a platted subdivision. With this minor, four deeds will be recorded. That is the difference. Boundary line adjustments are not something that needs to go through the city.

Commissioner Losee made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Mike and Karie Burton. Commissioner Correa seconded and all voted in favor.



LEGEND

—

PROPERTY LINE

— x — x —

ADJACENT PROPERTY LINE

— x — x —

EXISTING FENCE

—

SECTION LINE

◆

SECTION CORNER AS DESCRIBED

●

SET WOOLSEY LAND SURVEYING REBAR & CAP P.L.S. #4938769

◆

FOUND U.D.O.T. BRASS CAP R-O-W MARKER

□

FOUND W.L.S. REBAR CAP MONUMENT OR AS DESCRIBED

(00.00)

RECORD BEARING OR DISTANCE

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A MINOR SUBDIVISION/RECORD OF SURVEY MADE UNDER MY DIRECTION OF A PARCEL OF LAND, LOCATED IN ENOCH CITY, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.

STEVEN BRENT WOOLSEY, PLS #4938769

DATE

STEVEN BRENT WOOLSEY

IRON COUNTY, UTAH

SURVEYOR'S NARRATIVE

THIS MINOR SUBDIVISION/RECORD OF SURVEY WAS DONE AT THE REQUEST OF RICHPEG, LLC TO CREATE A MINOR SUBDIVISION OF IRON COUNTY TAX PARCEL A-0841-0009-0000.

THE BASIS OF BEARINGS IS N89°17'12"W, 2679.78 FEET FROM THE NORTHEAST CORNER TO THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN. THIS SURVEY IS ON THE ENOCH CITY COORDINATE CONTROL. ALL COORDINATES AS SHOWN REFLECT SAID CONTROL.

A PORTION OF 4800 NORTH STREET (MIDVALLEY ROAD), 410 EAST STREET, AND 450 EAST STREET WERE PREVIOUSLY CONVEYED BY DEED OF DEDICATION DOCUMENT NO. 0080480, IN BOOK 1641, AT PAGES 1347-1349, OFFICIAL IRON COUNTY RECORDS. LOVELL LANE R-O-W EASEMENT WAS VACATED PER DOCUMENT NO. 00807179, IN BOOK 1648, AT PAGE 19, OFFICIAL IRON COUNTY RECORDS.

REFERENCES: RECORD OF SURVEY BY DOUG GRIMSHAW FOR JIM AND LYNN CLARK, PLAT NO. 2156, DATED 04-09-2008. MINOR SUBDIVISION BY WOOLSEY LAND SURVEYING, P.C. FOR EIGHT C'S LLC, FILE NO. 3136, DATED 12-14-2018. MINOR SUBDIVISION BY WOOLSEY LAND SURVEYING, P.C. FOR EIGHT C'S LLC, FILE NO. 3289, DATED 1-2-2020. UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FEDERAL AIRPORTS PROJECT, MAP 100000000, IN BOOK 1641, AT PAGES 1347-1349, OFFICIAL IRON COUNTY RECORDS.

PARCEL 1 DESCRIPTION: A PART OF A-0841-0009-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 725.51 FEET; THENCE S00°07'06"W, 218.33 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°17'12"W, 235.60 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE N00°09'51"E, ALONG SAID RIGHT-OF-WAY LINE, 185.14 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°29'51"; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.61 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET (MIDVALLEY ROAD); THENCE S89°17'12"E, ALONG SAID LINE, 215.26 FEET TO THE NORTHWEST CORNER OF 450 EAST STREET; THENCE S00°07'06"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STREET, 185.33 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

THE PUBLIC UTILITIES EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE NORTH PROPERTY LINE ADJACENT TO 4800 NORTH STREET (MIDVALLEY ROAD), THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, AND THE WEST PROPERTY LINE ADJACENT TO 410 EAST STREET.

SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING 40.00 FOOT WIDE RIGHT-OF-WAY SEWER EASEMENT ALONG THE EASTERLY PROPERTY LINE AS DESCRIBED IN THAT CERTAIN DOCUMENT NO. 00340878, IN BOOK 508, AT PAGES 685-686, OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO AN EXISTING DUNE POWER COMPANY EASEMENT ALONG THE EASTERLY PROPERTY LINE RUNNING ALONG AN EXISTING OVERHEAD POWER LINE AS SET FORTH IN BOOK A-6 AT PAGE 112, OFFICIAL IRON COUNTY RECORDS. NOTE: SAID EASEMENT DOES NOT DEFINE A WIDTH OR EXACT LOCATION FOR SAID POWER LINE.

PARCEL 2 DESCRIPTION: A PART OF A-0841-0009-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 725.51 FEET; THENCE S00°07'06"W, 218.33 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET; THENCE CONTINUING S00°07'06"W, ALONG SAID RIGHT-OF-WAY LINE, 314.12 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY; THENCE S89°24'05"E, ALONG THE SOUTH LINE OF SAID ROADWAY AND ITS EASTERLY PROJECTION, 50.53 FEET; THENCE S00°09'51"W, 270.80 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF HOMESTEAD BOULEVARD; THENCE N89°17'12"W, ALONG SAID LINE, 572.67 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE N00°04'09"E, ALONG SAID RIGHT-OF-WAY FENCE LINE, 183.93 FEET TO THE SOUTHWEST CORNER OF SAID LINE AND RUNNING S89°17'12"E, 236.69 FEET; THENCE N00°09'51"E, 18.72 FEET TO THE SOUTHWEST CORNER OF 410 EAST STREET; THENCE S89°17'12"E, ALONG THE SOUTH LINE OF SAID STREET, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID STREET; THENCE N00°09'51"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STREET, 183.90 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 235.60 FEET TO THE POINT OF BEGINNING, CONTAINING 6.02 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

THE PUBLIC UTILITIES EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, THAT PROPERTY LINE ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF 410 EAST STREET, AND THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130.

SUBJECT TO AN EXISTING 33.00 FOOT WIDE RIGHT-OF-WAY ALONG THE SOUTH PROPERTY LINE ADJACENT TO HOMESTEAD BOULEVARD.

SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING 40.00 FOOT WIDE RIGHT-OF-WAY SEWER EASEMENT ALONG THE EASTERLY PROPERTY LINE AS DESCRIBED IN THAT CERTAIN DOCUMENT NO. 00340878, IN BOOK 508, AT PAGES 685-686, OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO AN EXISTING DUNE POWER COMPANY EASEMENT ALONG THE EASTERLY PROPERTY LINE RUNNING ALONG AN EXISTING OVERHEAD POWER LINE AS SET FORTH IN BOOK A-6 AT PAGE 112, OFFICIAL IRON COUNTY RECORDS. NOTE: SAID EASEMENT DOES NOT DEFINE A WIDTH OR EXACT LOCATION FOR SAID POWER LINE.

PARCEL 3 DESCRIPTION: A PART OF A-0841-0009-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 1,010.94 FEET; THENCE S00°09'51"W, 237.03 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°17'12"W, 237.00 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE ALONG SAID RIGHT-OF-WAY FENCE LINE THE FOLLOWING TWO (2) COURSES: N00°04'09"E, 82.06 FEET; THENCE N01°53'49"E, 57.37 FEET TO THE SOUTHWEST CORNER OF UTAH DEPARTMENT OF TRANSPORTATION PARCEL (A-0841-0008-0000); THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES: N00°56'06"E, 74.57 FEET; THENCE S89°17'12"E, 139.00 FEET; THENCE N00°09'51"W, 15.00 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 NORTH STREET (MIDVALLEY ROAD); THENCE S89°17'12"E, ALONG SAID LINE, 19.86 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°27'03"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTHEASTERLY ALONG SAID CURVE, 31.22 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID 410 EAST STREET; THENCE S00°09'51"W, ALONG SAID LINE, 184.22 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

THE PUBLIC UTILITIES EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE EAST PROPERTY LINE ADJACENT TO 410 EAST STREET, THE NORTH PROPERTY LINE ADJACENT TO 4800 NORTH STREET (MIDVALLEY ROAD) AND ITS TRANSITION INTO UTAH STATE ROUTE-130, AND THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130.

SUBJECT TO AN EXISTING CUT/FILL SLOPE EASEMENT AS DESCRIBED IN THAT CERTAIN DOCUMENT NO. 00750099, IN BOOK 1500, AT PAGES 1365-1366, OFFICIAL IRON COUNTY RECORDS.

PARCEL 4 DESCRIPTION: A PART OF A-0841-0009-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 1,010.94 FEET; THENCE S00°09'51"W, 237.03 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE CONTINUING S00°09'51"W, ALONG SAID RIGHT-OF-WAY LINE AND ITS SOUTHERLY PROJECTION, 183.92 FEET; THENCE N89°17'12"W, 236.69 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE N00°04'09"E, ALONG SAID RIGHT-OF-WAY FENCE LINE, 183.93 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 237.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

THE PUBLIC UTILITIES EASEMENTS DEDICATED HEREIN ARE DESCRIBED AS FOLLOWS:

10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE EAST PROPERTY LINE AND ADJACENT TO 410 EAST STREET, AND THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130.

PLAT NO. :

FILE DATE :

RECEIPT NO. :

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	31.61'	S89°17'12"E
L2	64.62'	N0°07'19"E
L3	195.77'	S89°17'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.61'	20.00'	28.42'	S45°26'19"W	90°32'57"
C2	31.22'	20.00'	28.15'	S44°33'41"E	89°27'03"

FND. 1998 E.C.B.C.
E1/4 COR. SEC. 14,
T35S, R11W, S.L.B.&M.
N=97344.8890
E=99994.5161

MINOR SUBDIVISION/RECORD OF SURVEY FOR:

RICHPEG, LLC

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T35S, R11W, S.L.B.&M.
ENOCH CITY, IRON COUNTY, UTAH

REVISIONS

NO	DATE	DESCRIPTION

WOOLSEY LAND SURVEYING, P.C.

Land Surveyors - Land Planners

50 WEST 3600 NORTH
ENOCH CITY, UTAH 84701
435-559-2318 CELL
steven@woolsey.com

MINOR SUBDIVISION/RECORD OF SURVEY FOR:

RICHPEG, LLC

ENOCH CITY, IRON COUNTY, UTAH
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T35S, R11W, S.L.B.&M.

DATE: 8-14-2023

SCALE: 1"=60'

JOB NO.
2218

SHEET NO:
1 OF 1

**August 22, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT:

Commissioner Leonard Correa-Zoom
Commissioner Andy Losee
Chairman Pro-Tem Debra Ley

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT: Delaine Finlay

6. CONSIDER A MINOR LOT SUBDIVISION FOR RICHPEG, LLC AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson showed the property on the map. 410 East and 450 East have already been dedicated to the city. The roads are already done. They are taking a big piece of property and splitting it into four lots. This is all commercial. So, it is a commercial minor subdivision.

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Richpeg, LLC. Commissioner Losee seconded and all voted in favor.



12.2700 ~~BONDS AND OTHER~~ SUBDIVISION PERFORMANCE GUARANTEES

12.2700.2701 COMPLETION ASSURANCE

Subdivider shall guarantee improvements in accordance with the following:

A. Completion of improvements before recordation. If subdivider desires to construct improvements as shown on approved construction drawings prior to recordation:

1. Recordation of the final plat shall not occur until the improvements required in connection with the subdivision have been completed and conditionally accepted. Said final plat shall be submitted to the City and held until the 12-month warranty period commences and then submitted for City Council approval.

2. Subdivider shall provide guarantee of conditionally accepted improvements in a form acceptable to the City as shown in 12.2700.2702 of this code in the following amount:

a. Ten (10) percent of the total cost of all the required improvements shall be retained by the City during the 12-month warranty period.

B. Recordation before completion of improvements. If the subdivider desires to have a plat recorded prior to construction of improvements, subdivider shall guarantee completion of installation and construction of the required improvements in compliance with all City standards within two years from the date of final plat approval by the City Council. The subdivider and/or developer shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such personnel as the City Council shall designate. The amount of the completion assurance shall be 125% of the Engineer's estimated costs of the improvements.

Warranty of completed improvements.

Upon completion of construction and installation of all required improvements, subdivider shall warrant that said improvements shall be and shall remain free from defects in material and workmanship for a period of 12 months after the date of preliminary acceptance by City.

The subdivider shall be responsible to make all repairs to and maintain the improvements and every part thereof in good working condition during the guarantee period without cost to the City.

The completion assurance shall be in ~~one or more of the~~ following forms: of cash, an irrevocable letter of credit, or an escrow bond.

12.2700.2702 TYPES OF COMPLETION ASSURANCE

Completion Assurance shall be executed by financial institutions acceptable to the City, and must be in the form approved by the City. In order to guarantee completion of improvements, subdivider shall provide one of the following types of completion assurances:

1. Escrow. The subdivider shall deposit with any insurance company, bank, or savings and loan institution in an escrow account an amount of money equal to 125 percent of the estimated costs of the improvements not constructed or installed by the subdivider, as determined by an Engineer's Estimate. The escrow agreement shall be subject to approval by the City Attorney and shall be signed by the subdivider, the City,

and the escrow holder.

2.Irrevocable letter of credit. The subdivider shall file with the City an irrevocable letter of credit from a duly chartered state or national bank or savings and loan institution, which letter shall contain provisions substantially like that required in the escrow agreement.

3.Other guarantee. Such other financial guarantee that may be acceptable to the City Council.

~~The completion assurance as required by this section must be posted prior to recording. As improvements are completed, inspected, approved and accepted the completion assurance may be reduced proportionately as stated:~~

12.2700.2703 RELEASE OF COMPLETION ASSURANCE

As improvements are completed, inspected, approved, and accepted, the completion assurance may be reduced proportionately as stated:

Improvement Completed	Reduction of Assurance
Underground infrastructure	25%
Road base to final grade	25%
Final inspection for release	40%
End of one (1) year warranty	<u>10%</u>

Escrow: As the required improvements are satisfactorily installed and have been inspected by the City, funds which have been placed in escrow for those improvements will be authorized to be released for payment. Escrow holder is authorized to release funds from this account only after receiving a written release from City. The City is not responsible to determine the party to be paid.

12.2700.2703 SUBDIVISION WARRANTY

After all required improvements have been installed, the subdivider shall notify the City and request that the subdivision be granted preliminary acceptance and begin the warranty period. The subdivision will then be inspected by City, and if all improvements have been completed in accordance with City ordinances and specifications, as built plans have been delivered to the Public Works Department, and a final grading plan has been submitted, the City will grant preliminary acceptance. The subdivision will then begin the 12-month warranty period. Ten (10) percent of the total cost of all the required improvements, as specified above, shall be retained by the City during this warranty period.

The purpose of retaining the ten (10) percent warranty amount is to guarantee that the improvements have been installed correctly and that they function properly. If any improvements have not been installed correctly or fail to function properly, and the subdivider fails to correct the deficiencies within 30 days of notification thereof, then upon written notice by the City, escrow shall pay over to the City the amount necessary to complete, repair, or replace said improvements.

In the event the costs of completing, repairing, or replacing the unsatisfactory improvements exceed the amount of remaining completion assurance, the subdivider shall, within ten days of notice thereof, pay the excess amount to the City and shall also cause to restore the escrow account or irrevocable letter of credit to the prescribed ten (10)

percent warranty amount. The City shall not issue any building permits for the subdivision until the above referenced excess costs have been paid to the City and the warranty amount (ten percent of the total cost of improvements) has been restored.

Upon completion, inspection, approval, and acceptance of all the required improvements, the completion assurance, less ten percent (10%), shall be released to the subdivider/developer. Ten percent (10%) of the Engineer's costs of improvement shall be held from the completion assurance for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.

12.2700.2704 ENFORCEMENT AND PERMITS

A. In order to enforce compliance with this chapter, the Building Official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land until the provisions of this chapter have been met. No City officer or employee shall issue any permit or license for the construction or installation of any building or structure or use on any subdivision lot until the following conditions have been met:

1. Such subdivision plat shall have been approved and recorded in the office of the county recorder.
2. Infrastructure improvements shown on approved construction plans for the subdivision:
 - a. Have been constructed and installed and preliminarily accepted; or
 - b. The City has received and accepted an improvement completion assurance for the subdivision in accordance with this chapter, and the following improvements have been constructed, installed, tested, and accepted in accordance with the requirements of the building or fire code:
 - (1) A road base of untreated, compacted, and graded gravel;
 - (2) Sewer, storm drains and storm drain facilities;
 - (3) Curb and gutter unless otherwise not required by this Code;
 - (4) Water system, including water lines and hydrants; and
 - (5) Power lines.

B. All required improvements must be complete within 12 months of notice to proceed.

C. The City may call upon the improvement completion assurance filed with the City for all improvements not completed within 12 months of the notice to proceed or when the first building within the subdivision seeks an occupancy permit, whichever is sooner.

D. It shall be prohibited for anyone to start construction on any building within a subdivision until they have fulfilled the requirements of this chapter.

E. Any license or permit issued in conflict with this chapter shall be null and void.

F. Notwithstanding the provisions of subsection A above, a building permit may be issued for:

1. A single model home in a subdivision, provided that a certificate of occupancy shall not be granted and the model home may not be used or occupied for any reason until the subdivision plat has been approved and recorded.
2. A model home complex within a master planned community with a planned development overlay upon approval by the City Council of an amendment to the development agreement stating the terms and conditions for issuance of the building permit.

12.2700.2705 PENALTY; VALIDITY

A. Penalty. Any subdivider or other person who shall violate or fail to comply with any of the provisions for this chapter shall be guilty of a class B misdemeanor, and punished as provided by law upon conviction.

B. Validity. If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be invalid, such holding shall not affect the validity of the remaining portion of this chapter.

MINUTES
ENOCH CITY PLANNING COMMISSION
August 8, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Debra Ley
Chairman Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder - excused
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT: Bob Platt

**3. CONSIDER AMENDING ENOCH CITY CODE 12.2700 BONDS AND OTHER
SUBDIVISION PERFORMANCE GUARANTEES AND SET A PUBLIC HEARING FOR
AUGUST 22, 2023 – Amending several sections**

City Manager Dotson said there is a subdivision being built right now that the developer hasn't given us the bond or the completion assurance. Other cities allow another process other than what we do. He explained the process for developers putting in infrastructure according to the city code. We require them to bring a guarantee that they will complete it. They give that to us at the commencement of construction and the three forms are a cash bond, a letter of credit, or an escrow bond. They pay an interest amount on the completion assurance. Currently, once a final plat has been approved a developer can sell lots without any homes built and without any infrastructure. They would file the final plat to be recorded so they can sell lots. We have a letter of credit so if they don't complete it, we would hire a contractor to finish and it goes against that letter of credit.

In other cities, the developer would bring the final plat to the city unsigned, except by him, and we hold it until all of the construction is done. We also hold 10% for a year warranty. After construction is done, we would record the final plat and he can start selling lots. This takes the pressure off of the developer to pay that percentage of interest every month for that bond or letter of credit. They still can't sell any lots because there aren't any lots to sell since the final plat hasn't been recorded. Our attorney said it makes more sense to hold the final plat. A new Utah law states that if a final plat is recorded, the municipality must allow the issuance of a building permit even if there are no utilities or infrastructure. The owner can't move in, but the home can be built.

Chairman Tingey asked about the 10% percent. City Manager Dotson said it's held at the bank and after the warranty period is done the letter of credit is released or the cash is given back. Commissioner Ley asked what a subdivider included. City Manager Dotson said it was anyone who is subdividing property. If they aren't putting public utilities in, they don't have to bond. He gave an example. He read Section A of the proposed code amendment. It was titled Completion of Improvements Before Recordation. We hold the final plat, then it goes to City Council for approval. We would receive the final plat once the construction documents are approved by the city engineer, which sits in the office. They start construction on the subdivision and then the City Council sees the final plat. Right now, it's a technicality, because if the final plat meets our ordinances, then it will be approved no matter what. Next year the changes to the state code will go into effect and we will have to change our codes to where the City Council will not see a final

plat ever. The Planning Commission can see a preliminary plat and hold a public hearing if chosen to do so. There was a discussion regarding what other completion assurances may be acceptable. He went over Section B titled Recordation Before Completion Improvements. This was what the city currently has in place. It was proposed to be included in the code as another option for developers. City Manager Dotson explained the difference between the options. Chairman Tingey asked if the city was allowed to collect interest in the money that sits in the account. City Manager Dotson said he wasn't sure and that he would check on it. A portion of section B was written incorrectly. "within two years" should read "within one year".

He went over code 12.2700.2703 Release of Completion Assurance. There was a table in the code, which illustrated what percentage of the 125% competition assurance would be reduced. It was based on what the improvement was completed.

Commissioner Ley asked if drainage could be included. City Manager Dotson said the road base to the final grade includes the drainage. He then read Code 12.2700.2703 Subdivision Warranty. Once the city grants a preliminary acceptance, the 12-month warranty period begins. It describes the purpose for the 10% of the total cost of the improvements to be retained for that warranty period. If something fails and its more than that 10%, they have to pay to fix the whole thing. Commissioner Ley asked if this holds the developer responsible for people other than themselves for damages caused to homeowners. City Manager Dotson said no. This means infrastructure such as a ditch or road. Commissioner Ley used a holding pond as an example of something that may not have been built correctly and homes flooded. City Manager Dotson said if the pond didn't do what it was built to do and the city accepted it, then it would be the city's responsibility. If it does what it is designed to do then it's neither the developer nor the city's responsibility. The floods that happened in 2021 happened partially because the ponds weren't designed to handle the amount of water they received. If you want to increase the standard then you have to change it in the code. City Manager Dotson read code 12.2700.2704 Enforcement and Permits. The current code had no enforcement provisions in it. Commissioner Ley asked if there was anything in the proposed changes regarding a grubbing permit. City Manager Dotson said we don't have to do anything with those. We have determined that it's your property and if you want to dig a hole, you can. Commissioner Ley noted the requirement for wetting down the property as they dig. City Manager Dotson said we don't have anything in our code that required them to wet the dirt. He thought it was in the International Building Code. City Manager Dotson explained the code 12.2700.2705 Penalty. Chairman Tingey asked if there were any questions. City Manager Dotson said if a developer wishes to warranty it for two years, they don't have to give a completion assurance in some cities. That is not favorable.

Commissioner Ley made a motion to set a public hearing regarding the amendment of Enoch City Code 12.2700 Bonds and Other Subdivision Performance Guarantees for August 22, 2023. Commissioner Losee seconded and all voted in favor.

MINUTES
ENOCH CITY PLANNING COMMISSION
August 22, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa-Zoom
Commissioner Andy Losee
Chairman Pro-Tem Debra Ley

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT: Delaine Finlay

2. PUBLIC HEARING REGARDING AMENDING ENOCH CITY CODE 12.2700 BONDS AND OTHER SUBDIVISION PERFORMANCE GUARANTEES

Commissioner Correa made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding amending Enoch City Code 12.2700 Bonds and Other Subdivision Performance Guarantees. Commissioner Losee seconded and all voted in favor.

There were no public comments.

Commissioner Losee made a motion to close the public hearing and reconvene the regularly scheduled meeting. Commissioner Correa seconded and all voted in favor.

3. CONSIDER AMENDING ENOCH CITY CODE 12.2700 BONDS AND OTHER SUBDIVISION PERFORMANCE GUARANTEES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson said nothing has changed since the last discussion.

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding amending Enoch City Code 12.2700 Bonds and Other Subdivision Performance Guarantees. Commissioner Losee seconded and all voted in favor.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2023-09-06**

**AN ORDINANCE AMENDING THE ENOCH CITY ORDINANCE, SECTION 12.2700 SUBDIVISION
PERFORMANCE GUARANTEES**

WHEREAS, the Enoch City Planning Commission has determined the current ordinance regarding the subdivision bonds and other performance guarantees required an amendment to the language and several section additions to meet the growing needs of the City; and

WHEREAS, the Enoch City Planning Commission held a public hearing on August 22, 2023 and sent a favorable recommendation to the City Council regarding amending the Enoch City Ordinance; and

WHEREAS, the Enoch City Council reviewed the favorable recommendation from the Planning Commission to amend the language; and

WHEREAS, the Enoch City Council has held further discussion of the language and now proposes it be approved as follows:

12.2700 SUBDIVISION PERFORMANCE GUARANTEES

12.2700.2701 COMPLETION ASSURANCE

Subdivider shall guarantee improvements in accordance with the following:

A. Completion of improvements before recordation. If subdivider desires to construct improvements as shown on approved construction drawings prior to recordation:

1. Recordation of the final plat shall not occur until the improvements required in connection with the subdivision have been completed and conditionally accepted. Said final plat shall be submitted to the City and held until the 12-month warranty period commences and then submitted for City Council approval.

2. Subdivider shall provide guarantee of conditionally accepted improvements in a form acceptable to the City as shown in 12.2700.2702 of this code in the following amount:

a. Ten (10) percent of the total cost of all the required improvements shall be retained by the City during the 12-month warranty period.

B. Recordation before completion of improvements. If the subdivider desires to have a plat recorded prior to construction of improvements, subdivider shall guarantee completion of installation and construction of the required improvements in compliance with all City standards within two years from the date of final plat approval by the City Council. The subdivider and/or developer shall

deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such personnel as the City Council shall designate. The amount of the completion assurance shall be 125% of the Engineer's estimated costs of the improvements.

Warranty of completed improvements.

Upon completion of construction and installation of all required improvements, subdivider shall warrant that said improvements shall be and shall remain free from defects in material and workmanship for a period of 12 months after the date of preliminary acceptance by City.

The subdivider shall be responsible to make all repairs to and maintain the improvements and every part thereof in good working condition during the guarantee period without cost to the City.

12.2700.2703 RELEASE OF COMPLETION ASSURANCE

As improvements are completed, inspected, approved, and accepted, the completion assurance may be reduced proportionately as stated:

Improvement Completed	Reduction of Assurance
Underground infrastructure	25%
Road base to final grade	25%
Final inspection for release	40%
<u>End of one (1) year warranty</u>	<u>10%</u>

Escrow: As the required improvements are satisfactorily installed and have been inspected by the City, funds which have been placed in escrow for those improvements will be authorized to be released for payment. Escrow holder is authorized to release funds from this account only after receiving a written release from City. The City is not responsible to determine the party to be paid.

12.2700.2703 SUBDIVISION WARRANTY

After all required improvements have been installed, the subdivider shall notify the City and request that the subdivision be granted preliminary acceptance and begin the warranty period. The subdivision will then be inspected by City, and if all improvements have been completed in accordance with City ordinances and specifications, as built plans have been delivered to the Public Works Department, and a final grading plan has been submitted, the City will grant preliminary acceptance. The subdivision will then begin the 12-month warranty period. Ten (10) percent of the total cost of all the required improvements, as specified above, shall be retained by the City during

this warranty period.

The purpose of retaining the ten (10) percent warranty amount is to guarantee that the improvements have been installed correctly and that they function properly. If any improvements have not been installed correctly or fail to function properly, and the subdivider fails to correct the deficiencies within 30 days of notification thereof, then upon written notice by the City, escrow shall pay over to the City the amount necessary to complete, repair, or replace said improvements.

In the event the costs of completing, repairing, or replacing the unsatisfactory improvements exceed the amount of remaining completion assurance, the subdivider shall, within ten days of notice thereof, pay the excess amount to the City and shall also cause to restore the escrow account or irrevocable letter of credit to the prescribed ten (10) percent warranty amount. The City shall not issue any building permits for the subdivision until the above referenced excess costs have been paid to the City and the warranty amount (ten percent of the total cost of improvements) has been restored.

12.2700.2704 ENFORCEMENT AND PERMITS

A. In order to enforce compliance with this chapter, the Building Official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land until the provisions of this chapter have been met. No City officer or employee shall issue any permit or license for the construction or installation of any building or structure or use on any subdivision lot until the following conditions have been met:

1. Such subdivision plat shall have been approved and recorded in the office of the county recorder.

2. Infrastructure improvements shown on approved construction plans for the subdivision:

- a. Have been constructed and installed and preliminarily accepted; or
- b. The City has received and accepted an improvement completion assurance for the subdivision in accordance with this chapter, and the following improvements have been constructed, installed, tested, and accepted in accordance with the requirements of the building or fire code:
 - (1) A road base of untreated, compacted, and graded gravel;
 - (2) Sewer, storm drains and storm drain facilities;
 - (3) Curb and gutter unless otherwise not required by this Code;
 - (4) Water system, including water lines and hydrants; and
 - (5) Power lines.

B. All required improvements must be complete within 12 months of notice to proceed.

C. The City may call upon the improvement completion assurance filed with the City for all improvements not completed within 12 months of the notice to proceed or when the first building within the subdivision seeks an occupancy permit, whichever is sooner.

D. It shall be prohibited for anyone to start construction on any building within a subdivision until they have fulfilled the requirements of this chapter.

E. Any license or permit issued in conflict with this chapter shall be null and void.

F. Notwithstanding the provisions of subsection A above, a building permit may be issued for:

1. A single model home in a subdivision, provided that a certificate of occupancy shall not be granted and the model home may not be used or occupied for any reason until the subdivision plat has been approved and recorded.

2. A model home complex within a master planned community with a planned development overlay upon approval by the City Council of an amendment to the development agreement stating the terms and conditions for issuance of the building permit.

12.2700.2705 PENALTY; VALIDITY

A. Penalty. Any subdivider or other person who shall violate or fail to comply with any of the provisions for this chapter shall be guilty of a class B misdemeanor, and punished as provided by law upon conviction.

B. Validity. If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be invalid, such holding shall not affect the validity of the remaining portion of this chapter.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that Enoch City Ordinance 12.2700 Final Plat is amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 6th day of September, 2023. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 6th day of September 2023

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

VOTING:

Katherine Ross	Yea ___	Nay ___
West Harris	Yea ___	Nay ___
David Harris	Yea ___	Nay ___
Bob Tingey	Yea ___	Nay ___
Shawn Stoor	Yea ___	Nay ___

ATTEST:

Lindsay Hildebrand, City Recorder

SEAL:

PETITION FOR ANNEXATION

To the Mayor and members of the Enoch City Council, a municipal corporation of the State of Utah:

The petition of the undersigned owners of real property hereinafter more particularly described herein, do hereby present this Petition for Annexation of the said real property into the corporate limits of Enoch City, UT, and respectfully represent as follows:

1. That they are the owners, or owners' representative, of the real property in the territory lying contiguous to the present corporate limits of Enoch City, Iron County, State of Utah.
2. That the undersigned petitioners constitute a 51% majority of the owners of the said real property, and that they desire to have such property annexed into Enoch City, UT and become a part thereof.
3. That attached hereto is a certified copy of an accurate plat or map of such territory to be so annexed, in relation to presently existing boundaries of Enoch City, UT, showing that such territory to be so annexed does actually lie contiguous to such existing boundaries of Enoch City, UT and which plat has been prepared by Platt and Platt, Inc. certified and duly licensed engineers and surveyors.
4. That the territory to be so annexed is shown on the annexation plat map attached hereto and is more particularly described below by its legal description:

SEE ATTACHED EXHIBIT 1

5. That the property of petitioners, as herein described, constitutes not less than one third (1/3) in value the real property, as shown by the last assessment rolls of the office of the Iron County Assessor for the year 2022.
6. That the petitioners reserve the right to withdraw this petition at any time before it is granted, and that Enoch City consents to such right by accepting this petition.
7. That the following signer is designated as the contact sponsor of this petition:

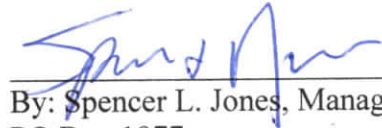
Pidding, LLC
Spencer L. Jones, Managing Member
PO Box 1977
Cedar City, UT 84721
435-586-0843

WHEREFORE, your petitioners request the members of City Council of Enoch City, UT, vote upon the question of such annexation relative to the real property described herein, and that an appropriate ordinance be passed and adopted, declaring the annexation of such territory and real

property and the extension of the corporate limits of Enoch City, UT, accordingly.

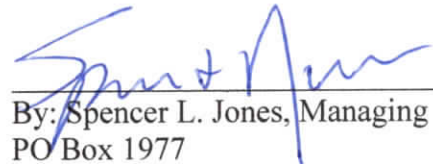
Dated this 22nd day of August, 2023.

Pidding LLC, a Utah Limited Liability Company
Owner/Petitioner/Representative



By: Spencer L. Jones, Managing Member
PO Box 1977
Cedar City, UT 84721
435-586-0843

North Spring Ranch LLC, a Utah Limited Liability Company
Owner/Petitioner/Representative



By: Spencer L. Jones, Managing Member
PO Box 1977
Cedar City, UT 84721
435-586-0843

ACKNOWLEDGEMENT

STATE OF UTAH)

ss.

County of Iron)

On August 22, 2023, personally appeared before me Spencer L. Jones, Managing member of Pidding LLC, and Spencer L. Jones, Managing Member of North Spring Ranch LLC, who being by me duly sworn did say that he/she/they are the Owner/Petitioner/Representative of property designated for annexation into Enoch City municipal boundaries, and that the foregoing instrument was duly authorized by Enoch City as stated in the Revised Ordinances of Enoch City.

Notary Public

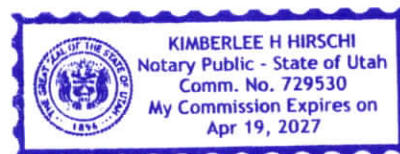


EXHIBIT 1

LARGE PARCEL

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M, THENCE S.0°06'15"W. ALONG THE 1/4 SECTION LINE 1323.94 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S.0°06'29"W. ALONG THE 1/4 SECTION LINE 1323.85 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, THENCE N.89°51'26"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER OF SECTIONS 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M, THENCE S.0°02'51"W. ALONG THE 1/16 LINE 915.93 FEET TO A BLM ANGLE POINT ALUMINUM CAP ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE S.0°02'40"W. ALONG THE 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9, THENCE N.89°44'46"W. ALONG THE 1/4 SECTION LINE 1327.26 FEET TO THE EAST 1/4 CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M, THENCE S.89°51'41"W. ALONG THE 1/4 SECTION LINE 1329.08 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S.0°00'39"E. ALONG THE 1/16 LINE 12.90 FEET, THENCE S.56°41'05"W. 6.56 FEET TO THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION, THENCE S.89°54'29"W. ALONG THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION 1948.67 FEET, THENCE DEPARTING THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION N.0°07'54"W. 1334.35 FEET TO THE 1/16 LINE, THENCE S.89°48'55"W. ALONG THE 1/16TH LINE 2032.25 FEET TO THE SECTION LINE OF SECTIONS 7 & 8, THENCE N.0°03'45"W. ALONG THE SECTION LINE 1317.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, THENCE NORTH ALONG THE WEST LINE OF SECTION 5 N.0°36'25"E. 1339.48 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, THENCE N.0°36'25"E. ALONG THE SECTION LINE 1339.48 FEET TO THE WEST 1/4 CORNER OF SECTION 5, THENCE S.89°52'22"E. ALONG THE 1/4 SECTION LINE 1323.03 FEET TO THE CENTER WEST 1/16 CORNER OF SECTION 5, THENCE S.0°28'07"W. ALONG THE 1/16 LINE 1335.16 FEET TO THE SOUTHWEST 1/16 CORNER OF SECTION 5, THENCE N.89°56'29"E. ALONG THE 1/16 LINE 1326.29 FEET TO THE CENTER SOUTH 1/16 CORNER OF SECTION 5, THENCE S.0°19'47"W. ALONG THE 1/4 SECTION LINE 1330.97 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, THENCE N.89°39'00"E. ALONG THE SOUTH LINE OF SECTION 5 1331.57 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, THENCE N.0°13'43"E. ALONG THE 1/16 LINE 1325.39 FEET TO THE SOUTHEAST 1/16 CORNER OF SECTION 5, THENCE N.89°53'23"E. ALONG THE 1/16 LINE 1329.20 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, THENCE N.0°07'36"E. ALONG THE SECTION LINE 1319.82 FEET TO THE WEST 1/4 CORNER OF SECTION 4, THENCE N.89°57'38"E. ALONG THE 1/4 SECTION LINE 2653.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 665.98 ACRES OF LAND

SMALL PARCEL

BEGINNING AT A POINT THAT IS SITUATED S.89°48'10"E. 252.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 8 T.35S., R.10W., SLB&M. THENCE N.6°50'45"W. 166.75 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE ALONG SAID RIGHT-OF-WAY LINE N.56°39'52"E. 170.12 FEET, THENCE N.56°40'34"E. 1140.55 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.0°03'01"E. 506.31 FEET, THENCE S.50°27'26"W. 599.04 FEET TO THE SECTION LINE, THENCE ALONG THE SECTION LINE N.89°48'10"W. 613.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.20 ACRES OF LAND.



CERTIFICATION OF PETITION FOR ANNEXATION

I, Lindsay Hildebrand, the duly appointed Recorder for Enoch City, UT, hereby certify that I have reviewed the Petition for the Pidding, LLC Annexation containing approximately 667.14 acres, signed by Spencer L. Jones, Pidding, LLC and Spencer L. Jones, North Spring Ranch LLC.

To view the Petition for Annexation, legal descriptions and map please come to the Enoch City Office, 900 E. Midvalley Road, Enoch UT 84721 or call 435-586-1119 to request the information. The Petition for Annexation was filed with this office on August 23, 2023. I find that the petition meets the requirements for annexation as provided by Utah State law, (subsections 10-2-403 (2), (3) and (4), U.C.A.) The Enoch City Council received the Certification of the Petition for Annexation on September 6, 2023. The City Council may grant this annexation unless a written protest to the annexation petition is filed with the Iron County Boundary Commission at P.O. Box 429, Parowan, UT 84761 and the Enoch City Recorder within 30 days after the notice of certification is received, which would be by October 6, 2023. The legislative body or governing board of an affected entity may legally protest this annexation by filing as instructed above.

City Council Members

David Harris
West Harris
Bob Tingey
Katherine Ross
Shawn Stoor



Geoffrey Chesnut – Mayor
Rob Dotson – City Manager
Jackson Ames – Chief of Police
Lindsay Hildebrand – City Recorder
Ashley Horton – City Treasurer
Lynn Nielson – Building Inspector
Hayden White – Public Works Director

Enoch City Mayor and Council
900 E. Midvalley Road
Enoch UT 84721

RE: NOTICE OF CERTIFICATION OF PETITION FOR ANNEXATION – PIDDING,
LLC ANNEXATION

Dear Mayor Chesnut and City Council:

This letter is written notification that the petition for annexation for the Pidding, LLC Annexation was certified by the Enoch City Recorder in accordance with Utah Code Section 10-2-405 as meeting the requirements of Utah Code Subsections 10-2-403. A Notice of Proposed Annexation will be noticed according to Utah Code 10-2-406 beginning September 6, 2023. The proposed annexation plat is enclosed.

If no protests are filed by the deadline of October 4, 2023, staff will prepare a recommendation and a public hearing will be held before the City Council to consider approving the annexation.

If you have any questions regarding this letter, please give me a call at 435-586-1119

Sincerely,

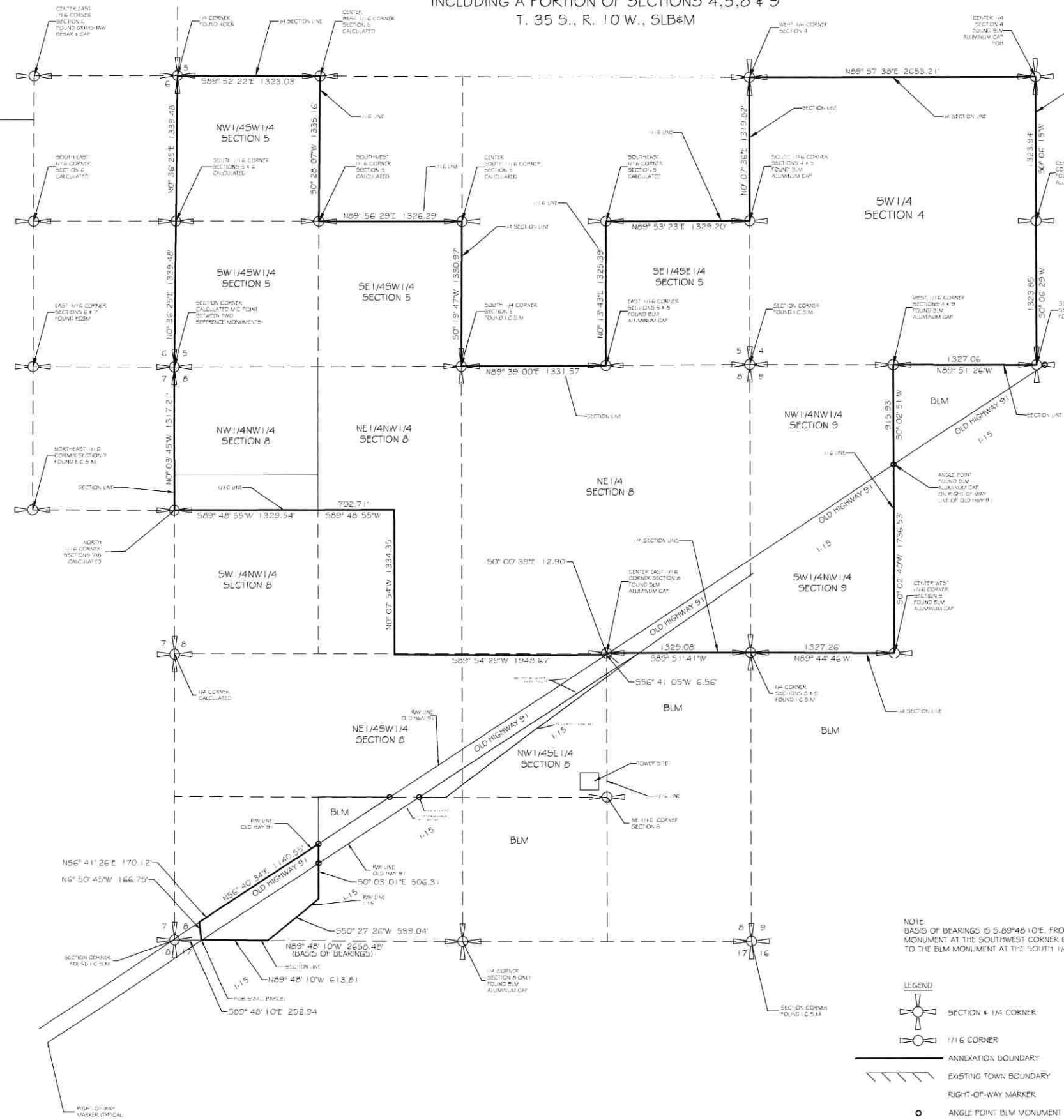
A handwritten signature in blue ink, appearing to read "Lindsay Hildebrand", is written over a faint, larger blue outline of the same signature.

Lindsay Hildebrand
City Recorder

Enclosure

11-13-2022 11:44 AM
P:\GIS\Projects\2022\2022-001\2022-001-001\2022-001-001-001.dwg

PIDDING LLC ENOCH ANNEXATION PLAT
INCLUDING A PORTION OF SECTIONS 4, 5, 8 & 9
T. 35 S., R. 10 W., SLB#M



NOTE:
BASIS OF BEARINGS IS S. 89°48'10"E. FROM THE IRON COUNTY SURVEY MONUMENT AT THE SOUTHWEST CORNER OF SECTION 8, T. 35 S., R. 10 W., SLB#M TO THE BLM MONUMENT AT THE SOUTH 1/4 CORNER OF SAID SECTION 8.

- LEGEND
- SECTION 1/4 CORNER
 - 1/16 CORNER
 - ANNEXATION BOUNDARY
 - EXISTING TOWN BOUNDARY
 - RIGHT-OF-WAY MARKER
 - ANGLE POINT: BLM MONUMENT

PIDDING LLC ADDITION ANNEXATION LEGAL DESCRIPTIONS

LARGE PARCEL

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB#M, THENCE S. 0°06'15"W. ALONG THE 1/4 SECTION LINE 1323.94 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S. 0°06'29"W. ALONG THE 1/4 SECTION LINE 1323.85 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, THENCE N. 89°51'26"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER OF SECTIONS 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB#M, THENCE S. 0°02'51"W. ALONG THE 1/16 LINE 915.93 FEET TO A BLM ANGLE POINT ALUMINUM CAP ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE S. 0°02'40"W. ALONG THE 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9, THENCE N. 89°44'46"W. ALONG THE 1/4 SECTION LINE 1327.26 FEET TO THE EAST 1/4 CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB#M, THENCE S. 89°51'41"W. ALONG THE 1/4 SECTION LINE 1329.08 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S. 0°00'39"E. ALONG THE 1/16 LINE 2.90 FEET, THENCE S. 56°41'05"W. 6.56 FEET TO THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION, THENCE S. 89°54'29"W. ALONG THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION 1948.67 FEET, THENCE DEPARTING THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION N. 0°07'54"W. 1334.35 FEET TO THE 1/16 LINE, THENCE S. 89°48'55"W. ALONG THE 1/16 LINE 1326.29 FEET TO THE SECTION LINE OF SECTIONS 7 & 8, THENCE N. 0°03'45"W. ALONG THE SECTION LINE 1317.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, THENCE NORTH ALONG THE WEST LINE OF SECTION 5, THENCE S. 0°36'25"E. 1339.48 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, THENCE N. 0°36'25"E. ALONG THE SECTION LINE 1339.48 FEET TO THE WEST 1/4 CORNER OF SECTION 5, THENCE S. 89°52'22"E. ALONG THE 1/4 SECTION LINE 1323.03 FEET TO THE CENTER WEST 1/16 CORNER OF SECTION 5, THENCE S. 0°28'07"W. ALONG THE 1/16 LINE 1335.16 FEET TO THE SOUTHWEST 1/16 CORNER OF SECTION 5, THENCE N. 89°56'29"E. ALONG THE 1/16 LINE 1326.29 FEET TO THE CENTER SOUTH 1/16 CORNER OF SECTION 5, THENCE S. 0°19'47"W. ALONG THE 1/4 SECTION LINE 1330.97 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, THENCE N. 89°39'00"E. ALONG THE SOUTH LINE OF SECTION 5 1331.57 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, THENCE N. 0°13'43"E. ALONG THE 1/16 LINE 1325.39 FEET TO THE SOUTHEAST 1/16 CORNER OF SECTION 5, THENCE N. 89°53'23"E. ALONG THE 1/16 LINE 1329.20 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, THENCE N. 0°07'36"E. ALONG THE SECTION LINE 1319.89 FEET TO THE WEST 1/4 CORNER OF SECTION 4, THENCE N. 89°57'38"E. ALONG THE 1/4 SECTION LINE 2653.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 665.98 ACRES OF LAND.

SMALL PARCEL

BEGINNING AT A POINT THAT IS SITUATED S. 89°48'10"E. ALONG THE SECTION LINE 252.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, T. 35 S., R. 10 W., SLB#M, THENCE N. 6°50'45"W. 166.75 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 56°39'52"E. 170.12 FEET, THENCE N. 56°40'34"E. 1140.55 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S. 0°03'01"E. ALONG THE 1/16 LINE 506.31 FEET TO THE 1-15 RIGHT-OF-WAY LINE, THENCE S. 50°27'26"W. ALONG SAID RIGHT-OF-WAY LINE 599.04 FEET TO THE SOUTH LINE OF SAID SECTION 8, THENCE ALONG THE SECTION LINE N. 89°48'10"W. 613.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.20 ACRES OF LAND.

SURVEYORS CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT PORTRAYS THE ANNEXATION BOUNDARIES TO BE ADOPTED BY THE ENOCH CITY COUNCIL.

DATE: _____ ROBERT B. PLATT
UTAH # L.S. #164659

CITY ATTORNEY APPROVAL

I, JUSTIN WYAMMENT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, CERTIFY THAT I HAVE EXAMINED THIS ANNEXATION PLAT AND RECOMMEND IT TO THE ENOCH CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2023.

ENOCH CITY ATTORNEY

PLANNING COMMISSION APPROVAL

THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE ENOCH CITY PLANNING COMMISSION, AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2023.

ENOCH CITY ATTORNEY

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESNUT, MAYOR OF ENOCH CITY CORPORATION, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE ENOCH CITY COUNCIL AND HEREBY ORDER IT FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2023.

ATTEST: _____ CITY RECORDER
_____ MAYOR

DEPUTY IRON COUNTY SURVEYORS CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION PLAT.

DATE: _____ DEPUTY IRON COUNTY SURVEYOR

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2023.

COUNTY RECORDER

BOOK: _____ PAGE: _____
ENTRY NO: _____ FEE: _____
RECORDED AT THE REQUEST OF: _____

P. PLATT & P. PLATT, INC.
CONSULTING
CIVIL ENGINEERS
4
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 566-6151
FAX: (435) 566-8567
EMAIL: PLATT@INFOWEST.COM

REVISION	DATE	DATE	DATE

PIDDING LLC ENOCH ANNEXATION PLAT
WITHIN SECTIONS 4, 5, 8 & 9
T. 35 S., R. 10 W., SLB#M
IRON COUNTY, UTAH

DRAWN BY: M.J. PELLEGRINI
CHECKED BY: R.B. PLATT
DATE: AUG 16, 2023
SCALE: 1" = 500'

PAGE: 1 OF 1

HOLD HARMLESS/INDEMNIFICATION AGREEMENT

1. We the undersigned, having authority to act on behalf of Enoch City Council request the Utah Army National Guard (UTARNG) provide certain support to our organization, specifically we request that the UTARNG provide M109A6 Paladins & other equipment in community and recruiting events in the future.
2. We fully acknowledge there is risk and a possibility of damage associated with the activities of the UTARNG in supporting our request(s).
3. In consideration of this request, we hereby accept the associated risks and AGREE to release and HOLD HARMLESS the United States National Guard, Utah National guard, Utah Army National Guard and their agents, employees, and servants from any and ALL claims and liability for damage to property, personal injury, or death, arising out of the acts of the UTARNG in the course of providing the requested support. We AGREE to indemnify the Utah National Guard, and/or the United States Government for any expenses that they may have to pay as a result of any claims for damages/injuries resulting from the support requested and provided by the UTARNG.
4. In addition to the above release, we AGREE that the provisions of the Utah Governmental Immunity Act and the substantive and procedural protections thereof may also apply and that the UTARNG specifically does not waive any immunity under the Act.
5. We acknowledge the UTARNG may have additional protections and defenses under federal law that are not intended to be affected by this AGREEMENT. If any claim for damages or personal injury does not fall within the above provisions, the terms of the Federal Tort Claims Act shall govern any liability on the part of the United States, Utah National Army Guard, or their agents

Date _____

Organization Name Enoch City

Address 900 East Midvalley Road

City Enoch State Utah Zip Code 84721

Name of Representative (Printed) Geoffrey L. Chesnut

Position/Office Mayor

Signature _____

City Council Members

David Harris
West Harris
Richard Jensen
Katherine Ross
Shawn Stoor



Geoffrey Chesnut – Mayor
Rob Dotson – City Manager
Jackson Ames – Chief of Police
Lindsay Hildebrand – City Recorder
Ashley Horton – City Treasurer
Lynn Nielson – Building Inspector
Hayden White – Public Works Director

September 6, 2023

To Whom It May Concern:

SUBJECT: National Guard Paladin on State Highways

This letter is to inform you of the Enoch City's decision concerning the use of a National Guard Paladin in parades or other special events. The UDOT has no concern with a Paladin driving Enoch City roads as long as it is equipped with rubber trucks so as not to damage the road. The operator will need to exercise caution while turning and maneuvering the Paladin on asphalt so that it does not peel off the seal coat on top of the asphalt.

If there are any questions or concerns, please contact me at 435-586-1119.

Sincerely,

Mayor Geoffrey L. Chesnut

**ENOCH CITY CORPORATION
CITY COUNCIL RESPONSIBILITIES
August 2023**

MAYOR-Geoffrey Chesnut

Public Safety
Budget
Personnel
Grants
Economic Development

COUNCIL MEMBERS

West Harris

4th of July Festivities
Economic Development Committee
Emergency Management/CERT/LEPC

Katherine Ross

Planning Commission
Roads
Storm Water Drainage

David Harris

Water & CICWCD
Public Safety/CC Fire Department (CWPP)
Building Inspection

Shawn Stoor

Recreation Advisory Board (Parks/Trails/Rec.)
Tree Committee/Beautification
Library

Bob Tingey

Iron County School District/PTA
Sewer & Refuse (Cedar WWTF Board)
Military/Wreaths Across America