ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
Octobe 24, 2023, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Join Zoom Meeting
https://us02web.zoom.us/j/89609532904
Meeting ID: 896 0953 2904

1. **CALL TO ORDER OF REGULAR MEETING-By**
   - a. **Pledge of Allegiance**
   - b. **Invocation (2 min.) –Audience invited to participate.**
   - c. **Inspirational thought –**
   - d. **Approval of agenda for October 24, 2023 –**
   - e. **Approval of minutes for October 10, 2023 –**
   - f. **Conflict of Interest Declaration –**

2. **PUBLIC COMMENTS –**

3. **CONSIDER THE MINOR SUBDIVISION FOR GRIMSHAW DRILLING LLC, PARCEL A-0961-0040-0000, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL –** Woolsey Land Surveying

4. **CONSIDER A ZONE CHANGE REQUEST FOR PINNACLE POINT CLUSTER SUBDIVISION AND SET A PUBLIC HEARING FOR NOVEMBER 14, 2023 -** Platt & Platt, Inc. (Four different zone change requests within the cluster)

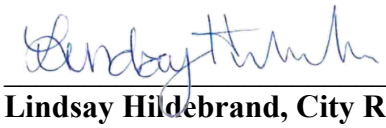
5. **COMMISSION/STAFF REPORTS**

6. **ADJOURN –**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on October 20, 2023.



Lindsay Hildebrand, City Recorder Date

MINUTES
ENOCH CITY PLANNING COMMISSION
October 10, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Chairman Leonard Correa
Commissioner Andy Losee- Excused
Commissioner Debra Ley
Commissioner Delaine Finlay
Commissioner Elliot Lake- Excused

STAFF PRESENT:
Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder- Excused
Hayden White, Pub. Works Dir.
Council Member Katherine Ross
Carrie Horton, Utility Clerk

PUBLIC PRESENT:

1. CALL TO ORDER OF REGULAR MEETING-By Leonard Correa
- **a. Pledge of Allegiance Led by Commissioner Ley**
- **b. Invocation (2 min.) –Audience invited to participate. Given by City Manager Dotson**
- **c. Inspirational thought – None**
- **d. Approval of agenda for October 10, 2023 – Commissioner Ley made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.**
- **e. Approval of minutes for September 26, 2023 – Commissioner Ley made a motion to approve the minutes with a typo correction on page 3. Commissioner Finlay seconded and all voted in favor.**
- **f. Conflict of Interest Declaration – There were none.**

2. PUBLIC COMMENTS – There were no public comments.

3. PUBLIC HEARING REGARDING AMENDMENT TO ENOCH CITY CODE 12.1900.1909 LANDSCAPE REBATE CODE –

Commissioner Ley made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding the amendment to Enoch City Code 12.1900.1909 Landscape Rebate Code. Commissioner Finlay seconded and all voted in favor.

There were no public comments.

Commissioner Ley made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Finlay seconded and all voted in favor.

4. CONSIDER AMENDMENT TO ENOCH CITY CODE 12.1900.1909 LANDSCAPE REBATE CODE AND MAKE A RECOMMENDATION TO CITY COUNCIL –

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the amendment to Enoch City Code 12.1900.1909 Landscape Rebate Code. Commissioner Finlay seconded and all voted in favor.

DRAFT

5. CONSIDER UTAH 2023 SB174, SUBDIVISION PROCESS AMENDMENTS –

Commissioner Ley mentioned that she had read that they "may" ask for a pre-application meeting and inquired if it could be changed to "will." City Manager Dotson responded that they couldn't mandate a pre-application meeting. There is currently a design review in place. He referred to 2A Section 5, which talked about the Administrative Land Use Authority's role in a public meeting and whether it should be handled at the staff level or in a public meeting. The Preliminary plat was discussed as time-consuming to review and administrative rather than legislative. The Planning Commission needs to decide whether the Administrative Land Use Authority would be the Planning Commission or staff. Commissioner Ley emphasized transparency and public awareness in the process. Chairman Correa raised concerns about public input and how, if the applicant met all requirements, there was no review or public input. If the public disagreed, they would need to petition the City Council to change city codes, like setbacks and height requirements. Commissioner Finlay asked if these changes could be made after an application was submitted, and City Manager Dotson clarified that it couldn't be done for that specific application, but the rules could be changed in a public context. The discussion also touched on designating people to review applications as a Land Use Authority, with City Manager Dotson citing Cedar City's practice of having their engineer or their designee review applications. This approach was seen as sensible as they were applying engineering standards and city codes to a plat. Cedar City also required all construction drawings with the preliminary plat. The Enoch City engineer is contracted, and the associated fees were discussed. Chairman Correa suggested streamlining the process with online submissions, while Commissioner Finlay noted that it appeared the staff had been working on ways to achieve this.

6. COMMISSION/STAFF REPORTS –

Hayden White

- They have been working on the drainage ditch on the east side of Highway 91.
- They have been working on a couple of water leaks and are waiting for Blue Stakes to come in.
- Public Works is starting to winterize the parks and noted that the irrigation will be shut off on 10/31/2023. He explained how they insulate and winterize the system.
- A lot of the departments are taking hunting vacations right now.
- Chairman Correa thanked him for filling the potholes on 4200 N. Hayden said he would be tearing that road up in 2 weeks again for the secondary irrigation line.
- Commissioner Finlay asked for an estimated time frame for the completion of the drainage pond on Highway 91 and Enoch Rd. Hayden said it has to be done by December 1, 2023.

Carrie Horton

- She reported that the new billing system has been going well. They are just working a few kinks out.
- She just recently sent out the irrigation letters for winterization.

Commissioner Ley

- The Meet the Candidate Night will be on October 24th at Enoch Elementary in the auditorium. They will start at 7 pm and people can ask questions. Unfortunately, Mr. Cox won’t be there because he has to work.

7. ADJOURN –

DRAFT

Commissioner Finlay made a motion to adjourn. Commission Ley seconded and all voted in favor.

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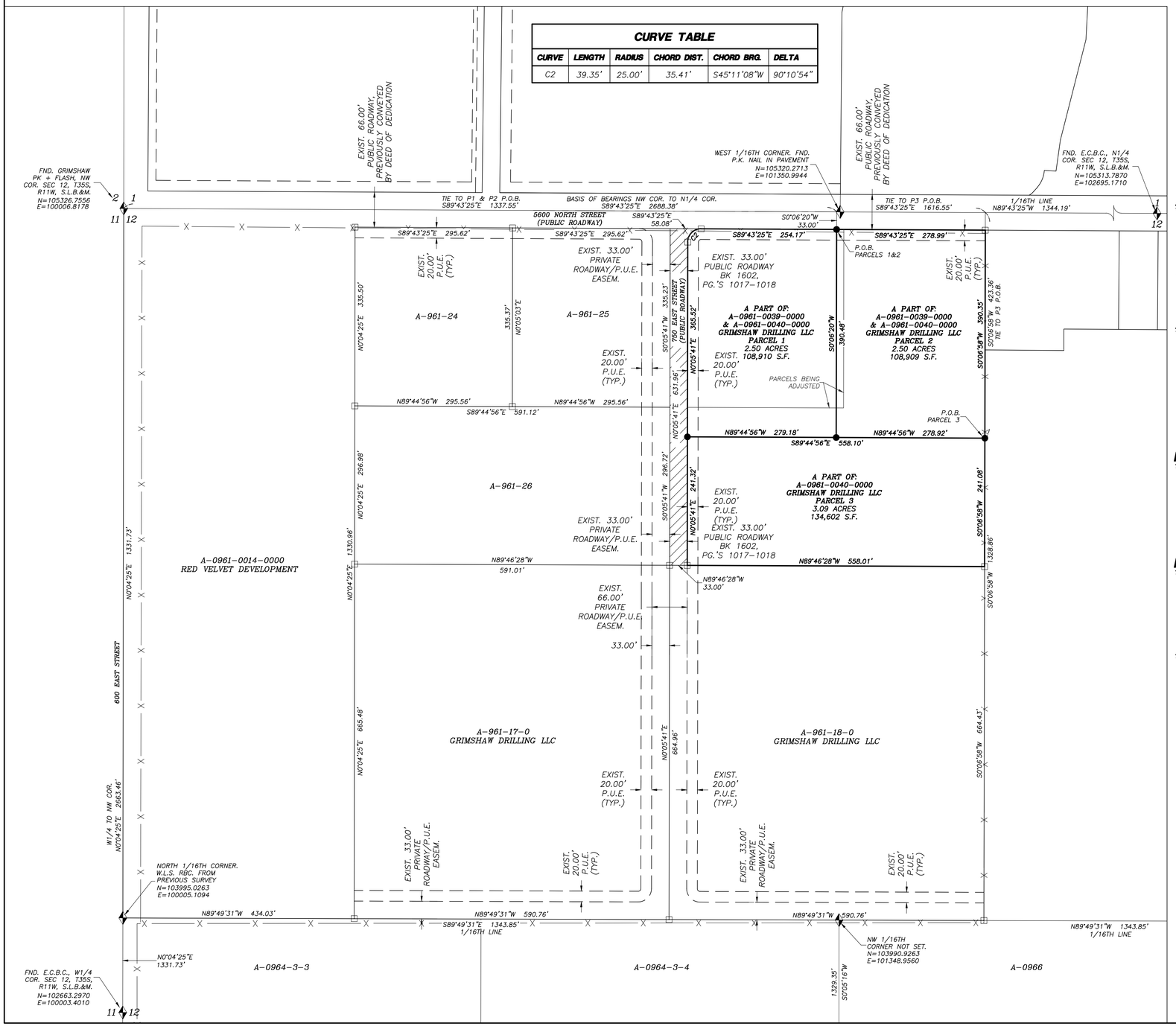
Lindsay Hildebrand, City Recorder Date

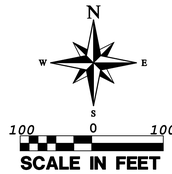
DRAFT

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

GRIMSHAW DRILLING LLC

LOCATED IN SECTION 12, T35S, R11W, S.L.B.&M.
ENOCH CITY, IRON COUNTY, UTAH





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x——x EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET WOOLSEY LAND SURVEYING REBAR & CAP AND OR P.K. NAIL P.L.S. #4938769
- FOUND WOOLSEY LAND SURVEYING REBAR CAP MONUMENT OR AS DESCRIBED
- (00.00) RECORD BEARING OR DISTANCE
- ENOCH CITY PUBLIC ROADWAY PER DOC. No. 00788942

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

UTAH LAND SURVEYOR — STEVEN BRENT WOOLSEY — 4938769

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF GRIMSHAW DRILLING LLC TO PERFORM A PARCEL BOUNDARY ADJUSTMENT/MINOR SUBDIVISION/RECORD OF SURVEY OF IRON COUNTY TAX PARCELS A-0961-0039-0000 AND A-0961-0040-0000.

THE BASIS OF BEARINGS IS S89°43'25"E, 2688.38 FEET FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN. ALL COORDINATE VALUES AS SHOWN HEREIN ARE BASED ON THE ENOCH CITY COORDINATE CONTROL NETWORK, AND REFLECT POSITION TO THE PHYSICAL MONUMENT AND NOT THE RECORD POSITION.

NOTE: THAT PORTION OF 750 EAST STREET AS SHOWN IN THE HATCHED AREA, WAS PREVIOUSLY CONVEYED TO ENOCH CITY CORP. AS A PUBLIC ROADWAY BY DEED OF DEDICATION, DOCUMENT No. 00788942, IN BOOK 1602, AT PAGES 1017-1018, IRON COUNTY RECORDS.

REFERENCES: PARCEL BOUNDARY ADJUSTMENT SURVEY/RECORD OF SURVEY FOR GRIMSHAW DRILLING, BY WOOLSEY LAND SURVEYING, FILE No. 3200, DATED 6-20-2019. MINOR SUBDIVISION/RECORD OF SURVEY FOR GRIMSHAW DRILLING, BY WOOLSEY LAND SURVEYING, FILE No. 3229, DATED 9-13-19. MINOR SUBDIVISION/RECORD OF SURVEY FOR GRIMSHAW DRILLING, BY WOOLSEY LAND SURVEYING, FILE No. 3718, DATED 5-24-2022. DEED OF DEDICATION OF A PORTION OF 5600 NORTH STREET, FROM GRIMSHAW DRILLING, LLC TO ENOCH CITY CORPORATION, ENTRY No. 742906, BOOK 1481, PAGES 367-368, DATED 4-10-2020.

PARCEL 1 DESCRIPTION: A PART OF: A-0961-0039-0000 & A-0961-0040-0000

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°43'25"E, 1,337.55 FEET; THENCE S00°06'20"W, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5600 NORTH STREET, A 66.00 FOOT WIDE PUBLIC ROADWAY; THENCE DEPARTING SAID LINE AND CONTINUING S00°06'20"W, 390.48 FEET; THENCE N89°44'56"W, 279.18 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 750 EAST STREET, A 33.00 FOOT WIDE PUBLIC ROADWAY; THENCE N00°05'41"E, ALONG SAID LINE, 365.52 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°10'54"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.35 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 5600 NORTH STREET; THENCE S89°43'25"E, ALONG SAID LINE, 254.17 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 20.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE NORTH AND WEST PROPERTY LINES, ADJACENT TO 5600 NORTH STREET AND 750 EAST STREET RESPECTIVELY, AS REFERENCED IN QUIT-CLAIM DEED, ENTRY NUMBER 00804311, BOOK 1640, PAGE 1530, IRON COUNTY OFFICIAL RECORDS.

PARCEL 2 DESCRIPTION: A PART OF A-0961-0039-0000 & A-0961-0040-0000

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°43'25"E, 1,337.55 FEET; THENCE S00°06'20"W, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 5600 NORTH STREET, A 66.00 FOOT WIDE PUBLIC ROADWAY; THENCE S89°43'25"E, ALONG SAID RIGHT-OF-WAY LINE, 278.99 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°06'58"W, 390.35 FEET; THENCE N89°44'56"W, 278.92 FEET; THENCE N00°06'20"E, 390.48 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 20.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE NORTH PROPERTY LINE, ADJACENT TO 5600 NORTH STREET, AS REFERENCED IN QUIT-CLAIM DEED, ENTRY NUMBER 00804310, BOOK 1640, PAGE 1527, IRON COUNTY OFFICIAL RECORDS.

PARCEL 3 DESCRIPTION: A PART OF A-0961-0040-0000

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°43'25"E, 1,616.55 FEET; THENCE S00°06'58"W, 423.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°06'58"W, 241.08 FEET; THENCE N89°46'28"W, 558.01 FEET TO THE SOUTHEAST CORNER OF 750 EAST STREET, A 33 FOOT WIDE PUBLIC ROADWAY; THENCE N00°05'41"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STREET, 241.32 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°44'56"E, 558.10 FEET TO THE POINT OF BEGINNING. CONTAINING 3.09 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 20.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 750 EAST STREET, AS REFERENCED IN QUIT-CLAIM DEED, ENTRY NUMBER 00804310, BOOK 1640, PAGE 1527, IRON COUNTY OFFICIAL RECORDS.

PLAT NO. : _____
FILE DATE : _____
RECEIPT NO. : _____

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REVISIONS

NO	DESCRIPTION	DATE	BY

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors - Land Planners
540 WEST 3600 NORTH
ENOCH, UTAH 84721
435-559-2315 CELL
stevewlsinfo@att.net

PARCEL BOUNDARY ADJUSTMENT/MINOR SUBD./RECORD OF SURVEY FOR:

GRIMSHAW DRILLING LLC

ENOCH CITY, IRON COUNTY, UTAH
LOCATED IN SECTION 12, T35S, R11W, S.L.B.&M.

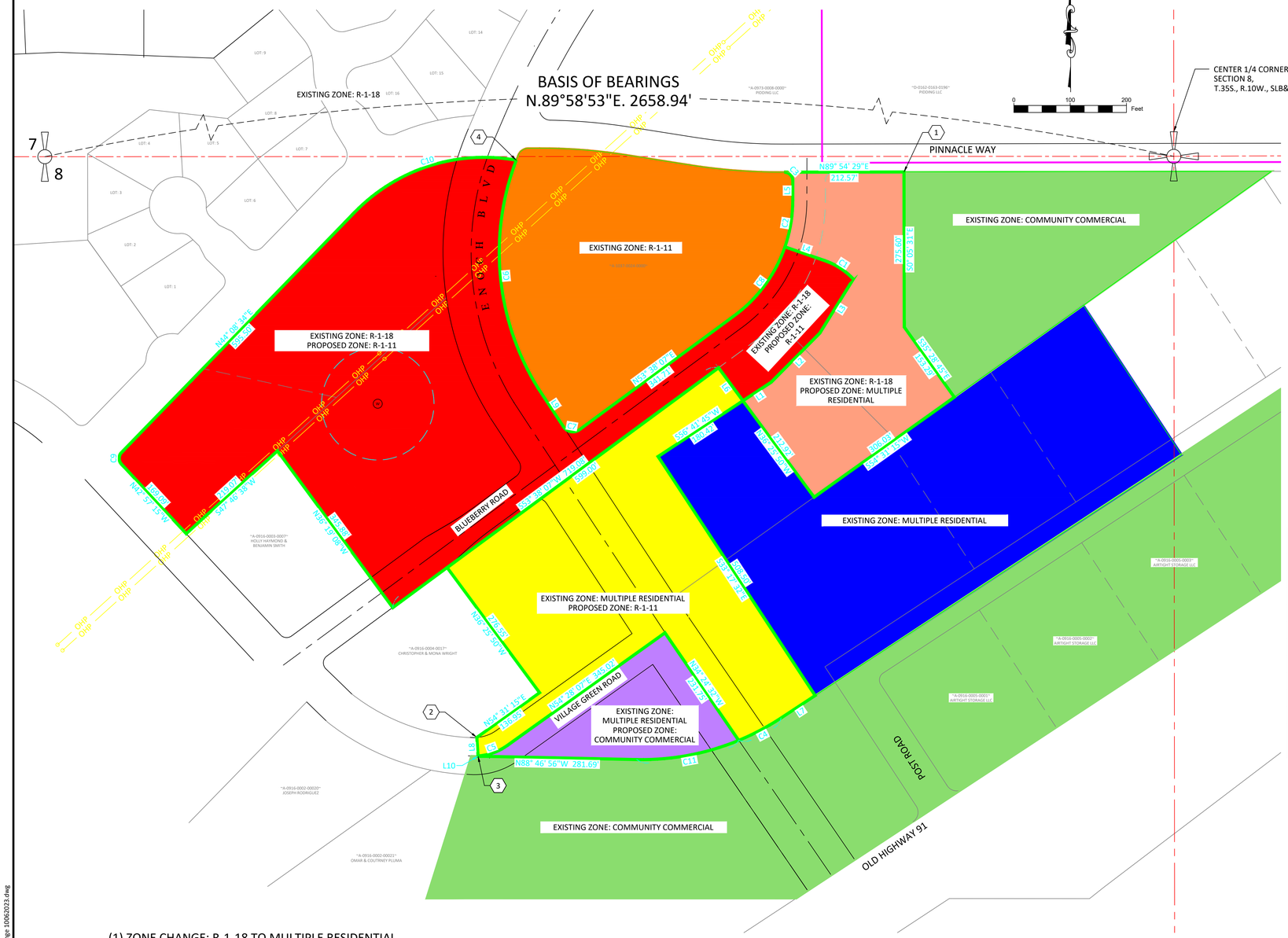
DATE: 10-13-2023
SCALE: 1"=100'

JOB NO.
1242

SHEET NO:
1 OF 1

ZONE CHANGE MAP FOR
PINNACLE POINT CLUSTER SUBDIVISION

WITHIN THE W1/2 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH





VICINITY MAP
N.T.S.

- EXISTING ZONE: R-1- 18 TO PROPOSED ZONE MULTIPLE RESIDENTIAL
- EXISTING ZONE: MULTIPLE RESIDENTIAL TO PROPOSED ZONE R-1-11
- EXISTING ZONE: R-1-18 TO PROPOSED ZONE R-1-11
- EXISTING ZONE: MULTIPLE RESIDENTIAL TO COMMUNITY COMMERCIAL
- EXISTING ZONE: COMMUNITY COMMERCIAL
- EXISTING ZONE: R-1-11
- EXISTING ZONE: MULTIPLE RESIDENTIAL

1. P.O.B. ZONE R-1-18 TO MULTIPLE RESIDENTIAL
2. P.O.B. ZONE MULTIPLE RESIDENTIAL TO R-1-11
3. P.O.B. ZONE R-1-18 TO R-1-11

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	60.67'	125.00'	27°48'40"	S57° 04' 01"E	60.08'
C2	84.07'	255.00'	18°53'20"	N9° 34' 59"E	83.69'
C3	23.62'	15.00'	90°13'50"	N44° 58' 36"W	21.26'
C4	85.10'	450.00'	10°50'07"	S62° 06' 48"W	84.97'
C5	55.35'	100.00'	31°42'54"	N70° 19' 34"E	54.65'
C6	420.52'	457.50'	52°39'52"	S5° 22' 49"E	405.87'
C7	32.49'	20.00'	93°04'22"	S79° 49' 42"E	29.03'
C8	154.03'	255.00'	34°36'28"	N36° 19' 53"E	151.69'
C9	22.80'	15.00'	87°05'49"	N0° 35' 39"E	20.67'
C10	313.72'	320.50'	56°05'00"	N72° 11' 04"E	301.34'
C11	186.04'	450.00'	23°41'12"	S79° 22' 28"W	184.71'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	60.00'	S56° 41' 45"W
L2	122.76'	S44° 44' 24"W
L3	113.22'	S31° 47' 09"W
L4	75.21'	S70° 58' 21"E
L5	35.29'	N0° 08' 19"E
L6	72.90'	N36° 25' 50"W
L7	72.70'	S56° 41' 45"W
L8	33.05'	N3° 48' 59"W
L9	83.45'	S33° 17' 31"E
L10	0.36'	N3° 48' 59"W

(1) ZONE CHANGE: R-1-18 TO MULTIPLE RESIDENTIAL

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 2179.37 FEET AND S.0°01'07"E. 27.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE S.0°05'31"E. 275.60 FEET, THENCE S.35°28'45"E. 153.29 FEET, THENCE S.54°31'15"W. 306.03 FEET, THENCE N.36°25'50"W. 212.92 FEET, THENCE N.56°41'45"E. 60.00 FEET, THENCE N.44°44'24"E. 122.76 FEET, THENCE N.31°47'09"E. 113.22 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 60.67 FEET (THE CHORD OF SAID CURVE BEARS N.57°04'01"W. 60.08 FEET), THENCE N.70°58'21"W. 75.21 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 CALLS: (1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET A DISTANCE OF 84.07 FEET (THE CHORD OF SAID CURVE BEARS N.9°34'59"E. 83.69 FEET, (2) THENCE N.0°08'19"E. 35.29 FEET TO A POINT OF CURVE, (3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.62 FEET (THE CHORD OF SAID CURVE BEARS N.44°58'36"W. 21.26 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PINNACLE WAY, THENCE N.89°54'29"E. ALONG SAID RIGHT-OF-WAY LINE 212.57 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.51 ACRES OF LAND.

(2) ZONE CHANGE: MULTIPLE RESIDENTIAL TO R-1-11

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1420.21 FEET AND SOUTH 1032.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE N.54°31'15"E. 136.95 FEET, THENCE N.36°25'50"W. 276.55 FEET, THENCE N.53°38'07"E. 599.00 FEET, THENCE S.36°25'50"E. 72.90 FEET, THENCE S.56°41'45"W. 180.42 FEET, THENCE S.33°17'32"E. 508.50 FEET, THENCE S.56°41'45"W. 72.70 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FEET A DISTANCE OF 85.10 FEET (THE CHORD OF SAID CURVE S.62°06'48"W. 84.97 FEET), THENCE N.34°24'32"W. 231.75 FEET, THENCE S.54°28'07"W. 345.02 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 55.35 FEET (THE CHORD OF SAID CURVE BEARS S.70°19'34"W. 54.65 FEET), THENCE N.3°48'59"W. 33.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.36 ACRES OF LAND.

(3) ZONE CHANGE: MULTIPLE RESIDENTIAL TO COMMUNITY COMMERCIAL

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1422.44 FEET AND SOUTH 1066.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE N.3°48'59"W. 0.36 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 55.35 FEET (THE CHORD OF SAID CURVE BEARS N.70°19'34"E. 54.65 FEET), THENCE N.54°28'07"E. 345.02 FEET, THENCE S.34°24'32"E. 231.75 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FEET A DISTANCE OF 186.04 FEET (THE CHORD OF SAID CURVE BEARS S.79°22'28"W. 184.71 FEET), THENCE N.88°46'56"W. 281.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.15 ACRES OF LAND.

(4) ZONE CHANGE: EXISTING ZONE R-1-18 TO R-1-11

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1490.34 FEET AND S.0°01'07"E. 6.49 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 457.50 FEET A DISTANCE OF 420.52 FEET (THE CHORD OF SAID CURVE BEARS S.5°22'49"E. 405.87 FEET), THENCE S.33°17'31"E. 83.45 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 32.49 FEET (THE CHORD OF SAID CURVE BEARS S.79°49'42"E. 29.03 FEET), THENCE N.53°38'07"E. 341.71 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET A DISTANCE OF 154.03 FEET (THE CHORD OF SAID CURVE BEARS N.36°19'53"E. 151.69 FEET), THENCE S.70°58'21"E. 75.21 TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 60.67 FEET (THE CHORD OF SAID CURVE BEARS S.57°04'01"E. 60.08 FEET), THENCE S.31°47'09"W. 113.22 FEET, THENCE S.44°44'24"W. 122.76 FEET, THENCE S.56°41'45"W. 60.00 FEET, THENCE N.36°25'50"W. 72.90 FEET, THENCE S.53°38'07"W. 719.08 FEET, THENCE N.36°19'08"W. 345.88 FEET, THENCE S.47°46'38"W. 219.07 FEET, THENCE N.42°57'15"W. 169.09 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF CURVE TO THE RIGHT WITH RADIUS OF 15.00 FEET A DISTANCE OF 22.80 FEET (THE CHORD OF SAID CURVE BEARS N.0°35'39"E. 20.67 FEET), THENCE N. 44°08'34"E. 595.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF CURVE TO THE RIGHT WITH A RADIUS OF 320.50 FEET A DISTANCE OF 313.72 FEET (THE CHORD OF SAID CURVE BEARS N.72°11'04"E. 301.34 FEET) TO THE POINT OF BEGINNING.

CONTAINS 8.89 ACRES OF LAND.

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM

REVISION: DESCRIPTION
DATE:
DATE:
DATE:
DATE:

ZONE CHANGE MAP FOR
PINNACLE POINT CLUSTER SUBDIVISION
WITHIN THE W1/2 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: M.R. PLATT
CHECKED BY: R.B. PLATT
DATE: Oct 09, 2023
SCALE: 1" = 100'

FILE: N:\Mike\Jones_Spencer\Pinnacle Point\Pinnacle Cluster Subdivision\DWG\Zone Change 10062023.dwg