

**ENOCH CITY COUNCIL NOTICE AND AMENDED AGENDA**

**November 15, 2023 at 6:00pm**

City Council Chambers

City Offices, 900 E. Midvalley Road

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86861080179>

**Meeting ID: 868 6108 0179**

One tap mobile

+1 253 215 8782 US

- 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 November 15, 2023-**
  - e. Approval of Minutes for November 1, 2023-**
  - f. Ratification of Expenditures-**
  - g. Conflict of Interest Declaration for this agenda-**
- 2. PUBLIC COMMENTS**
- 3. CONSIDER ORDINANCE NO. 2023-11-15 AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF APPROXIMATELY 16.91 ACRES OF PROPERTY OWNED BY PIDGING LLC – See Planning Commission Rec.**
- 4. CONSIDER A MINOR LOT SUBDIVISION FOR RICHPEG, LLC – Steve Woolsey – See Planning Commission Rec.**
- 5. PUBLIC HEARING FOR THE ISSUANCE OF SALES TAX REVENUE BONDS**
- 6. CONSIDER RESOLUTION NO. 2023-11-15 A RESOLUTION AUTHORIZING THE ISSUANCE OF SALES TAX REVENUE BONDS**
- 7. OPEN THE 2023-2024 BUDGET, DISCUSS ADJUSTMENTS AND SET A PUBLIC HEARING FOR DEC. 6, 2023**
- 8. CONSIDER APPLICATION FOR UDOT TRANSPORTATION PLANNING ASSISTANCE GRANT FOR I-15 UNDERPASS AND CONNECTIVITY TO CEDAR CITY AND SUMMIT**
- 9. CONSIDER WAIVING A BUILDING PERMIT FEE FOR THE IRON COUNTY HOME BUILDERS ASSOCIATION COMMUNITY SERVICE PROJECT**
- 10. REVIEW THE DRAFT AGREEMENT WITH CEDAR CITY FIRE DEPARTMENT**
- 11. COUNCIL/STAFF REPORT**

- 12. 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)

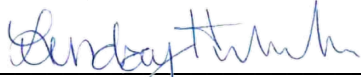
- 13. ACTION FROM CLOSED MEETING-**

- 14. 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 Council 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 November 9, 2023



**9/14/2023**

**Lindsay Hildebrand, Recorder**

**Date**

**MINUTES**  
**ENOCH CITY COUNCIL**  
**November 1, 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  
Council Member Bob Tingey

**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: Paulson, Delaine Finlay, and Steve Woolsey**

**1. CALL TO ORDER OF REGULAR COUNCIL MEETING**

- a. **Pledge of Allegiance-** Led by Lindsay Hildebrand
- b. **Invocation (2 min.)-Audience invited to participate-Given by Council Member Stoor**
- c. **Inspirational thought- Council Member D. Harris will have the thought at the next meeting on November 15, 2023.**
- d. **Approval of Agenda for November 1, 2023- Council Member D. Harris made a motion to approve the agenda. Council Member Tingey seconded and all voted in favor.**
- e. **Approval of Minutes for October 18, 2023- Council Member D. Harris made a motion to approve the minutes. Council Member Ross seconded and all voted in favor.**
- f. **Ratification of Expenditures-** There were none.
- g. **Conflict of Interest Declaration for this agenda-** There were none.

**2. PUBLIC COMMENTS – There were none.**

**3. CONSIDER A MINOR LOT SUBDIVISION FOR GRIMSHAW DRILLING LLC – Steve Woolsey – See Planning Commission Rec.**

Steve, with Woolsey Land Surveying, presented this item on behalf of Grimshaw Drilling for a parcel adjustment and minor subdivision. Parcel one was being adjusted a little to the west and the south. Parcels two and three are splitting. All of the easements are already existing. Council Member Ross said this came forward from the Planning Commission with a favorable recommendation.

**Council Member D. Harris made a motion to approve the minor lot subdivision for Grimshaw Drilling LLC. Council Member W. Harris seconded and all voted in favor.**

**4. CONSIDER ORDINANCE NO. 2023-11-1 AN ORDINANCE TO AMEND THE ENOCH CITY CODE OF REVISED ORDINANCES, CHAPTER 9.400.414 RESTRICTIONS**

City Manager Dotson said this was related to off-premise beer sales.

The amendment to this city code removes three items, including the age of the person selling, specific signage, and the days and times beer may be sold. The state code regulates these and was redundant. Council Member D. Harris asked how we noticed it. City Manager Dotson said we realized that we weren't enforcing them, however, enforcement is done by the Utah Department of Alcohol and Beverage Services (DABS).

**Council Member D. Harris made a motion to approve Ordinance No. 2023-11-1, an ordinance to amend the Enoch City Code of Revised Ordinances, Chapter 9.400.414 Restrictions. Council Member W. Harris seconded and a roll call vote was held as follows:**

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>Council Member Ross: Yea</b>      | <b>Council Member W. Harris: Yea</b> |
| <b>Council Member D. Harris: Yea</b> | <b>Council Member Tingey: Yea</b>    |
| <b>Council Member Stoor: Yea</b>     |                                      |

**5. CONSIDER NOVEMBER 2023 SURPLUS LIST**

City Manager Dotson said we have items to present for approval. There are four things. Bikes outside the city offices, our folding/stuffing machine, which was purchased about 2 years ago. We now contract through a company off-site, which has saved money. So, we don't need the machine anymore. The company that we bought it from won't take it back. We can sell it, donate it, or trash it. We also have two vehicles, a Chevy truck that lost its engine, transmission, etc., and the GMC 2500 4x4 was the same.

**Council Member D. Harris made a motion to approve the November 2023 surplus list. Council Member Tingey seconded and all voted in favor.**

**6. COUNCIL/STAFF REPORT**

Ashley Horton

- She wondered if we could open the budget and set a public hearing for the first meeting in December. We need to make mid-year adjustments. We received an email from the state about our Class C Road funds and we have revenue to add to it. Hayden wants to use it to purchase two new trucks and a chip sealer. The plan is to split the cost with Parowan and do our own roads. That's an additional \$400,000 to the budget. The council agreed. There was a discussion. Council Member Tingey asked if we did a cost-benefit analysis on the chip sealer. City Manager Dotson said we budget about \$400,000 per year to hire someone to do it. We know that if we buy the chipper, which would last about 5-10 years, and not hire that out, we don't have to wait. We couldn't get a contractor to come and give us a bid for two years now. Council Member Tingey said we should do a rudimentary cost analysis. Council Member D. Harris said that is something that they have talked about. It sounds like the problem is getting someone to do it. He offered to sit down with Council Member Tingey and go over the numbers if Ashley could get the details to him before the next meeting. City Manager Dotson said we can't get the numbers that quick. It would cost about \$326,000 for the whole thing. Parowan is prepared to pay half of that and the cities would help each other. City Manager Dotson said we don't do a cost-benefit on major purchases. Mayor Chesnut said the biggest issue is not finding anyone to do it and going a third year without road maintenance.

### City Manager Dotson

- He reported that they received a Transportation Planning Grant from UDOT and it was proposed to do a feasibility study for the Freeway underpass and the connection to Cedar City. It's about \$150,000 for an engineer to do the study, which includes construction. We could apply for that. He's put in a request to Cedar City to see if they would participate because it's connecting Cedar City and Enoch. They are experiencing some major developments coming in on that north end. He hasn't heard back. If not, we would have to pay \$10,000. He asked the Council if he could apply for that grant of \$140,000.
- There is also Iron County restaurant tax funding that they get from restaurant tax and we can apply for some of that funding for recreation. He suggested applying for funding to resurface the soccer field. It is in really bad shape. The Utah Summer Games want to use it next year. We can get a machine and top the field, which should be done 3-4 times per year. The application is due December 1<sup>st</sup>.
- Texas A&M Emergency Services does training. The extension services do emergency management training. They have had some locally and asked if Enoch City would host a new training to be their second test case. We would give them input. City Manager Dotson told them yes. We would have about 25 participants, mostly community leaders and planners.
- There is a water workshop on January 8<sup>th</sup>-10<sup>th</sup> being hosted in Cedar City and it's a 2-day workshop.
- The subdivision ordinance needs to be updated because the new process is totally administrative instead of legislative. He was approached by a council member in Cedar City because the process has to be the same for all municipalities. We use the same software that they use. They want to make a complete application before it goes through review.
- East Bench Watershed Environmental Assessment will be done by the end of the year. Then we can start looking for funding.
- The emergency watershed project #2 on Highway 91 is almost done. It needs to be done by the 1<sup>st</sup> of December.
- We are also working on a drainage basin by Highway 91 and up by the Village Green subdivision.
- The drainage ditch you see on the side of Valley Gate estates across the street, we are getting help with equipment from Iron County to dig it out more.
- Little Eden Road and 5200 North will be chip-sealed this next year and they talked about doing some drainage together there.
- He had a call from someone who would like us to consider putting an E on the hill that would light up. It's all BLM land and we would have to lease the property and do an environmental assessment. Council Member Ross said she thought we should wait for a high school.

### Lindsay Hildebrand

- She has been working on invoicing subdivisions. There are a few minor lot subdivisions coming, along with an annexation, and zone change request.

Mayor Chesnut

- Enoch hosted the Iron County Council of Governments meeting and the Iron County Rural Planning Organization meetings. They discussed the state's Department of Emergency Management Services and flood plan maps.
- Southwest Wildlife Foundation – the flight chamber for the raptor rehab is underway. Also, the ice rink is under construction.

Council Member Ross

- The Planning Commission has a public hearing coming up. She will go to the next meeting but will attend on Zoom.

Council Member D. Harris

- He attended the Iron County Conservancy District meeting and they voted him as Chairman.
- He mentioned the holiday party for the staff and he would be happy to help.

Council Member Stoor

- The Rec Complex has a quite bit of space for another soccer field. Enoch Elementary may not be able to be used in the future for soccer. Mayor Chesnut said he met with a soccer organization and they are building a facility in Ivins. They tried to get a facility going in Cedar City, but it didn't work out. They approached us about it and there could potentially be a donation of about 5 acres.

**9. ADJOURN – Council Member D. Harris made a motion to adjourn. Council Member Ross seconded and all voted in favor.**

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**Lindsay Hildebrand, Recorder**

**Date**

**ENOCH CITY CORPORATION  
ORDINANCE NO. 2023-11-15**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF PROPERTY OWNED BY PIDDING LLC, APPROXIMATELY 3.54 ACRES FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO MULTIPLE-RESIDENTIAL, 4.09 ACRES FROM MULTIPLE-RESIDENTIAL TO SINGLE-FAMILY RESIDENTIAL (R-1-11), 1.15 ACRES FROM MULTIPLE-RESIDENTIAL TO COMMUNITY-COMMERCIAL, AND 7.86 ACRES FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO SINGLE-FAMILY-RESIDENTIAL (R-1-11)**

**WHEREAS**, the owner, Pidding LLC, has applied to have the zones of 3.54 acres changed from Single-Family Residential (R-1-18) to Multiple-Residential, 4.09 acres changed from Multiple-Residential to Single-Family Residential (R-1-11), 1.15 acres changed from Multiple-Residential to Community-Commercial, and 7.86 acres changed from Single-Family Residential (R-1-18) to Single-Family Residential (R-1-11); and

**WHEREAS**, the Enoch City Planning Commission held a public hearing on November 14, 2023 after noticing as required by State law; and

**WHEREAS**, the Planning Commission discussed the matter and made a favorable recommendation for the zone change; and

**WHEREAS**, the Enoch City Council has determined that the zone change request meets City requirements;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of Enoch City that the zones for property owned by Pidding LLC shall be changed as follows: 3.54 acres changed from Single-Family Residential (R-1-18) to Multiple-Residential, 4.09 acres changed from Multiple-Residential to Single-Family Residential (R-1-11), 1.15 acres changed from Multiple-Residential to Community-Commercial, and 7.86 acres changed from Single-Family Residential (R-1-18) to Single-Family Residential (R-1-11)) per the attached map and legal descriptions.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 15<sup>th</sup> day of November 2023. It shall take effect immediately after signing by the Mayor and City Recorder.

**DATED this 15th day of November, 2023**

**ENOCH CITY CORPORATION**

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Geoffrey L. Chesnut, Mayor

**ATTEST:**

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Lindsay Hildebrand, City Recorder

**VOTING:**

Katherine Ross

Yea\_\_\_ Nay\_\_\_

West Harris

Yea\_\_\_ Nay\_\_\_

David Harris

Yea\_\_\_ Nay\_\_\_

Bob Tingey

Yea\_\_\_ Nay\_\_\_

Shawn Stoor

Yea\_\_\_ Nay\_\_\_

**SEAL:**

LEGAL DESCRIPTIONS:

**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. 285.81 FEET, THENCE S.53°38'07"W. 176.68 FEET, THENCE N.36°21'53"W. 58.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS: (1) THENCE N.53°38'07"E. 254.27 FEET TO A POINT OF CURVE, (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET A DISTANCE OF 238.09 FEET (THE CHORD OF SAID CURVE BEARS N.26°53'13"E. 229.54 FEET), (3) THENCE N.0°08'19"E. 35.29 FEET TO A POINT OF CURVE, (4) 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 3.54 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. 422.32 FEET, THENCE S.33°17'32"E. 571.85 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 4.09 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. 87.44 FEET, THENCE S.36°21'53"E. 58.00 FEET, THENCE S.53°38'07"W. 542.40 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 7.86 ACRES OF LAND.

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

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

| CURVE TABLE |         |         |           |                 |              |
|-------------|---------|---------|-----------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | CHORD DIRECTION | CHORD LENGTH |
| C1          | 238.09' | 255.00' | 53°29'49" | N26° 53' 13"E   | 229.54'      |
| C2          | 23.62'  | 15.00'  | 90°13'50" | N44° 58' 36"W   | 21.26'       |
| C3          | 85.10'  | 450.00' | 10°50'07" | S62° 06' 48"W   | 84.97'       |
| C4          | 186.04' | 450.00' | 23°41'12" | S79° 22' 28"W   | 184.71'      |
| C5          | 420.52' | 457.50' | 52°39'52" | S5° 22' 49"E    | 405.87'      |
| C6          | 32.49'  | 20.00'  | 93°04'22" | S79° 49' 42"E   | 29.03'       |
| C7          | 22.80'  | 15.00'  | 87°05'49" | N0° 35' 39"E    | 20.67'       |
| C8          | 313.72' | 320.50' | 56°05'00" | N72° 11' 04"E   | 301.34'      |
| C37         | 55.35'  | 100.00' | 31°42'54" | S70° 19' 34"W   | 54.65'       |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 58.00' | N36° 21' 53"W |
| L2         | 35.29' | N0° 08' 19"E  |
| L3         | 72.70' | S56° 41' 45"W |
| L4         | 33.05' | N3° 48' 59"W  |
| L5         | 0.36'  | N3° 48' 59"W  |
| L6         | 83.45' | S33° 17' 31"E |
| L7         | 87.44' | N53° 38' 07"E |

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| 1        |      |             |
| 2        |      |             |
| 3        |      |             |

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 13, 2023  
SCALE: 1" = 100'



(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. 285.81 FEET, THENCE S.53°38'07"W. 176.68 FEET, THENCE N.36°21'53"W. 58.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS: (1) THENCE N.53°38'07"E. 254.27 FEET TO A POINT OF CURVE, (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET A DISTANCE OF 238.09 FEET (THE CHORD OF SAID CURVE BEARS N.26°53'13"E. 229.54 FEET), (3) THENCE N.0°08'19"E. 35.29 FEET TO A POINT OF CURVE, (4) 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 3.54 ACRES OF LAND.

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

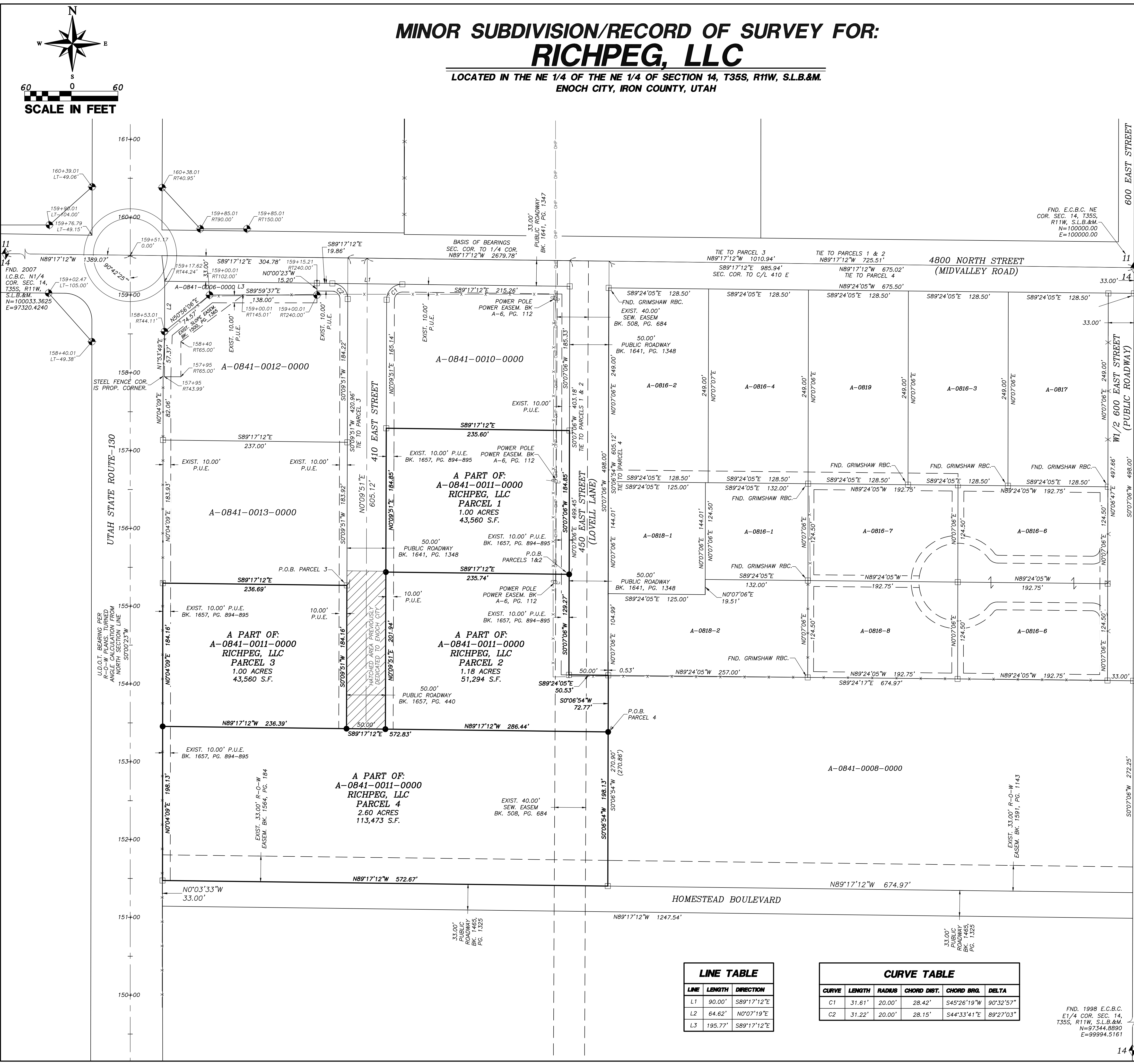
BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1420.21 FEET AND SOUTH 1032.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE N.54°31'15"E. 136.95 FEET, THENCE N.36°25'50"W. 276.55 FEET, THENCE N.53°38'07"E. 422.32 FEET, THENCE S.33°17'32"E. 571.85 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 4.09 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. 87.44 FEET, THENCE S.36°21'53"E. 58.00 FEET, THENCE S.53°38'07"W. 542.40 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 7.86 ACRES OF LAND.

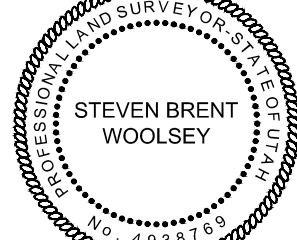


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 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 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 RICHPEG, LLC TO CREATE A MINOR SUBDIVISION OF IRON COUNTY TAX PARCEL A-0841-0011-0000.

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.

THE SOUTHERLY EXTENSION OF 410 EAST STREET WAS PREVIOUSLY CONVEYED BY DEED OF DEDICATION DOCUMENT No. 00810793, IN BOOK 1657, AT PAGES 440-441, OFFICIAL IRON COUNTY RECORDS.

REFERENCES: MINOR SUBDIVISION/RECORD OF SURVEY BY WOOLSEY, LAND SURVEYING, P.C., FILE No. 3918, DATED 10-5-2023. RECORD OF SURVEY BY GRIMSHAW, LAND SURVEYING, P.C., FILE 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 AIR PROJECT F-0132626 PIN: 11532.

PARCEL 1 DESCRIPTION: A PART OF A-0841-0011-0000

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, 403.18 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, 235.74 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, 184.85 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 235.60 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID 450 EAST STREET; THENCE S00°07'06"W, ALONG SAID RIGHT-OF-WAY LINE, 184.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

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 DIXIE 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.

SUBJECT TO AND TOGETHER WITH EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE WEST PROPERTY LINE ADJACENT TO 410 EAST STREET, AND THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY RECORDS.

PARCEL 2 DESCRIPTION: A PART OF A-0841-0011-0000

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, 403.18 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, 129.27 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°06'54"W, 72.77 FEET; THENCE N89°17'12"W, 286.44 FEET TO THE SOUTHEAST CORNER OF 410 EAST STREET; THENCE N00°09'51"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 410 EAST STREET, 201.94 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 235.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.18 ACRES.

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 DIXIE 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.

SUBJECT TO AND TOGETHER WITH AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY 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.

THE PUBLIC UTILITIES EASEMENT DEDICATED HEREIN IS DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE ADJACENT TO 410 EAST STREET.

PARCEL 3 DESCRIPTION: A PART OF A-0841-0011-0000

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, 420.96 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, 184.16 FEET TO THE SOUTHWEST CORNER OF SAID STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°17'12"W, 236.39 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, 184.16 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 236.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY 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.

THE PUBLIC UTILITIES EASEMENT DEDICATED HEREIN IS DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE EAST PROPERTY LINE ADJACENT TO 410 EAST STREET.

PARCEL 4 DESCRIPTION: A PART OF A-0841-0011-0000

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, 675.02 FEET; THENCE S00°06'54"W, 603.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°06'54"W, 198.13 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF HOMESTEAD BOULEVARD; THENCE N89°17'12"W, ALONG SAID RIGHT-OF-WAY 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, 198.13 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 572.83 FEET TO THE POINT OF BEGINNING, CONTAINING 2.60 ACRES.

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 AND TOGETHER WITH AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO AN EXISTING 33.00 FOOT WIDE RIGHT-OF-WAY ALONG THE SOUTH PROPERTY LINE ADJACENT TO HOMESTEAD BOULEVARD, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00774160, IN BOOK 1564, AT PAGES 183-184, OFFICIAL IRON COUNTY RECORDS.

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | DIRECTION   |
| L1         | 90.00'  | S89°17'12"E |
| L2         | 64.62'  | N07°07'19"E |
| L3         | 195.77' | S89°17'12"E |

| CURVE TABLE |        |        |             |             |
|-------------|--------|--------|-------------|-------------|
| CURVE       | LENGTH | RADIUS | CHORD DIST. | CHORD BRG.  |
| C1          | 31.61' | 20.00' | 28.42'      | 90°32'57"   |
| C2          | 31.22' | 20.00' | 28.15'      | S44°33'41"E |

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

PLAT NO. :

FILE DATE :

RECEIPT NO. :

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.

WOOLSEY LAND SURVEYING, P.C.  
Land Surveyors - Land Planners  
50 WEST 3600 NORTH  
ENOCH CITY, UTAH 84701  
435-559-2315 CELL  
steven@woolseyls.com

| NO | REVISIONS | DESCRIPTION | DATE | BY |
|----|-----------|-------------|------|----|
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |

1 OF 1

**October 2023**

The Utah Department of Transportation (UDOT) is issuing a call for applications for its Technical Planning Assistance (TPA) program. TPA program funds are made available to local governments in Utah on a competitive basis for the purpose of developing plans and carrying out studies related to land use and transportation. It is anticipated that \$1,500,000 in technical planning assistance funding will be available for State fiscal year 2025 (July 2024 - June 2025).

*Please read through this entire announcement carefully before submitting an application.*

### **Eligible Applicants**

The following entities within the state of Utah may apply for TPA funds:

- Municipalities
- Counties
- Townships
- Multi-jurisdictional groups of local governments
- MPOs, RPOs and AOGs (representing groups of communities in their regions)

### **Eligible Projects**

Plans, studies or analyses related to land use and/or transportation are eligible for funding, including but not limited to:

- Community Visioning Projects
- Transportation Master Plans
- Active Transportation & Multimodal Plans
- Corridor Plans & Solutions Development Processes
- General Plans
- Zoning/Subdivision Code Updates
- Small Area Land Use/Transportation Plans
- Economic Development Plans/Studies

### **Non-Eligible Projects**

Project phases such as land acquisition, engineering, and capital investment are not intended to be pursued through the TPA Program.

### **Program Goals**

The goals of the TPA program are:



1. Integrate land use and transportation planning

2. Maximize the value of investment in public infrastructure

3. Increase travel options to optimize mobility

4. Create communities with opportunities to live, work, and play

Applications that clearly demonstrate how their project aligns with these goals will fare better in the evaluation process than those that do not.

## Matching Funds

A minimum local match of 6.77% is required. However, if a community can demonstrate a hardship that prevents it from providing the required match, this requirement may be waived in whole or in part at UDOT's discretion. *The amount of local match proposed is a consideration in funding award decisions.*

## Project Management

Local governments will generally be responsible for all aspects of project management, including procuring any necessary consulting services, paying invoices, ensuring that the work completed is in line with the approved project scope, and adopting any finished products (as applicable).

## Coordination with Other Technical Assistance Programs

UDOT coordinates its application process for the Technical Planning Assistance (TPA) program with the Wasatch Front Regional Council's (WFRC) [Transportation and Land Use Connection \(TLC\)](#) program and Mountainland Association of Governments' (MAG) [Technical Assistance to Governments \(TAG\)](#) program. These programs share the same application form and the same application deadline. Therefore, communities wishing to apply to the TPA, TLC and/or TAG programs in the same year need only submit one application. Projects that are not selected for a TLC or TAG award may still be considered for a TPA award.

## How to Apply

To apply for TPA funding, please fill out an application online using [this link](#). If you begin entering information into the application form, you may not be able to save it for later completion. If you would like to prepare your application responses in advance, [this spreadsheet](#) contains all of the application questions.

## Application Deadline

**Applications are due by December 7th, 2023 at 11:59 p.m. Applications submitted after the deadline will not be considered for an award. It is therefore strongly recommended to submit your application well in advance of the deadline.** If you experience technical difficulties in submitting your application, please reach out to the UDOT contacts at the bottom of this notice.

## Tips for Strengthening Your Application

- Please remember that those evaluating your application will typically have little to no previous knowledge about your proposed project. This makes it vital that your answers to the application questions are complete and provide sufficient detail to clearly communicate what the project's objectives are, why the project is needed, how it aligns with the TPA program goals, what benefits it will provide to the community, and so forth.
- Each of the application questions are meant to help you completely explain your project. You don't need to write lengthy, expansive answers; in fact, short but thoughtful answers are often better. However, do give each question some thought as they are there to make sure program objectives are being met, and the

way you answer these questions will impact how your application is scored. Responding to application questions with "N/A" or "None" is usually not a good response. [UDOT Technical Planning Assistance](#) [Apply for Funding](#)

- It is strongly recommended that you coordinate with the applicable [UDOT Region Planning Manager](#) for your area before submitting your application. This step is not required, but doing so will allow them to provide helpful feedback to strengthen your application.
- Before submitting your application, make sure that you have calculated the correct local match amount. Matching funds are calculated by multiplying the total project budget (not the amount of TPA funds being requested) by the match percentage. For example, a project with a total budget of \$100,000 and committing the minimum match amount of 6.77% would have a local match of \$6,770, with TPA funds making up the remaining \$93,230. If your application is committing only the minimum match, please do not round down when calculating the amount. A calculation error will not automatically disqualify you, but UDOT may need adjust the match amount to meet the minimum if your project is selected.

## Questions

If you have questions or run into technical difficulties during the application process, please contact one of the following:

### Travis Hair

Emerging Areas Project Manager

801-410-0254

[thair@utah.gov](mailto:thair@utah.gov)

### Jordan Backman

Urban Planning Manager

253-508-2383

[jbackman@utah.gov](mailto:jbackman@utah.gov)