

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

November 28, 2023, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/81012528929>

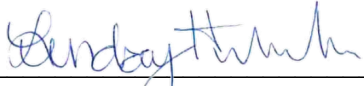
Meeting ID: 810 1252 8929

- 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 November 28, 2023 –**
 - e. Approval of minutes for November 14, 2023 –**
 - f. Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS –**
- 3. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR VIRGIN VISTA ENT. LLC, PARCELS #A-0901-0101-0000 AND #A-0901-0100-0000 – John Kay**
- 4. CONSIDER A ZONE CHANGE REQUEST FOR VIRGIN VISTA ENT. LLC, PARCELS #A-0901-0101-0000 AND #A-0901-0100-0000 FROM RURAL-RESIDENTIAL (R-R-1) TO COMMUNITY-COMMERCIAL (C-C) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 5. PUBLIC HEARING REGARDING AN AMENDMENT TO ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, D. EASEMENT STANDARDS – City Manager Dotson**
- 6. CONSIDER AN AMENDMENT TO ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, D. EASEMENT STANDARDS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 7. CONSIDER A PLAT AMENDMENT FOR SPANISH TRAIL ESTATES - UNIT 2 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL Steve Woolsey**
- 8. CONSIDER AN AMENDED SUBDIVISION PLAT AND MINOR LOT SUBDIVISION FOR THE HOMESTEAD SUB., LOT 7 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL - James Thelin**
- 9. CONSIDER PRELIMINARY PLAT FOR HAWK’S LANDING P.U.D. - Watson Engineering**
- 10. COMMISSION/STAFF REPORTS**
- 11. 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 November 21, 2023.



Lindsay Hildebrand, City Recorder

11/21/2023

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
November 14, 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

STAFF PRESENT:

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

PUBLIC PRESENT: Tyler Melling, Steve Woolsey, John Kay, and Holly Haymond

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance** – Led by Steve Woolsey
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Elliot Lake
 - c. **Inspirational thought** – Commissioner Finlay will have the next thought.
 - d. **Approval of agenda for November 14, 2023 – Commissioner Ley made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.**
 - e. **Approval of minutes for October 24, 2023 – Commissioner Ley made a motion to approve the minutes. Commissioner Lake 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 FOR A ZONE CHANGE REQUEST FOR PINNACLE POINT CLUSTER SUBDIVISION** - Platt & Platt, Inc. (Four different zone change requests within the cluster)

Commissioner Ley made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for the zone change request of Pinnacle Point Cluster Subdivision. Commissioner Finlay seconded and all voted in favor.

Holly Haymond lives near the proposed zone change on the corner of Blueberry and Village Green. She was not in favor of adding more density to the area. She had concerns about putting homes in that area when there is no infrastructure or roads. She understood that they would come with time. There are a lot of people in the Ridge and the only avenue for getting into the subdivision is Heather Hue. Currently, there is a lot of traffic and there are kids. The other properties that are there have large lots. This is a rural area. They like the buffer and the quiet area. As we grow, we need to consider that this is not an area that is designed for more density. She was also concerned about the added traffic.

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

4. CONSIDER A ZONE CHANGE REQUEST FOR PINNACLE POINT CLUSTER SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Finlay wanted clarification as to whether the density would remain unchanged. City Manager Dotson then outlined changes from R-1-18 lots to R-1-11, illustrating how this would increase density. He presented a map displaying current zones and explained the proposed alterations. City Manager Dotson elaborated on cluster subdivisions, emphasizing how they concentrate density in specific areas while preserving open spaces elsewhere. He indicated that approval from the City Council would lead to increased density, allowing for varied densification across different zones. Commissioner Finlay highlighted the reason for the proposed zone change in the red-marked area, citing concerns about the power line. Chairman Correa addressed discussions about affordability in relation to the R-1-11 zone change, acknowledging the city's offering of smaller lots to reduce land costs. Commissioner Lake requested an example illustrating the impact of a subdivision transitioning from R-1-18 to R-1-11 on density. City Manager Dotson used the Ridge Subdivision as an instance, showcasing it on a map. Commissioner Finlay inquired about the location of open spaces within the Ridge, prompting Dotson to identify non-residential areas like a church as open spaces. Commissioner Ley raised concerns about traffic, prompting City Manager Dotson to discuss developer requirements for traffic impact analysis and mitigation measures. Specific issues around traffic near the bowling alley were addressed, including plans for a feasibility study on road modifications under the freeway. Commissioner Finlay sought clarification on the differences between a cluster subdivision and a standard one. City Manager Dotson emphasized the subjective nature of the decision, indicating it as a legislative matter. Commissioner Lake asked about the advantages and disadvantages of the request, but Chairman Correa noted that without knowledge of the subdivision layout, only zoning considerations, such as power lines, were being discussed. Commissioner Finlay reiterated the rationale behind the R-1-18 to R-1-11 change, emphasizing the power line factor. There was a discussion regarding the Planning Commission's role in such matters.

Tyler Melling acted as the developer's representative and clarified that post zone change; the developer had the flexibility to manage density as needed. However, he stressed that the unit count wasn't a primary concern for the cluster's design, which actually remained below the permitted count. Mr. Melling explained that the R-1-11 request (highlighted in red on the map) was primarily due to setback issues related to street distance and backyard depth, particularly concerning power lines. He highlighted that denial of the request wouldn't impact the surplus number of permitted units; rather, the concern was whether homes could be constructed on that specific parcel. Commissioner Ley asked about the potential use of R-1-18 as a buffer for existing larger lots, which Mr. Melling affirmed, proposing M-R-2 for the salmon-colored area on the map. This would entail a reduction of M-R-2 by roughly an acre, aiming to introduce smaller single-family detached units in what was initially designated as a multi-family zone. Mr. Melling elaborated on the dotted line on the map, indicating it as a proposed new road diverting traffic from Highway 91 instead of using Village Green. Commissioner Lake sought clarification on the R-1-11 zone proposal, speculating if the developer opted for smaller R-1-11 lots due to fitting issues with the desired unit count in the current R-1-18 zone because of the power lines. Mr. Melling clarified that the challenge wasn't the unit count but rather a well protection zone within the red area on the map, restricting potential home sites due to the presence of a water line from a well. Currently, there was one suitable home site in the entire 3 acres. They need to be able to put more than one home on three acres to justify the cost. Commissioner Ley inquired about the total number of homes planned for the entire cluster, to which Mr. Melling responded that this particular area was only a fraction of the larger 75-acre cluster, estimating a potential 260 units for the master plan, well below that threshold. City Manager Dotson highlighted the requirement of maintaining consistent density across the entire 75-acre cluster. There was a discussion on the

M-R-2 density in the proposed zone change, noting that it would be the densest area in Enoch. Commissioner Lake referenced a previous meeting where it was agreed upon that higher-density housing wasn't preferable among the Commissioners.

Commissioner Lake made a motion to send an unfavorable recommendation to the City Council regarding a zone change request for the Pinnacle Cluster Subdivision. Chairman Correa said he felt for residents and has seen his area grow around him. He quoted Mr. Woolsey "If we stop growing the town dies". Once he got an explanation, he felt better about it. Commissioner Ley said with all of that M-R-2 we will be taking away land. It is a lot, but you need it as a buffer to the commercial. Commissioner Ley seconded and a roll call vote was held as follows:

**Chairman Correa: Nay Commissioner Ley: Yea
Commissioner Losee: absent Commissioner Lake: Yea
Commissioner Finlay: Yea**

Council Member Ross asked for clarification that all of the Yeas were because of the density. The Commissioners agreed.

5. CONSIDER A MINOR LOT SUBDIVISION FOR RICHPEG, LLC AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – Steve Woolsey

Steve Woolsey, who operates a land surveying business in Enoch, addressed a minor subdivision from the previous month. The city ordinance permits the creation of up to four parcels of land. This specific project was situated adjacent to the roundabout. Mr. Woolsey explained that they were in the process of creating these four parcels, focusing on the hatched portion of the map that required additional frontage. To meet this requirement, they conveyed certain roadways to Enoch as public roads, ensuring dedicated frontage for these parcels. Mr. Woolsey also presented details about the easements and provided insights into the minor subdivision process, offering a historical overview of the property. City Manager Dotson clarified that if an owner wished to transfer a private road to the city, it must adhere to city construction standards. Chairman Correa expressed a desire to preserve commercial areas, especially those in close proximity to the roundabout, emphasizing their importance.

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

6. CONSIDER A ZONE CHANGE REQUEST FOR VIRGIN VISTA ENT. LLC AND SET A PUBLIC HEARING FOR NOVEMBER 28, 2023

John Kay was the owner of Virgin Vista Enterprises. He noted that there were about 9.5 acres that he had. He had originally planned to zone the property residential, but it would be more conducive to be commercially zoned. It was commercial in the past. He explained that there would be four one-acre lots and one five-acre lot and all zoned commercial. The four one-acre lots are just off Maxwell Lane. He has a right of way and easement for that lane. He had discussed 3600 North with UDOT. Minersville Highway is a mainstream to Enoch. It would eventually be mainly commercial.

Commissioner Finlay made a motion to set a public hearing for November 28, 2023 regarding the zone change request for Virgin Vista Ent. LLC. Commissioner Ley seconded and all voted in favor.

7. CONSIDER AN AMENDMENT TO ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, D. EASEMENT STANDARDS AND SET A PUBLIC HEARING FOR NOVEMBER 28, 2023

City Manager Dotson discussed ongoing conversations with the city engineering department regarding required easements for subdivisions. He highlighted that according to the current code, each lot within a subdivision must allocate 7.5 feet on all sides of the property line for public utilities, except for situations such as power lines running through a lot. Permanent structures have not been permitted within this designated space. The engineering standards require all utility easements in the front. City Manager Dotson expressed a desire to revise these regulations and simplify the code. They want to avoid backyard access for utility purposes. Commissioner Lake inquired about the origins of this code, to which City Manager Dotson explained that it was adopted from a code dating back to around 1996. Additionally, Commissioner Ley raised a question about guy wires. The wires attached to telephone poles are also considered easements, necessitating a designated area where they hook into the ground.

Commissioner Ley made a motion to set a public hearing for November 28, 2023 regarding an amendment to Enoch City Code 12.3100.3102 Design Standards, D. Easement Standards. Commissioner Finlay seconded and all voted in favor.

8. COMMISSION/STAFF REPORTS

Hayden White

- They have been working on the drainage on Highway 91. They are about 75 % complete
- The secondary system has been shut off for the winter.
- They have had a bunch of meter installs. They had six meter installs and one sewer line installs.
- They are getting ready for winter by putting snow plows on for the possibility of snow on Sunday.
- Commissioner Ley asked where the water will be held on Highway 91. Hayden said it's supposed to be held on the east side of the freeway.

City Manager Dotson

- We are applying for some grants for transportation planning. One of the grants would potentially be for fixing up the soccer field at the Rec Complex.
- There are about five subdivisions coming. Some will have townhouses.
- We have also contracted with a company to help revamp our ordinances to comply by state code.
- The sales tax bond that we are doing for the police station will not increase taxes. We will pay the loan payment to the state out of the sales tax that we receive. He explained the process. It is based on our population.
- The design is done and it will go out to bid.

Chairman Correa

- He asked about height restrictions for townhomes. City Manager Dotson said the accessory building has a height restriction. He thought the dwellings were about 20 feet or the same as a regular two-story home.

Commissioner Ley

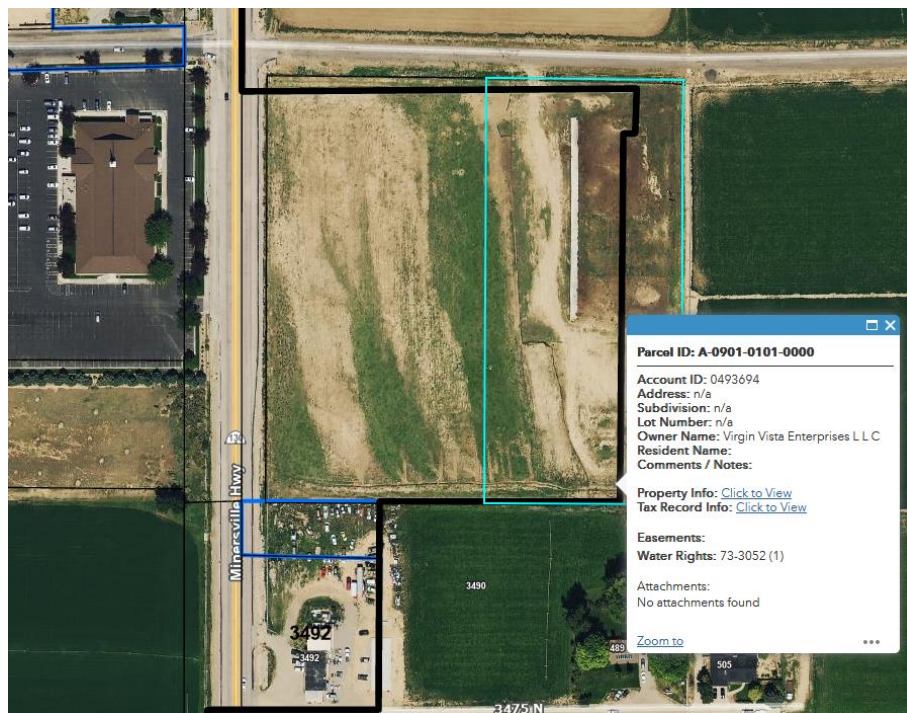
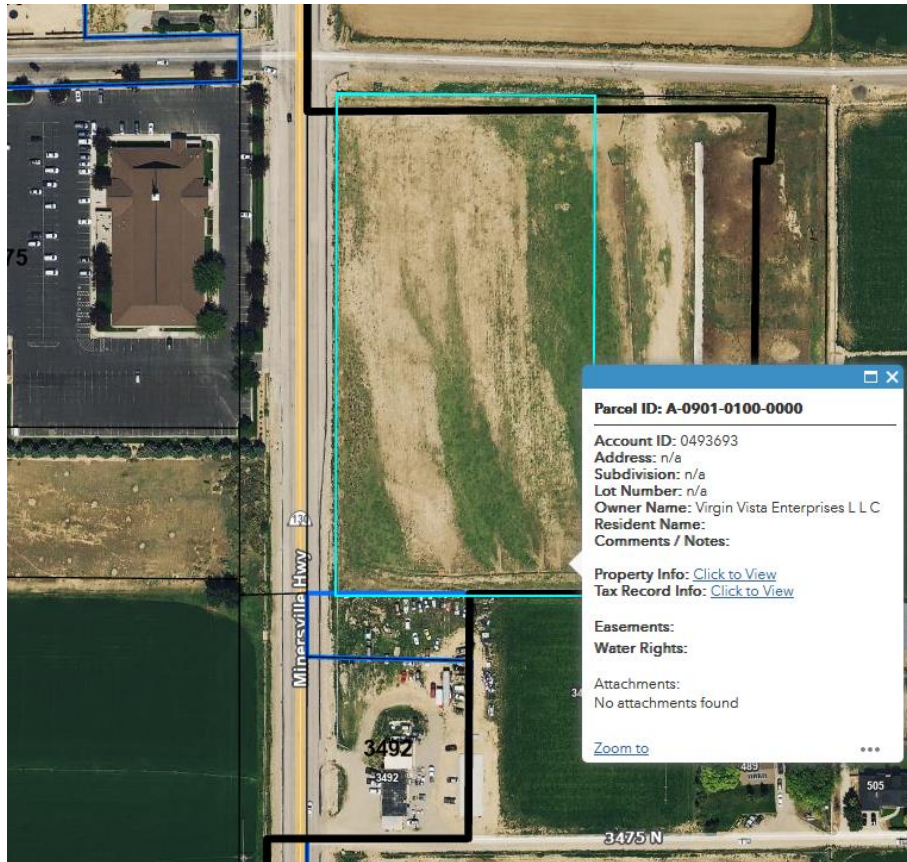
- She mentioned their decision on the zone change for the Pinnacle Cluster subdivision. She wanted to know what the vision was for that area. She noted that her issue was the mix of R-1-11 and M-R-2. There was a discussion about it.

9. ADJOURN – Commissioner Ley made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

DRAFT



12.3100.3102 DESIGN STANDARDS

D. Easement Standards

- ~~1. Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of fifteen (15) feet, apportioned equally in abutting properties.~~
2. Where front-line easements are required, a minimum of ten (10) feet shall be allocated as a utility easement. ~~Perimeter easements shall not be less than fifteen (15) feet width, extending throughout the peripheral area of the development.~~
3. All easements shall be designed so as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required. Public utility installation shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4938769, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2 AS SHOWN ON THIS PLAT AND DESCRIBED HEREIN, AND PERFORM A SUBDIVISION AMENDMENT (LOT SPLIT) OF SAID LOT 2, HEREAFTER TO BE KNOWN AS LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2, AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



STEVEN BRENT WOOLSEY, PLS #4938769 DATE

SURVEYOR'S NARRATIVE

THIS SUBDIVISION AMENDMENT WAS DONE AT THE REQUEST OF THE SBW FAMILY LIVING TRUST TO PERFORM A LOT SPLIT OF LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2 (IRON COUNTY TAX PARCEL A-0878-0003-0002), TO CREATE LOTS 2A AND 2B AS SHOWN HEREIN.

THE BASIS OF BEARINGS IS N88°57'35"E, 195.00 FEET FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER OF LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2, AS SHOWN ON SAID OFFICIAL PLAT THEREOF. THIS SURVEY'S HORIZONTAL COORDINATE SYSTEM IS BASED ON A "MODIFIED" CEDAR CITY GPS SECTIONAL SYSTEM FROM THE 2007 GRIMSHAW SURVEY OF TOWNSHIP 35 SOUTH, RANGE 11 WEST, S.L.B.&M., ROTATED AND TRANSLATED TO FIT TWO (2) EXISTING ORIGINAL B.B.E. 1/2" REBAR MONUMENTS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT 2, BLOCK 3. NOTE: SECTIONAL INFORMATION AS SHOWN HEREIN IS FOR CONVENIENCE AND FOR INFORMATION PURPOSES ONLY AND DOES NOT TAKE PRIORITY IN THE LOCATION AND PLACEMENT OF SAID LOT 2, EXISTING "ORIGINAL" BULLOCH BROTHERS ENGINEERING 1/2" REBAR NO CAP MONUMENTS AND THOSE EXISTING MONUMENTS AS SHOWN ARE THE CONTROLLING MONUMENTS.

REFERENCES: OFFICIAL PLAT OF SPANISH TRAIL ESTATES, UNIT 2, ENTRY No. 176676, DATED FEBRUARY 13, 1975.

THIS SUBDIVISION AMENDMENT COMPLIES WITH UTAH LEGISLATIVE CODE OF TITLE 57, CHAPTER 1, SECTION 45, PERTAINING TO "SUBDIVISION AMENDMENTS".

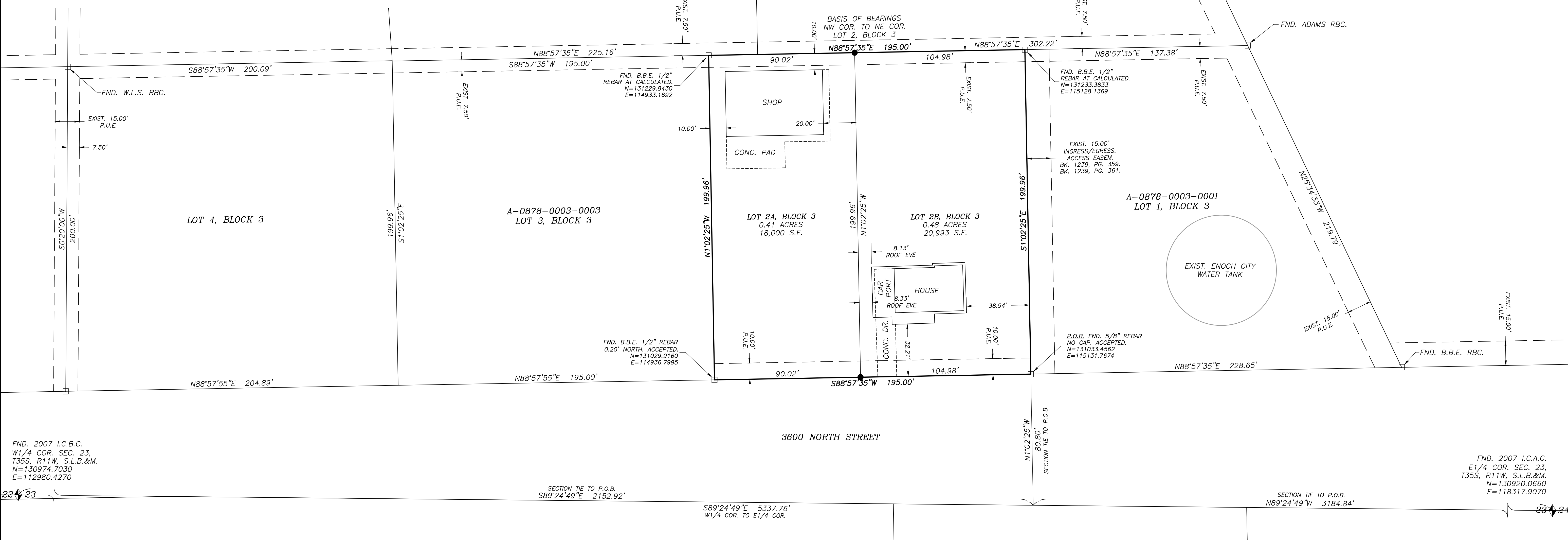
LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2, AMENDED DESCRIPTION: A-878-3-2

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2; THENCE S88°57'35"W, ALONG THE SOUTH LINE OF SAID LOT 2, 195.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N01°02'25"W, ALONG THE WEST LINE OF SAID LOT 2, 199.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N88°57'35"E, ALONG THE NORTH LINE OF SAID LOT 2, 195.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S01°02'25"E, ALONG THE EAST LINE OF SAID LOT 2, 199.96 FEET TO THE POINT OF BEGINNING. CONTAINING 0.895 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EXISTING EASEMENTS AND EASEMENTS, AS SET FORTH TO BE HEREAFTER KNOWN AS LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2, AMENDED. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND DEDICATE TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS THE ____ DAY OF _____,

OWNER: STEVEN B. WOOLSEY AS TRUSTEE OF THE SBW FAMILY LIVING TRUST, DATED FEBRUARY 11th, 2022. STEVEN B. WOOLSEY-TRUSTEE



ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF IRON }
ON THIS THE ____ DAY OF _____, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH SAID COUNTY OF IRON, STEVEN B. WOOLSEY AS TRUSTEE, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.
RESIDING IN IRON COUNTY, UTAH
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

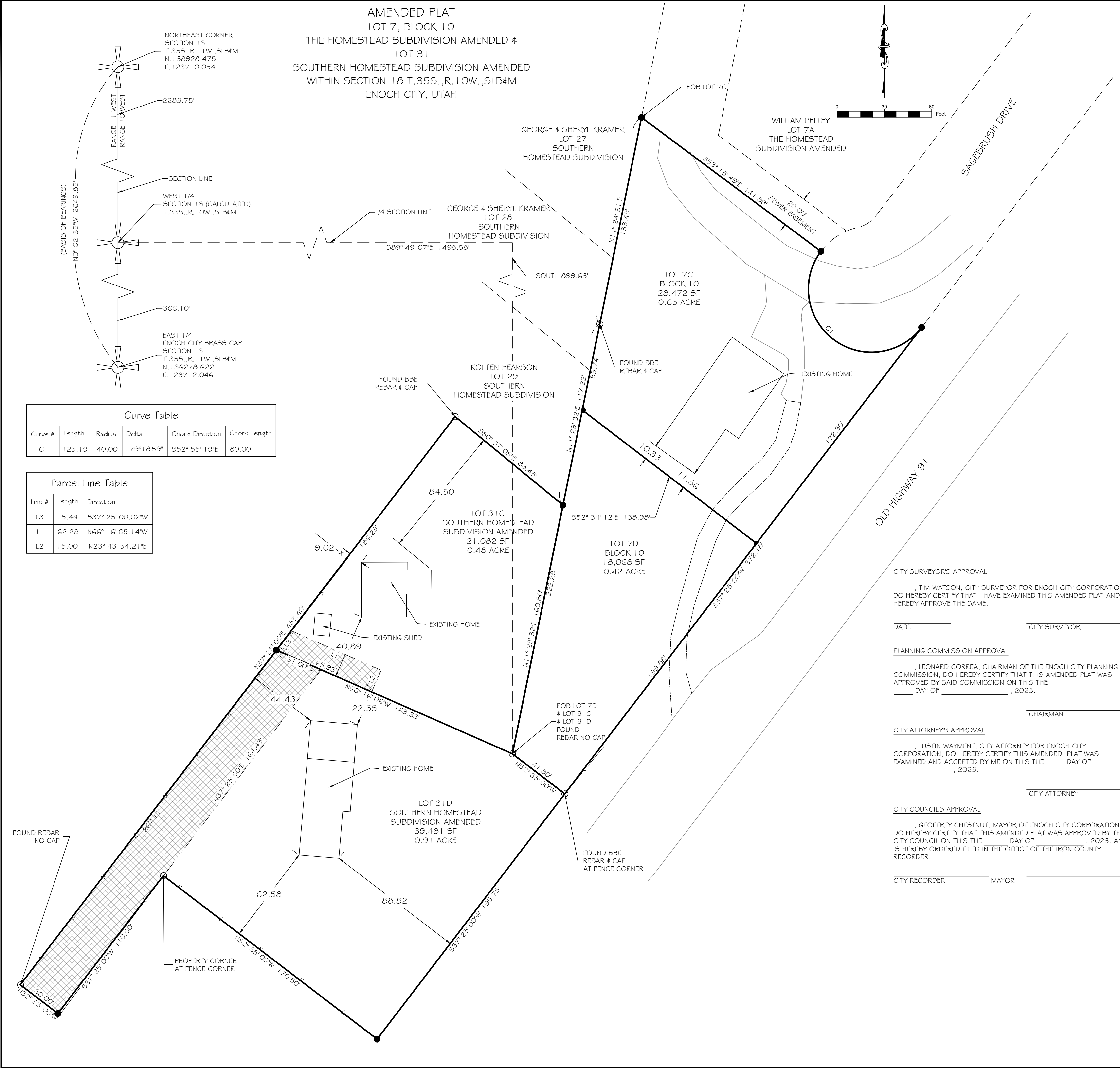
SURVEYOR'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY ENOCH CITY	CERTIFICATE OF RECORDING
THE HEREIN PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20 ____	APPROVED AS TO FORM, THIS ____ DAY OF _____, A.D. 20 ____	ON THIS ____ DAY OF _____, A.D. 20 ____, THE PLANNING COMMISSION OF ENOCH CITY, HAVING REVIEWED THE ABOVE PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID PLAT FOR ACCEPTANCE BY ENOCH CITY, UT.	WE, THE MAYOR AND CITY COUNCIL OF ENOCH CITY, UT, HAVE REVIEWED THE ABOVE PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THIS ____ DAY OF _____, A.D. 20 ____, HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, CARRI R. JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF _____, 20 ____.
CITY SURVEYOR ENOCH CITY, UTAH	JUSTIN W. WAYMENT-CITY ATTORNEY ENOCH CITY, UTAH	CHAIRMAN PLANNING COMMISSION ENOCH CITY, UTAH	ATTEST: LINDSAY HILDEBRAND CITY RECORDER ENOCH CITY, UTAH GEOFFREY CHESTNUT MAYOR ENOCH CITY, UTAH	BOOK ____ PAGE ____ COUNTY RECORDER ENTRY NO. ____ FEE ____ RECORDED AT THE REQUEST OF: STEVEN B. WOOLSEY AS TRUSTEE OF THE SBW FAMILY LIVING TRUST, DATED FEBRUARY 11th, 2022

REVISIONS	DESCRIPTION	DATE	BY
NO			

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

FINAL PLAT OF:
LOT 2, BLOCK 3, SPANISH TRAIL ESTATES-UNIT 2, AMENDED
ENOCH CITY, IRON COUNTY, UTAH
A PART OF THE NW 1/4 OF SECTION 23, T35S, R11W, S.L.B.&M.

DATE: 11-7-2023
SCALE: 1"=30'
JOB NO.
WOOLSEY HOUSE
SHEET NO:
1 OF 1



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	125.19	40.00	179°18'59"	552°55'19"E	80.00

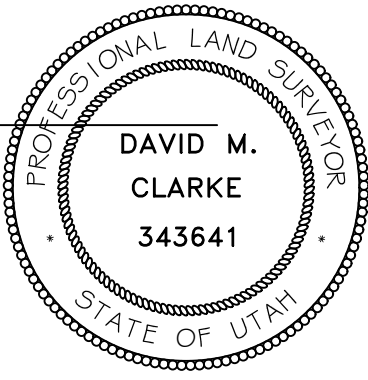
Parcel Line Table		
Line #	Length	Direction
L3	15.44	S37°25'00.02"W
L1	62.28	N66°16'05.14"W
L2	15.00	N23°43'54.21"E

SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, PROFESSIONAL UTAH LAND SURVEYOR
NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58,
CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTIES
DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND
HEREBY CERTIFY THAT ALL MEASUREMENTS AND DESCRIPTIONS ARE
CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

DATE:

DAVID M. CLARKE
UTAH P.L.S. #343651



LEGAL DESCRIPTION

LOT 7C, BLOCK 10 THE HOMESTEAD SUBDIVISION AMENDED

BEGINNING AT THE NORTHWEST CORNER OF ORIGINAL LOT 7
BLOCK 10, THE HOMESTEAD SUBDIVISION, THENCE S.53°15'49"E,
141.89 FEET TO THE POINT OF CURVE, THENCE ALONG THE ARC OF A
NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A
DISTANCE OF 125.19 FEET (THE CHORD OF SAID CURVE BEARS
S.52°55'19"E, 80.00 FEET) TO THE WESTERLY RIGHT-OF-WAY LINE OF
OLD HIGHWAY 91, THENCE ALONG SAID RIGHT-OF-WAY LINE
S.37°25'00"W, 172.30 FEET, THENCE DEPARTING SAID
RIGHT-OF-WAY LINE N.52°34'12"W, 138.98 FEET, THENCE
N.11°29'32"E, 55.74 FEET, THENCE N.11°24'31"E, 133.49 FEET TO
THE POINT OF BEGINNING.
CONTAINS 0.65 ACRE OF LAND.

LOT 7D, BLOCK 10 THE HOMESTEAD SUBDIVISION AMENDED

BEGINNING AT THE SOUTHWEST CORNER OF ORIGINAL LOT 7
BLOCK 10, THE HOMESTEAD SUBDIVISION, THENCE N.11°29'32"E,
222.28 FEET, THENCE S.52°34'12"E, 138.98 FEET TO THE WESTERLY
RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE ALONG SAID
RIGHT-OF-WAY LINE S.37°25'00"W, 199.88 FEET, THENCE DEPARTING
SAID RIGHT-OF-WAY LINE N.52°35'00"W, 41.80 FEET TO THE POINT
OF BEGINNING.
CONTAINS 0.42 ACRE OF LAND.

LOT 31C SOUTHERN HOMESTEAD SUBDIVISION AMENDED

BEGINNING AT THE SOUTHWEST CORNER OF ORIGINAL LOT 7
BLOCK 10, THE HOMESTEAD SUBDIVISION, THENCE N.66°16'06"W,
163.33 FEET, N.37°25'00"E, 186.29 FEET, THENCE S.50°37'05"E,
88.45 FEET, THENCE S.11°29'32"W, 160.80 FEET TO THE POINT OF
BEGINNING.
CONTAINS 0.48 ACRE OF LAND.

LOT 31 D SOUTHERN HOMESTEAD SUBDIVISION AMENDED

BEGINNING AT THE SOUTHWEST CORNER OF ORIGINAL LOT 7
BLOCK 10, THE HOMESTEAD SUBDIVISION, THENCE S.52°35'00"E,
41.80 FEET TO THE WESTERLY RIGHT-OF-WAY OF OLD HIGHWAY 91,
THENCE ALONG SAID RIGHT-OF-WAY LINE S.37°25'00"W, 195.75
FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE N.52°35'00"W,
170.50 FEET, THENCE S.37°25'00"W, 110.00 FEET TO THE
NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN HOMESTEAD BLVD.
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N.52°35'00"W,
30.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE
N.37°25'00"E, 267.11 FEET, THENCE S.66°16'06"E, 163.33 FEET TO
THE POINT OF BEGINNING.
CONTAINS 0.91 ACRE OF LAND.

SURVEY NARRATIVE

THIS AMENDED PLAT OF LOT 7, BLOCK 10, THE HOMESTEAD
SUBDIVISION (AMENDED) & LOT 31 SOUTHERN HOMESTEAD
SUBDIVISION AMENDED HAS BEEN PREPARED AT THE REQUEST OF
JAMES THELIN & MATT EDWARDS OF ENOCH, UTAH, THE PURPOSE OF
THE SURVEY IS TO DIVIDE LOT 7, BLOCK 10, THE HOMESTEAD
SUBDIVISION (AMENDED) & LOT 31 SOUTHERN HOMESTEAD
SUBDIVISION AMENDED INTO THE FOUR PARCELS SHOWN AND
DESCRIBED HEREON.

BASIS OF BEARINGS FOR THIS SURVEY IS N.0°02'35"W, BETWEEN
THE EAST 1/4 CORNER OF SECTION 13 T.35S.,R.11W.,SLB#M & THE
NORTHEAST CORNER OF SECTION 13 T.35S.,R.11W.,SLB#M PER THE
DEPENDENT RESURVEY OF T.35S.,R.11W.,SLB#M PERFORMED BY
DOUG GRIMSHAW IN 2007.

LEGEND

● DENOTES 5/8" DIAMETER BY 20" REBAR WITH YELLOW
PLASTIC CAP STAMPED PLATT & PLATT, INC., L.S. 164659.

OTHER CORNERS ARE AS NOTED HEREON.

—X— EXISTING FENCE

ACCESS EASEMENT

CERTIFICATE OF RECORDING

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

CARRI JEFFERIES
IRON COUNTY RECORDER

BOOK: _____

PAGE: _____

ENTRY NO. _____

FEE: _____

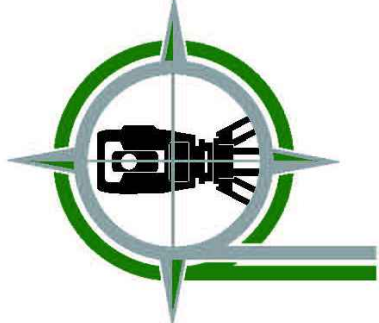
RECORDED AT THE REQUEST OF:

REVISION:	DATE:	DESCRIPTION:

PLATT & PLATT, INC.

CIVIL ENGINEERS & LAND SURVEYORS

105 N. 100 E. CEDAR CITY, UTAH 84720
TEL: (435) 586-6151
EMAIL: PLATT@INFOWEST.COM



AMENDED PLAT OF
LOT 7, BLOCK 10
THE HOMESTEAD SUBDIVISION AMENDED
& LOT 31
SOUTHERN HOMESTEAD SUBDIVISION AMENDED
WITHIN SECTION 18, T.35 S., R. 10 W., SLB#M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY:
M.E. PELLUGRINI

CHECKED BY:
R.B. PLATT

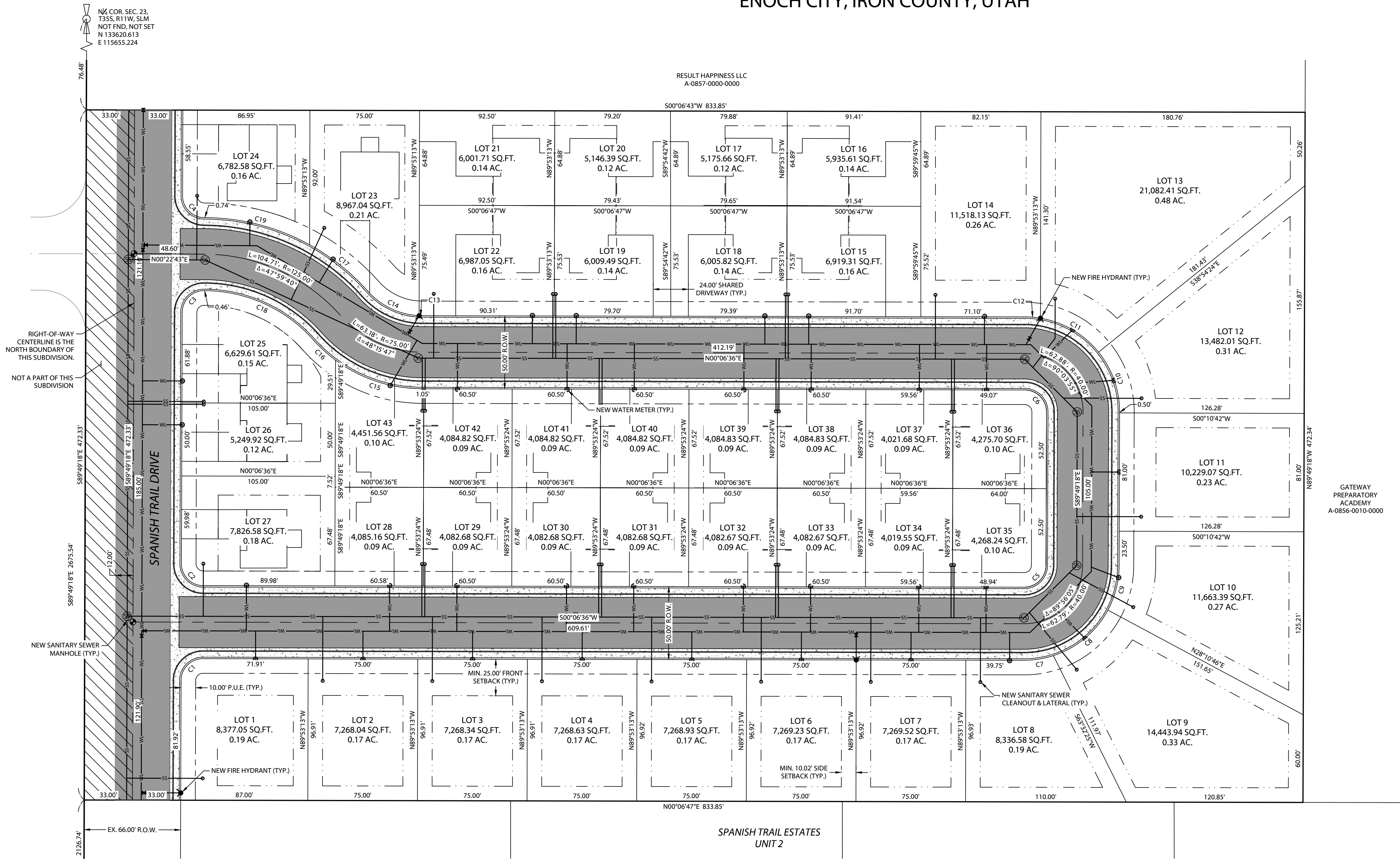
DATE: OCT 31, 2023

SCALE: 1" = 30'

PAGE: 1 OF 1

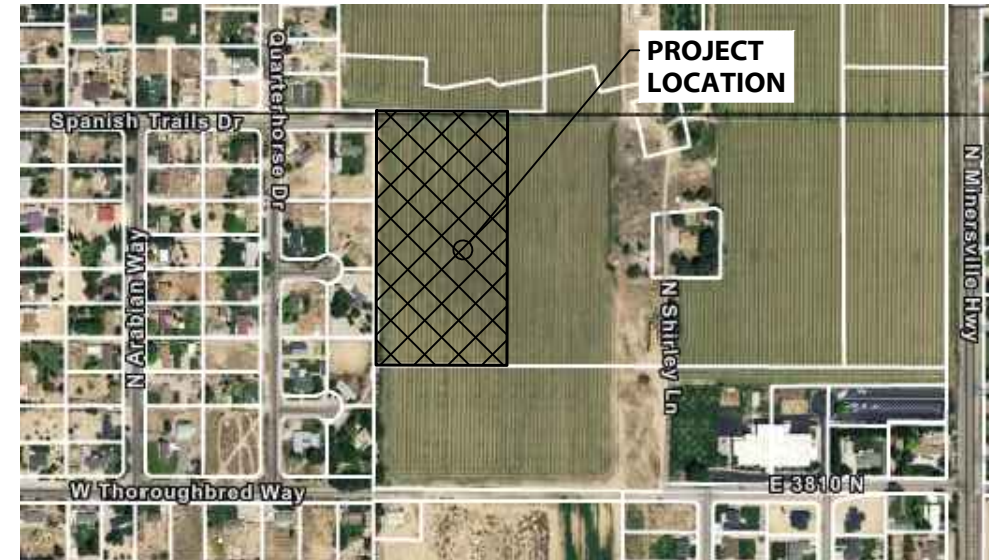
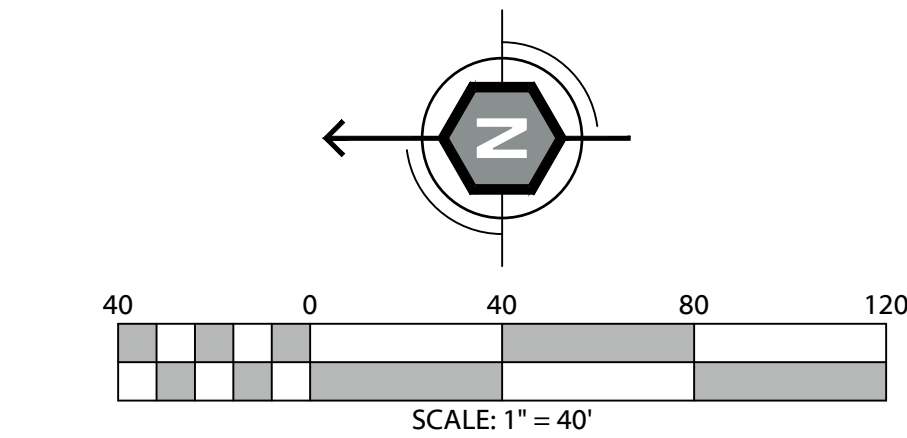
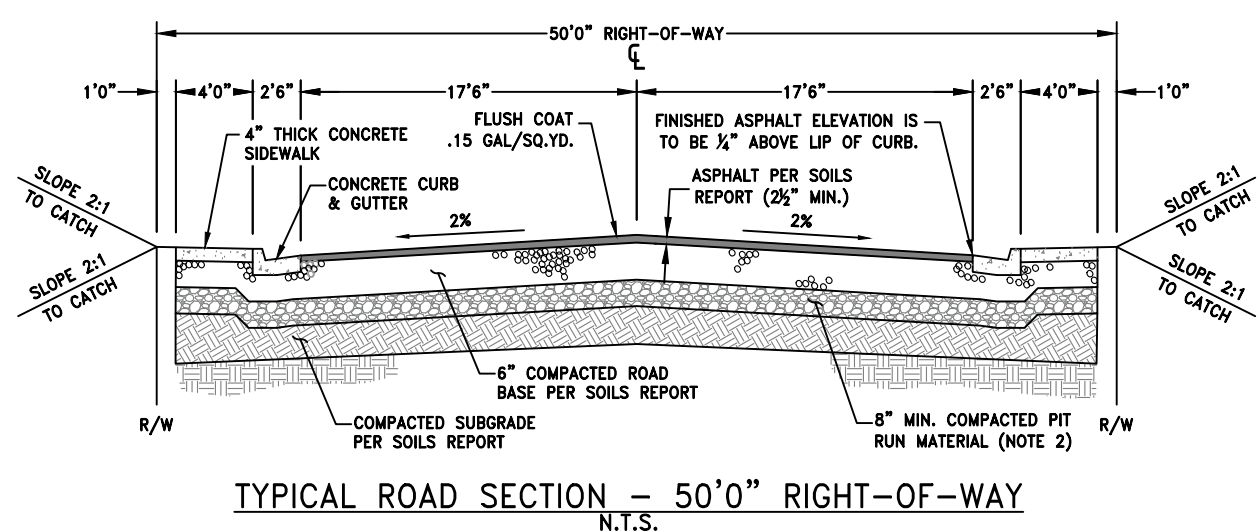
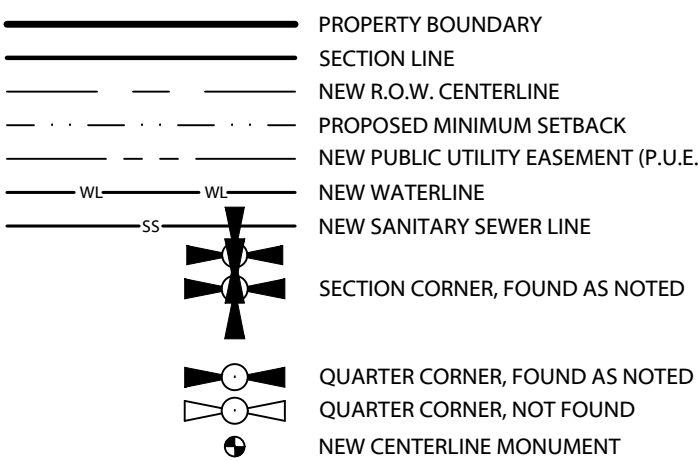
PRELIMINARY PLAT
HAWKS LANDING P.U.D.

WITHIN THE NW¼ OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
ENOCH CITY, IRON COUNTY, UTAH



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	23.54'	15.00'	89°55'54"	544°51'21"E 21.20'
C2	23.58'	15.00'	90°04'06"	545°08'39"W 21.23'
C3	23.61'	15.00'	90°12'01"	N44°43'17"W 21.25'
C4	23.51'	15.00'	89°47'56"	N45°16'43"E 21.18'
C5	23.55'	15.00'	89°56'05"	S44°51'00"E 21.20'
C6	23.58'	15.00'	90°03'55"	N45°08'45"E 21.23'
C7	20.50'	65.00'	18°04'22"	S8°55'23"E 20.42'
C8	49.76'	65.00'	43°51'40"	S39°53'24"E 48.55'
C9	31.77'	65.00'	28°00'03"	S75°49'16"E 31.45'
C10	44.34'	65.00'	39°05'06"	N70°38'09"E 43.49'
C11	47.02'	65.00'	41°26'58"	N30°22'07"E 46.00'
C12	10.81'	65.00'	9°31'51"	N4°52'43"E 10.80'
C13	2.20'	50.00'	2°30'57"	N1°22'05"E 2.20'
C14	39.92'	50.00'	45°44'51"	N25°29'58"E 38.87'
C15	63.53'	100.00'	36°23'57"	N18°18'35"E 62.47'
C16	20.71'	100.00'	11°51'51"	N42°26'28"E 20.67'
C17	51.20'	150.00'	19°33'22"	N38°35'43"E 50.95'
C18	83.77'	100.00'	47°59'40"	N24°22'33"E 81.34'
C19	74.45'	150.00'	28°26'19"	N14°35'53"E 73.69'

LEGEND



VICINITY MAP
N.T.S.

BASIS OF BEARING

THE BASIS OF BEARING IS S89°49'18"E FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER, SECTION 23, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN.

COORDINATES SHOWN HEREON ARE ON THE CEDAR CITY ENGINEERS CONTROL NETWORK USING THE CITY'S GPS BASE STATION AND CALIBRATION.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST BOUNDARY OF SPANISH TRAIL ESTATES, UNIT 2, SAID POINT BEING S00°06'47"W 53.00' ALONG SAID SUBDIVISION BOUNDARY FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; SAID NORTHEAST CORNER BEING A POINT ON THE NORTH LINE OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; SAID POINT-OF-BEGINNING IS ALSO A POINT ON THE CENTERLINE OF SPANISH TRAIL DRIVE RIGHT-OF-WAY (R.O.W.); THENCE S89°49'18"E 472.33'; THENCE S00°06'43"W 800.85'; THENCE N89°49'18"W 472.34' TO A POINT ON THE EAST BOUNDARY OF SAID SPANISH TRAIL ESTATES, UNIT 2; THENCE ALONG SAID SUBDIVISION BOUNDARY N00°06'47"E 800.85' TO THE POINT OF BEGINNING AND CONTAINS 8.683 ACRES.

NOTES

1. SITE INFORMATION:
 - 1.1. PROPERTY OWNER: RESULT HAPPINESS LLC
 - 1.2. PORTION OF APN# A-0857-0000-0000
 - 1.3. 8.683 ACRES
 - 1.3.1. DENSITY: 4.96 UNITS/AC
 - 1.3.1.1. 4.96 x 8.683 AC = 43.068 UNITS
 - 1.3.1.2. 43 UNITS SHOWN.
2. DEVELOPER:
 - 2.1. JESSE MAHEU (SOUTHERN UTAH'S BEST BUILDER)
 - 2.2. 755 SOUTH MAIN ST, #4-229
3. SITE ZONING: R-1-11
 - 3.1. BASED UPON PENNY FARM P.U.D.
4. SITE AIRPORT COMPATIBILITY ZONE: AIRPORT INFLUENCE ZONE (AIZ)
5. SITE FLOOD ZONE: ZONE C, PER MAP 4907307508, DATED 7/17/1986.
6. UTILITIES:
 - 6.1. SANITARY SEWER TO BE CONNECTED TO EXISTING MAINS IN SPANISH TRAILS DRIVE.
 - 6.2. WATER TO BE CONNECTED TO EXISTING MAINS IN SPANISH TRAILS DRIVE.
 - 6.3. STORM DRAIN TO BE DETERMINED.
7. COORDINATES SHOWN HEREON ARE ON THE CEDAR CITY CONTROL NETWORK USING THE CITY'S GPS BASE STATION AND CALIBRATION.
8. SOILS REPORT IS IN PROGRESS.
9. PROPOSED SANITARY SEWER & WATER LINE LOCATIONS TO BE DETERMINED UPON FINAL DESIGN.
10. STREETS WITHIN THE PLANNED UNIT DEVELOPMENT (P.U.D.) ARE PRIVATE STREETS.

UTILITY CONTACT INFORMATION

ROCKY MOUNTAIN POWER	CAROLYN DELEEUW	435-865-3310
	KAMERON SHORTT	435-865-3315
DOMINION ENERGY	KELLY BEEBE	385-499-4518
	KRISTEN POWELL	801-324-3351
LUMEN	ZACH MATHEWS	435-668-7445
SOUTH CENTRAL	MARSHAL JACKSON	435-494-5745
	BRIAN STOWIE	435-616-0509
T.D.S.	NATHAN JOHNSON	Cell: 435-590-2272
		Office: 435-233-7461
	DAVID TRAUTVINE	Cell: 435-709-8952
CITY MANAGER	ROB DOTSON	435-586-1119
ENOCH CITY ENGINEER	TIM WATSON	435-586-3004
ENOCH CITY STREETS	HAYDEN WHITE	435-586-1119



**WATSON
ENGINEERING
COMPANY, INC.**

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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Watson Engineering Co.

PRELIMINARY PLAT

HAWKS LANDING P.U.D.

SOUTHERN UTAH'S BEST BUILDER
WITHIN SEC. 23, T. 35 S., R. 11 W., S.L.M.
ENOCH CITY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
D. T. BROWN

CHECKED BY:
T. G. WATSON

DATE:
October 13, 2023

SCALE:
1:40

WATSON PROJECT No.:
23-6392

FILE:
HAWKS LANDING SUBDIVISION.DWG