ENOCH CITY COUNCIL NOTICE AND AGENDA
December 20, 2023 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Join Zoom Meeting
https://us02web.zoom.us/j/83984589262
Meeting ID: 839 8458 9262
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 December 20, 2023-**
- **e. Approval of Minutes for December 6, 2023-**
- **f. Ratification of Expenditures-**
- **g. Conflict of Interest Declaration for this agenda-**

2. PUBLIC COMMENTS

3. CONSIDER ORDINANCE NO. 2023-12-06-E AN ORDINANCE ANNEXING 667.14 ACRES OF LAND OWNED BY PIDDING LLC INTO THE CORPORATE BOUNDARIES OF ENOCH CITY

4. CONSIDER THE ENOCH CITY COMMUNITY ENGAGEMENT PLAN DECEMBER 2023 - SUU MPA Students Joseph Gandy and Ahmed Qaisar

CONSENT AGENDA

- **APPROVE A MINOR LOT SUBDIVISION FOR JAY SMITH, PARCEL #A-0812-0003-0000 –** Platt & Platt (See planning Commission Rec.)
- **APPROVE A PRELIMINARY PLAT FOR THE MINERAL HEIGHTS SUBDIVISION** (See Planning Commission Rec.)
- **APPROVE A MINOR LOT SUBDIVISION FOR ENOCH CITY & DAWN FISLER, PARCEL #A-0931-0000-0000** (See Planning Commission Rec.)

4. 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 December 15, 2023

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Lindsay Hildebrand, Recorder Date

MINUTES
ENOCH CITY COUNCIL
December 6, 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
Lynn Nielsin, City Inspector

Public Present: Steve Woolsey, Jesse Maheu, Bryce Poulson, Wendy Jessen, Delaine Finlay, Jonathan Wilson, James Thelin, Debra Ley, Dallas Buckner, and Lester Ross

1. CALL TO ORDER OF REGULAR COUNCIL MEETING – Mayor Chesnut

- **a. Pledge of Allegiance- Led by City Manager Dotson**
- **b. Invocation (2 min.)-Audience invited to participate- Given by**
- **c. Inspirational thought given by Mayor Chesnut**
- **d. Approval of Agenda for December 6, 2023- Council Member W. Harris made a motion to approve the agenda. Council Member Ross seconded and all voted in favor.**
- **e. Approval of Minutes for November 15, 2023- Council Member Stoor 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- Council Member Ross said she is related to the people in item number 7. She also said that no money was exchanged.**

2. PUBLIC COMMENTS - There were no public comments. Mayor Chesnut brought forward item number four ahead of number three.

4. CONSIDER RESOLUTION NO. 2023-12-06-A A RESOLUTION APPROVING THE INTERLOCAL FIRE PROTECTION AGREEMENT

The Cedar City Fire Chief spoke about the building fund created for future buildings. The agreement detailed increases in cost to keep up with buildings. He discussed some of the changes. Mayor Chesnut said he was happy to see this.

Council Member Stoor made a motion to approve Resolution No. 2023-12-06-A a resolution approving the Interlocal Fire Protection Agreement. Council Member W. Harris seconded and a roll call vote was held as follows:

Council Member Ross: Yea **Council Member W. Harris: Yea**
Council Member D. Harris: Absent **Council Member Tingey: Yea**
Council Member Stoor: Yea

3. REQUEST FROM FRIENDS OF THE IRON COUNTY CHILDREN'S JUSTICE CENTER TO WAIVE ALL BUILDING PERMIT FEES

Jennifer Davis represented the Iron County Children's Justice Center Friends Board. Also, present was Wendy Jessen who is the Director of the Children's Justice Center. Mayor Chesnut said there was a request to waive the permit fees. The total is $18,938.40. City Manager Dotosn said one of the things that we cannot waive is the plan review fee. We use a third party and they charge the city. The rest we collect goes to a general fund and impact fees. Mayor Chesnut said this is being built in Enoch. We have committed property. Council Member Stoor asked if we would have to absorb that plan review fee. City Manager Dotson said yes. Council Member W. Harris asked if we have space in the budget for that. Ashely said we could, but would have to add some from savings. Council Member Ross said she agreed to waive all of the fees except the one that costs us. Council Member Tingey agreed with Council Member Ross.

Council Member Ross made a motion to waive all building permit fees for the Iron County Children's Justice Center except $2, 417.66 for the plan review fee. Council Member W. Harris seconded and all voted in favor.

City Manager Dotson asked for an update. Jennifer Davis said it's moving along. They plan to have it completed in April of 2024.

5. PUBLIC HEARING REGARDING THE 2023-2024 REVISED BUDGET

Council Member W. Harris made a motion to close the regularly scheduled City Council Meeting regarding the 2023-2024 revised budget. Council Member Ross seconded and all voted in favor.

There were no public comments.

Council Member Ross made a motion to close the public hearing and reconvene the regularly scheduled City Council Meeting. Council Member Tingey seconded and all voted in favor.

6. CONSIDER RESOLUTION NO. 2023-12-06-B A RESOLUTION APPROVING THE REVISED 2023-2024 BUDGET AND CLOSING THE BUDGET

Ashley said there was an update because there was a question on page 4 in the police department when increasing dues and memberships. It was an agreement with SWAT that we pay our County SWAT a portion of fees so that they can make purchases. Chief Ames said every agency in the county contributes to the SWAT team. It's $500 per full time officer. City Manager Dotson said this item was a good time to mention the analysis done on the chipper. Council Member Tingey said he worked on the analysis with Hayden White. He went over scenarios including costs and life of the equipment. They also used a 3% inflation factor. The numbers were favorable and useful for Enoch City. Mayor Chesnut thanked Council Member Tingey for his contribution to that portion.

Council Member W. Harris made a motion to approve Resolution No. 2023-12-06-B, a resolution approving the revised 2023-2023 Budget and closing the budget. Council Member Tingey seconded and a roll call vote was held as follows:

Council Member Ross: Yea **Council Member W. Harris: Yea**
Council Member D. Harris: Absent **Council Member Tingey: Yea**
Council Member Stoor: Yea

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7. CONSIDER RESOLUTION NO. 2023-12-06-C A RESOLUTION TO ADOPT A PRE-ANNEXATION AGREEMENT BETWEEN IRON COUNTY, ENOCH CITY, CAROLINE HOWE, AND GARY/CAROLINE HOWE FAMILY TRUST

Lester Ross represented the Nelson Family Trust. He said this agreement allowed them to do a lot-line adjustment with Iron County. They will annex into Enoch and are moving a lot line on Caroline's lot so her play yard is actually on her lot. This was required by the county. They have petitioned to annex this week. He knew that this would be a legal lot in the county and they won't do it unless they annex with us. City Manager Dotson said this has been reviewed, although it's unusual, but ultimately required to annex.

Council Member W. Harris made a motion to approve Resolution 2023-12-06-C a resolution to adopt a pre-annexation agreement between Iron County, Enoch City, Caroline Howe, and Gary/Caroline Howe Family Trust. Council Member Tingey seconded and a roll call vote was held as follows:

Council Member Ross: Yea **Council Member W. Harris: Yea**
Council Member D. Harris: Absent **Council Member Tingey: Yea**
Council Member Stoor: Yea

8. CONSIDER A PLAT AMENDMENT FOR SPANISH TRAIL ESTATES - UNIT 2 –Steve Woolsey / See Planning Commission Rec.

Steve Woolsey with Woolsey Land Surveying said he was representing himself. He currently owned lot 2 block three of the property shown on a map. He wanted to split that lot into two lots. He has a shop on the west side and a home on the east side. Council Member Ross said this had a favorable recommendation from the Planning Commission. Mayor Chesnut said this is an asset protection mechanism.

Council Member W. Harris made a motion to approve the plat amendment for Spanish Trails Estates – Unit 2. Stoor seconded and all voted in favor.

9. CONSIDER A PLAT AMENDMENT FOR THE HOMESTEAD SUB., LOT 7 – James Thelin / See Planning Commission Rec.

James Thelin said the goal was to grow his business. They want to do a lot line adjustment to move the fence line. The egress and ingress will be off of Highway 91. Council Member Ross asked if there was an entrance for the other lot. City Manager Dotson said it's not publicly dedicated. Council Member Ross said this had a favorable recommendation from the Planning Commission.

Council Member W. Harris made a motion to approve the plat amendment for the Homestead Subdivision, Lot 7. Council Member Ross seconded and all voted in favor. City Manager Dotson showed the map and explained the other portion.

10. CONSIDER ORDINANCE NO. 2023-12-06-A AN ORDINANCE AMENDING THE ENOCH CITY CODE OF REVISED ORDINANCES, SECTION 12.3100.3102 DESIGN STANDARDS, D. EASEMENT STANDARDS- See Planning Commission Rec.

City Manager Dotson said in our current code we are required to have a 15-foot easement around the outer ring of the subdivision and also require the side and black lots to have a 15-foot easement shared between lots, so 7 feet each lot. Engineers say it's a waste of space to have that easement. All utilities are required in the front of the property. This is removing that requirement. Council Member Ross said this had a favorable recommendation from the Planning Commission. Council Member Tingey asked what guying meant. City Manager Dotsons said those are for power poles.

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Spencer Jones asked to comment. He wasn't aware of the additional guy easements. He understood that guying only applied to overhead power and overhead power wasn't allowed for new development in a subdivision, so he wasn't sure why it was in the code. City Manager Dotson said when a developer comes in there may be certain circumstances where it is needed. Justin Wayment mentioned that Rocky Mountain Power might need it. He also gave an example where someone does a lot split and needs to string more power. You would still have guying. City Manager Dotson said this would apply to old development.

Council Member W. Harris made a motion to approve Ordinance No. 2023-12-06-A, an ordinance amending the Enoch City Code of Revised Ordinances, section 12.1300.3102 Design Standards, D. Easement Standards. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Ross: Yea **Council Member W. Harris: Yea**
Council Member D. Harris: Absent **Council Member Tingey: Yea**
Council Member Stoor: Yea

11. CONSIDER ORDINANCE NO. 2023-12-06-B AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY OWNED BY 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)– See Planning Commission Rec.

John Kay owner of the property located on the southeast corner of Minersville Highway and 3600 North. The location is where future growth and commercial would be expected. The property had been zoned commercial in the past and for tax purposes was rezoned agricultural. He believed this would be a benefit to Enoch City as the area expands and develops. Council Member Ross said this came forward with a favorable recommendation from the Planning Commission. There were four yeas and one nay. Four people came to speak against it during the public hearing. There is a private road that leads from Minersville Highway through 3600 N, which Mr. Kay said he has an easement and recording right-of-way to. They were worried about traffic going through Maxwell Mini Farms Estate. They were also worried about certain types of businesses buying the property. They had also permitted that private road with the promise that it would be kept residential. That road is maintained by Maxwell Mini Farms. Mayor Chesnut said the Maxwell Subdivision is in the county limits. City Manager Dotson showed the location on a map. Council Member Ross said she wondered since that road was private if the Council would be putting a hardship on other citizens. There was a comment that we require 6 feet of fencing around commercial businesses. City Manager Dotson said our code requires the 6-foot fence between commercial and residential. The property in the county is zoned agricultural so he asked Attorney, Justin Wayment if this code should be applied. Justin said our code would apply. He also said he wasn't sure the road was our concern because it is private and not city owned. Whether Mr. Kay has an easement or not is a private issue and not necessarily our concern. Mayor Chesnut said the issue of the use of the road isn't before the council or something that we would address. The limited scope of what is before them is the zone change. City Manager Dotson said this was a legislative issue not administrative.

Council Member W. Harris made a motion to approve Ordinance No. 2023-12-06-A, an ordinance amending the General Plan Land Use Map and the Enoch Zoning Ordinance Map by changing the zoning of property owned by Virgin Vista Ent. LLC, Parcels, #A-0901-0101-0000. Council Member Stoor seconded and a roll call vote was held as follows:

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Council Member Ross: Nay **Council Member W. Harris: Yea**
Council Member D. Harris: Absent **Council Member Tingey: Yea**
Council Member Stoor: Yea **Motion passed**

12. CONSIDER ORDINANCE NO. 2023-12-06-C AN ORDINANCE ADOPTING THE PUBLIC SAFETY IMPACT FEE ANALYSIS IMPACT FEE FOR COMMERCIAL BUILDINGS

City Manager Dotson said back when we did the impact fee analysis, everything was done according to state law. However, we didn't put an impact fee in place for commercial for the public safety portion. Now we have commercial buildings coming and the maximum impact fee the analysis said they could charge for a commercial building is 90 cents per square foot. The public hearing was held and noticing was done, then we can apply this. Mr. Wayment said he wasn't aware of any law that restricts a time frame after a public hearing.

Council Member Stoor made a motion to adopt Ordinance No. 2023-12-06-C, an ordinance adopting the Public Safety Impact Fee Analysis, Impact Fee for commercial buildings. Council member W. Harris seconded and a roll call vote was held as follows:

Council Member Ross: Yea **Council Member W. Harris: Yea**
Council Member D. Harris: Absent **Council Member Tingey: Yea**
Council Member Stoor: Yea **Motion passed**

13. CONSIDER ORDINANCE NO. 2023-12-06-D AN ORDINANCE ADOPTING THE TRANSPORTATION IMPACT FEE ANALYSIS IMPACT FEES PER UNIT

City Manager Dotson said this is the same issue. The maximum allowable impact fee for residential was $20,865.00 per residential unit and the City Council said no. The Transportation Impact Fee was based on the mileage, average users, etc. They also did a calculation on different types of commercial use and multi-family use. We never adopted anything on those. The City Council decided that $4,000 per residential unit was ok and discounted it to $2,000 to start with so within 3-4 years we could increase if needed to. The $4,000 was considered to be 19.17%. He showed a chart on the screen, which was based upon trips per usage. He explained how he calculated the amount and gave an example. They are calculating the traffic that those businesses will bring in on the new roads and expansion. He gave an example. SR-130 expansion forced by development; the developer pays for it. Council Member Tingey asked how many years an impact fee covers. City Manager Dotson said up to 20. That's the horizon the analysis showed. Council Member Stoor asked if he calculated it using the same formula and concept as they had for residential. City Manager Dotson said yes because he thought that would be technically fair. Mayor Chesnut said the administration took the formula and applied it to the component parts.

Spencer Jones asked to speak. He is a chair for the Governing Affairs League of Home Builders and would like an opportunity to review this and have professionals in Salt Lake review it as well if possible. He asked that if there have been modifications that they have an opportunity for those. He owns a few buildings along main street and is leasing them to businesses. Their project is 90,000 square feet. If this was approved, the transportation line item alone, based on the $2100 per 1,000 square feet, would put his impact fee at $180,000. That could be the tipping point, making him unable to complete a project. Council Member Storr asked that if they hold off on this and allow Mr. Jones and others to review it, would there be a penalty or negative impact on the city. City Manager Dotson said there really is no impact, except when the next commercial business comes in they would have a residential impact amount. As administration, they have been paying the same impact as one family home. Mayor Chesnut said we will put it on the next

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agenda. The basis for the added column could contain assumptions. The chart is in terms of residential units. Council Member Ross said she was ok with waiting two weeks.

James Thelin asked to speak. He explained that for him to build a shop was $284,000 on the 19.17% and his cost of building is about $420,000 so a 50% markup just on that part. His goal in Enoch is to help development grow locally. He would love to table it and let the professionals review it. It stifles growth. City Manager Dotson said it makes no difference to the administration to table this item. It's just that someone will pay for the impact and the City Council will need to decide who that will be. Mr. Wayment said it's really important to look at the numbers. Council Member Tingey said he supported taking more time if they weren't ready. Mayor Chesnut said the next meeting is supposed to be short because of the holiday.

Council Member Stoor made a motion to table Ordinance No. 2023-12-06-D, an ordinance adopting the Transportation Impact Fee Analysis, Impact Fees Per Unit to January 3rd 2024. Council Member Tingey seconded and all voted in favor.

14. CONSIDER RESOLUTION NO. 2023-12-06-D A RESOLUTION ADOPTING A DEVELOPMENT AGREEMENT BETWEEN ENOCH CITY, DESMOND AND SARA PENNY LIVING TRUST, AND RESULT HAPPINESS, LLC FOR THE NELSON MASTER COMMUNITY PLAN

Dallas Buckner, with Go Civil, said a few months ago he requested to table a development agreement on this. They are now at a point where all parties are happy with the development agreement. City Manager Dotson showed the area on the screen. There was one specific thing that changed on the agreement. It said if our water rights process changes that this development can follow the new code if it's less. This would benefit the developer. City Manager Dotson said the other thing had to do with water rights 73-43 and 44. Those and the stock certificate for the surface water will be deeded to the city. The Penny well/Nelson Farm well will also be given to the city and we will use those credits. They met with the state engineer multiple times to make sure those rights were valid to transfer to the city.

Council Member Stoor made a motion to approve Resolution No. 2023-12-06-D, a resolution adopting a development agreement between Enoch City, Desmond and Sara Penny Living Trust, and Result Happiness, LLC for the Nelson Master Community Plan. Council Member W. Harris seconded and a roll call vote was held as follows:

Council Member Ross: Yea	**Council Member W. Harris: Yea**
Council Member D. Harris: Absent	**Council Member Tingey: Yea**
Council Member Stoor: Yea	**Motion passed**

15. CONSIDER PRELIMINARY PLAT FOR HAWK'S LANDING P.U.D.- Watson Engineering / See Planning Commission Rec.

Jessy Mahue is the owner, developer, and builder for this**. He said they were** hoping to do create 6 four-unit townhomes, one twin home and about 18 single-family homes and the density all adhere to the PUD. Council Member Ross said this came from the Planning Commission with a favorable recommendation. One person abstained. Chairman Correa asked her to add that in the future he would like the Council to consider deed restrictions so people who own property would live in the property for developments like this. Mayor Chesnut, he understood the concern. Mr. Wayment said Senate Bill 85 restricts the ability to do that. Council Member Ross they liked the townhomes with single-family homes around for a buffer. City Manager Dotson said this is the first planned unit development project based on the Master PUD and has been through review. We had this sent to Platt & Platt to review because Watson Engineering doesn't review their own work.

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Council Member W. Harris made a motion to approve the Preliminary Plat for Hawk's Landing P.U.D. Council Member Ross seconded and all voted in favor.

16. CONSIDER ORDINANCE NO. 2023-12-06-E AN ORDINANCE ANNEXING 667.14 ACRES OF LAND OWNED BY PIDDING LLC INTO THE CORPORATE BOUNDARIES OF ENOCH CITY

Mr. Wayment said he read through the annexation agreement and needs to go into a closed session to talk about a couple of things.

Council Member Ross made a motion to table item Ordinance No. 2023-12-05-E, an ordinance annexing 667.14 acres of land owned by Pidding LLC into the corporate boundaries of Enoch City to December 20, 2023. Council Member W. Harris seconded and all voted in favor.

17. CANVASS GENERAL ELECTION HELD NOVEMBER 21, 2023 – City Recorder

The City Recorder recapped the 2023 General Election results. Members of the City Council were given the complete election counts and breakdown provided by the Iron County Clerk.

Council Member W. Harris made a motion to accept the 2023 General Election results. the canvassing of the General election Council Member Ross seconded and all voted in favor.

18. COUNCIL/STAFF REPORT

Hayden White

- They finished the storm drain project off of Highway 91 and Enoch Road. There will be a final walk-through next Tuesday and then if it passes, they will hydroseed it.
- They received the dozer from the county and have been building the North Enoch Flood Basin.
- They have also been getting ready for snow.

Chief Ames

- Last night they had a night qualification shoot and everyone passed.
- They have the Festival of Trees fundraiser and it raised $12,000. They use that money for shop with a cop which is this Saturday. Council Member Ross asked about Dancing With The Stars. Chief Ames said it was great and historically is raises $90,000-$100,000.

Lynn Nelson

- A year ago, there were 23 homes total. As of November, we are at 36. Things have picked back up.
- Dollar General is in plan review right now.
- The ice rink will be enclosed here soon.
- He is still waiting on the plan review for O'Reilly's.
- Mindy, in the office, is going through training to be a Permit Tech. This will help him with office paperwork.

Ashley Horton

- She has been working on the budget and end of year items.
- We are closing on the water bond.

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- On the agenda for the next meeting is we are working on a credit application with State Bank for the Police Department credit cards. This is to increase the credit card limit. The increase will be less than $5,000 and it's because each officer has a limit of $500 off of our main card. $500 doesn't get them much if they are out of town at training.
- A reminder that Jolene Lee's husband passed away and we will send flowers if anyone wants to contribute. Council Member Ross said he was a former Mayor. The funeral is at 10 am on Saturday at the church by Family Dollar.

City Manager Dotson

- Mr. Lee was instrumental. He was the mayor from 1986-1993 and he helped get our sewer collection system and developed it for a 20-year window. He did a lot of things for the city and his wife was recently on the city council.
- He finished the application for the Transportation Planning Grant. Cedar City, Enoch City, and Iron County joined as co-applicants to do the feasibility study for the underpass off of Highway 91 and Summit Frontage Road on the south side of Enoch.
- Hansen Consultants is a consulting firm that was given a contract with the State of Utah to help municipalities write subdivision codes. They came back with some suggestions. They are taking what we established at the Planning Commission and changing a few things. In February we have to pass that code that takes the subdivision process out of legislative hands. The state says we can do four total review cycles. For example, Hawks Landing had 6-7 reviews. This puts pressure on the engineers and some timing issues aren't clear in the code. Cedar City has the preliminary plat come in with the construction drawings and the application would be complete. Then they will do 4 review cycles. Or, we could do two at the preliminary and two at the final. This will come to the City Council. Hansen Consultants are being paid for by the State of Utah. We do have software that we can use as well.

Lindsay Hildebrand

- She had been working on the packet.
- She renewed 15 business licenses.

Council Member Stoor

- He attended the Utah Division of Outdoor Recreation Grant Workshop. He thought there were things that the city could benefit from.

Council Member Tingey

- He attended the school board meeting on the 28th. They recognized some of the sports teams from the schools that won 1st and 2nd place in State. During public comments, 5 people all stood up and talked about changing the name back to Redmen for the high school. They said that happens every meeting. They are re-working their handbook. The most interesting was service dogs and mini horses as service animals. They also talked about nursing mothers at school and tobacco use training.
- Wreaths Across America is on the 16th at noon at the Enoch Cemetery.

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19. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.**
(Requires a roll call vote with 2/3 majority)

Council Member W. Harris made a motion to close the regular meeting and go into a closed meeting for the purpose of purchase, exchange, or lease of real property and any pending or imminent litigation. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yea	**Council Member W. Harris: Yea**
Council Member D. Harris: Absent	**Council Member Tingey: Yea**
Council Member Stoor: Yea	**Motion passed**

20. **ACTION FROM CLOSED MEETING-**

21. **ADJOURN**

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Lindsay Hildebrand, Recorder **Date**

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ENOCH CITY CORPORATION
ORDINANCE NO. 2023-12-06-E

AN ORDINANCE ANNEXING 667.14 ACRES OF PROPERTY OWNED BY PIDDING LLC, #D-0162-0163-0196, #D-0164-0001-0005, #D-0164-0000-0000, #D-0164-0001-0000, and #D-0197-0000-0000 INTO THE CORPORATE BOUNDARIES OF ENOCH CITY

WHEREAS, the applicants filed a Petition for Annexation of 667.14 acres of property into the corporate boundaries of Enoch City; and

WHEREAS, the Enoch City Council accepted the petitions for further consideration, and

WHEREAS, the City Recorder determined the petition met the requirements for annexation according to the Utah Code Annotated and certified the petition; and

WHEREAS, a notice of the petition was published once a week for three successive weeks in the "Iron County Today", a newspaper of general circulation within the area proposed for annexation, with the notice including the necessary items required, including a statement of how and where a protest could be filed; and no timely protest was filed; and

WHEREAS, the Enoch City Council has reviewed the terms of the Annexation Agreement and the Development Agreement with the petitioners; and

WHEREAS, the Enoch City Council held a public hearing concerning the annexation petition during a regular City Council meeting held on October 4, 2023 after notice of the hearing was published in the "Iron County Today" at least seven days before the hearing;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah that the property owned by and described on the attached Annexation Map prepared by Platt & Platt, Inc. be annexed into the Enoch City boundaries and will be zoned according to the Annexation Agreement.

BE IT FURTHER ORDAINED that the Annexation Agreement and the Development Agreement is hereby approved by the City and the petitioners evidenced by signing the agreement regarding conditions for the annexed property. This Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 20th day of December 2023. It shall take effect immediately upon signing by the Mayor and City Recorder.

20th day of December, 2023

ENOCH CITY CORPORATION

VOTING:

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

_____
Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL

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Lindsay Hildebrand, City Recorder

Parcel Numbers D-0162-0163-0196, D-0164-0001-0005, D-0164-0000-0000, D-0164-0001-0000, and D-0197-0000-0000

Legal

LARGEPARCEL

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M, THENCE S.0°06'15"W. ALONG THE 1/4 SECTION LINE 1323.94 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S.0°06'29"W. ALONG THE 1/4 SECTION LINEl323.85 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, THENCE N.89°51'26"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER OF SECTIONS 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M, THENCE S.0°02'51"W. ALONG THE 1/16 LINE 915.93 FEET TO A BLM ANGLE POINT ALUMINUM CAP ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE S.0°02'40"W. ALONG THE 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9, THENCE N.89°44'46"W. ALONG THE 1/4 SECTION LINE 1327.26 FEET TO THE EAST 1/4 CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M, THENCE S.89°51'41"W. ALONG THE 1/4 SECTION LINE 1329.08 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S.0°00'39"E. ALONG THE 1/16 LINE 12.90 FEET, THENCE S.56°41'05"W. 6.56 FEET TO THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION, THENCE S.89°54'29"W. ALONG THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION 1948.67 FEET, THENCE DEPARTING THE NORTH LINE OF VILLAGE GREEN FARMS SUBDIVISION N.0°07'54"W. 1334.35 FEET TO THE 1/16 LINE, THENCE S.89°48'55"W. ALONG THE 1116TH LINE 2032.25 FEET TO THE SECTION LINE OF SECTIONS 7 & 8, THENCE N.0°03'45"W. ALONG THE SECTION LINE 1317.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, THENCE NORTH ALONG THE WEST LINE OF SECTION 5 N.0°36'25"E. 1339.48 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, THENCE N.0°36'25"E. ALONG THE SECTION LINE 1339.48 FEET TO THE WEST 1/4 CORNER OF SECTION 5, THENCE S.89°52'22"E. ALONG THE 1/4 SECTION LINE 1323.03 FEET TO THE CENTER WEST 1/16 CORNER OF SECTION 5, THENCE S.0°28'07"W. ALONG THE 1/16 LINE 1335.16 FEET TO THE SOUTHWEST 1/16 CORNER OF SECTION 5, THENCE N.89°56'29"E. ALONG THE 1/16 LINE 1326.29 FEET TO THE CENTER SOUTH 1/16 CORNER OF SECTION 5, THENCE S.0°19'47"W. ALONG THE 1/4 SECTION LINE 1330.97 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, THENCE N.89°39'00"E. ALONG THE SOUTH LINE OF SECTION 5 1331.57 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, THENCE N.0°13'43"E. ALONG THE 1/16 LINE 1325.39 FEET TO THE SOUTHEAST 1/16 CORNER OF SECTION 5, THENCE N.89°53'23"E. ALONG THE 1/16 LINE 1329.20 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, THENCE N.0°07'36"E. ALONG THE SECTION LINE 1319.82 FEET TO THE WEST 1/4 CORNER OF SECTION 4, THENCE N.89°57'38"E. ALONG THE 1/4 SECTION LINE 2653.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 665.98 ACRES OF LAND

SMALL PARCEL

BEGINNING AT A POINT THAT IS SITUATED S.89°48'10"E. 252.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 8 T.35S.,R. l 0W.,SLB&M. THENCE N.6°50'45"W. I66.75 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE ALONG SAID RIGHT-OF-WAY LINE N.56°39'52"E. 170.12 FEET, THENCE N.56°40'34"E.

1140.55 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.0°03'01"E. 506.31 FEET, THENCE S.50°27'26"W. 599.04 FEET TO THE SECTION LINE, THENCE ALONG THE SECTION LINE N.89°48'10"W. 613.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.20 ACRES OF LAND.

ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map requirements: 6 copies of an 11"x 17" and 1 Digital in .pdf format. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

Applicant Platt & Platt, Inc. for Jay Smith

Mailing Address 195 North 100 East

Daytime phone 435 586 6151 Cell phone 435 238 0418

Property Owner Jay Smith

Subdivision Name Minor Lot Subdivision

Project Address California Trail and Mid Valley Road

Signature of applicant _____

Date of Planning Commission Meeting December 12, 2023

Reason for meeting with the Planning Commission Minor Lot Subdivision

If applicable: Yes or No

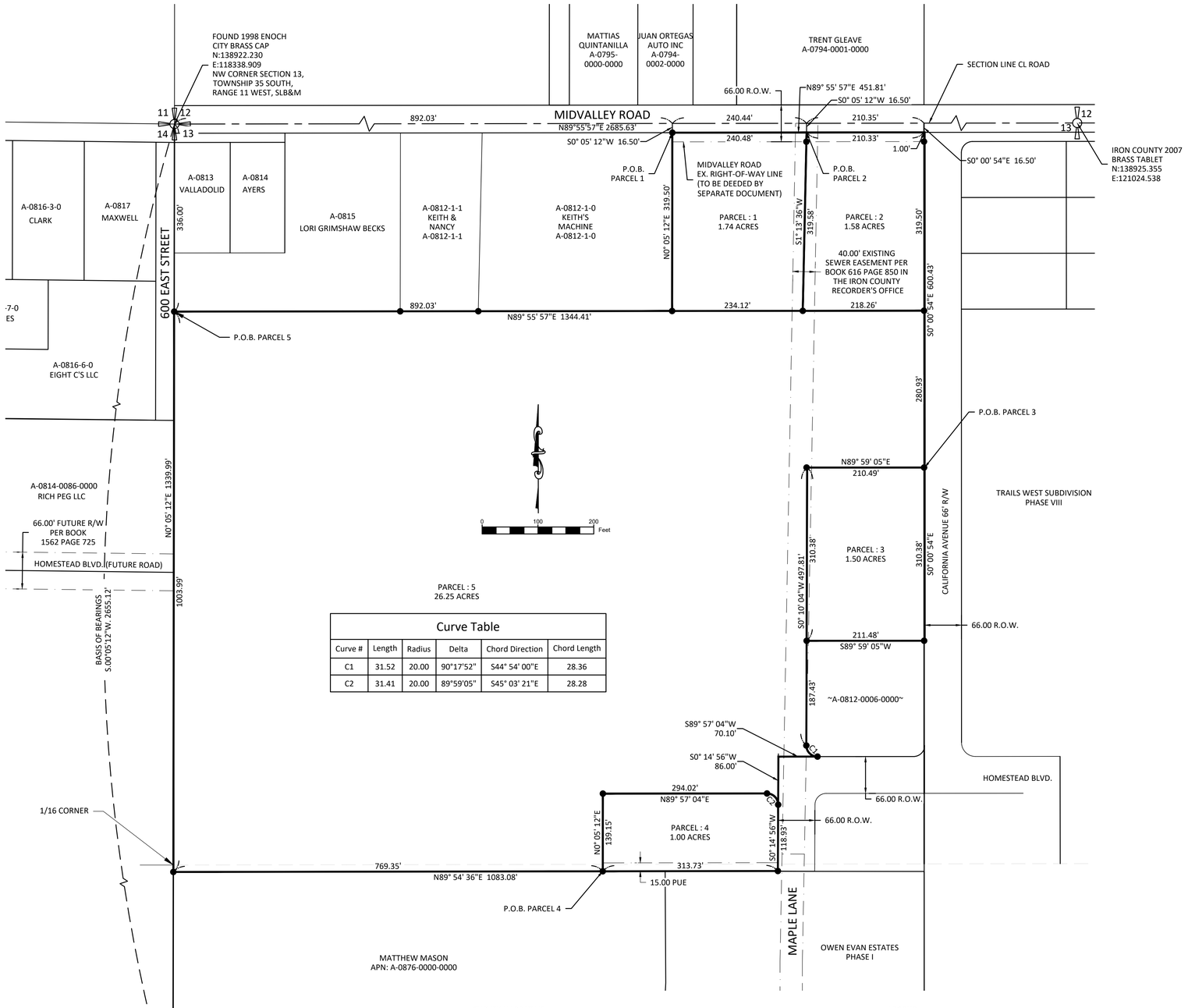
Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____

MINOR LOT SUBDIVISION FOR JAY SMITH

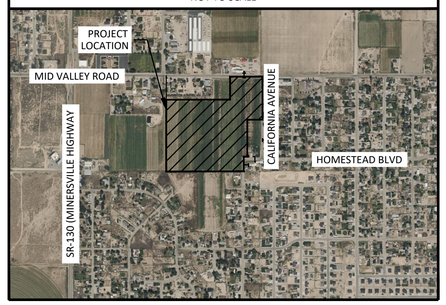
WITHIN THE NW1/4 SECTION 13, T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.52	20.00	90°17'52"	S44° 54' 00"E	28.36
C2	31.41	20.00	89°59'05"	S45° 03' 21"E	28.28

VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 343641, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

DATE: _____
DAVID M. CLARKE
UTAH NO. 343641

PROFESSIONAL LAND SURVEYOR
DAVID M. CLARKE
343641
STATE OF UTAH

LEGAL DESCRIPTIONS

PARENT PARCEL

BEGINNING AT A POINT SITUATED N.89°55'57"E. ALONG THE SECTION LINE 1342.82 FEET AND S.0°00'54"E. ALONG THE 1/16 SECTION LINE 16.50 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, THENCE N.89°55'57"E. 1.00 FEET, THENCE S.0°00'54"E. PARALLEL TO THE 1/16 SECTION LINE 910.80 FEET, THENCE S.89°59'05"W. 211.48 FEET, THENCE S.0°10'04"W. 187.43 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 31.52 FEET (THE CHORD OF SAID CURVE BEARS S.44°54'00"E. 28.36 FEET), THENCE S.89°57'04"W. 70.10 FEET, THENCE S.0°14'56"W. 204.93 FEET, THENCE S.89°54'36"W. 1083.08 FEET TO THE WEST LINE OF SECTION 13, THENCE N.0°05'12"E. ALONG THE SECTION LINE 1003.99 FEET, THENCE N.89°55'57"E. 892.03 FEET, THENCE N.0°05'12"E. 319.50 FEET, THENCE N.89°55'57"E. 450.81 FEET TO THE POINT OF BEGINNING.
CONTAINS 32.07 ACRES OF LAND.

PARCEL 1

BEGINNING AT A POINT WHICH IS SITUATED N.89°55'57"E. ALONG THE SECTION LINE 892.03 FEET AND S.0°05'12"W. 16.50 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, THENCE N.89°55'57"E. 240.48 FEET, THENCE S.1°13'36"W. 319.58 FEET, THENCE S.89°55'57"W. 234.12 FEET, THENCE N.0°05'12"E. 319.50 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.74 ACRES OF LAND.
SUBJECT TO A SEWER EASEMENT OF RECORD. BK: 616 PG: 850, IRON COUNTY RECORDS.

PARCEL 2

BEGINNING AT A POINT WHICH IS SITUATED N.89°55'57"E. ALONG THE SECTION LINE 1132.47 FEET AND S.0°05'12"W. 16.50 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, THENCE N.89°55'57"E. 211.33 FEET, THENCE S.0°00'54"E. 319.50 FEET, THENCE S.89°55'57"W. 218.26 FEET, THENCE N.1°13'36"E. 319.58 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.58 ACRES OF LAND.
SUBJECT TO A SEWER EASEMENT OF RECORD. BK: 616 PG: 850, IRON COUNTY RECORDS.

PARCEL 3

BEGINNING AT A POINT WHICH IS SITUATED N.89°55'57"E. ALONG THE SECTION LINE 1342.82 FEET, S.0°00'54"E. 16.50 FEET, THENCE N.89°55'57"E. 1.00 FEET, THENCE S.0°00'54"E. 600.43 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN AND THE TRUE POINT OF BEGINNING, THENCE S.0°00'54"E. 310.38, THENCE S.89°59'05"W. 211.48 FEET, THENCE N.0°10'04"E. 310.38 FEET, THENCE N89°59'05"E. 210.49 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 1.50 ACRES OF LAND.
SUBJECT TO A SEWER EASEMENT OF RECORD. BK: 616 PG: 850, IRON COUNTY RECORDS.

PARCEL 4

BEGINNING AT A POINT WHICH IS SITUATED S.0°05'12"W. ALONG THE SECTION LINE 1339.99 FEET AND N.89°54'36"E. 769.35 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N.0°05'12"E. 139.15 FEET, THENCE N.89°57'04"E. 294.02 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 31.41 FEET (THE CHORD OF SAID CURVE BEARS S.45°03'21"E. 28.28 FEET), THENCE S.0°14'56"W. 118.93 FEET, THENCE S.89°54'36"W. 313.73 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.00 ACRE OF LAND.
SUBJECT TO A 15-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH 15-FEET OF THE PARCEL.

PARCEL 5

BEGINNING AT A POINT LOCATED S.0°05'12"W. ALONG THE SECTION LINE 336.00 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N.89°55'57"E. 1344.41 FEET, THENCE S.0°00'54"E. 280.93 FEET, THENCE S.89°59'05"W. 210.49 FEET, THENCE S.0°10'04"W. 497.81 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 31.52 FEET (THE CHORD OF SAID CURVE BEARS S.44°54'00"E. 28.36 FEET), THENCE S.89°57'04"W. 70.10 FEET, THENCE S.0°14'56"W. 86.00 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 31.41 FEET (THE CHORD OF SAID CURVE BEARS N.45°03'21"W. 28.28 FEET), THENCE S.89°57'04"W. 294.02 FEET, THENCE S.0°05'12"W. 139.15 FEET, THENCE S.89°54'36"W. 769.35 FEET, THENCE N.0°05'12"E 1003.99 FEET TO THE POINT OF BEGINNING.
CONTAINS 26.25 ACRES OF LAND.
SUBJECT TO A SEWER EASEMENT OF RECORD. BK: 616 PG: 850, IRON COUNTY RECORDS.

SURVEY NARRATIVE

THIS RECORD OF SURVEY AND MINOR LOT SUBDIVISION HAS BEEN PREPARED AT THE REQUEST OF MR. JAY SMITH. THE PURPOSE OF THE SURVEY IS TO DIVIDE THE PROPERTY INTO THE FIVE PARCELS SHOWN AND DESCRIBED HEREON.

BASIS OF BEARINGS FOR THIS SURVEY IS S.0°05'12"W. ALONG THE WEST LINE OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, BETWEEN THE NORTH WEST CORNER OF SAID SECTION 13 AND THE EAST QUARTER CORNER OF SAID SECTION 13.

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.

NOTES:

1. COORDINATES SHOWN ARE PER THE CEDAR CITY COORDINATE CONTROL SYSTEM.

IRON COUNTY SURVEY FILE

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

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

REVISIONS:
DESCRIPTION
DATE:
DATE:
DATE:
DATE:
DATE:

MINOR LOT SUBDIVISION FOR JAY SMITH
WITHIN THE NW1/4 SECTION 13, T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: M.R. PLATT
CHECKED BY: D.M. CLARKE
DATE: Dec 07, 2023
SCALE: 1" = 100'

FILE:P:\Mike\JAY SMITH ENOCH\DWG\Sec 13 35-11 - Minor Lot 11202023.dwg

MINUTES
ENOCH CITY PLANNING COMMISSION
December 12, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Chairman Leonard Correa
Commissioner Andy Losee
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

PUBLIC PRESENT: Mike Platt

3. CONSIDER A MINOR LOT SUBDIVISION FOR JAY SMITH, PARCEL #A-0812-0003-0000 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL - Platt & Platt

Mike Platt was present to represent Mr. Smith. This is a five-lot subdivision. Commissioner Ley asked why this is a minor lot subdivision. Mr. Platt said they already have frontage to the property and showed the property on a printed map. Commissioner Ley wanted clarification on where the five lots were located. Commissioner Finlay asked if this was approved through the city staff. Mr. Platt said yes, this has been through the review process and meets all requirements. There was concern that it was splitting fove lots when our requirement for a minor lot subdivision is limited to four lots. City Manager Dotson said this was reviewed by our engineer and staff. It was a mistake by staff and engineer.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding the Jay Smith minor lot subdivision, parcel #A-0812-0003-0000 contingent on the combination of two parcels. Commissioner Finlay seconded and all voted in favor.

ENOCH CITY PLANNING COMMISSION APPLICATION

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Applicant Platt & Platt, Inc for Jay Smith

Mailing Address 195 North 100 East

Daytime phone 435 586 6151 Cell phone 435 238 0418

Property Owner Jay Smith

Subdivision Name Mineral Heights Subdivision

Project Address California Trail and Mid Valley Road

Signature of applicant

Date of Planning Commission Meeting December 12, 2023

Reason for meeting with the Planning Commission Preliminary Plat Recommendation for Mineral Heights Subdivision

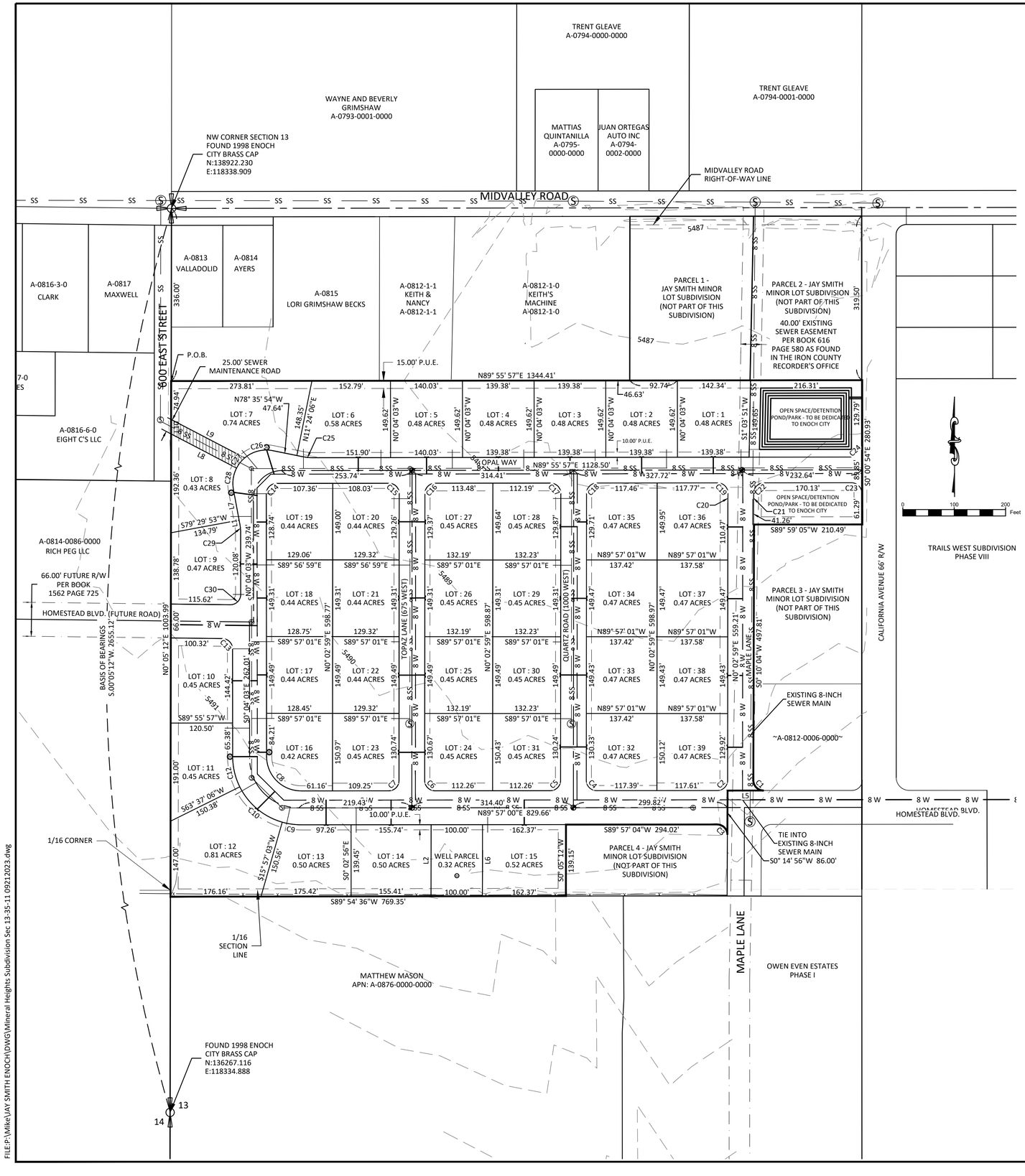
If applicable: Yes or No

Staff Approval Public Works Dept. Approval

Soils Report on file

Prairie Dog Clearance Letter on file

PRELIMINARY PLAT FOR
MINERAL HEIGHTS SUBDIVISION
WITHIN THE NW1/4 SECTION 13, T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH



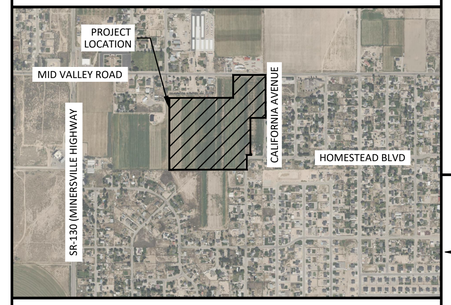
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.52	20.00	90°17'52"	S44° 54' 00"E	28.36
C2	31.38	20.00	89°54'05"	S45° 00' 01"W	28.26
C3	31.41	20.00	89°59'05"	N45° 03' 21"W	28.28
C4	31.45	20.00	90°05'55"	N44° 59' 58"W	28.31
C5	31.38	20.00	89°54'05"	S45° 00' 02"W	28.26
C6	31.30	20.00	89°40'19"	N44° 54' 11"W	28.20
C7	31.53	20.00	90°19'43"	S45° 05' 48"W	28.37
C8	105.22	67.00	89°58'53"	N45° 03' 29"W	94.74
C9	37.14	133.00	15°59'59"	S82° 02' 57"E	37.02
C10	110.65	133.00	47°40'03"	S50° 12' 56"E	107.49
C11	158.71	96.25	94°28'38"	S45° 05' 10"E	141.33
C12	61.08	133.00	26°18'51"	S13° 13' 28"E	60.55
C13	31.15	20.00	89°15'03"	S44° 41' 34"E	28.10
C14	31.42	20.00	90°00'00"	N44° 55' 57"E	28.28
C15	32.71	20.00	93°42'12"	S46° 47' 59"E	29.18
C16	30.21	20.00	86°32'07"	N43° 04' 51"E	27.42
C17	31.46	20.00	90°07'02"	S45° 00' 32"E	28.31
C18	31.38	20.00	89°52'58"	N44° 59' 28"E	28.26
C19	31.94	20.00	91°29'42"	S44° 19' 11"E	28.65
C20	19.24	800.00	1°22'41"	S0° 44' 19"W	19.24
C21	20.45	750.00	1°33'45"	S0° 49' 51"W	20.45
C22	30.83	20.00	88°19'14"	S45° 46' 20"W	27.87
C23	0.04	20.00	0°07'20"	S89° 55' 57"W	0.04
C24	31.29	20.00	89°38'02"	S45° 14' 27"W	28.19
C25	19.02	95.00	11°28'08"	N84° 19' 58"W	18.98
C26	58.39	65.00	51°28'03"	S75° 40' 04"W	56.44
C27	25.64	65.00	22°36'07"	S38° 38' 00"W	25.48
C28	42.92	65.00	37°50'04"	S8° 24' 54"W	42.15
C29	17.30	95.00	10°26'05"	S5° 17' 05"E	17.28
C30	31.68	20.00	90°44'57"	S45° 18' 26"W	28.47
C31	86.39	55.00	90°00'00"	S44° 55' 57"W	77.78

Parcel Line Table

Line #	Length	Direction
L1	7.54	S10° 30' 07"E
L2	139.34	S0° 05' 12"W
L5	70.10	S89° 57' 04"W
L6	139.27	S0° 05' 12"W
L7	60.67	N10° 30' 07"W
L8	143.64	S62° 26' 55"E
L9	161.53	N62° 26' 55"W
L10	28.18	N0° 05' 12"E

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED S.0°05'12"W. ALONG THE SECTION LINE 336.00 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N.89°55'57"E. 1344.41 FEET, THENCE S.0°00'54"E. 280.93 FEET, THENCE S.89°59'05"W. 210.49 FEET, THENCE S.0°10'04"W. 497.81 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 31.52 FEET (THE CHORD OF SAID CURVE BEARS S.44°54'00"E. 28.36 FEET), THENCE S.89°57'04"W. 70.10 FEET, THENCE S.0°14'56"W. 86.00 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 31.41 FEET (THE CHORD OF SAID CURVE BEARS N.45°03'21"W. 28.28 FEET), THENCE S.89°57'04"W. 294.02 FEET, THENCE S.0°05'12"W. 139.15 FEET, THENCE S.89°54'36"W. 769.35 FEET, THENCE N.0°05'12"E 1003.99 FEET TO THE POINT OF BEGINNING.
CONTAINS 26.25 ACRES OF LAND.

PROJECT NOTES

NOTES:
1. OWNER/DEVELOPER: JTS TRUST
   8240 HICKAM AVENUE
   LAS VEGAS, NV 89129
2. BASIS OF BEARINGS IS S.00°05'12"W. BETWEEN THE NORTHWEST CORNER OF SECTION 13 AND THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M.
3. COORDINATES SHOWN ARE PER THE CEDAR CITY COORDINATE SYSTEM.
4. THE PROJECT AREA IS 26.25 ACRES.
5. THE PROJECT IS ZONED R-1-18.
6. THE PROJECT IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
7. THE PROJECT IS LOCATED IN THE AIRPORT INFLUENCE ZONE (AIZ)
8. 10-FT PUBLIC UTILITY EASEMENT ALONG ALL FRONT PROPERTY LINES. A 15-FT PUBLIC UTILITY EASEMENT ALONG ALL REAR PROPERTY LINES.
9. DETENTION PONDS ARE TO DRAIN INTO SWALE ALONG CALIFORNIA AVENUE AND DRAIN TO THE NORTH.
10. WATER METERS TO BE PLACED AT THE CENTER OF EACH LOT.
11. GEOTECHNICAL REPORT IS CURRENTLY BEING PERFORMED AT THIS TIME OF PRELIMINARY PLAT. GEOTECHNICAL REPORT TO BE COMPLETED BEFORE CONSTRUCTION PLAN APPROVAL.

UTILITY CONTACT INFORMATION

ROCKY MOUNTAIN POWER, CAROLYN DELEEUW	435-865-3310
DOMINION ENERGY, KEILY HIATT	435-674-6132
CENTURY LINK, BRAXTON PETERSON	435-884-7920
TDS, NATHAN JOHNSON	435-233-7461
SOUTH CENTRAL COMMUNICATIONS, MARSHALL JACKSON	435-676-0506
ENOCH CITY MANAGER, ROB DOTSON	435-586-1119
ENOCH CITY ENGINEER, TIM WATSON	435-586-3004
ENOCH CITY STREETS, HAYDEN WHITE	435-586-1119
BLUE STAKES	811

LEGEND

- PROJECT BOUNDARY
- W — EXISTING 8-INCH WATER LINE
- W — PROPOSED 8-INCH WATER LINE
- W — 1-INCH WATER LATERAK
- WATER VALVE/BLOWOFF
- PROPOSED FIRE HYDRANT
- (W) WATER METER
- 8 SS — EXISTING 8-INCH SEWER LINE
- SS — PROPOSED SEWER LINE
- SL — SEWER LATERAL
- EXISTING/PROPOSED 48-INCH SEWER MANHOLE
- 5500 — EXISTING CONTOUR (1-FOOT) INTERVAL
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- STREET CONTROL MONUMENT

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:	

PRELIMINARY PLAT FOR
MINERAL HEIGHTS SUBDIVISION
WITHIN THE NW1/4 SECTION 13, T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: D.M. CLARKE
CHECKED BY: R.B. PLATT
DATE: Dec 11, 2023
SCALE: 1" = 100'

FILE:P:\Mike\JAY SMITH ENOCH\DWG\Mineral Heights Subdivision Sec 13 35-11 09212023.dwg

MINUTES
ENOCH CITY PLANNING COMMISSION
December 12, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Chairman Leonard Correa
Commissioner Andy Losee
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

PUBLIC PRESENT: Mike Platt

4. CONSIDER THE PRELIMINARY PLAT FOR MINERAL HEIGHTS SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL - Platt & Platt

Mike Platt said this is zoned Single-Family Residential (R-1-18). Commissioner Finlay asked if this meets all requirements. City Manager Dotson said the engineer replied via email yesterday that it met all requirements. Commissioner Ley asked about the road connecting to SR-130. City Manager Dotson said the General Plan Land Use Map roads have Homestead connected to SR-130 but it doesn't designate where that road is. There was a conversation about the curve of the road in relation to the highway. City Manager Dotson showed the roads on a map. It's ok as long as they connect to an existing right-of-way. Commissioner Finlay said it curves and it's listed as Homestead. City Manager Dotson explained that the previous developer was required to put the whole road in by the city and asked the landowners on the other side and they declined.

Mr. Platt said that as they do these designs, they look at the whole master plan and they will want to phase this. Does he have to come back for approval of each phase? City Manager Dotson said if something changes in our code and a phase hasn't been started, you will have to change it. Commissioner Ley wanted to know how we are working with our water. All of our citizens need to know what our capacity for water is. City Manager Dotson said we do an annual report every year that is sent to the public. The developer has to do an analysis and if there isn't enough water in our system, they have to provide us with the water.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding the preliminary plat for Mineral Heights subdivision. Council Member Finlay seconded and all voted in favor.

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5. CONSIDER A MINOR LOT SUBDIVISION FOR ENOCH CITY & DAWN FISLER, PARCEL #A-0931-0000-0000 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL - Manager Dotson

City Manager Dotson showed the property on the map. It is located near the Stake Center north of the Ridge Subdivision. There is a road dedicated by the owner to the city. He explained that he has been talking with property owners to build drainage. He explained the area. The land is not flat and there is no real water that goes into it. There are old ravines that run through it. They have a contract to trade property shown on the mop and we will put infrastructure in the trade. It will be a water and sewer connection, pad for a storage container, and a fence. The owner has agreed but to split the property off. We have to do a minor subdivision. Its .41 acres and on the southwest corner of her property. Commissioner Ley asked about protection of a water well. City Manager Dotson said this will take the water and put it past the well. This will divert water away from the home in the area that flooded terribly.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Enoch City & Dawn Fisler, parcel #A-0931-000-000. Chairman Correa seconded and all voted in favor.