

ENOCH CITY COUNCIL NOTICE AND AGENDA

March 6, 2024 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/83039117270>

Meeting ID: 830 3911 7270

One tap mobile

+1 253 215 8782 US (Tacoma)

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. **Pledge of Allegiance-**
 - b. **Invocation (2 min.)-Audience invited to participate-**
 - c. **Inspirational thought-**
 - d. **Approval of Agenda for March 6, 2024**
 - e. **Approval of Minutes for February 21, 2024-**
 - f. **Ratification of Expenditures-**
 - g. **Conflict of Interest Declaration for this agenda-**

2. **PUBLIC COMMENTS**

3. **PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY POWER DRIVEN NATION LLC PARCELS #A-1006-0000-0000 AND #A-1009-0000-0000 FROM RESEARCH INDUSTRIAL PARK (R/IP) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) – Power Driven Nation LLC**

4. **CONSIDER ORDINANCE NO. 2024-03-06-A AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY OWNED BY POWER DRIVEN NATION LLC PARCELS #A-1006-0000-0000 AND #A-1009-0000-0000 FROM RESEARCH INDUSTRIAL PARK (R/IP) TO SINGLE-FAMILY RESIDENTIAL (R-1-11)**

5. **PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY MJB ENOCH LLC PARCELS #A-0828-0011-0000 AND #A-0828-0010-0000 FROM MULTI-RESIDENTIAL (M-R-2) TO SINGLE-FAMILY RESIDENTIAL (R-1-11)**

6. **CONSIDER ORDINANCE NO. 2024-03-06-B AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF PROPERTY OWNED BY MJB ENOCH LLC PARCELS #A-0828-0011-0000 AND #A-0828-0010-0000 FROM MULTI-RESIDENTIAL (M-R-2) TO SINGLE-FAMILY RESIDENTIAL (R-1-11)**

7. **PUBLIC HEARING REGARDING THE ANNEXATION OF PROPERTY OWNED BY NELSON FAMILY LAND LLC, PARCEL #D-0658-0001-0000**

8. **CONSIDER ORDINANCE NO. 2024-06-06-C AN ORDINANCE ANNEXING PROPERTY OWNED BY NELSON FAMILY LAND LLC, #D-0658-0001-0000 INTO THE CORPORATE BOUNDARIES OF ENOCH CITY**
9. **CONSIDER CONTINUING THE SECONDARY WATER AGRICULTURE IRRIGATION AGREEMENT WITH KEITH MALONEY/RYAN REECE**
10. **CONSIDER TRANSPORTATION IMPACT FEE ELIGIBLE COSTS PER UNIT –**
City Manager Dotson
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.**
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 435-586-1119, giving at least 24 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 03-01-2024.

Lindsay Hildebrand, Recorder

Date

MINUTES
ENOCH CITY COUNCIL
February 21, 2024 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member Katherine Ross - excused
Council Member David Harris
Council Member Shawn Stoor
Council Member Bob Tingey
Council Member Debra Ley

Staff present:

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

Public Present: Chuck Waddell, Jerry Iwaarden, David Ha, Joel Zander, Bryce Poulson, Delaine Finlay, Wade Wilcock, and Jonathan Wilson

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING** – by Mayor Chesnut
 - a. **Pledge of Allegiance-** Led by Council Member Tingey
 - b. **Invocation (2 min.)-Audience invited to participate-** Given by Chuck Waddell
 - c. **Inspirational thought-** Given by City Manager Dotson
 - d. **Approval of Agenda for – February 21, 2024 – Council Member Harris made a motion to approve the agenda. Council Member Tingey seconded and all voted in favor.**
 - e. **Approval of Minutes for February 7, 2024- Council Member Ley made a motion to approve the amended minutes. Council Member Stoor seconded and all voted in favor.**
 - f. **Ratification of Expenditures- Council Member Harris made a motion to ratify the expenditures. Council Member Tingey seconded and all voted in favor.**
 - g. **Conflict of Interest Declaration for this agenda-** None stated

2. **PUBLIC COMMENTS**

Jerry Iwaarden said he was the vice president of the Southern Utah Veterans Association. He introduced several veterans in Iron County who are involved in the organization. He gave the Council a packet of information regarding a project they were working on. He talked about losing first responders and veterans who suffer from PTSD. He showed a statue that represented those who lost their lives to suicide. They have commissioned the PTS Man. He spoke about where that statue is located. They formed a Southern Utah Veterans Association. They are a 501c3. They had the involvement of the Civil Air Patrol Cadets. They decided that they would begin the process of planning a veterans' art center to help those who have PTSD. There has been success for those victims who participate in art in some way. They want to build a center that houses that. The conceptual plans have been drawn up by Clarence Jones. The parcel they will use is 20 acres. They have reached an agreement to purchase that land. The center will be 35,000 square foot building. There will be an amphitheater that will probably seat about 300. They are in the process of licensing the Vietnam Memorial of Washington DC. They wanted the Council to know what was coming. This project is located off of Old Highway 91 and Ravine Road. They are currently

in the fundraising process. Mayor Chesnut said he was excited about the entire project. The group had spoken to Senator Evan Vickers, Utah State Representative Rex Shipp, Utah Governor Spencer Cox, and Lieutenant Governor Deidre Henderson. They are all looking forward to helping people in our community. Council Member Tingey thanked the group. Council Member Ley asked if they thought the location was central enough to attract people who may need services. He explained that he looked at several other locations and there was such a huge need in Southern Utah. This was a great location. They will be in touch with the VA and have plans to put a VA clinic in the project. They will also integrate the Old Spanish Trail.

David Ha thanked the Council for spending time listening. In addition to the facility, the veterans are underserved. A lot of the veterans cannot travel so this is crucial in this area to be able to also service Richfield and further south. It will really put Enoch on the map. He is reminded about the gold star mothers. These are parents who have lost loved ones in conflict. This is good for the community by large and not just the veterans. They would like to partner with the city. Mr. Iwaarden said he has been approached by the Intermountain Health Foundation to also bring pediatric patients to the clinic who suffer from suicidal ideation. They will make the facility available to homeschool groups as well. They could use this on a case-by-case basis. It's big in scope.

Chuck Waddell said there was a man in Parowan who was a lead or point man in conflict and he had spent 42 days near the enemy. He joined the Navy at 16 years old. Two weeks ago, the VA hotline got a call. They were able to get ahold of the veteran and have police check on him. They got him back in good shape. He joined the Navy at 16 years old. It was also noted that Mindy Benson, the president of SUU, is also aware of the project and excited.

3. CONSIDER ORDINANCE NO. 2024-02-21 AN ORDINANCE AMENDING ENOCH CITY CODE 12.2400 SUBDIVISION – See Planning Commission Rec.

City Manager Dotson recapped the changes to the Enoch city code and explained that the State is making us change our process for subdivisions. We haven't had any applications, since February 1st. This is the final version of what has been put together by the consultants and himself. There are a few things that are still up for debate. He noted that it was decided who the Land Use Authority would be. He also defined the Land Use Authority's role. It could be the Planning Commission or anyone that the Council decided. He noted that the city engineer has all of that expertise. The application would come to the city to make sure it's complete and then we submit it to our engineer. He would have 15 days to review it and has three review cycles. City Manager Dotson explained the timing of the process. If by the three cycles, they haven't fixed everything that needs to be fixed, the city will deny the application. He showed a chart on the screen. This code in the State code was for single-family and dual-family residential. However, it makes a lot of sense to have one process for all zones. We can allow one public hearing maximum. It has to be at the Planning Commission. Council Member Ley asked for clarification on when the 15 days start. Council Member Harris noted that the 15 days are business days. City Manager Dotson reviewed the chart. His suggestion was to have one process for any subdivision. He also noted that nothing will come to the City Council anymore, except an appeal to the process. If a developer wanted to appeal the subdivision denial, several requirements must be met. He also noted that the city website has three pages that anyone can look at to find new subdivisions in Enoch. Council Member Tingey wanted to make sure that the city attorney, Justin Wayment, was ok with it. Mr. Wayment said if it complies with the zone ordinance then the applicant can sub-divide. This will expedite the process and make things more efficient. Mayor Chesnut said City Councils and Planning Commissions succumbed at public meetings. Mr. Wayment said he thought that they needed to make the process as easy as possible for the city staff. City Manager Dotson said we have the software to manage this. We will review it

electronically and once all conditions are set, then we can submit the application and the engineer will send a notification, which starts the clock. There will be a time stamp dated. Mr. Wayment said the system is better than what we thought. He suggested looking at the budget for the city engineer and increasing it. Council Member Harris said to conform with the State Code, this is something that we need to move forward with. Council Member Ley asked about the Planning Commission minutes for this item. They mentioned parcel numbers instead of names on plats from the Planning Commission. She was unsure about what was decided. City Manager Dotson said the code states that it would require them to put the neighboring parcels on it. This new code states the name and address of the neighboring property owner must be on the plat. He said we don't do that because adding a name and address can change. Lindsay noted that the minutes had not been approved by the Planning Commission and were only in the packet for reference to the recommendation that was made.

Council Member Harris made a motion to approve Ordinance No. 2024-02-21 amending Enoch City Code 12.2400 Subdivisions with the noted changes, removing public hearings, adding parcel numbers instead of names and addresses of neighboring property owners to plats, and consolidation of all uses. Commissioner Ley suggested that we put it in the Newsletter for transparency. Council Member Stoor seconded and a roll call voted was held as follows:

**Council Member Ross: absent
Council Member Stoor: Yea
Council Member Ley: Yea**

**Council Member Harris: Yea
Council Member Tingey: Yea**

4. CONSIDER THE PRELIMINARY PLAT FOR VALLEY GATE ESTATES, PH 2
See Planning Commission Rec. - Go Civil Eng.

City Manager Dotson said this was across the street from the City Offices. It has fit all the standards through the previous subdivision process.

Council Member Harris made a motion to approve the Preliminary Plat for Valley Gate Estates, Ph. 2. Council Member Stoor seconded and all voted in favor.

5. CONSIDER RESOLUTION NO. 2024-02-21 A RESOLUTION TO APPROVE THE FINAL PLAT FOR DAIRY GLEN PHASE 2B See Planning Commission Rec. - Platt & Platt

Mayor Chesnut said this came forward from the Planning Commission with a favorable recommendation.

Council Member Harris made a motion to approve Resolution No. 2024-02-21 a resolution to approve the final plat for Dairy Glen Phase 2B. Council Member Stoor seconded and a roll call vote was held as follows:

**Council Member Ross: absent
Council Member Stoor: Yea
Council Member Ley: Yea**

**Council Member Harris: Yea
Council Member Tingey: Yea**

6. DISCUSS TRASH TRUCK ISSUE - Hayden White

Hayden said Council Member Tingey worked with him to create a spreadsheet with numbers. There were three options. The third option came out to be the cheapest. Council Member Harris said there is generally more risk with the first two options. We may not get the two years out of it. Council Member Tingey said if we fixed it, we may get ten years. Option one is just not practical. Hayden said if we did option three, it would put all the trash trucks on rotation. He plans on keeping the trucks no longer than 15 years. Council Member Ley asked if it would be covered in our budget to order a new truck. Hayden said it takes 9 months to get here

and we would put it in the new budget. He doesn't have to put any money down. Council Member Stoor asked if he wanted option number three. Mayor Chesnut said it does have an impact on the budget.

Council Member Harris made a motion to approve option number three on the trash truck. Council Member Tingey seconded and all voted in favor.

7. FULL MWPP SURVEY – 2024

Hayden noted that this is required to be passed by the Council. Council Member Harris asked if we were delinquent in any areas. Hayden said no not this year. This one was pretty easy. Richard Wilcock is the Utility Supervisor and he is trained to know what to look for. Council Member Harris said we need to address a few areas of the survey.

Council Member Harris made a motion to accept the Full MXPP Survey for 2024 as presented. The motion was seconded and all voted in favor.

8. COUNCIL/STAFF REPORT

Chief Ames

- Chief noted that they are still looking for a part-time animal shelter tech. They are also looking for a crossing guard at Enoch Elementary. Council Member Ley asked to advertise it in the Newsletter.

Council Member Stoor

- Arbor Day will be on the 27th of April in conjunction with the Ribbon Cutting for Southwest Wildlife Rescue. We will help plant some trees.
- We have our new software up and running for SportSites. This is for youth sports programs. Council Member Tingey ran a spreadsheet to consider what how much is spent with and without the software.

Mayor Chesnut

- He spoke at the Cedar City Chamber of Commerce Sea of the Cities. Enoch has the most exciting things going on. He is Happy and proud to be the mayor.

Council Member Harris

- There was another Water Board meeting this month and they will have it again in March. There will also be a meeting with the Cedar Beaver Watershed Council. The meeting will be at the Enoch City office. Our watershed is made up of interwoven aquifers and they want all primary political entities in that watershed to work together. They are an advisory Board to the State Watershed Council. He is also the Chairman of the Water Conservancy District.

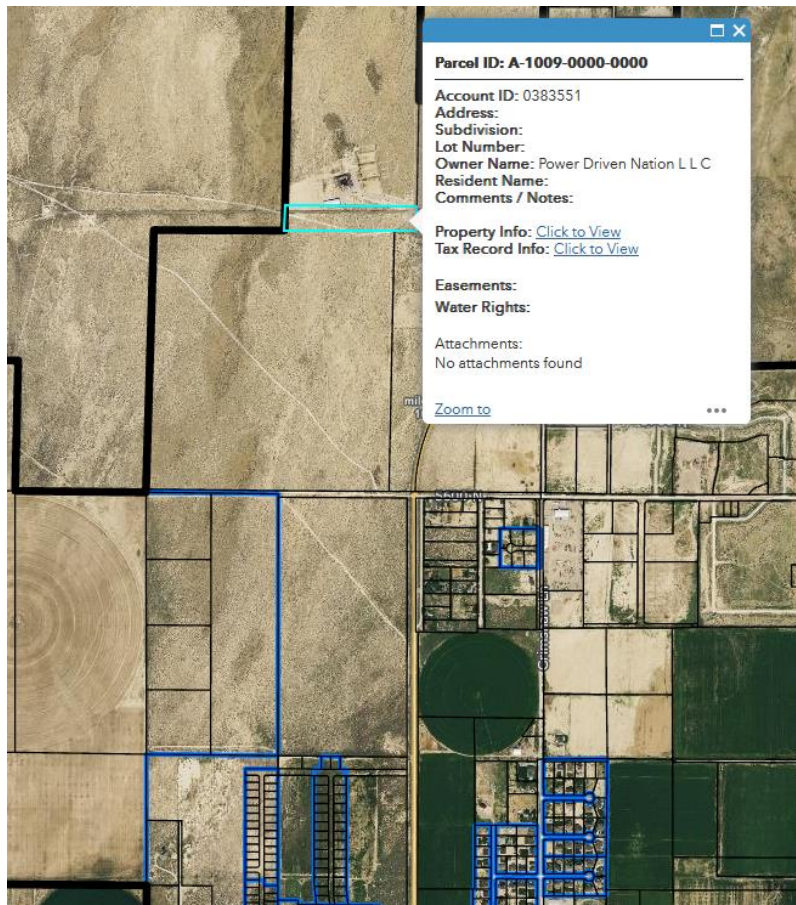
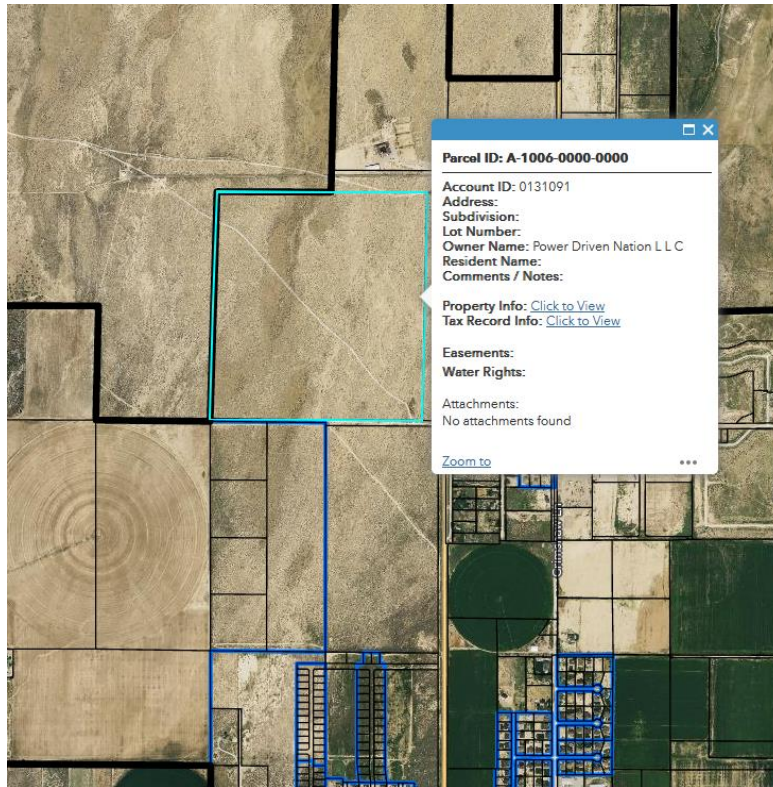
Council Member Ley

- Mayor Chesnut said there were organizations that may want to push a bigger 4th of July in Enoch. The 24th of July may shift gears for us. The Osmond Family is looking to bring a Stadium of Fire to SUU. Mayor Chesnut said Justin Osmond was at his meeting earlier and wanted to come out and chat with us.

11. ADJOURN – Council Member Harris made a motion to adjourn. Council Member Tingey seconded and all voted in favor.

Lindsay Hildebrand, Recorder

Date



MINUTES
ENOCH CITY PLANNING COMMISSION
February 27, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa - Excused
Commissioner Andy Losee - Excused
Commissioner Elliot Lake
Commissioner Delaine Finlay
Commissioner Bryce Poulson

STAFF PRESENT:

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

Public Present: James and Gail Pomeroy, and Ed Chastain

3. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY POWER DRIVEN NATION LLC PARCELS #A-1006-0000-0000 AND #A-1009-0000-0000 FROM RESEARCH INDUSTRIAL PARK (R/IP) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) – Power Driven Nation LLC

Chairman Pro-Tem Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding a zone change request for Power Driven Nation LLC. Commissioner Poulson seconded and all voted in favor.

City Manager Dotson showed a map of the location of the property. He explained that the applicant had requested to change the zone to Single-Family Residential. The zone is currently Research Industrial. The property to the east is zoned R-R-5. Below is R-1-18 and Community-Commercial. To the west is R-1-11.

Ed Chastain said he owned the property at the east end of Midvalley Rd. He asked what was being built on the corner of Midvalley Road and Old Highway 91. City Manager Dotson said he could answer that at the end of the public hearing.

James Pomeroy said he owned a home on 5480 Minersville Hwy. He was told when they bought it that there would be sewer coming in and the small subdivision was plumbed for it. Since then, there has been a lot of construction around them. It usually means more people and more sewer usage. He asked when that issue would be addressed. Also, since he moved in someone had knocked the marker out that marked where the cesspool was supposed to hook up. His property is located along the frontage road. Chairman Pro-Tem Lake said a developer has to meet any requirements the city demands of them in terms of the sewer. City Manager Dotson said he could answer Mr. Pomeroy's question after the public hearing.

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

4. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY POWER DRIVEN NATION LLC PARCELS #A-1006-0000-0000 AND #A-1009-0000-0000 FROM RESEARCH INDUSTRIAL PARK (R/IP) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson addressed Mr. Pomeroy's question first. He recalled when the property was annexed back in about 2006. The owner annexed it and forced a certain area into Enoch City. City Manager Dotson showed the area on a map. They did this by owning more property than the others in that area. Because it forced them in, there was a condition that the man who annexed would pay for the sewer

and water infrastructure to be put in. This was, especially, for the Chamberlin Subdivision. The infrastructure was put in; however, the water is easy to connect. The other material that leaves the home has to go downhill because it's a gravity-fed system. Anything north of the main sewer line has to be pumped to the sewer line because it goes uphill. He showed where the sewer line was located. A subdivision came in to be subdivided, and we worked with them to build a pump station for everything north of the sewer line. He showed an area north of the sewer line and everything was going to go to a pump station. It's just north of the Enoch Animal Shelter. After we completed our portion, the developer was supposed to put the guts into it to make it work. The developer went bankrupt, and then the bank that financed the development went bankrupt around 2007. All of the property in the subdivision went to the FDIC for disposal. The FDIC did not pay the taxes so it went to the county. Over the years, City manager Dotson has worked with the county and FDIC to eventually get a portion into private hands. The plan was to put a sewer line in and pump it uphill to the Sewer Treatment Plant. The cost to do that now is more money than the city has and they have to consider how many people would be on it. Now, he is in conversations with landowners south of the area to pump over to our existing outfall line but, they have to be willing to pay for it. That hasn't come to fruition. The other thing discussed was maybe putting the sewer system in and then going straight to the Sewer Treatment Plant, but the county has a conditional-use permit to put in a solar farm. They won't allow anything under their solar panels. So, we have to pump it over. The landowners' who will be using it have to come together to help make it happen. The owners who are requesting the zone change have a plan to pump everything so they won't have to use septic. They would have their own pump station to the south and connect to the sewer. They will take all of the "bad water" out of the buildings and pump it to the sewer system.

Mr. Pomeroy said he sees it being developed quickly and people will move in as fast as they can be build. He wondered about a larger tax base. City Manager Dotson said yes there is an increase in property taxes. However, none of the taxes pay for sewer. User fees pay for the sewer. The developer has to design and build to the city's standards.

City Manager Dotson addressed Mr. Chastain's question next. He explained that the two lots on the corner of Midvalley and Old Highway 91 will have duplexes. There will be 22,000 square feet per duplex. They can't build anything until the development is done and built to our standards.

William Terry was the requester of the zone change. He wanted to explain some of the history. He bought the land during COVID. As they worked to develop that, it became more expensive to develop it for an industrial park because the lot sizes were bigger than their worth. They didn't want to compete with Cedar City in terms of location. So, they abandon that project. The neighbor to the southwest developed Single-Family (R-1-11) and they thought that was a good idea. He owns a diesel shop but used to build homes for a living before they started their diesel business.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council to approve the zone change request for property owned by Power Driven Nation LLC parcels #A-1006-0000-0000 and #A-1009-0000-0000 from Research Industrial Park (R/IP) to Single-Family Residential (R-1-11). Chairman Pro-Tem Lake seconded and all voted in favor.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2024-03-06-A**

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF APPROXIMATELY 150.78 ACRES OF PROPERTY OWNED BY POWER DRIVEN NATION LLC PARCELS #A-1006-0000-0000 AND #A-1009-0000-0000 FROM RESEARCH INDUSTRIAL PARK (R/IP) TO SINGLE-FAMILY RESIDENTIAL (R-1-11)

WHEREAS, the owner of approximately 150.78 acres of property, Power Driven Nation LLC, Parcels #A-1006-0000-0000 and #A-1009-0000-0000, has applied to have the zoning changed from Research Industrial Park (R/IP) to Single-Family Residential (R-1-11); and

WHEREAS, the Enoch City Planning Commission held a public hearing on February 27, 2024 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 zoning of approximately 150.78 acres of property owned by Power Driven Nation LLC shall be changed from Research Industrial Park (R/IP) 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 6th day of March 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 6th day of March 2024

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea	___	Nay	___
David Harris	Yea	___	Nay	___
Shawn Storr	Yea	___	Nay	___
Bob Tingey	Yea	___	Nay	___
Debra Ley	Yea	___	Nay	___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

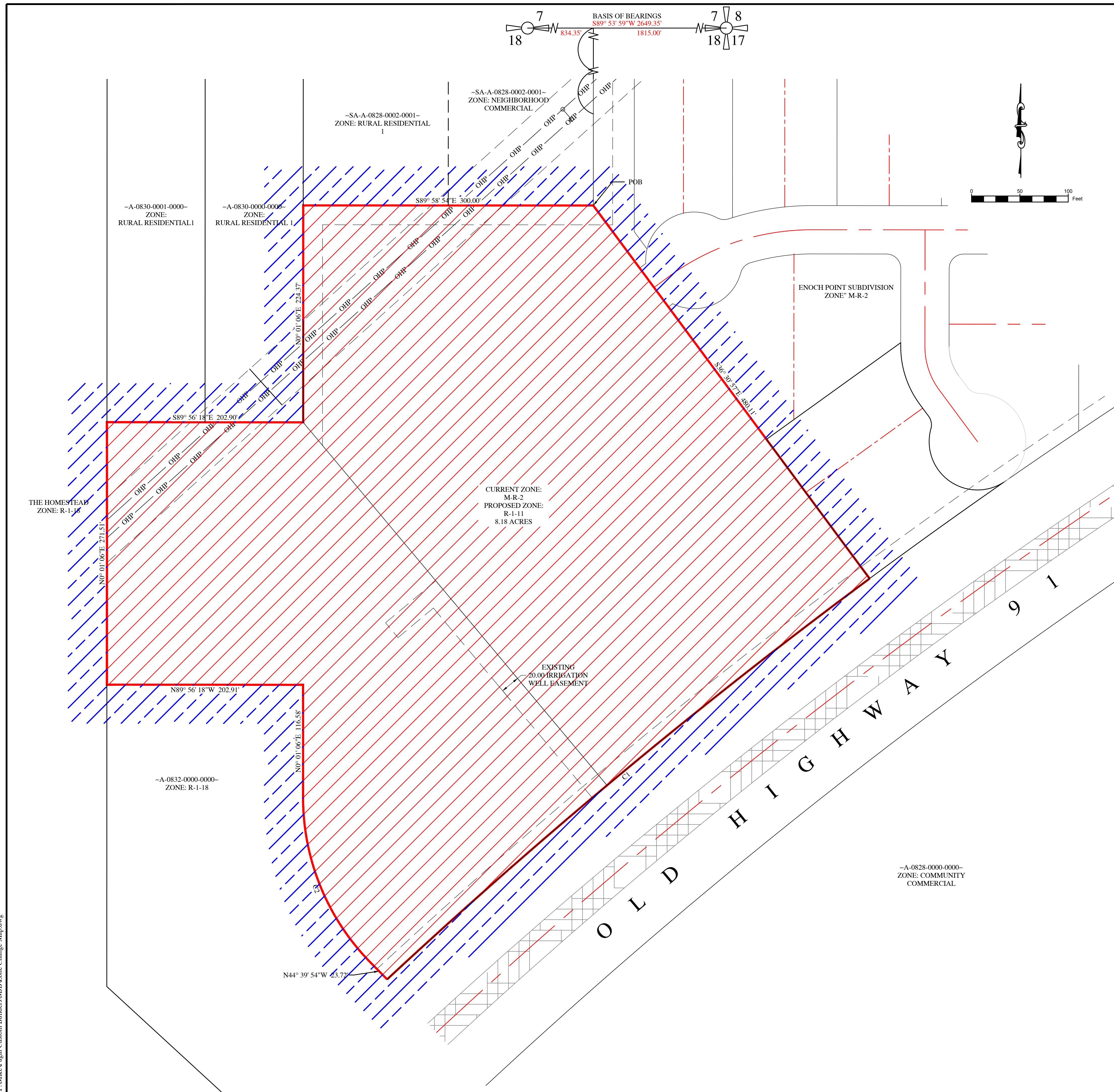
Legal/Parcel Number A-1006-0000-0000

W 66 AC OF W1/2SE1/4; E1/2SW1/4 SEC 2,T35S,R11W, SLM; SUBJ TO EXIST RD O/A S 33 FT OF SD W 66 AC OF W1/2SE1/4; TOG W/ WTR WUC#73-528 & 73-46. (ANNEXED 2008 TAX YEAR- WAS D-486)

Legal/Parcel Number A-1009-0000-0000

BEG AT CNTR 1/4 COR SEC 2,T35S,R11W, SLM; N01*15'09"E 227.26 FT ALG N-S CNTR SEC LN SD SEC 2 TO N'LY BNDRY CEDAR CITY VORTAC BLDG 30 FT ACCESS EASE; ALG SD N'LY ACCESS EASE N89*49'23"E 1330.17 FT TO PT ON 16TH SEC LN SD SEC 2; ALG SD 16TH SEC LN S01*00'01"W 240.37 FT TO PT ON E-W CNTR SEC LN SD SEC 2; ALG SD CNTR SEC LN N89*36'42"W 1330.96 FT TO POB; TOG W/ EASE & R/W ALL DESC REC BK 1290/71;

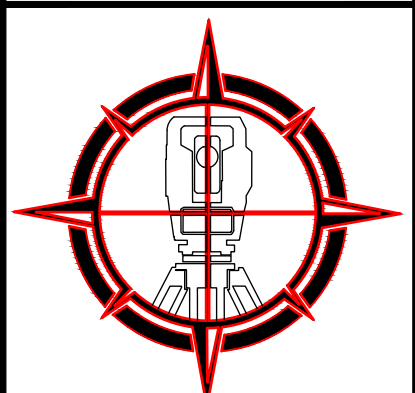
FILE: P:\Mike\Fugal Custom Builders\MJB\Zone Change Map.dwg



ZONE CHANGE MAP

MJB ENOCH LLC
WITHIN THE NE1/4 OF SEC. 18, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

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



VICINITY MAP:



LEGAL DESCRIPTION:

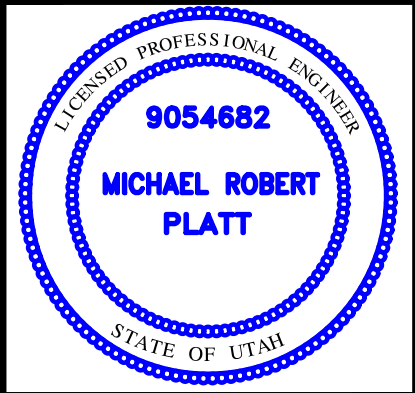
BEGINNING S89°53'59"W ALONG THE SECTION LINE 1815.00 FEET, SOUTH 407.45 FEET AND S0°01'06"W 205.00 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; SAID POINT BEING A SOUTHWESTERLY CORNER OF THE ENOCH POINT SUBDIVISION, THENCE S36°30'57"E ALONG THE WESTERLY BOUNDARY OF THE ENOCH POINT SUBDIVISION 480.11 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 91 AND THE BEGINNING TO A NON-TANGENT CURVE, THENCE AROUND THE NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 5804.60 FEET A DISTANCE OF 648.99 FEET (THE CURVE OF SAID CURVE BEARS S50°16'52"W, A DISTANCE OF 648.65 FEET), THENCE N44°39'54"W, A DISTANCE OF 23.72 FEET TO THE BEGINNING OF A CURVE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 243.32 FEET, A DISTANCE OF 189.79 FEET (THE CHORD OF SAID CURVE BEARS N22°19'24"W, 184.99 FEET), THENCE N.00°01'06"E, 116.58 FEET, THENCE N 89°56'18"W, 202.91 FEET, THENCE N.00°01'06"E, 271.51 FEET, THENCE S 89°56'18"E, 202.90 FEET, THENCE N.00°01'06"E, 224.37 FEET, THENCE S.89°58'54"E, 300.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 8.18 ACRES OF LAND.

LEGEND:
 PROPOSED ZONE - COMMERCIAL
 EXISTING ZONE - R-5

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	648.99	5804.60	6°24'22"	N50°16'52"E	648.65
C2	189.76	243.32	44°41'04"	S22°19'24"E	184.99

REVISION	DATE	DESCRIPTION

ZONE CHANGE MAP FOR
MJB ENOCH LLC
 WITHIN THE NE1/4 OF SECTION 18, T. 35 S., R. 10 W., SLB&M
 CEDAR CITY, IRON COUNTY, UTAH



DRAWN BY:
CJ WEAVER
 CHECKED BY:
M.R. PLATT
 DATE: Feb 08, 2024
 SCALE: 1" = 50'

MINUTES
ENOCH CITY PLANNING COMMISSION
February 27, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa - Excused
Commissioner Andy Losee - Excused
Commissioner Elliot Lake
Commissioner Delaine Finlay
Commissioner Bryce Poulson

STAFF PRESENT:

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

Public Present: James and Gail Pomeroy, and Ed Chastain

5. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY MJB ENOCH LLC PARCELS #A-0828-0010-0000 AND #A-0828-0011-0000 FROM M-R-2 TO SINGLE-FAMILY RESIDENTIAL (R-1-11) – Platt & Platt

Chairman Pro-Tem Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding a zone change request for property owned by MJB Enoch LLC. Commissioner Finlay seconded and all voted in favor.

Mike Platt with Platt & Platt noted that the owner wanted to change the zone from Multiple-Residential (M-R-2) to Single-Family Residential (R-1-11). This is basically from duplexes to single-family homes. City Manager Dotson showed the property on a map. He said this property has been re-zoned a few times. Commissioner Finlay asked about where the entrance would be. City Manager Dotson said they will work with us to find the best access off of Highway 91. There was a short conversation about the cost per unit.

Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Pro-Tem Lake seconded and all voted in favor.

6. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY MJB ENOCH LLC PARCELS #A-0828-0010-0000 AND #A-0828-0011-0000 FROM M-R-2 TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Poulson made a motion to send a favorable recommendation to the City Council to approve the zone change request for property owned by MJB Enoch LLC parcels #A-0828-0010-0000 and #A-0828-0011-0000 from Multiple-Residential (M-R-2) to Single-Family Residential (R-1-11). Commissioner Finlay seconded and all voted in favor.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2024-03-06-B**

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE MAP BY CHANGING THE ZONING OF APPROXIMATELY 8.18 ACRES OF PROPERTY OWNED BY MJB ENOCH LLC PARCELS #A-0828-0011-0000 AND #A-0828-0010-0000 FROM MULTI-RESIDENTIAL (M-R-2) TO SINGLE-FAMILY RESIDENTIAL (R-1-11)

WHEREAS, the owner of approximately 8.18 acres of property, MJB Enoch, LLC, Parcels #A-0828-0011-0000 and #A-0828-0010-0000, has applied to have the zoning changed from Multiple-Residential (M-R-2) to Single-Family Residential (R-1-11); and

WHEREAS, the Enoch City Planning Commission held a public hearing on February 27, 2024 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 zoning of approximately 8.18 acres of property owned by MJB Enoch, LLC shall be changed from Multiple-Residential (M-R-2) 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 6th day of March 2024. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 6th day of March 2024

ENOCH CITY CORPORATION

VOTING:

Katherine Ross	Yea	___	Nay	___
David Harris	Yea	___	Nay	___
Shawn Storr	Yea	___	Nay	___
Bob Tingey	Yea	___	Nay	___
Debra Ley	Yea	___	Nay	___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Lindsay Hildebrand, City Recorder

Legals/Parcel Number A-0828-0010-0000

BEG AT PT N89*53'59"E 534.21 FT ALG SEC LN * S00*00'00"W 834.41 FT FR N1/4 SEC 18,T35S,R10W, SLM; S39*55'41"E 489.57 FT TO PT ON N'LY R/W OLD HWY 91 & NON-TANG CURV TO LEFT RADIUS OF 5804.60 FT & CNTRL ANGLE OF 02*59'38" (RADIUS PT BEAR S39*55'41"E); ALG ARC OF SD CURV 303.30 FT; DEPART SD R/W N44*39'54"W 23.72 FT TO PT OF CURV TO RT RADIUS OF 243.32 FT & CNTRL ANGLE OF 44*41'00"; ALG ARC OF SD CURV 189.76 FT; N00*01'06"E 116.58 FT; N89*56'18"W 202.91 FT TO PT ON SUBD BNDRY OF HOMESTEAD SUBD; ON SD SUBD N00*01'06"E 271.51 FT; S89*56'18"E 202.90 FT TO POB; SUBJ TO & TOG W/ EASE ALL DESC REC BK 1600/925.

Legal/ Parcel Number A-0828-0011-0000

BEG AT PT N89*53'59"E 534.21 FT ALG SEC LN * S00*00'00"W 610.04 FT FR N1/4 SEC 18,T35S,R10W, SLM; S89*58'54"E 300.00 FT; S36*30'57"E 480.10 FT TO PT ON N'LY R/W OF OLD HWY 91 & NON-TANG CURV TO LEFT RADIUS OF 5804.60 FT & CNTRL ANGLE OF 03*24'44" (RADIUS PT BEAR S36*30'57"E); ALG ARC OF SD CURV 345.68 FT; DEPART SD R/W N39*55'41"W 489.57 FT; N00*01'6"E 224.37 FT TO POB; SUBJ TO & TOG W/ EASE ALL DESC REC BK 1600/925.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2024-03-06-C**

**AN ORDINANCE ANNEXING PROPERTY OWNED BY NELSON FAMILY LAND LLC,
#D-0658-0001-0000 INTO THE CORPORATE BOUNDARIES OF
ENOCH CITY**

WHEREAS, the applicants filed a Petition for Annexation of 1.08 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 and accepted the terms of the Annexation 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 March 6, 2024 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 Woolsey Land Surveying, P.C. be annexed into the Enoch City boundaries and will be zoned according to the Annexation Agreement.

BE IT FURTHER ORDAINED that the Annexation Agreement has been prepared and executed 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 6th day of March 2024. It shall take effect immediately upon signing by the Mayor and City Recorder.

6th day of March, 2024

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Lindsay Hildebrand, City Recorder

VOTING:

Katherine Ross	Yea ___ Nay ___
David Harris	Yea ___ Nay ___
Shawn Stoor	Yea ___ Nay ___
Bob Tingey	Yea ___ Nay ___
Debra Ley	Yea ___ Nay ___

SEAL

Parcel Number D-0658-0001-0000

1.08 ACRES

Legal

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°47'50"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,832.72 FEET; THENCE S89°12'33"E, 48.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EXISTING ENOCH CITY ANNEXATION BOUNDARY LINE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: S00°47'50"W, 249.00 FEET; THENCE N89°58'53"W, 71.23 FEET; THENCE N46°38'25"W, 85.06 FEET; THENCE S89°59'57"W, 206.37 FEET; THENCE DEPARTING SAID ANNEXATION BOUNDARY LINE AND RUNNING N00°46'24"E, 26.16 FEET; THENCE N74°12'55"E, 118.73 FEET; THENCE N76°49'03"E, 48.48 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, AND A CENTRAL ANGLE OF 12°01'01". (RADIAL LINE BEARS N88°48'04"E); THENCE NORTHERLY ALONG SAID CURVE, 16.78 FEET; THENCE N10°49'04"E, 108.48 FEET; THENCE S89°12'33"E, 159.34 FEET TO THE POINT OF BEGINNING. CONTAINING 1.08 ACRES.

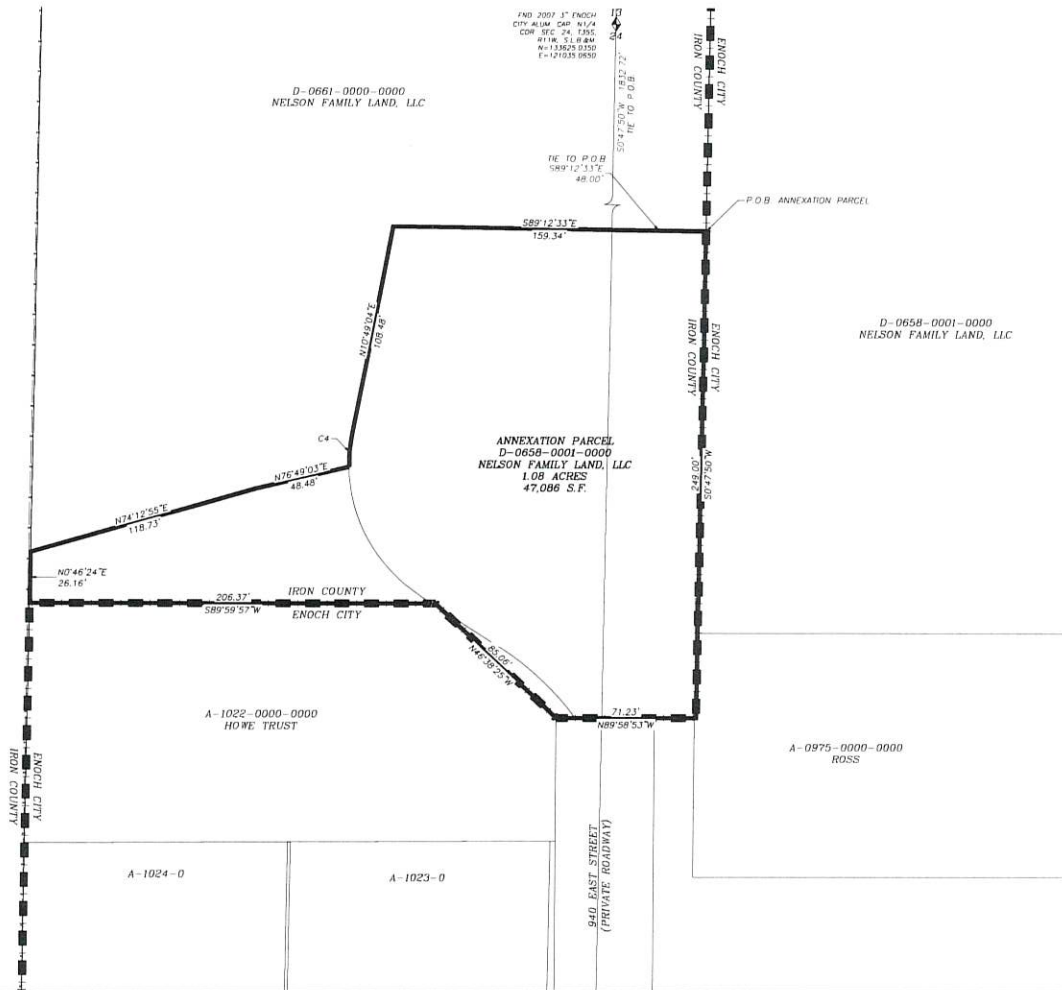
IRON COUNTY SURVEYOR'S CERTIFICATE

I, CLAY TOLBERT, PROFESSIONAL UTAH LAND SURVEYOR No. 153825-2001 AND THE DEPUTY IRON COUNTY SURVEYOR, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS ANNEXATION PLAT

CLAY TOLBERT DATE

**ANNEXATION PLAT FOR:
NELSON FAMILY LAND, LLC**

LOCATED IN SECTION 24, T35S, R11W, S.L.B.&M.
ENOCH CITY, IRON COUNTY, UTAH



LEGEND

- ADJACENT PROPERTY LINE
- SECTION LINE
- ⬇ SECTION CORNER AS DESCRIBED
- PROPOSED ANNEXATION LINE
- - - EXISTING ANNEXATION LINE



SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOODSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER #4928789, HOLD A LICENSE IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT HEREBY CERTIFY THAT THIS MAP REPRESENTS AN ANNEXATION SURVEY MADE UNDER MY DIRECTION, LOCATED IN IRON COUNTY, UTAH, THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.



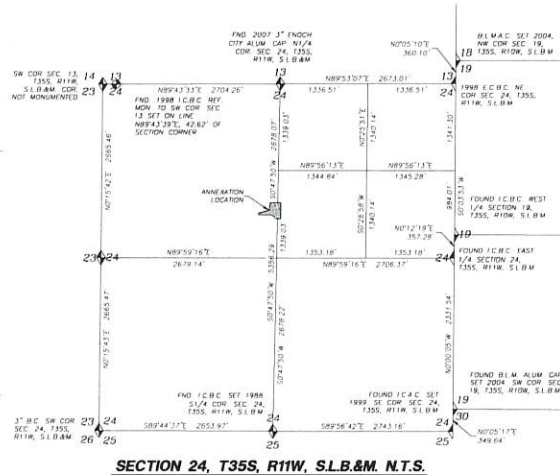
STEVEN BRENT WOODSEY, PLS #4928789 DATE

NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF NELSON FAMILY LAND, LLC TO PERFORM AN ANNEXATION SURVEY. THE SECTIONAL DATA AS SHOWN HEREIN IS BASED ON THAT 2007 TOWNSHIP 35 SOUTH SURVEY BY COMMISSION SURVEYING FOR IRON COUNTY. THESE BEARING SECTION CORNER MONUMENTS THAT PERTAIN TO THIS SURVEY, AS LOCATED, BEARING AND DISTANCE LOCATION AND MAY BE SLIGHTLY DIFFERENT THAN THE COMMISSION RECORD.

ANNEXATION DESCRIPTION D-0658-0001-0000

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND BEARING, THENCE S00°47'30"W, 5356.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EXISTING ENOCH CITY ANNEXATION BOUNDARY LINE, THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING (4) COURSES: S89°12'33"E, 48.00 FEET; THENCE N89°58'53"W, 71.23 FEET; THENCE N47°49'03"E, 85.06 FEET; THENCE S89°59'57"W, 206.37 FEET; THENCE DEPARTING SAID ANNEXATION BOUNDARY LINE AND RUNNING N0°46'24"E, 26.16 FEET; THENCE N74°12'55"E, 118.73 FEET; THENCE N74°12'55"E, 48.48 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 17°01'31" (ANGULAR LINE BEARS N0°46'24"E), THENCE NORTHERLY ALONG SAID CURVE, 16.78 FEET; THENCE N47°49'03"E, 109.48 FEET; THENCE S89°12'33"E, 159.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1.08 ACRES.



ENOCH CITY ACCEPTANCE

I, CEOTREY CHELUNT, MAYOR OF ENOCH CITY, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL, THIS THE _____ DAY OF _____, 2019.

ATTEST: LINDSAY HILBRAND-CITY RECORDER BY CEOTREY CHELUNT-MAYOR

CITY ATTORNEY'S APPROVAL

I, JUSTIN W. WATMINT, ATTORNEY FOR ENOCH CITY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS ANNEXATION PLAT, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF ENOCH CITY PURSUANT TO ITS ANNEXATION ORDINANCE AND IS HEREBY RECOMMENDED FOR APPROVAL, ON THIS THE _____ DAY OF _____, 2019.

CITY ATTORNEY—JUSTIN W. WATMINT

PLANNING COMMISSION APPROVAL

I, _____ CHAIRMAN OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL, ON THIS THE _____ DAY OF _____, 2019.

PLANNING COMMISSION CHAIR—

PETITIONERS

PETITIONERS:
NELSON FAMILY LAND, LLC
(ATT: LESLIE ROSS)
3008 N 340 E
CEDAR CITY, UT 84221
1-435-559-7015
PLEASANT ACRES,
D-0658-0001-0000
NELSON FAMILY LAND, LLC
TOTAL-1.08 ACRES

CERTIFICATE OF RECORDING

I, CARRI R. JEFFREES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2019.

BOOK _____ PAGE _____ COUNTY RECORDER
ENTRY NO. _____ FEE _____
RECORDED AT THE REQUEST OF
NELSON FAMILY LAND, LLC

NO.	REVISIONS	DATE	BY	DESCRIPTION

WOODSEY LAND SURVEYING, P.C.
1000 S. 1000 E. SUITE 100
ENOCH, UT 84202
TEL: 435-559-7015
WWW.WOODSEYLANDSURVEYING.COM

ANNEXATION PLAT FOR:
NELSON FAMILY LAND, LLC
IRON COUNTY, UTAH
LOCATED IN SECTION 24, T35S, R11W, S.L.B.&M.

DATE 4-29-2019

JOB NO 2219

SHEET NO

1 OF 1

MINUTES
ENOCH CITY COUNCIL
May 3, 2023 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Richard Jensen
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

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

Public Present: Grant Schick, Frank Lauro, Brian Tuttle, Ron VanNance, Dennis Costello, Karen Ishihara, Jonathan Wilson, and Bryce Poulson

5. CONSIDER THE REQUEST BY KEITH MALONEY AND RYAN REESE FOR EXTENSION OF AGREEMENT FOR SECONDARY WATER AGRICULTURE USE – Voice Vote

Ryan and Keith are currently working together to acquire parcels of land indicated on a map. Their main objective was to continue farming, and if the city can provide water, Ryan intends to maintain the farming operations. As part of the current agreement, Keith agreed to cover the power bill for the well. Hayden and Keith had occasional communication issues which caused some problems. Ryan was confident that he would be able to communicate concerns with Hayden and expressed gratitude towards City Manager Dotson and Hayden. During the discussion, City Manager Dotson mentioned that when Keith used the well, we utilized the Three Peaks well, which apparently had some issues with sand. City Manager Dotson suggested that it would be more convenient if that irrigation well in Garden Park Subdivision was operational and connected to secondary. Hayden explained that they still need to lay down a pipeline of approximately 6,000 feet of water line to establish the connection. The current agreement is set to expire on June 15th, where Ryan would be responsible for paying the power bill. Council Member Jensen proposed that they could utilize the excess water for the secondary system, which would supply the required water. However, Hayden mentioned that their secondary system has not expanded sufficiently, and they may not be able to accomplish this task. The mayor suggested including an addendum to the agreement, allowing the city to opt out if necessary.

Council Member Jensen made a motion to approve the request by Keith Maloney and Ryan Reese to extend the agreement for secondary water agriculture use until November 1, 2023. Council Member D. Harris seconded and all voted in favor.

Table 1.1-1. Impact Fee Eligible Costs

Improvements	Location/Segment	Future Road Classification	Improvement	Total Costs	City %	City Cost	% I.F. El.	I.F. El. Costs
Project #1 (Old 91)	SR-130 to Proposed Enoch Interchange	Principal Arterial	Widen with Sidepath	\$12,000,000.00	7%	\$ 840,000.00	100%	\$ 840,000.00
Project #2-A (Canyon Ranch Road)	SR-130 to I-15 Tunnel	Minor Arterial	New Road with Sidepath	\$ 4,221,000.00	66%	\$ 2,785,860.00	100%	\$2,785,860.00
Project #2-B (I-15 Tunnel)	Old 91 to Canyon Ranch Road	Principal Arterial	Enhance Tunnel	\$ 3,000,000.00	100%	\$ 3,000,000.00	100%	\$3,000,000.00
Project #3 (Midvalley Road)	200 West to Old 91	Principal Arterial	Widen with Sidepath	\$ 3,458,000.00	100%	\$ 3,458,000.00	100%	\$ 3,458,000.00
Project #4 (3600 North)	SR-130 to 1000 East	Major Collector	New Road with Bike Lane	\$ 2,136,000.00	59%	\$ 1,259,283.58	100%	\$1,259,283.58
Project #5 (5200 North)	1000 East to SR-130	Major Collector	New Road with Shoulder Bikeway	\$ 2,147,000.00	59%	\$ 1,265,768.66	100%	\$1,265,768.66
Project #6 (1000 East)	Midvalley Highway to 5600 North	Major Collector	Widen with Shoulder Bikeway	\$ 1,314,720.00	100%	\$ 1,314,720.00	100%	\$1,314,720.00
Project #7 (SR-130 (7% match))	3000 North to Midvalley Highway	Principal Arterial	Widen with Sidepath	\$12,585,000.00	7%	\$ 880,950.00	100%	\$ 880,950.00
Total Costs				\$ 40,861,720				\$ 14,804,582

All the listed projects are considered by this report to be necessitated due to new growth (Impact Fee eligible), however Project #6 is outside the 10-year analysis timeframe. The projects were determined to be Impact Fee eligible based on city staff input, projected growth, and Level of Service studies as shown in the TATP. For new roads it is assumed development will be responsible for a minimum standard including 31' of pavement which is subtracted from the city cost. For widening projects, the Engineer's Opinion of Probable Cost includes 24 feet of asphalt widening with eight inches of granular borrow, six inches of untreated base course, and three inches of hot mix asphalt. Costs include the installation of curb and gutter and the installation of a 24-inch storm drainage pipe. Developers will be responsible for any improvements from top back of curb to the edge of right of way.

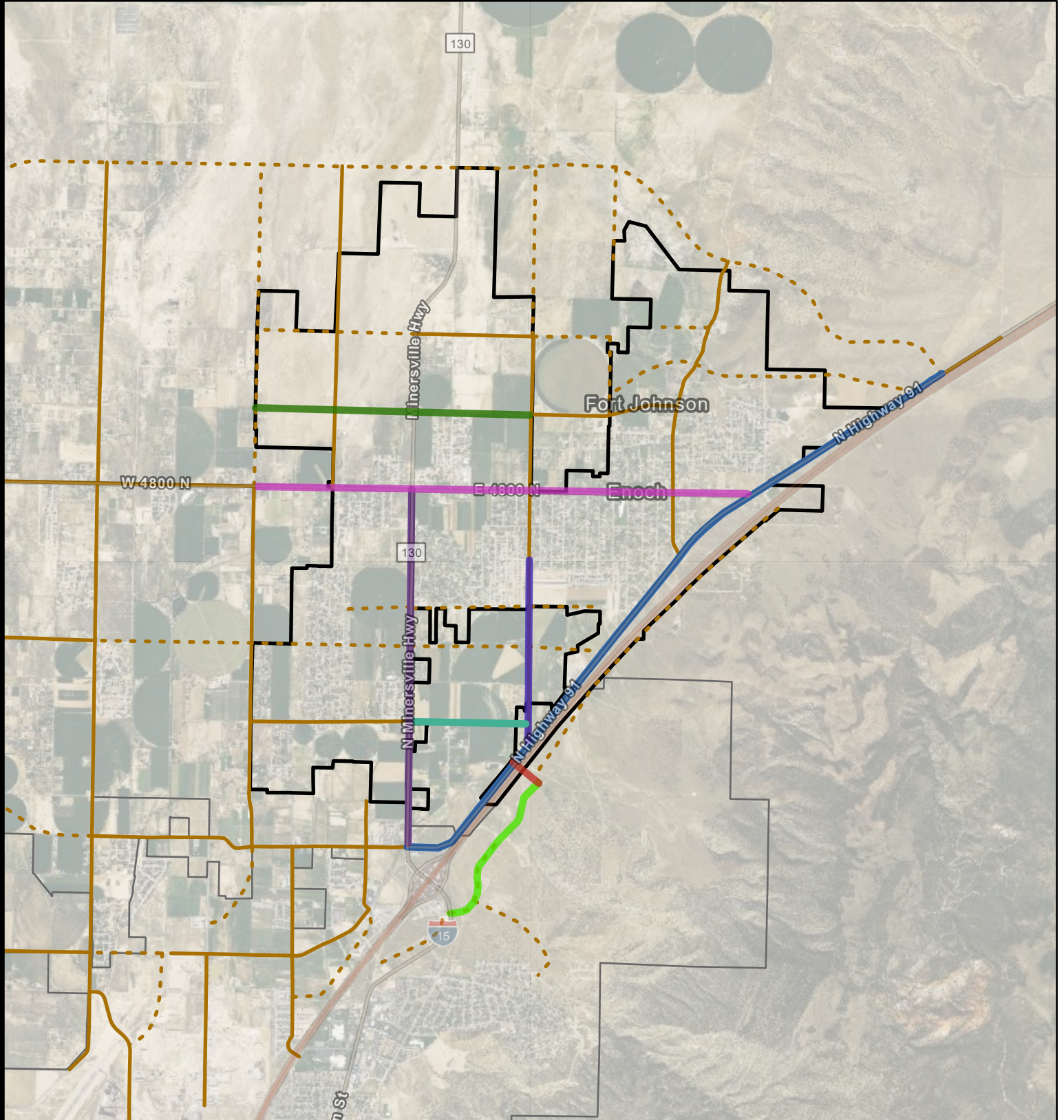
See Appendix A for a map of project locations.

The table below shows the anticipated year of construction for each project, the inflated costs (at an assumed 3% per year), financed costs (at a 2.5% interest rate for a 20-year term), and the resulting Impact Fee Eligible costs.

Table 1.1-2. Impact Fee Eligible Costs (After Adding Inflation)

Improvements	Location/Segment	Year	City Cost with Inflation	Financed Cost	Total I.F. El. Costs
Project #1 (Old 91)	SR-130 to Proposed Enoch Interchange	2029	\$ 1,033,094	\$ 1,325,000.00	\$ 1,325,000.00
Project #2-A (Canyon Ranch Road)	SR-130 to I-15 Tunnel	2029	\$ 3,426,256	\$ 4,396,000.00	\$ 4,396,000.00
Project #2-B (I-15 Tunnel)	Old 91 to Canyon Ranch Road	2029	\$ 3,689,622	\$ 4,734,000.00	\$ 4,734,000.00
Project #3 (Midvalley Road)	200 West to Old 91	2029	\$ 4,252,904	\$ 5,456,000.00	\$ 5,456,000.00
Project #4 (3600 North)	SR-130 to 1000 East	2029	\$ 1,548,760	\$ 1,987,000.00	\$ 1,987,000.00
Project #5 (5200 North)	1000 East to SR-130	2029	\$ 1,556,736	\$ 1,997,000.00	\$ 1,997,000.00
Project #6 (1000 East)	Midvalley Highway to 5600 North	2029	\$ 1,616,940	\$ 2,074,000.00	\$ 2,074,000.00
Project #7 (SR-130 (7% match))	3000 North to Midvalley Highway	2033	\$ -	\$ -	\$ -
Subtotal for Roadway Improvements				\$ 21,969,000.00	\$ 21,969,000.00
Transportation IFFP/IFA Update	1 each	Every 5 Yrs	\$ 48,690.00		\$ 48,690.00
				Total IF Eligible:	\$22,018,000.00
				New Trips:	9951
				Cost per Trips:	\$ 2,212.62
				Single Family Equivalent (SFE):	\$ 20,865.05

Enoch Transportation Roadway Facilities Plan



Map Legend

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> — Project #1, Old Hwy 91 — Project #2-A, Canyon Ranch Road — Project #2-B, I-15 Tunnel — Project #3, Midvalley Road | <ul style="list-style-type: none"> — Project #4, 3600 North — Project #5, 5200 North — Project #6, 1000 East — Project #7, SR-130 | <ul style="list-style-type: none"> New Road Road Widening Enoch City Municipality Cedar City Municipality |
|---|--|---|

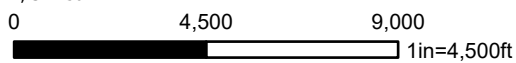


Table 1.2-1. Impact Fee Eligible Costs Per Unit

Category	Land Use	Unit	Applicable ITE Code(s)	ITE Trip Ends per Unit (Weekday)	Heavy Vehicle %	Heavy Vehicle Adjustment	Pass-by Trip Adjustment	Diverted Trip Adjustment	Primary Trip Adjustment Factor	Effective Trip Ends per Unit	Demand Index (Single Family Equivalent)	Max. Eligible Impact Fee Cost Per Unit
Residential	Single Family Detached	Dwelling Units	210	9.43	0%	1.00			1.00	9.43	1.00	\$ 20,865
	Single Family Attached	Dwelling Units	215	7.20	0%	1.00			1.00	7.20	0.76	\$ 15,931
	Apartment	Dwelling Units	230	3.44	0%	1.00			1.00	3.44	0.36	\$ 7,611
	Assisted Living/Convalescent Care	Beds	254	2.60	0%	1.00			1.00	2.60	0.28	\$ 5,753
Office	Office Building	1,000 sq. ft.	710	10.84	2%	1.02			1.02	11.05	1.17	\$ 24,455
	Medical-Dental Office Building	1,000 sq. ft.	720	36.00	2%	1.02			1.02	36.71	3.89	\$ 81,215
Retail	Supermarket	1,000 sq. ft.	850	93.84	2%	1.02	0.36	0.38	0.27	24.88	2.64	\$ 55,042
	Less Intensive Retail	1,000 sq. ft.	890	6.30	2%	1.02	0.53	0.31	0.16	1.03	0.11	\$ 2,274
	Intensive Retail	1,000 sq. ft.	820	37.01	2%	1.02	0.34	0.26	0.41	15.09	1.60	\$ 33,397
Services	Quality Restaurant	1,000 sq. ft.	931	83.84	2%	1.02	0.44	0.27	0.30	24.79	2.63	\$ 54,851
	Fast Food	1,000 sq. ft.	934	467.48	2%	1.02	0.50	0.25	0.26	119.16	12.64	\$ 263,656
	Convenience Market w/ Gas Pumps	Pump Stations	945	265.12	2%	1.02	0.59	0.26	0.15	40.55	4.30	\$ 89,716
	Bank	1,000 sq. ft.	912	100.35	2%	1.02	0.35	0.22	0.44	44.00	4.67	\$ 97,346
Industrial	Industrial	1,000 sq. ft.	110	4.87	13%	1.13			1.13	5.41	0.57	\$ 11,971
	Manufacturing	1,000 sq. ft.	140	4.75	13%	1.13			1.13	5.28	0.56	\$ 11,676
	Warehousing	1,000 sq. ft.	150	1.71	20%	1.20			1.20	1.97	0.21	\$ 4,359
	Self Storage/RV Storage	Units	151	1.45	20%	1.20			1.20	1.67	0.18	\$ 3,696
Institutional	Elementary School	Students	520	2.27	0%	1.00			1.00	2.27	0.24	\$ 5,023
	Middle/Junior School	Students	522	2.10	0%	1.00			1.00	2.10	0.22	\$ 4,647
	High School	Students	525	1.94	0%	1.00			1.00	1.94	0.21	\$ 4,292
	Private School (K-12)	Students	530	2.48	0%	1.00			1.00	2.48	0.26	\$ 5,487
	Junior/Community College	Students	540	1.15	0%	1.00			1.00	1.15	0.12	\$ 2,545
	Day Care	1,000 sq. ft.	565	47.62	0%	1.00	0.00	0.56	0.44	20.95	2.22	\$ 46,361
	Library	1,000 sq. ft.	590	72.05	0%	1.00	0.50	0.00	0.50	36.03	3.82	\$ 79,710
Lodging	Hotel	Rooms	310/320	7.99	2%	1.02			1.02	8.15	0.86	\$ 18,025
	Motel	Rooms	330	3.35	2%	1.02			1.02	3.42	0.36	\$ 7,558

Category	Land Use	Unit	Applicable ITE Code(s)	ITE Trip Ends per Unit (Weekday)	Heavy Vehicle %	Heavy Vehicle Adjustment	Pass-by Trip Adjustment	Diverted Trip Adjustment	Primary Trip Adjustment Factor	Effective Trip Ends per Unit	Demand Index (Single Family Equivalent)	*Max. Eligible Impact Fee Cost Per Unit	Discounted 50% of 19.17% as of 12/6/2023	Unit
Residential	Single Family Detached	Dwelling Units	210	9.43	0%	1.00			1.00	9.43	1.00	\$ 20,865	\$ 2,000	Dwelling Units
	Single Family Attached	Dwelling Units	215	7.20	0%	1.00			1.00	7.20	0.76	\$ 15,931	\$ 1,527	Dwelling Units
	Assisted Living/Convalescent Care	Beds	254	2.60	0%	1.00			1.00	2.60	0.28	\$ 5,753	\$ 551	Beds
	Multifamily Low-Rise	Dwelling Units	220	6.74	0%	1.00			1.00	6.74	0.71	\$ 14,913	\$ 1,429	Dwelling Units
	Multifamily Mid-Rise	Dwelling Units	221	4.54	0%	1.00			1.00	4.54	0.48	\$ 10,045	\$ 963	Dwelling Units
Multifamily High-Rise	Dwelling Units	222	4.54	0%	1.00			1.00	4.54	0.48	\$ 10,045	\$ 963	Dwelling Units	
Office	Office Building	1,000 sq. ft.	710	10.84	2%	1.02			1.02	11.05	1.17	\$ 24,455	\$ 2,344	1,000 sq. ft.
	Medical-Dental Office Building	1,000 sq. ft.	720	36.00	2%	1.02			1.02	36.71	3.89	\$ 81,215	\$ 7,784	1,000 sq. ft.
Retail	Supermarket	1,000 sq. ft.	850	93.84	2%	1.02	0.36	0.38	0.27	24.88	2.64	\$ 55,042	\$ 5,276	1,000 sq. ft.
	Less Intensive Retail	1,000 sq. ft.	890	6.30	2%	1.02	0.53	0.31	0.16	1.03	0.11	\$ 2,274	\$ 218	1,000 sq. ft.
	Intensive Retail	1,000 sq. ft.	820	37.01	2%	1.02	0.34	0.26	0.41	15.09	1.60	\$ 33,397	\$ 3,201	1,000 sq. ft.
Services	Quality Restaurant	1,000 sq. ft.	931	83.84	2%	1.02	0.44	0.27	0.30	24.79	2.63	\$ 54,851	\$ 5,257	1,000 sq. ft.
	Fast Food	1,000 sq. ft.	934	467.48	2%	1.02	0.50	0.25	0.26	119.16	12.64	\$263,656	\$ 25,271	1,000 sq. ft.
	Convenience Market w/ Gas Pumps	Pump Stations	945	265.12	2%	1.02	0.59	0.26	0.15	40.55	4.30	\$ 89,716	\$ 8,599	Pump Stations
	Bank	1,000 sq. ft.	912	100.35	2%	1.02	0.35	0.22	0.44	44.00	4.67	\$ 97,346	\$ 9,331	1,000 sq. ft.
Industrial	Industrial	1,000 sq. ft.	110	4.87	13%	1.13			1.13	5.41	0.57	\$ 11,971	\$ 1,147	1,000 sq. ft.
	Manufacturing	1,000 sq. ft.	140	4.75	13%	1.13			1.13	5.28	0.56	\$ 11,676	\$ 1,119	1,000 sq. ft.
	Warehousing	1,000 sq. ft.	150	1.71	20%	1.20			1.20	1.97	0.21	\$ 4,359	\$ 418	1,000 sq. ft.
	Self Storage/RV Storage	Units	151	1.45	20%	1.20			1.20	1.67	0.18	\$ 3,696	\$ 354	Units
Institutional	Elementary School	Students	520	2.27	0%	1.00			1.00	2.27	0.24	\$ 5,023	\$ 481	Students
	Middle/Junior School	Students	522	2.10	0%	1.00			1.00	2.10	0.22	\$ 4,647	\$ 445	Students
	High School	Students	525	1.94	0%	1.00			1.00	1.94	0.21	\$ 4,292	\$ 411	Students
	Private School (K-12)	Students	530	2.48	0%	1.00			1.00	2.48	0.26	\$ 5,487	\$ 526	Students
	Junior/Community College	Students	540	1.15	0%	1.00			1.00	1.15	0.12	\$ 2,545	\$ 244	Students
	Day Care	1,000 sq. ft.	565	47.62	0%	1.00	0.00	0.56	0.44	20.95	2.22	\$ 46,361	\$ 4,444	1,000 sq. ft.
	Library	1,000 sq. ft.	590	72.05	0%	1.00	0.50	0.00	0.50	36.03	3.82	\$ 79,710	\$ 7,640	1,000 sq. ft.
Church	1,000 sq. ft.	560	7.60	0%	1.00			1.00	7.60	0.81	\$ 16,816	\$ 1,612	1,000 sq. ft.	
Lodging	Hotel	Rooms	310/320	7.99	2%	1.02			1.02	8.15	0.86	\$ 18,025	\$ 1,728	Rooms
	Motel	Rooms	330	3.35	2%	1.02			1.02	3.42	0.36	\$ 7,558	\$ 724	Rooms

Total IF/SFE = \$20,865.05

* Table 1.2-1 is meant to be a quick reference to some of the most common land use types but is not all inclusive and is subject to changes based on updates to the ITE Trip Generation Manual. All max eligible impact fee values should be verified through Enoch City staff

Category	Land Use	Unit	Applicable ITE Code(s)	ITE Trip Ends per Unit (Weekday)	Heavy Vehicle %	Heavy Vehicle Adjustment	Pass-by Trip Adjustment	Diverted Trip Adjustment	Primary Trip Adjustment Factor	Effective Trip Ends per Unit	Demand Index (Single Family Equivalent)	*Max. Eligible Impact Fee Cost Per Unit	Discounted 75% of 19.17% as of 1/3/2024 (except SFD)	Unit
Residential	Single Family Detached (SFD)	Dwelling Units	210	9.43	0%	1.00			1.00	9.43	1.00	\$ 20,865	\$ 2,000	Dwelling Units
	Single Family Attached	Dwelling Units	215	7.20	0%	1.00			1.00	7.20	0.76	\$ 15,931	\$ 763	Dwelling Units
	Assisted Living/Convalescent Care	Beds	254	2.60	0%	1.00			1.00	2.60	0.28	\$ 5,753	\$ 276	Beds
	Multifamily Low-Rise	Dwelling Units	220	6.74	0%	1.00			1.00	6.74	0.71	\$ 14,913	\$ 715	Dwelling Units
	Multifamily Mid-Rise	Dwelling Units	221	4.54	0%	1.00			1.00	4.54	0.48	\$ 10,045	\$ 481	Dwelling Units
	Multifamily High-Rise	Dwelling Units	222	4.54	0%	1.00			1.00	4.54	0.48	\$ 10,045	\$ 481	Dwelling Units
Office	Office Building	1,000 sq. ft.	710	10.84	2%	1.02			1.02	11.05	1.17	\$ 24,455	\$ 1,172	1,000 sq. ft.
	Medical-Dental Office Building	1,000 sq. ft.	720	36.00	2%	1.02			1.02	36.71	3.89	\$ 81,215	\$ 3,892	1,000 sq. ft.
Retail	Supermarket	1,000 sq. ft.	850	93.84	2%	1.02	0.36	0.38	0.27	24.88	2.64	\$ 55,042	\$ 2,638	1,000 sq. ft.
	Less Intensive Retail	1,000 sq. ft.	890	6.30	2%	1.02	0.53	0.31	0.16	1.03	0.11	\$ 2,274	\$ 109	1,000 sq. ft.
	Intensive Retail	1,000 sq. ft.	820	37.01	2%	1.02	0.34	0.26	0.41	15.09	1.60	\$ 33,397	\$ 1,601	1,000 sq. ft.
Services	Quality Restaurant	1,000 sq. ft.	931	83.84	2%	1.02	0.44	0.27	0.30	24.79	2.63	\$ 54,851	\$ 2,629	1,000 sq. ft.
	Fast Food	1,000 sq. ft.	934	467.48	2%	1.02	0.50	0.25	0.26	119.16	12.64	\$ 263,656	\$ 12,636	1,000 sq. ft.
	Convenience Market w/ Gas Pumps	Pump Stations	945	265.12	2%	1.02	0.59	0.26	0.15	40.55	4.30	\$ 89,716	\$ 4,300	Pump Stations
	Bank	1,000 sq. ft.	912	100.35	2%	1.02	0.35	0.22	0.44	44.00	4.67	\$ 97,346	\$ 4,665	1,000 sq. ft.
Industrial	Industrial	1,000 sq. ft.	110	4.87	13%	1.13			1.13	5.41	0.57	\$ 11,971	\$ 574	1,000 sq. ft.
	Manufacturing	1,000 sq. ft.	140	4.75	13%	1.13			1.13	5.28	0.56	\$ 11,676	\$ 560	1,000 sq. ft.
	Warehousing	1,000 sq. ft.	150	1.71	20%	1.20			1.20	1.97	0.21	\$ 4,359	\$ 209	1,000 sq. ft.
	Self Storage/RV Storage	Units	151	1.45	20%	1.20			1.20	1.67	0.18	\$ 3,696	\$ 177	Units
Institutional	Elementary School	Students	520	2.27	0%	1.00			1.00	2.27	0.24	\$ 5,023	\$ 241	Students
	Middle/Junior School	Students	522	2.10	0%	1.00			1.00	2.10	0.22	\$ 4,647	\$ 223	Students
	High School	Students	525	1.94	0%	1.00			1.00	1.94	0.21	\$ 4,292	\$ 206	Students
	Private School (K-12)	Students	530	2.48	0%	1.00			1.00	2.48	0.26	\$ 5,487	\$ 263	Students
	Junior/Community College	Students	540	1.15	0%	1.00			1.00	1.15	0.12	\$ 2,545	\$ 122	Students
	Day Care	1,000 sq. ft.	565	47.62	0%	1.00	0.00	0.56	0.44	20.95	2.22	\$ 46,361	\$ 2,222	1,000 sq. ft.
	Library	1,000 sq. ft.	590	72.05	0%	1.00	0.50	0.00	0.50	36.03	3.82	\$ 79,710	\$ 3,820	1,000 sq. ft.
	Church	1,000 sq. ft.	560	7.60	0%	1.00			1.00	7.60	0.81	\$ 16,816	\$ 806	1,000 sq. ft.
Lodging	Hotel	Rooms	310/320	7.99	2%	1.02			1.02	8.15	0.86	\$ 18,025	\$ 864	Rooms
	Motel	Rooms	330	3.35	2%	1.02			1.02	3.42	0.36	\$ 7,558	\$ 362	Rooms

* Table 1.2-1 is meant to be a quick reference to some of the most common land use types but is not all inclusive and is subject to changes based on updates to the ITE Trip Generation Manual. All max eligible impact fee values should be verified through Enoch City staff