

ENOCH CITY COUNCIL NOTICE AND AGENDA

March 20, 2024 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/81224247892>

Meeting ID: 812 2424 7892

One tap mobile

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1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. **Pledge of Allegiance-**
 - b. **Invocation (2 min.)-Audience invited to participate-**
 - c. **Inspitral thought-**
 - d. **Approval of Agenda for March 20, 2024**
 - e. **Approval of Minutes for March 6, 2024-**
 - f. **Ratification of Expenditures-**
 - g. **Conflict of Interest Declaration for this agenda-**
2. **PUBLIC COMMENTS**
3. **CONSIDER RESOLUTION 2024-03-20-A A RESOLUTION APPROVING THE FINAL PLAT OF HAWKS LANDING P.U.D. – See Planning Commission Rec.**
4. **CONSIDER A PETITION FOR ANNEXATION OF 4410 N. DRIFTWOOD LN. /ALAN & D.ANNE ROBINSON PARCEL #D-0570-0000-0000 Approve or Deny by voice vote**
5. **CERTIFICATION OF PETITION FOR THE 4410 N. DRIFTWOOD LN/ALAN & D.ANNE ROBINSON ANNEXATION, PARCEL #D-0570-0000-0000 AND SET A PUBLIC HEARING FOR MAY 1, 2024 -City Recorder**
6. **CONSIDER RESOLUTION NO. 2024-03-20-B A RESOLUTION PROCLAIMING SATURDAY APRIL 27, 2024 AS ARBOR DAY**
7. **CONSIDER MARCH 2024 SURPLUS LIST – Hayden White**
8. **DISCUSS THE TRANSPORTATION IMPACT FEE ELIGIBLE COSTS PER UNIT AND SET A PUBLIC HEARING FOR APRIL 3, 2024 – City Manager Dotson**
9. **CONSIDER PROPOSALS FOR ROAD IMPROVEMENTS OF MIDVALLEY ROAD AND 600 EAST AND AWARD CONTRACT**
10. **COUNCIL/STAFF REPORT**
11. **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.**

12. ACTION FROM CLOSED MEETING-

13. 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 03-15-2024.

Lindsay Hildebrand, Recorder

Date

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

Members present:

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

Staff present:

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

Public Present: Lester Ross, Todd and Jen Welch, Ryan Reese, Bryce Poulson, Delaine Finlay, Jonathan Wilson, Loralie and Deanne Pierce, and Jared Sowards

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING by Mayor Chesnut**
 - a. **Pledge of Allegiance- Led by Mayor Chesnut**
 - b. **Invocation (2 min.)-Audience invited to participate- Given by Council Member Harris**
 - c. **Inspirational thought- Given by Council Member Ley. Council Member Harris will have the thought at the next meeting**
 - d. **Approval of Agenda for March 6, 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 21, 2024- Council Member Harris made a motion to approve the minutes. Council Member Stoor seconded and all voted in favor.**
 - f. **Ratification of Expenditures- Council Member Harris made a motion to ratify the expenditures for the month. Council Member Ross seconded and all voted in favor.**
 - g. **Conflict of Interest Declaration for this agenda- Council Member Ross said she is related to the applicants on item number 8 of the agenda.**

2. **PUBLIC COMMENTS**

Lester Ross thanked Hayden White and his department for the Enoch portion of Highway 91.

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**

Council Member made a motion to close the regularly scheduled City Council meeting and open a public hearing regarding the proposed zone change request of property owned by

Power Driven Nation LLC from Research Industrial Park to Single-Family Residential (R-1-11). Council Member Ross seconded and all voted in favor.

There were no comments.

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

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)

Council Member Ross said this came forward from the Planning Commission with a favorable recommendation. There were some members of the public there to speak, however they weren't for or against it. They wanted questions answered about sewers and other things. Council Member Ley asked about the parcel boundary on the map. The two parcels were explained.

Council Member Harris made a motion to approve Ordinance No. 2024-03-06-A, an ordinance changing the zone change of property owned by Power Driven Nations LLS Parcels #A-1006-0000-0000 and #A-1009-0000-0000 from Research Industrial (R/IP) to Single-Family Residential (R-1-11). Council Member Tingey seconded and a roll call vote was held as follows:

**Council Member Ross: Yea Council Member Harris: Yea
Council Member Stoor: Yea Council Member Tingey: Yea
Council Member Ley: Yea**

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)

Council Member made a motion to close the regularly scheduled City Council meeting and open a public hearing regarding the proposed zone change request of property owned by MJB Enoch from Multi-Residential to Single-Family Residential (R-1-11). Council Member Ross seconded and all voted in favor.

There were no comments.

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

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)

Council Member Ross said this came forward from the Planning Commission with a favorable recommendation. There was an adjacent property owner who had questions but wasn't

for or against this zone change. Council Member Tingey wanted to be reminded how far north it is on Highway 91. Hayden said it's near Midvalley and Old Highway 91.

Council Member Harris made a motion to approve Ordinance No. 2024-03-06-B, an ordinance to approve the zone change 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). Council Member Ross seconded and a roll call vote was held as follows:

**Council Member Ross: Yea Council Member Harris: Yea
Council Member Stoor: Yea Council Member Tingey: Yea
Council Member Ley: Yea**

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

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing regarding the annexation of property owned by Nelson Family Land LLC, Parcel #D-0658-0001-0000. Council Member Stoor seconded and all voted in favor.

There were no public comments.

Council Member Harris 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.

8. CONSIDER 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

Council Member Harris made a motion to approve Ordinance No. 2023-03-06-C, an ordinance annexing property owned by Nelson Family Land LLC, Parcel #D-0658-0001-0000 into the corporate boundaries of Enoch City. Council Member Ross seconded and a roll call vote was held as follows:

**Council Member Ross: Yea Council Member Harris: Yea
Council Member Stoor: Yea Council Member Tingey: Yea
Council Member Ley: Yea**

9. CONSIDER CONTINUING THE SECONDARY WATER AGRICULTURE IRRIGATION AGREEMENT WITH KEITH MALONEY/RYAN REECE

Hayden said when we got that well we had an agreement that we would supply the farmer with water. Keith Maloney has subleased to Ryan. We can one field but not both because more people have been added to the irrigation line. Ryan has been good at communicating when it was turned off and on. Council Member Tingey asked if there were any arguments against doing this. Hayden said there are no serious reasons to deny this request. Mayor Chesnut said when we get the Garden Park well this will be less of a concern. Council Member Stoor asked if we just bill Ryan for the power of the well. Hayden yes we keep track of the gallons and at the end of the month, he pays the power bill.

Justin Wayment asked if this agreement was a year-to-year agreement. He wanted to make sure there was no misunderstanding and that Ryan wasn't planning on planting new fields. Hayden said yes it is. They will put together a Memorandum of Understanding.

Council Member Harris made a motion to approve the continuation of the secondary water agriculture irrigation agreement with Keith Maloney/Ryan Reese for one

year with an MOU pending and for one field as recommended. Council Member Ross seconded all voted in favor.

10. CONSIDER TRANSPORTATION IMPACT FEE ELIGIBLE COSTS PER UNIT –
City Manager Dotson

Council Member Ross attended a meeting with members from the Homebuilders Association, Ryan Talbot, Spencer Jones, Tyler Melling, and representatives from the engineering firm. One key point of discussion was the request to remove the underpass of Highway 91 from the impact fees project list. They didn't think Enoch should cover the cost, given that part of the project lies within Cedar City. Council Member Ross emphasized the importance of the project but also explored options for reducing costs line by line. City Manager Dotson noted that Joe Phillips from Sunrise Engineering was present. He addressed concerns about the tunnel project, known as Project 2A. There was discomfort in charging an impact fee for something outside Enoch's boundaries. Phillips said he could talk about reducing some of the projects and just take them off of the list. He also explained the dynamic nature of project lists and impact fees, emphasizing the need for ongoing adjustments. Discussions ensued about the feasibility of charging impact fees for projects outside the city's boundaries and the potential impact on development. There were concerns about hindering growth and competitiveness with Cedar City. His job was to give them the maximum allowable impact fee. The Council elected to adopt an impact fee that is less than the max. We looked at the preliminary and recalculated the impact fee on a ten-year horizon. There will need to be a public hearing if they want to change anything.

The discussion delved into specific fees, such as those related to multi-family housing and commercial properties. Concerns were raised about the affordability of impact fees and their potential to slow growth. There was a consensus on the need to strike a balance between funding necessary projects and not burdening developers excessively. Phillips noted also that what other communities are doing may not be relevant to Enoch. Council Member Harris mentioned the need for Enoch to have more incentives for people to come and build a business rather than Cedar City. They also touched upon the practicality of impact fees, their relationship to taxes, and their role in funding infrastructure. The Council debated the appropriate level of discounts and the potential impacts on various types of businesses. There was a call for revising proposals and considering adjustments to ensure fairness and economic viability. They also highlighted the complexity of balancing the need for infrastructure funding with the desire to foster growth and competitiveness within the community. Further discussions and revisions were planned to address concerns and refine the proposed impact fee structure.

For complete audio visit <https://www.cityofenoch.org/city-council-agenda--minutes.html> @ Minute 27:00

11. COUNCIL/STAFF REPORT

Hayden White

- He needed a closed meeting.
- They have been hauling dirt to the tank site up on Highway 91.
- Some of the employees in the department have been in St. George at water school.
- Council Member Ley asked once we start chlorinating do they have to keep doing it. Hayden said yes and explained.

Chief Ames

- He reported that they filled the crossing guard position. He seemed pretty excited about it.
- They also got a few applicants for the animal shelter tech position.
- The annual Easter Egg hunt will be on the 25th. It starts at 6. It will be at the Old Enoch Park. They had received a lot of donations.
- Council Member Ross noted that someone forgot to open the gates at Enoch Elementary after school yesterday.

City Manager Dotson

- There will be new legislation to go over that will change some of the things we do.

Lindsay Hildebrand

- She has been working on business licenses for the month and the new Sportsite program.

Mayor Chesnut

- He went to the Iron County Council of Governments and the World Planning Organization meeting. They were able to send a recommendation for Corridor Acquisition funds. They plan to buy land for the belt route. It was exciting to hear what various leaders are doing in the county. UDOT spoke about what they are doing with the Walmart Interchange. They are talking about adding a spooly lane with massive bridges and expanding 3 lanes. The growth in the county has been big.

Council Member Ross

- She had a planning commission member stop her after the last Planning Commission meeting. He asked why we have public hearings if the Council is always going to approve 11,000 sq lots. She gave him her opinion.

Council Member Stoor

- He attended the Community Emergency Preparedness meeting last week. There were a lot of ideas that came out of it. Arbor will be on April 27th. This is with the Admin Assistant with the Southwest Wildlife Foundation and ribbon cutting. There will be food trucks and parking. They plan on planting trees and bushes. It's being planned for about 200 people. There will be tours and artwork on display. They will plant some trees and bushes.

Council Member Tingey

- He attended another school board meeting. The first hour was recognition of Canyon view athletes. There was about an hour of public comments. Wrestling kids are dragging mats into the lunch room because there is no room. The last part of the discussion was the bond didn't pass so what are they going to do. Some seemed like they were tuned into reality. The national graduation rate and at Canyon View is 98%.

Council Member Ley

- She wondered if the Council and the Planning Commission could revisit the zoning of the community. She explained that they should look at the planning of all zones in general so when people buy land they know what should be there. It seems like we are being run by developers. Would that be something that the Council is willing to talk about? Mayor if Chesnut noted that if at least two council members want to put it on the agenda then they

would do that. Council Member Stoor didn't disagree with it. There was a conversation about why the city has a Planning Commission and the role it should have. Council Member Harris said we want to keep things appropriate. Some things are inappropriate like a hog farm in the middle of the city. We are talking about residential but changing density. Council Member Ross referenced the work the Planning Commission has been doing. Changing zones appropriately is something that is allowed and the Council believes in property rights. There was a discussion about whether Enoch has enough water for new developments.

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.**

Council Member Harris made a motion to close the regularly scheduled City Council meeting and go into a closed session to discuss the purchase, exchange, or lease of real property, including any form of water rights of water shares. Council Member Ross seconded and a roll call vote was held as follows:

**Council Member Ross: Yea Council Member Harris: Yea
Council Member Stoor: Yea Council Member Tingey: Yea
Council Member Ley: Yea**

13. **ACTION FROM CLOSED MEETING-**
Council Member Harris made a motion to direct city administration to proceed with the negotiations and to pursue the appraisal opportunity. The motion was seconded and all voted in favor.

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

Lindsay Hildebrand, Recorder Date

ENOCH CITY CORPORATION

RESOLUTION NO. 2024-03-20-A

A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT OF HAWKS LANDING P.U.D.

WHEREAS, the final plat of Hawks Landing P.U.D. was presented to the Planning Commission on March 12, 2024 and the Planning Commission made a motion to send a favorable recommendation for approval of the final plat; and

WHEREAS, the Enoch City Council reviewed the final plat of Hawks Landing P.U.D. on March 20, 2024 and found that all items for the subdivision have been met;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the attached Final Plat of Hawks Landing P.U.D. prepared by Watson Engineering Company Inc. be approved and accepted with all commitments and obligations pertaining thereto.

This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 20th day of March, 2024. It shall become effective immediately.

DATED this 20th 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:



**WATSON
ENGINEERING
COMPANY, INC.**

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

Tel. (435) 586-3004

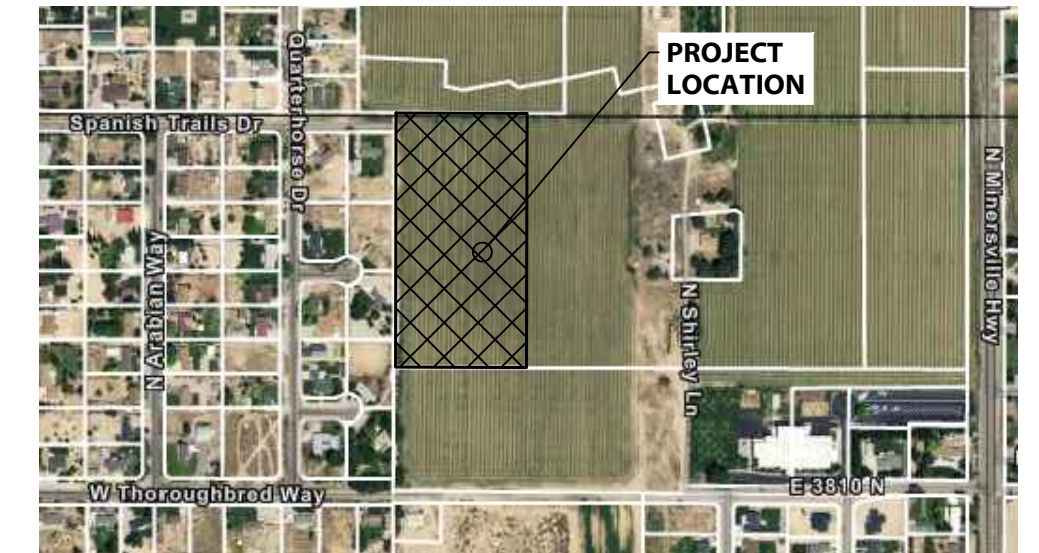
www.wecinc.com

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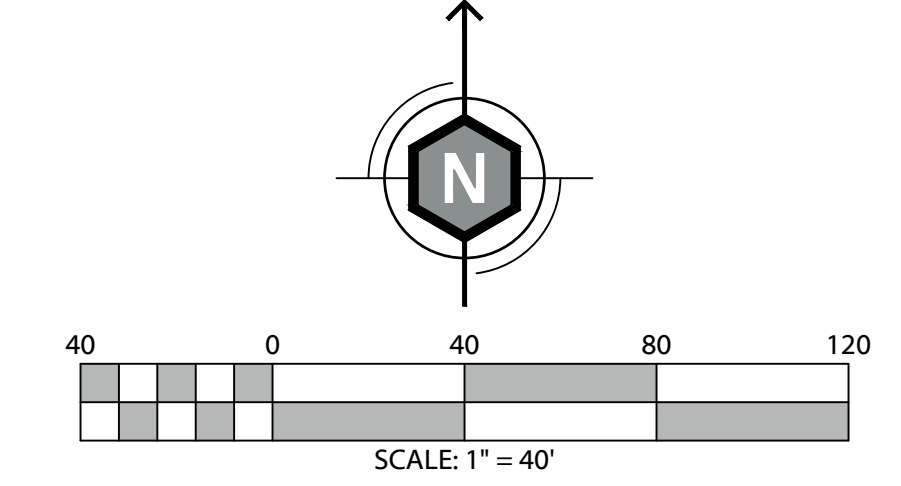
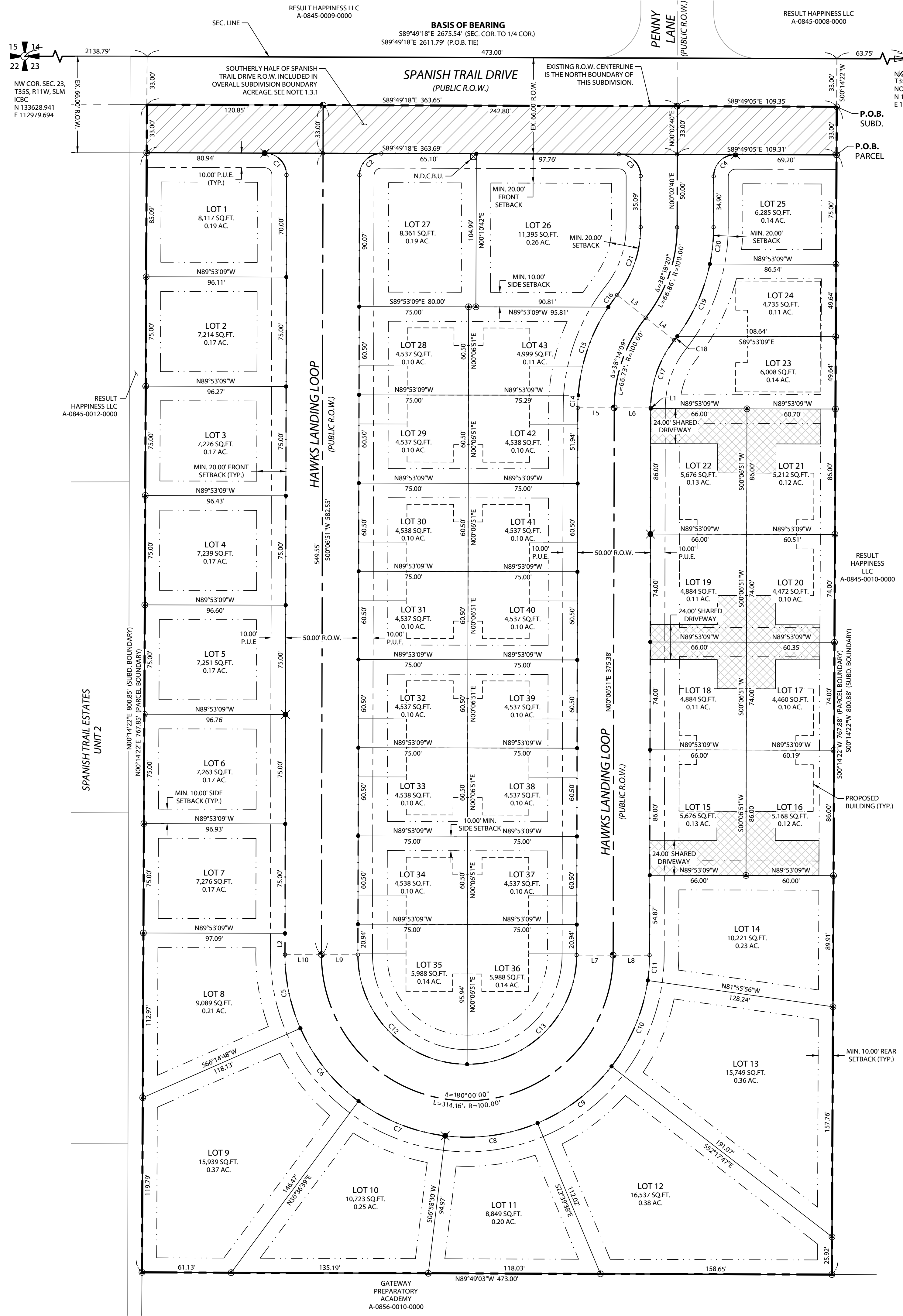
FINAL PLAT HAWKS LANDING P.U.D.

PORTION OF POD 1, NELSON FARM P.U.D. MASTER PLAN

WITHIN THE NW 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
ENOCH CITY, IRON COUNTY, UTAH



VICINITY MAP
N.T.S.



NOTES

- SITE INFORMATION:
 - PROPERTY OWNER: JESSE MAHEU (MAHEU HOLDINGS, LLC)
 - APN# A-0845-0011-0000
 - AREA: 8.34 ACRES
 - 8.696 ACRES IS USED IN THE DENSITY CALCULATIONS. ACREAGE INCLUDES THE SOUTH HALF OF SPANISH TRAIL DRIVE, FRONTING THE SUBJECT PARCEL, AS ALLOWED BY ENOCH CITY FOR DENSITY CALCULATION.
 - DENSITY: 4.96 UNITS/AC (PER NELSON FARM P.U.D. MASTER PLAN)
 - 4.96 x 8.696 AC = 43.13 MAX UNITS ALLOWED
 - 43 UNITS SHOWN.
- SITE ZONING: R-111
- BASED UPON NELSON FARM P.U.D.
- SITE AIRPORT COMPATIBILITY ZONE: AIRPORT INFLUENCE ZONE (AIZ)
- SITE FLOOD ZONE: ZONE C, PER MAP 49007307508, DATED 7/17/1986.
- COORDINATES SHOWN HEREON ARE ON THE CEDAR CITY CONTROL NETWORK USING THE CITY'S GPS BASE STATION AND CALIBRATION.
- STREETS WITHIN THE HAWKS LANDING P.U.D. ARE PUBLIC STREETS.
- SPANISH TRAIL DRIVE IS A MASTER PLANNED PUBLIC STREET, AND WILL CONNECT TO MINERSVILLE HWY, PER NELSON FARM P.U.D. MASTER PLAN.
- LOTS 15-24 AND 28-43 WILL CONFORM TO THE INTERNATIONAL FIRE CODE (IFC) IN LIEU OF STANDARD P.U.D. SETBACKS.
- SHARED DRIVEWAYS FOR LOTS 15-22 TO CONFORM TO ENOCH CITY ORDINANCE.
- LANDSCAPE: PER ENOCH CITY ORDINANCE, REQUIRED FRONT SETBACK AND SIDE SETBACK ADAPTIVE TO A DEDICATED STREET SHALL BE LANDSCAPED, EXCEPT FOR DRIVEWAYS AND PARKING AREAS.
- A DEVELOPMENT AGREEMENT BETWEEN PENNY LIVING TRUST (NELSON FARM P.U.D. MASTER PLAN) AND ENOCH CITY WILL BE IN PLACE PRIOR TO APPROVAL OF THIS FINAL PLAT, WHICH DICTATES THE ALLOWABLE DENSITY OF THE P.U.D.
- HAWKS LANDING P.U.D. CONFIGURATION:
 - SINGLE FAMILY LOTS: 1-14, 25-27
 - TOWNHOME LOTS: 15-22, 28-43
 - DUPLEX LOTS: 23 & 24
 - LOT ADDRESSES SHOWN HEREON MAY BE SUBJECT TO CHANGE.
 - NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT (NDCBU) LOCATION(S) ARE SUBJECT TO CHANGE.
 - SHOWN ON LOT 27.
 - MAG NAILS TO BE SET IN THE TOP OF THE CURB UPON COMPLETION OF THE STREET IMPROVEMENTS.
 - TOWNHOME LOTS 15-22 AND 28-43 WILL NOT HAVE IRRIGATION WATER.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	23.55'	15.00'	89°56'09"	N44°51'13"W 21.20'
C2	23.58'	15.00'	90°03'51"	S45°08'47"W 21.23'
C3	23.53'	15.00'	89°51'58"	N44°53'19"W 21.19'
C4	23.60'	15.00'	90°08'15"	S45°06'48"W 21.24'
C5	52.07'	125.00'	23°52'04"	N11°49'11"W 51.70'
C6	64.66'	125.00'	29°38'09"	N38°34'17"W 63.94'
C7	64.66'	125.00'	29°38'09"	N68°12'25"W 63.94'
C8	64.66'	125.00'	29°38'09"	S82°09'26"W 63.94'
C9	64.66'	125.00'	29°38'09"	S52°31'17"W 63.94'
C10	64.66'	125.00'	29°38'09"	S22°53'08"W 63.94'
C11	17.35'	125.00'	75°17'31"	S45°05'28"W 17.34'
C12	117.81'	75.00'	90°00'00"	S44°53'09"E 106.07'
C13	117.81'	75.00'	90°00'00"	N45°06'51"E 106.07'
C14	8.57'	125.00'	3°55'38"	N27°04'40"E 8.57'
C15	64.60'	125.00'	29°36'39"	N18°50'48"E 63.88'
C16	10.25'	125.00'	4°41'53"	N36°00'04"E 10.25'
C17	50.05'	75.00'	38°14'09"	S19°13'56"W 49.13'
C18	3.42'	125.00'	1°34'03"	S37°33'58"W 3.42'
C19	54.82'	125.00'	25°07'40"	S24°13'07"W 54.38'
C20	25.33'	125.00'	11°36'37"	S5°50'58"W 25.29'
C21	50.14'	75.00'	38°18'20"	N19°11'50"E 49.21'

LINE TABLE

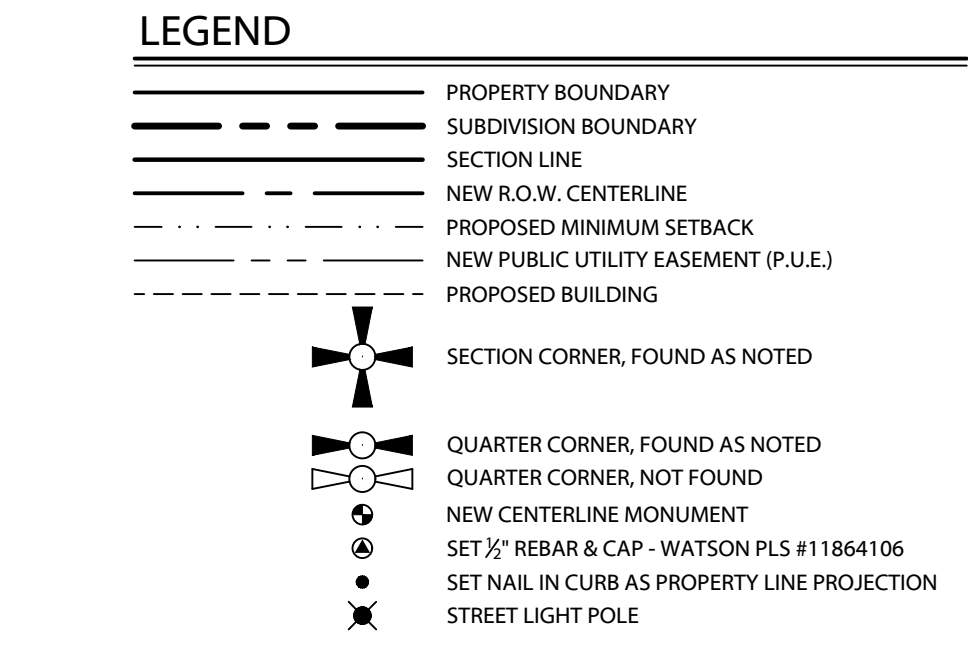
LINE #	LENGTH	DIRECTION
L1	0.51'	S0°06'51"W
L2	14.60'	N0°06'51"E
L3	25.00'	S51°39'00"E
L4	25.00'	S51°39'00"E
L5	25.00'	N89°53'09"W
L6	25.00'	N89°53'09"W
L7	25.00'	S89°53'09"E
L8	25.00'	S89°53'09"E
L9	25.00'	S89°53'09"E
L10	25.00'	S89°53'09"E

LAND USE TABLE

LAND USE	AREA (SQ.FT.)	AREA (AC)	% OF TOTAL
SPANISH TRAIL DRIVE (PUBLIC STREET)	15,607.72	0.36	4.12
HAWKS LANDING LOOP (PUBLIC STREET)	71,326.90	1.64	18.83
RESIDENTIAL LOTS	291,875.16	6.70	77.05
TOTAL	378,809.79	8.70	100.00

NELSON FARM P.U.D. POD DENSITY TABLE (MASTER PLAN)

POD NUMBER	POD AREA (ACRES)	CURRENT ZONE	ALLOWED RESIDENTIAL DENSITY	ALLOWED RESIDENTIAL UNITS	PROPOSED ZONE	PROPOSED RESIDENTIAL UNITS	PROPOSED DENSITY (UNIT/AC)
POD #1	123.91	R-1-11	11	490.7	R-1-11	614	4.96
POD #2	9.34	R-1-11	11	37.0	R-1-11	0	0.00
POD #3	21.80	R-1-11	11	86.3	CC	0	0.00
TOTAL:	155.05 ACRES			TOTAL: 614 UNITS			



NELSON FARM P.U.D. NOTES (MASTER PLAN)

- THE MAXIMUM ALLOWED UNITS WITHIN THE PUD BOUNDARY WILL BE 614 RESIDENTIAL UNITS. THE DENSITY SHOWN HEREON ASSUMES AN EVEN DISTRIBUTION FOR THE ENTIRE PUD. THE PENNY'S MAY ASSIGN HIGHER DENSITY DURING DEVELOPMENT BUT THE PROJECT AS A WHOLE MAY NOT EXCEED THE APPROVED 614 UNITS.
- REQUIRED OPEN SPACE EXCLUDING THE PROPOSED COMMERCIAL AREA: 133.25 x 15% OPEN SPACE REQUIRED = 19.98 AC OPEN SPACE REQUIRED
- POD #2 IS SHOWN AS GROSS AREA 9.34 ACRES AND IS PLANNED TO BE A STORM WATER BASIN AND CONSIDERED OPEN SPACE, WITH NO RESIDENTIAL DEVELOPMENT. ROADS AS SHOWN TOTAL 11,498 LINEAR FEET WITH AN AREA OF 14.3 ACRES, WHICH IS CONSIDERED OPEN SPACE PER PUD ORDINANCE. TOTAL OPEN SPACE SHOWN IS 23.64 ACRES, WHICH EXCEEDS THE MINIMUM REQUIREMENT FOR OPEN SPACE. NO ADDITIONAL OPEN SPACE SHALL BE REQUIRED BY ORDINANCE, UNLESS DEVELOPERS WANT TO PROVIDE ADDITIONAL OPEN SPACE.
- ROADS SHOWN ON THE MASTER PLAN ARE THE PLANNED MAJOR ROAD NETWORK OF THE PUD WITH DEVELOPERS TO INFILL AND TIE INTO WITH EACH DEVELOPMENT. ROAD DEDICATIONS TO BE COMPLETED BY GO CIVIL.

FINAL PLAT
HAWKS LANDING P.U.D.
 PORTION OF POD 1, NELSON FARM P.U.D. MASTER PLAN
 WITHIN SEC. 23, T. 35 S., R. 11 W., S.L.M.
 ENOCH CITY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
D. T. BROWN

CHECKED BY:
T. G. WATSON

DATE:
February 28, 2024

SCALE:
1:40

WATSON PROJECT No.:
23-6392

FILE:
HAWKS LANDING SUBDIVISION - FINAL PLAT.DWG

1 of 2



**WATSON
ENGINEERING
COMPANY, INC.**

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

Tel. (435) 586-3004

www.wecinc.com

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Watson Engineering Co.

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT OF HAWKS LANDING P.U.D. AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

CENTURY LINK - PHONE _____ DATE _____
 ROCKY MOUNTAIN POWER _____ DATE _____
 DOMINION ENERGY - GAS _____ DATE _____
 TDS TELECOM - CABLE TV _____ DATE _____
 SOUTH CENTRAL COMMUNICATION _____ DATE _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, **JESSE MAHEU**, MANAGING MEMBER OF **MAHEU HOLDINGS, LLC**, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREET AND EASEMENTS TO BE KNOWN HEREAFTER AS HAWKS LANDING P.U.D. (PLANNED UNIT DEVELOPMENT), A RESIDENTIAL SUBDIVISION, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.
 IN WITNESS WHEREOF: WE HAVE SET OUR HANDS THIS _____ DAY OF _____, 20____.

JESSE MAHEU (MANAGING MEMBER OF MAHEU HOLDINGS, LLC) _____

ACKNOWLEDGMENT

STATE OF _____)
) S.S.
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ A NOTARY PUBLIC, **JESSE MAHEU**, MANAGING MEMBER OF **MAHEU HOLDINGS, LLC**, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC _____ NOTARY PUBLIC STATE OF COMMISSION _____
 COMMISSION NUMBER _____ COMMISSION EXPIRES _____
 RESIDING IN THE COUNTY OF _____
 STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

SURVEYOR'S CERTIFICATE

I, DARYL T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 11864106, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HAWKS LANDING P.U.D., AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CONFORMS TO THE ENOCH CITY P.U.D. AND ZONING ORDINANCES.

DARYL T. BROWN, P.L.S. _____

DATE _____

CITY ENGINEER APPROVAL

I, _____, ENOCH CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF HAWKS LANDING P.U.D., WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 2024.

CITY ENGINEER _____

PUBLIC WORKS APPROVAL

I, HAYDEN WHITE, PUBLIC WORKS DIRECTOR FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF HAWKS LANDING P.U.D., WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 2024.

CITY PUBLIC WORKS DIRECTOR _____

CITY ATTORNEY APPROVAL

I, JUSTIN WAYMONT, CITY ATTORNEY FOR THE ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HAWKS LANDING P.U.D., AND THAT SAID PLAT MEETS THE REQUIREMENTS OF ENOCH CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 2024.

CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

I, ROBERT TINGEY, CHAIRPERSON OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF HAWKS LANDING P.U.D., HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2024.

CHAIRMAN _____ DATE _____

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESTNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF HAWKS LANDING P.U.D., HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2024.

BY, CITY MAYOR _____ ATTEST: JULIE WATSON, CITY RECORDER _____

POST OFFICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT (N.D.C.B.U.).

POSTMASTER _____ DATE _____

IRON COUNTY RECORDER CERTIFICATE

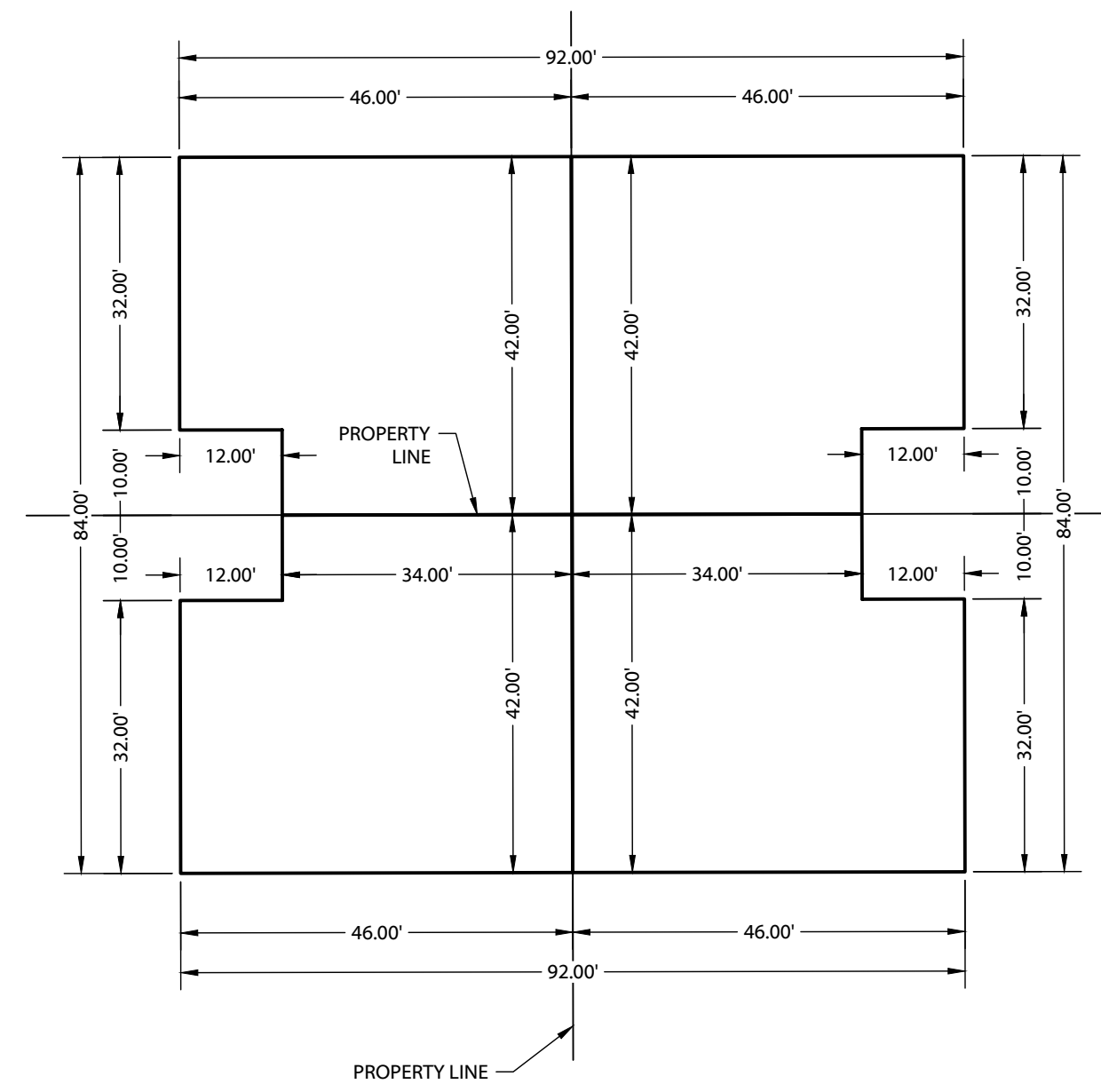
I, CARRI JEFFRIES, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF HAWKS LANDING P.U.D., WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2024.

CARRI JEFFRIES - IRON COUNTY RECORDER _____

BOOK: _____ PAGE: _____

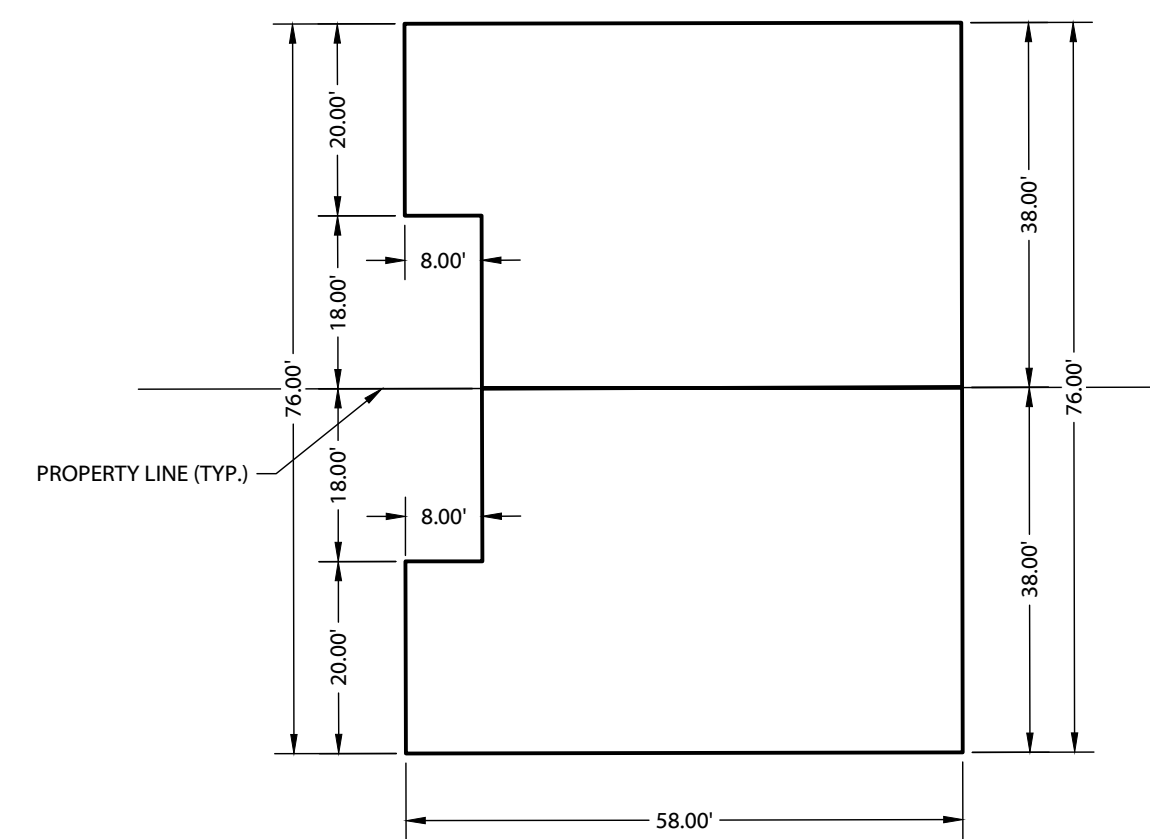
ENTRY No.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____



TOWN HOME DETAIL

SCALE: 1" = 20'



DUPLEX HOME DETAIL (LOT 23 & LOT 24)

SCALE: 1" = 20'

FINAL PLAT
HAWKS LANDING P.U.D.
 PORTION OF POD 1, NELSON FARM P.U.D. MASTER PLAN
 WITHIN SEC. 23, T. 35 S., R. 11 W., S.L.M.
 ENOCH CITY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
D. T. BROWN

CHECKED BY:
T. G. WATSON

DATE:
February 28, 2024

SCALE:
N.T.S.

WATSON PROJECT No.:
23-6392

FILE:
HAWKS LANDING SUBMISSION - FINAL PLAT.DWG

NOTICE OF INTENT TO FILE ANNEXATION PETITION

NAME OF ANNEXATION: 4410 N. Driftwood Ln.

Petitioner Representative Name: Alan B Robinson D. Anne Robinson

Mailing Street Address: 4410 N. Driftwood Ln

City, State, Zip: Cedar City UT 84721

Phone Number: 435 590-1055

Email: robinsondanne9@gmail.com and CarrieAustin98@gmail.com

Date: February 24 2024

Property to be annexed: Parcel # D-0570-0000-0000

Dear Representative of Affected Entities: Pursuant to Utah State Code Section 10-2-403, we, the undersigned and real property owner(s), respectfully notify you, as an Affected Entity, that I (we) intend to file a petition to annex certain real property depicted in the attached exhibit, into (fill in City or town), Utah.

Enoch City

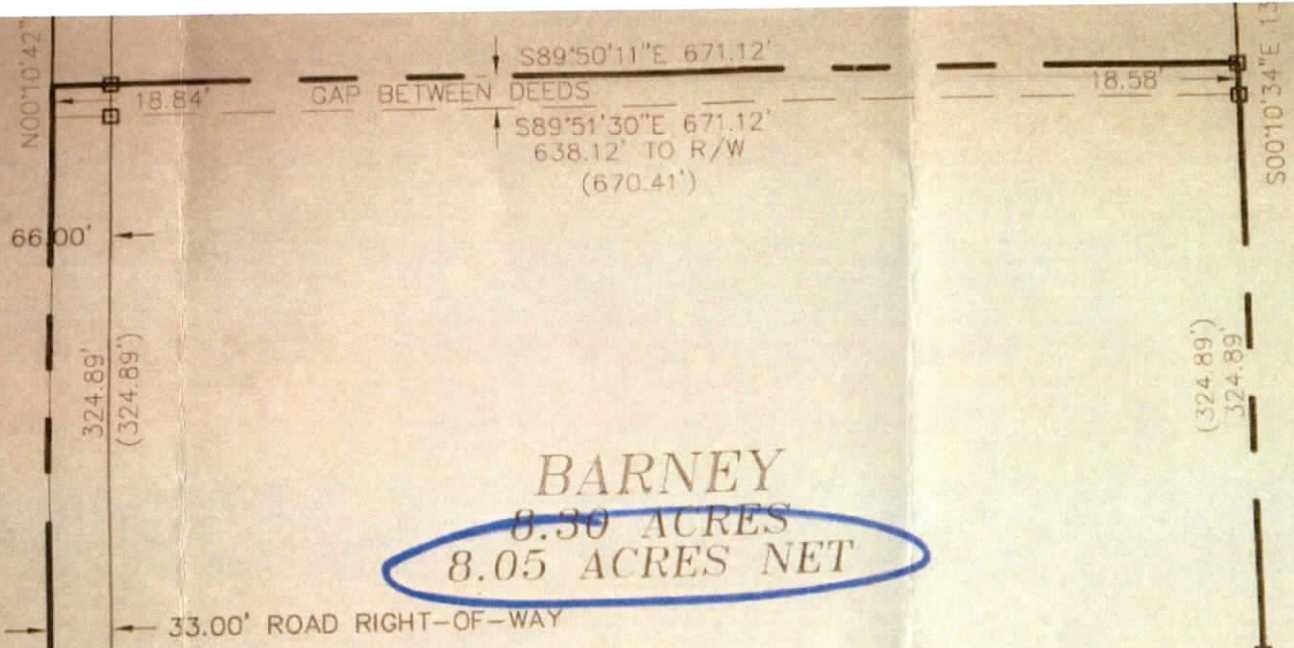
Sincerely,

Alan B. Robinson

Signature
Name

D. Anne Robinson

Signature
Name



BARNEY
~~8.30 ACRES~~
8.05 ACRES NET

- 5.01 AC
- 0.29 AC
- 3.00 AC**
- 8.30 AC
- 8.05 AC**

FOUND GRIMSHAW
 REBAR & CAP

D=54°20'13"
 R=223.11'
 L=211.58'
 T=114.51'
 CH.=203.74'
 S27°20'47"E

3.00 AC

N 12541.62
 E 21597.10

S89°51'30"E
 165.00'
 N 12541.22
 E 21762.10

D=0570.0000.0000



HOUSE

D=14°15'39"
 R=290.00'
 L=72.18'
 T=36.28'
 CH = 71.99'
 N 12437.4
 E 21474.07
 N47°23'02"W

D=21°48'50"
 R=290.00'
 L=110.41'
 T=55.88'
 CH = 109.74'
 N29°20'48"W

1.11 AC

52'

N 12341.22
 E 21761.60

N89°51'30"W 1342.20'

FOUND GRIMSHAW
 REBAR & CAP

FOUND 1/2" REBAR

FOUND PLAT
 REBAR & CAP
 ACCEPTED A

EXHIBIT A

BEG S89°51'30"E 903.45 FT FR W1/4 COR SEC 14, T35S, R11W, SLM; SD PT ON E R/W LN OF DRIFTWOOD LN & ALG ARC OF NON-TANG CURV TO LEFT, NW'LY CURV DATA: DELTA=21°48'50", RADIUS= 290.00 FT, CHORD BEAR=N29°20'48"W 109.74 FT; ALG SD R/W & CURV 110.41 FT; DEPART SD R/W & CURV N49°44'48"E 161.21 FT; S89°51'30"E 165.00 FT; S00°06'30"W 200.00 FT TO PT ON E-W 1/4 SEC LN; N89°51'30"W ALG SD SEC LN 233.75 FT TO POB; INCLU 2 AC-FT WTR WUC #73-796.

and more commonly known as 4410 No Driftwood Lane, Cedar City, UT 84721.

TAX PARCEL NUMBER: D-0570-0000-0000



CERTIFICATION OF PETITION FOR ANNEXATION

I, Lindsay Hildebrand, the duly appointed Recorder for Enoch City, UT, hereby certify that I have reviewed the Petition for Annexation signed by Alan Robinson and D.Anne Robinson. Location of the property is approximately 4410 N Driftwood Ln, Cedar City, Parcel D-0658-0001-0000 containing approximately 1.08 acres.

To view the Petition for Annexation, legal descriptions and map please come to the Enoch City Office, 900 E. Midvalley Road, Enoch UT 84721 or call 435-586-1119 to request the information. The Petition for Annexation was filed with this office on March 11, 2024. I find that the petition meets the requirements for annexation as provided by Utah State law, (subsections 10-2-403 (2), (3) and (4), U.C.A.) The Enoch City Council received the Certification of the Petition for Annexation on March 20, 2024. The City Council may grant this annexation unless a written protest to the annexation petition is filed with the Iron County Boundary Commission at P.O. Box 429, Parowan, UT 84761 and the Enoch City Recorder no later than 30 days after the notice of certification is received, which would be by April 19, 2024. The legislative body or governing board of an affected entity may legally protest this annexation by filing as instructed above. There will be a public hearing on May 1, 2024 at 6:00 pm at the Enoch City Council Chambers, 900 E. Midvalley Rd., Enoch UT.

ENOCH CITY CORPORATION

RESOLUTION NO. 2024-03-20-B

A RESOLUTION PROCLAIMING SATURDAY APRIL 27, 2024 AS ARBOR DAY

WHEREAS, the Enoch City Council has discussed the need to encourage the beautification of Enoch City by encouraging residents to plant trees and shrubs; and

WHEREAS, the City Council has formed the Tree Committee for the purpose of educating and assisting the residents of the City regarding tree planting and yard beautification; and

WHEREAS, Enoch City has earned the designation of Tree City USA from the Arbor Day Foundation and as a duty for this designation is assigned to hold an Arbor Day event for the edification of the residents of the City:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that Saturday, April 27, 2024 is proclaimed as Arbor Day.

This Resolution was made, voted upon, and passed by the Enoch City Council at a regular City Council meeting held on the 20th day of April, 2024. This resolution shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 20th day of April 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:

Surplus list 2024

2007 Condor Wayne trash truck.

Still Saw TS700

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.

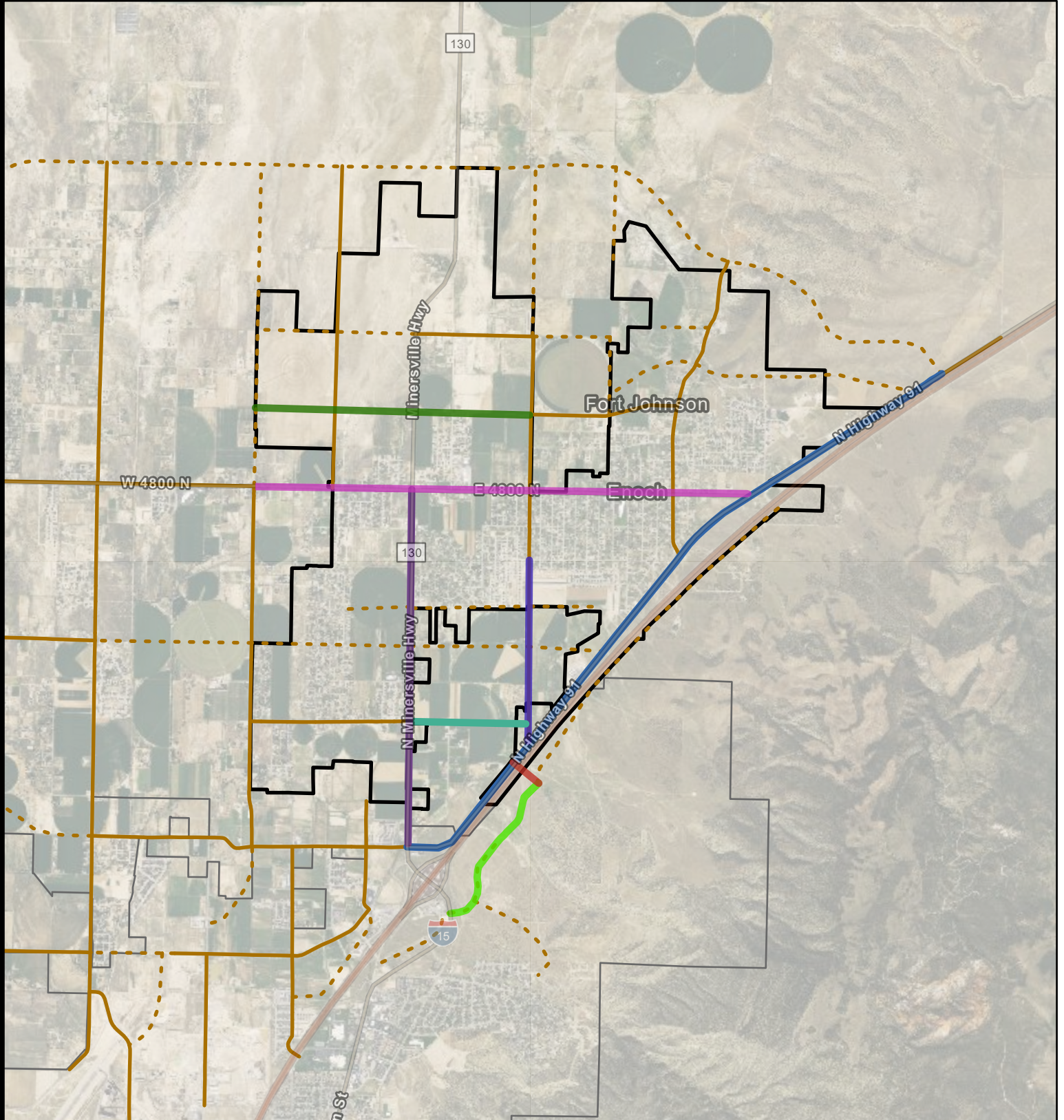
See Appendix A for a map of project locations.

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 |
|---|--|---|

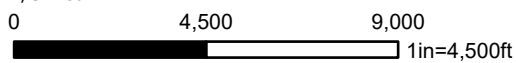


Table 1.2-1. Impact Fee Eligible Costs Per Unit

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
Church	1,000 sq. ft.	560	7.60	0%	1.00			1.00	7.60	0.81	\$ 16,816	
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

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