

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

May 28, 2024, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting:

<https://us02web.zoom.us/j/84650055734>

Meeting ID: 846 5005 5734

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought**
 - d. Approval of agenda for May 28, 2024**
 - e. Approval of minutes for May 14, 2024**
 - f. Conflict of Interest Declaration**
- 2. PUBLIC COMMENTS**
- 3. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) AND SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)**
- 4. CONSIDER A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) AND SINGLE-FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 5. PUBLIC HEARING REGARDING AMENDMENTS TO ENOCH CITY CODE 12.500 OFF STREET PARKING**
- 6. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.500 OFF-STREET PARKING AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 7. PUBLIC HEARING REGARDING AMENDMENTS TO ENOCH CITY CODE CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD)**
- 8. CONSIDER AMENDMENTS TO ENOCH CITY CODE CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 9. PUBLIC HEARING REGARDING AMENDMENTS TO ENOCH CITY CODE 12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS FOR SUBDIVISIONS**
- 10. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS FOR SUBDIVISIONS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

- 11. PUBLIC HEARING REGARDING AMENDMENTS TO ENOCH CITY CODE 12.2400.2413 WATER RIGHTS AND CODE 14.100.113 APPLICATION FOR WATER CONNECTION**
- 12. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.2400.2413 WATER RIGHTS AND CODE 14.100.113 APPLICATION FOR WATER CONNECTION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 13. CONSIDER AND DISCUSS A DRAFT OF AMENDMENTS TO THE ENOCH CITY SIGN ORDINANCE**
- 14. COMMISSION/STAFF REPORTS**
- 15. ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on May 24, 2024.

Lindsay Hildebrand, City Recorder

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
May 14, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Andy Losee
Commissioner Elliot Lake
Commissioner Delaine Finlay
Commissioner Brycen Poulson

STAFF PRESENT:

City Manager Dotson - Excused
Lindsay Hildebrand - Excused
Hayden White, Pub. Works Dir.
Council Member Katherine Ross on Zoom
Mindy Kropf, City Admin. Assistant

Public Present: Andy, Gary, & Brenda Funderburk, Susan & Noel Wells, Aaron Tiede, Carrie Norris, and Dan Roberts

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** led by Chairman Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Lake
 - c. **Inspirational thought** given by Chairman Correa
 - d. **Approval of agenda for May 14, 2024** Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.
 - e. **Approval of minutes for April 23, 2024** Commissioner Finlay made a motion to approve the minutes from April 23, 2024 with the exception of item number 4, which needs a small change. Commissioner Poulson seconded and all voted in favor.
 - f. **Conflict of Interest Declaration** None.
2. **PUBLIC COMMENTS**

None.
3. **PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) TO COMMUNITY COMMERCIAL (C-C)**

Commissioner Lake made a motion to close the regularly scheduled Planning Commission meeting and open the public hearing regarding zone change request by Grimshaw Family Trust Parcel #A-0786-0007-0000 from Rural Residential (R-R-1) to Community Commercial (C-C). Commissioner Losee seconded and all voted in favor.

Aaron Tiede stated that he lived on 450 East and his primary focus was to protect the residential nature of 450 East. His biggest concerns were regarding the roads of 450 East and Churchfield Lane. They are not adequate for access to a commercial property. Multiple families live on 450 East. That road meets the states definition of a local road. He read a section under Transportation Goals and Policies section B 7.5 of Enoch's General Plan. Neither 450 E. nor Churchfield Road are arterial or collector roadways, which would be required for commercial property. He was also concerned that UDOT would not allow access from Minersville Highway, thus requiring access

from 450 East. This would require the streets to be widened which would then require approximately 19' of property to be taken from the homeowners that live there to make the road wide enough. If that happened then the homes would not meet the setback requirements. He was also concerned that the utilities there would not be sufficient for commercial use. Chairman Correa asked Hayden to measure 450 East and Churchfield Lane on the map. The roads were 51' and 52' respectively according to the map. *Commissioner Lake asked if the burden would be on the developer to figure out access to the property and Hayden said it would.* Mr. Tiede continued saying his primary concern was to protect the road to his house, along with the homeowners around him, because the original plan was for the road to provide access to those homes and to the field. He felt that it would cause a significant impact on the neighborhood.

Dan Roberts was representing the Grimshaw family. He stated that the road was owned by the Grimshaw's and it was originally meant for the subdivision before commercial was allowed in Enoch. He said most of Minersville Highway is already zoned commercial. That is a commercial corridor, and the Grimshaw's want this property zoned the same as their adjoining property to the north. He said the high-density commercial does not use as much sewer and water as residential. *Commissioner Lake asked how long the adjoining property had been zoned commercial.* Mr. Roberts wasn't sure. *Hayden said probably at least since the map was created and believes the city always wanted that to be a commercial corridor.* Mr. Roberts said Steve Woolsey had the area surveyed and found that UDOT is encroaching on their property. That may give them some leverage to be granted access from Minersville Highway. He also said they already own 450 East and the utilities are running up that road.

Jay Grimshaw said he developed Legacy Estates and he's concerned for the people that bought homes there thinking they would always live next to a field. He was also concerned about the sewer lines, water lines, and fire department access.

Andy Funderburk said he built a house for his parents on the end of 450 East and he had concerns about the road and the zoning ordinance. He read the first sentence of the purpose of the zoning ordinance from the City website (section 12.200.202). He said there was potential access from the north and UDOT but without a plan in place, it is unfair to the current and future residents on that road. He spoke about the investment those residents made in their homes and how having commercial next door could potentially affect those investments. He believed it is not very easy to get access from UDOT and without having that in place, he was against the zone change.

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

**4. CONSIDER A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST
PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) TO
COMMUNITY COMMERCIAL (C-C) AND MAKE A RECOMMENDATION TO
THE CITY COUNCIL**

Commissioner Losee said that he could see both sides, but their role was not to tell people what they can or can't do with their own property. He also said that without proper planning it would be foolish. It would be a bad move if land had to be taken from property owners to accommodate adequate street size. Chairman Correa talked about a recent zone change request regarding property adjacent to Legacy Estates. The homeowners were concerned about quarter-acre lots going in next to their half-acre land. He compared the similarities to this zone change request. He felt that this property was a perfect place for commercial, however, he wanted more information about the things Mr. Tiede talked about. He noted that the state may be implementing 26 foot road width roads in some developments soon. He had no problem with commercial going in. Jay Grimshaw spoke again about the potential for commercial nearby

lowering the value of the homes that were already established there. Commissioner Losee said Enoch doesn't have a main street, yet. We also don't want to be St. George or Cedar City. As we grow, things will have to change and we have to facilitate things. There may be an incredible commercial business that builds there and could help the value of those homes. He wanted to consider all sides and the impact on people, good and bad. Commissioner Poulson asked Hayden what his opinion was regarding access off of Minersville Highway. Hayden said it was doable because access off of 5200 was already granted. Technically it's 5190 North. Commissioner Lake discussed the similarities between the concerns regarding this zone change request and concerns regarding a recent zone change that was approved further south on Minersville Highway. He said ultimately property owners get to decide what they want to do with their property. There was a discussion on the legalities of access to the road since it was owned by the Grimshaw's.

Mr. Tiede made further comments. He noted again that our city policy stated that commercial areas must be accessed through arterial and collector roadways. Neither Churchfield or 450 East are arterial or collector by the city's engineering definition. He believed that if access were granted, then there could be legal consequences. He suggested talking with legal counsel. Commissioner Finlay said that City Manager Dotson had said the Planning Commission doesn't have to know how they're going to make access in order to give a recommendation. When they develop, they will have to adhere to all requirements.

Mr. Tiede said he was trying to protect the people who use the road. He wanted to know who to call if the city allows access to the property by stating that the developer will have to take care of it and the developer states that he owns the road and can do whatever he wants with it. There is a policy stating that they can't use that road. He wanted to be clear. He was not anti-commercial. He was anti-access to the commercial.

Commissioner Lake invited Dan Roberts to speak again. Mr. Roberts said he can see Mr. Tiede's point about access in front of his property. The Grimshaws are flexible. It depends on the developer to present what they want to do with that property. Minersville Highway was a natural corridor for commercial and he didn't think 450 East would be used for anything other than utilities. Commissioner Losee asked the public if their concerns were just about the road and not necessarily the zoning being changed to commercial. Their answer was yes.

Commissioner Losee suggested they table this discussion until the Planning Commission could get more information. Council member Ross told the commission that this item was on the agenda for the city council the next night, so it would be considered a "No vote".

Commissioner Losee made a motion to send an unfavorable recommendation to the City Council regarding the zone change request. Commissioner Poulson seconded and a roll call vote was held as follows:

Chairman Correa: Aye

Commissioner Losee: Aye

Commissioner Lake: Aye

Commissioner Finlay: Aye

Commissioner Poulson: Aye

5. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.500 OFF STREET PARKING AND SET A PUBLIC HEARING FOR MAY 28, 2024

Chairman Correa said he'd noticed a reduction in the number of spaces being required per unit or bedroom. Commissioner Finlay asked what the reason was. There was a discussion about the new development, "mini-city" potentially going in on the west side of Minersville Highway, with sections of smaller and large lots/homes. It would have tree-lined streets, shops, etc. There was a discussion about the number of parking spaces for different types of buildings. There was a discussion about off-street parking in the new proposed development and the need for amendments to off-street parking. Commissioner Poulson made a motion to set a public hearing for May 28, 2024. Commissioner Losee seconded the motion. All in favor.

6. CONSIDER AMENDMENTS TO ENOCH CITY CODE CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD) AND SET A PUBLIC HEARING FOR MAY 28, 2024

There was a discussion about affordable housing and setbacks.

Commissioner Lake made a motion to set a public hearing for May 28, 2024. Commissioner Finlay seconded the motion. All voted in favor.

7. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS FOR SUBDIVISIONS AND SET A PUBLIC HEARING FOR MAY 28, 2024

Commissioner Finlay made a motion to set a public hearing for May 28, 2024. Chairman Correa seconded the motion. All voted in favor.

8. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.2400.2413 WATER RIGHTS AND CODE 14.100.113 APPLICATION FOR WATER CONNECTION AND SET A PUBLIC HEARING FOR MAY 28, 2024

Hayden talked about the updated state codes and how the state wants us to fine tune what water rights we require from developers. He also advised that these amendments have gone through the water board. There was a discussion about how much water we use vs. how much we require. If we lower the amount we require to be brought in, will it be enough?

Commissioner Lake made a motion to set a public hearing for May 28, 2024. Commissioner Poulson seconded the motion. All voted in favor.

9. CONSIDER AND DISCUSS A DRAFT OF AMENDMENTS TO THE ENOCH CITY SIGN ORDINANCE

Chairman Correa asked Mindy to explain the work she'd done on the sign amendments. Mindy explained that City Manager Dotson had asked her to put Cedar City's numbers into the draft of amendments to the sign ordinance. Some of their numbers didn't correlate with the draft we already had, so she pulled Parowan's numbers and along with suggestions from Ryan with YESCO, input all of them into the draft. The Planning Commission just needed to fine tune. Commissioner Lake asked about adding that the Planning Commission could grant a variance. Mindy told them that City Manager Dotson had said according to state code, the Planning Commission can't grant a variance. Chairman Correa said that any variances would go before a Land Use Authority. Commissioner Finlay was concerned about the percentages in the some of the tables and would prefer numbers so that wall signs, for example, wouldn't be 20% of the area of the wall.

The commission decided to table this item to have time to go over the numbers and put it on the next agenda.

10. COMMISSION/STAFF REPORTS

Hayden White:

- They had been putting in 400 feet of pipe and dealing with the storm water on Midvalley Rd.
- He's been dealing with 2-3 water line breaks per day and been super busy.

Mindy Kropf:

- She's been working on the amendments to the sign ordinance.

Chairman Correa:

- Bob Tingey asked the commission to fill out the questionnaire about the culture/historic preservation of Enoch.

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Commissioner Losee:

- T-Ball and coach pitch website has been great. It has saved tons of time on setting up the teams. Games start the first part of June using our actual baseball field since we have machine pitch now. We have reversible jerseys this year. Commissioner Poulson asked how the website was and Commissioner Losee said he hasn't had any complaints, but that he really likes it.

Commissioner Lake:

- He asked if it would be a good idea to educate people before they give public comment that the Planning Commission does not have the final say regarding zone changes etc. so they don't feel like they've wasted their time and just have to give comment again at City Council. Commissioner Poulson said he likes to hear all sides and it gives the public good practice. Commissioner Finlay: has been looking over the sign draft

Commissioner Poulson:

- He was invited to tour KJ's ice barn with the City Council on Wednesday May 15th.

Council Member Ross:

- She invited everyone to tour KJ's ice barn with the City Council on Wednesday, May 15, 2024 at 6:00 pm. The Council meeting that same night would mostly be dealing with the budget.

11. ADJOURN

Commissioner Poulson made a motion to adjourn. Commissioner Losee seconded the motion. All voted in favor.

Meeting adjourned.

Lindsay Hildebrand, City Recorder

Date

12.500.503 ACCESS TO INDIVIDUAL PARKING SPACES

~~Except for single-family and two-family dwellings~~ In Commercial, Industrial, and Professional Office Zones, access to each parking space shall be from a private driveway and not from a public street. Otherwise:

- A. One-way driveways shall be a minimum of twelve (12) feet in width.
- B. Two-way driveways shall be a minimum of twenty-five (25) feet in width.
- C. All garages and carport spaces shall be set back a minimum of eighteen (18) feet from the access drive serving them.

12.500.504 NUMBER OF PARKING SPACES

The number of off-street parking spaces required shall be as follows:

- A. Business or professional offices. One (1) parking space for each two hundred fifty (250) square feet of floor area.
- B. ~~Bed and Breakfast~~ Bedroom Rentals. One (1) parking space for each rental bedroom (guest room) plus two (2) additional spaces for full-time residents.
- C. Churches with fixed seating. One (1) parking space for each ~~3-5~~ five (5) fixed seats, or one (1) parking space for each seven (7) feet of linear pew, whichever is greater.
- D. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls or meeting rooms. One parking space for each three (3) seats of maximum seating capacity.
- E. Dwellings, single-family, two-family and cluster units (townhouse or condominium). Two (2) parking spaces for each dwelling unit.
- F. Dwellings, Multi-family.
 - A. Studio ~~with~~ one-bedroom and two-bedroom dwellings units shall have 1.5 parking spaces per bedroom.
 - B. Multi-family dwelling units with three or more bedrooms ~~dwellings~~ shall have 1.5 parking spaces per bedroom.
 - C. In addition to the required number of parking spaces for each dwelling, one guest space shall be provided for each five (5) dwelling units.
- G. Hospitals. ~~Two~~ 1.5 parking spaces for each bed.
- H. Hotels, Motels or Motor Hotels. One (1) parking space for each living or sleeping unit, plus (1) parking space for ~~all accessory uses as recommended by the Planning Commission and approved by the local governing body.~~ for each 250 square feet of office area.
- I. Nursing Homes. Four parking spaces, plus one (1) space for each ~~five~~ four (4) beds.

J. Public/Private Schools:

1. Elementary/Middle School: Three (3) parking spaces for every room used for administration or classroom.
2. High School: One (1) Parking space for every room used for administration or classroom plus one space for each four students.
3. Child In-home Daycare/School, 16 Children or less: Including the children of any owner or employee, one (1) parking space for eight (8) children or less, or two (2) parking spaces for nine (9) to sixteen (16) children.

~~JK.~~ Restaurants, Taverns or Private Clubs, and all other similar dining and/or drinking establishments. One parking space for each 3.5 seats.

~~KL.~~ Retail stores, shops, one (1) parking space for each six hundred (600) square feet of retail floor space; establishments otherwise not enumerated in this section, such as drug stores, departments stores, repair shops, animal hospitals, business schools: One (1) space for each 600 square feet of building floor area, except area devoted exclusively to warehousing or storage, or three (3) parking spaces, whichever is greater.

~~LM.~~ Wholesale establishments, warehouses, manufacturing establishments and all industrial uses: As determined by conditional use permit or by recommendation of the Planning Commission and approval of the local governing body, but in no case fewer than one space for each employee projected for the highest employment shift. shall require one (1) for each 250 square feet of office space, plus one (1) space for each 2000 square feet of manufacturing, plus one (1) space for each 4000 square feet of storage/warehousing

~~M.~~ Shopping centers or other groups of use not listed above. As determined by conditional use permit or by recommendation of the Planning Commission and approval of the local governing body, but in no case less than one parking space for each six hundred (600) square feet of total floor space.

~~N.~~ All other uses not listed above. As determined by recommendation of the zoning administrator and approval of the local governing body, number of parking spaces based on the nearest comparable use standards.

12.500.507 MAINTENANCE OF PARKING LOTS

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

A. Surfacing. Each off-street parking lot shall be surfaced with asphalt or Portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

B. Screening. The sides and rear of any off-street parking lot, which face or adjoin a residential district, shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) feet or more than six (6) feet in height.

C. Landscaping. Each parking lot shall be adequately landscaped as required in these ordinances and permanently maintained.

D. Lighting. Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises and from street traffic and shall comply with the outdoor lighting ordinance.

CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD)

Section 12.1200.1201 PURPOSE

Section 12.1200.1201 PERMITTED USES

Section 12.1200.1203 PROCEDURE

Section 12.1200.1204 DEVELOPMENT STANDARDS AND REQUIREMENTS

Section 12.1200.1205 MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS

12.1200.1201. PURPOSE. The purpose of the Planned Unit Development (PUD) is to encourage better planning of cohesive communities, to allow for more flexible and balanced development of mixed uses and densities, with more attention to placement of open spaces and commercial or industrial amenities among and around the clustered residential units. The purpose of the Planned Unit Development (PUD) is to create more attractive, desirable, and convenient neighborhoods.

12.1200.1202. PERMITTED USES.

A. A PUD is allowed in residential and commercial and industrial zones, upon the showing of a more thorough Master Plan of a larger area and in harmony with this Ordinance.

B. A PUD may include, cluster subdivisions, planned residential, commercial and industrial developments, and combinations of housing types and densities including detached, single-family housing and multi-family housing units, such as apartments, townhomes, condominiums, and other multi-unit dwelling.

C. A PUD is an overlay on an existing residential or commercial zone, approved by the City Council, supplementing and imposing the provisions of this Section upon the underlying zone. In the event the provisions of this Ordinance conflict with the provisions of the underlying zone, the provisions of this Ordinance shall govern.

12.1200.1203. PROCEDURE. The following is the procedure for PUD approval:

Master Plan Approval

Step 1. Deliver a detailed conceptually designed, Proposed Master Community Plan to City Staff, addressing general development requirements, including zoning, subdivision, streets, parks, drainage, and other such elements.

Step 2. Present the Master Community Plan to the Planning Commission for review and Approval.

Step 3. Present the Master Community Plan to the City Council for Review and Approval. Upon City Council approval, the Developer shall have vested rights in the proposed Master Community Plan to proceed and present portions or phases as Preliminary Plats and then Final Plats. The Master Plan, or any portion thereof, may be amended by City Council, in connection with any Preliminary or Final Plat, upon a simple showing that the Amendments meet or exceed all requirements of this Ordinance.

Preliminary Plat Approval

Step 1. Review of General Development Standards. A Developer wishing to develop a PUD within Enoch City shall secure and review such information pertaining to the City's ordinances regarding streets, parks, drainage, zoning, subdivision of land, and other Master Plan requirements affecting the land.

Step 2. File Planning Commission Application and Fees. The filing fee as required by the adopted fee schedule shall be submitted with the Planning Commission Subdivision Application.

Step 3. File Preliminary Plat. The Developer shall prepare a Preliminary Plat of the PUD and present the same to the City Staff. The Preliminary Plat shall be drawn to a scale not smaller than 60 feet to the inch. The Developer shall submit seven (7) hard copies on 11"x7" paper and one by email in .pdf format. Each sheet of the Plat shall contain the scale of the drawing, the sheet number and an arrow indicating north. The Preliminary Plat shall also contain the following information:

1. The Master Plan, previously approved by City Council in connection with a Development Agreement, Annexation, or solely as a Master Community Plan
2. The proposed name of the development;
3. Where the submitted plan covers only a part of the development's tract, or Master Community Plan, or is part of a larger vacant area, a plan showing the location of the development as it forms part of a larger tract and a sketch of the prospective street system of the remaining area shall be submitted;
4. A vicinity map containing sufficient information to accurately locate the property shown on the plat map;
5. The names and addresses of the owner(s), the Developer, and the Developer's engineer or surveyor;
6. The boundary lines of the tract to be developed;
7. The lot dimensions and square footage of each lot;
8. Existing Improvements, including curbs, gutters, sidewalks, streets, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants, parks, playgrounds, and other open spaces and facilities within the tract or within 200 feet of the proposed PUD and the location, width, and dimensions of all such existing improvements;
9. Proposed Public Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts and fire hydrants, parks, playgrounds, and other open spaces and facilities, all as applicable, and the location, width, and dimensions of all such improvements proposed to be dedicated to the City;
10. Proposed Private Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, and easements, water courses, ditches, parks, playgrounds, and other open spaces, facilities, and other important features, and existing structures within the development, all as applicable, and the location, width, and dimensions of all such proposed, private improvements;
11. Boundary lines of adjacent tracts of land, showing ownership and property monuments;
12. A tabulation of each proposed use by acreage and its percentage of the total acreage;
13. Location of all dwellings, buildings, and other structures within the development, the common areas, and other areas of private ownership;

Step 4: File Project Analysis. a PUD Project Analysis shall include the following:

1. Any request for proposed zone change, if necessary; The PUD itself, does not require a zone change.
2. An Overall Project Analysis describing the concepts the Developer proposes to implement with the project development, including but not limited to:
 - a. Project description indicating the general configuration for the project (i.e., single family, townhouses, apartments, condominiums, etc.) with the proposed plan for landscaping, mailboxes, street lighting, and walkways.
 - b. Conceptual, rough project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.
 - c. Transportation and access management plan if such is otherwise required in the Enoch City Ordinances.

Step 5. Public Notification and Meeting. Any application for a PUD must comply with notice requirements prior to the Planning Commission Meeting for the Preliminary Plan. The posting of sign(s) by the City shall be posted in a conspicuous place at all points where City Streets intersect, within 10 feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading, "PROPOSED PLANNED UNIT DEVELOPMENT" with the PUD notice stapled below prior to the Planning Commission Meeting.

Step 6. Preliminary Plat Approval. The Developer shall present the proposed PUD Preliminary Plat for review to the Planning Commission and then the City Council Land Use Authority, which shall each approve the Preliminary Plat, or detail the changes required of this Ordinance before it will be approved. The Preliminary Plat shall be reviewed and approved according to Enoch City Ordinances in force at the time of submission.

Final Plat Approval

Step 1. File Engineering Drawings and Final Plat. Upon approval of the Preliminary Plat, the Developer shall then prepare Engineering Drawings and a Final Plat of the proposed PUD and shall submit the same to the City staff.

1. Engineering Drawings shall include the following data:
 - a. A contour map drawn at two-foot intervals;
 - b. Proposed water facilities, sanitary sewer, storm drainage facilities, and fire hydrants located either within or without the development;
 - c. A plan by which the developer will handle storm water drainage within the development according to the City's requirements for a 100-year storm;
 - d. If common area is to be improved, Developer shall note as much generally;
2. The Final Plat must be signed by a licensed surveyor and must conform to City Engineer standards. The Final Plat shall be drawn on a sheet of approved Mylar having outside or trimline dimensions of 24" x 36". The Final Plat shall be made to a scale large enough to clearly show all detail, and in any case not smaller than 60 feet to the inch. The finished drawing shall be in compliance with the format approved by the Iron County Recorder and shall contain the following information:
 - a. The name of the development;
 - b. A north arrow, the scale of the drawing and the date of preparation of the plat;
 - c. All lot sizes, which shall be indicated by square feet;
 - d. Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the PUD, (properly tied by reference to a public survey monument-these lines shall be heavier than street and lot lines);
 - e. The names, widths, lengths, bearings and curve data of said streets, public utilities, private easements, and irrigation easements, and the boundaries, bearings and dimensions of all portions within the subdivisions intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved within the PUD (all lot, blocks and streets shall be numbered in accordance with the street numbering system adopted by the City);
 - f. A licensed land surveyor's "Certificate of Survey";
 - g. The description of the boundaries of the development together with a certification by the Developer's engineer or land surveyor stating that the lots described fully comply with the requirements of this ordinance;
 - h. The owner's Certificate of Public and Private Dedications;
 - i. The signature of every person who owns property within the development, or specific phase of the development, and a notary public's acknowledgment of all signatures;

- j. A signature line of the ~~Planning Commission Chair~~ Land Use Authority, if separate from the City Engineer;
 - k. ~~A signature line for the Mayor;~~
 - l. ~~A s~~Signature lines for the City Engineer and City Attorney;
 - m. A signature line for all applicable utility companies that have easements on the plat, and for the postal service;
 - n. A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;
 - o. Designation of common areas and private ownership areas;
 - p. Identification of common landscaped areas, parking areas, driveways and other features required by this Section; and
 - q. Footprint drawings of all buildings commercial and multi-family properties.
3. The following documents shall additionally be submitted with the Final Plat:
- a. A current title report showing ownership of the subject property; and
 - b. Copies of any required agreement, if any, relative to the proposed PUD.

Step 2. Completion Assurance and Inspection Fees. The subdivider and/or developer shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such personnel as the City Council shall designate. The amount of the completion assurance shall be 125% of the Engineer's estimated costs of the improvements. The completion assurance shall be in the form of cash, an irrevocable letter of credit or an escrow bond.

Completion assurance shall be executed by financial institutions acceptable to the City and must be in the form approved by the City. The Completion Assurance as required by this section must be posted prior to recording. As improvements are completed, inspected, approved, and accepted the Completion Assurance may be reduced as stated:

Improvement Completed	Reduction of Assurance
Underground infrastructure	25%
Road base to final grade	25%
Final inspection for release	40%

Upon completion, inspection, approval, and acceptance of all the required improvements, the completion assurance, less ten percent (10%), shall be released to the subdivider/developer. Ten percent (10%) of the Engineer's costs of improvement shall be held from the completion assurance for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.

Inspection Fee. The Developer shall also deposit an Inspection Fee of one percent (1%) of the total estimated improvement costs, which amounts shall be refunded by the City if not expended.

Step 3. City Engineer/Land Use Authority Approval. All Engineering Drawings of the PUD shall be reviewed and approved by the City Engineer/Land Use Authority to ensure compliance with this Ordinance, with detailed notations of any deviations from the Ordinance and the Approved Preliminary Plat.

Step 4. City Attorney Approval. A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved bond or other performance guarantee by the Developer for review regarding ownership of the property and zoning requirements.

Step 5. Planning Commission and City Council Review. After approval of the City Engineer and the City Attorney, the Planning Commission and City Council shall review the Final Plat and confirm that all requirements previously noted for the Preliminary Plat have been incorporated into the Final Plat.

Step 6. Recordation of Final Plat. Upon approval of the Final Plat by the City Council Land Use Authority, the Developer shall obtain all required signatures before submitting one copy of the Final Plat tracing to the County Recorder. All Final Plats must be recorded in the office of the Iron County Recorder.

12.1200.1204. STANDARDS FOR DETACHED, SINGLE FAMILY PUD HOUSING.

- A. **General Intent.** The general intent of these Standards for Detached, Single Family PUD Housing is to improve the overall quality of single-family development in Enoch City and to ensure the compatibility of single-family developments with the surrounding land uses.
- B. **Site Planning.** These PUD Standards for Detached, Single-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the single-family development.
- C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Detached, Single-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.
- D. **Permitted Uses.** The following uses shall be permitted in the Single-Family Housing Development:
 - 1. Any use permitted in Residential Zones with Single-Family dwelling units.
 - 2. Churches, municipal buildings, Public and Private Schools.
 - 3. Planned Unit Developments approved per this ordinance.
- E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures.
- F. **Maximum Densities.** The maximum density of the Detached, Single-Family Residential PUD shall only be limited, established, and governed by the minimum lot size underlying zone density, and other applicable standards.
- G. **Minimum Lot Size.** The minimum lot size shall be at least 4,000 square feet. Detached Single-Family Housing shall not be restricted by minimum size nor width.
- H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street which shall be directly connected to Old Highway 91, SR130, or the proposed Iron County Belt Route.
- I. **Front Setbacks.**
 - 1. **Residential on Public Street** - No structures shall be set back less than twenty (20) ten (10) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.

2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.

J. Side & Rear Setbacks. All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K. Building Heights. All residential building heights shall be limited to thirty-five feet (35') measured from final landscaping grade against the building foundation to top plate of the top story. All Commercial and Industrial buildings shall be limited to fifty feet (50').

L. Open Space. There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

1. Private or common area.
2. Area dedicated for public use.
3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M. Public Utilities. All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code. Utilities and utility easements shall be located as directed by the Developer on the approved Plats, and shall be designed to facilitate and tie into the municipal systems.

N. Private Amenities. All private amenities, other than streets, including, drainage, and other such improvements shall be designed and installed and inspected according to applicable codes and standards.

O. Fences. The Detached Single Family Housing PUD shall have no fencing requirements.

P. Landscaping. Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
3. In commercial or industrial PUDs, and residential PUDs in commercial or Industrial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking.** Single Family residential shall have no parking requirements. **Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.**

R. Private and Public Street Widths.

1. All private streets within a PUD shall have a minimum paved width of twenty-six (26) feet and provide proper circulation.
2. Private streets are entered from the public streets by a driveway-type entrance and are posted as private streets.
3. Private streets are not maintained by the City.
4. When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.
5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S. **Waste Receptacles.** All storage and solid waste receptacles shall have no requirements and may be further governed by CC&Rs.

12.1200.1205. MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.

- A. **General Intent.** The general intent of these PUD Standards for Multi-Family Housing is to improve the overall quality of multi-family development in Enoch City and to ensure the compatibility of multi-family developments with the surrounding land uses. These multi-family standards shall apply to all new multi-family housing within Enoch City
- B. **Site Planning.** These PUD Standards for Multi-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the multi-family development.
- C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Multi-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.
- D. **Permitted Uses.** The following uses shall be permitted in the Multi-Family Development:
1. Any use permitted in the Residential Zones with single dwelling units.
 2. Apartments, townhomes, condominiums, and other multi-unit dwellings.
 3. Student Housing.
 4. Private and Public Schools.
 5. Non-profit Community Service Clubs, except those whose activity of which customarily carried on as a business.
 5. Planned Unit Developments approved per this ordinance.
 6. Congregate Living Facilities as defined in Section 12.1100.1106 of this ordinance.
- E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures
- F. **Maximum Densities.** The maximum density of the Multi-Family PUD Housing shall only be limited, established, and governed by the available open space and other applicable PUD standards.

- G. **Minimum Lot Size and Width Requirements.** The Multi-Family lot shall not be restricted by minimum size nor width.
- H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street, which shall be directly connected to Highway 91 or SR130, or the Iron County Belt Route.
- I. **Front Setbacks.**
1. **Residential on Public Street** - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.
 2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
 3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.
- J. **Side & Rear Setbacks.** All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.
- K. **Building Heights.** All residential building heights shall be limited to fifty feet (50') measured from final lot or landscaping grade against the foundation to top plate of the top story.
- L. **Open Space.** There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:
1. Private or common area.
 2. Area dedicated for public use.
 3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings and properties, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
 4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.
- M. **Public Utilities.** All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code, utilities, and utility easements shall be located as designed by the Developer on the approved Plats, which shall be designed to facilitate and tie into the municipal systems.
- N. **Private Amenities.** All private amenities, other than streets, including drainage, and other such improvements shall be designed, installed and inspected according to applicable codes and standards.
- O. **Fences.** A minimum five-foot (5') high sight-obscuring fence shall be erected on the perimeter of all multi-family Residential PUD projects. Fences shall be set back a minimum of 10 feet from the right-of-way line of a dedicated street. The fenced setback area shall be landscaped. Where the front

of a unit faces a dedicated public street, a fence is not required if the property is landscaped parallel with the face of the structures or the required setback.

P. **Landscaping.** Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
3. In commercial areas, and residential PUDs in commercial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking.** The number of off-street parking spaces shall be one (1) parking space per bedroom, which may include limited, common, private or public driveways, carports, garages, and parking lots. One (1) additional off-street parking space shall be provided for every three (3) residential units. Private driveway parking must be nine feet (9') by twenty-two feet (22') to count as one parking space.

R. **Private and Public Street Widths.**

1. All streets within a PUD shall have a minimum paved width of twenty-six (26) feet and provide proper circulation.
2. Private streets are entered from the public streets by a driveway- type entrance and are posted as private streets.
3. Private streets are not maintained by the City.
4. When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.
5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S. **Waste Receptacles.** All storage and solid waste receptacles which are not located within a building shall be enclosed within a sight-obscuring fence or fence compatible with the design of the development.

12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS

- A. To be considered complete, a *final* subdivision application must include all the same elements as the preliminary application—except for the improvement plan—plus the following:

Table A – Review Cycles, Hearings, and Timelines by Subdivision Use Type			
<i>Use Type</i>	<i>Approval Stage</i>	<i>Max Review Phases</i>	<i>City Turnaround Deadline*</i>
All Uses	Preliminary	~~3~~ <u>4</u>	15 Business Days
	Final	~~1~~ <u>2</u>	20 Business Days
*Describes the total time (per review cycle) the City may take to complete both Phase #2 and Phase #3.			

12.2400.2413 WATER RIGHTS

H. **Water Acquisition Fee Schedule and Tier System.** An Applicant seeking approval of a single-family lot development must first designate a Conservation Tier and pay the corresponding Water Acquisition Fee with ~~one (+)~~ 88/100 (.88) AF of Agricultural water or 50/100 (.50) AF of Municipal & Industrial water for each single-family lot. The selected Conservation Tier will establish the lot owner's expected water use, and the corresponding Water Acquisition Fee, and the resulting water rates.

1. The Water Acquisition Fee Schedule indicates the Water Acquisition Fee for each Conservation Tier that could be selected, as a percentage of a full, one-acre-foot, Priority Water Right, and the corresponding water use.
2. The Conservation Tier Schedule indicates the lot owner's expected water use and resulting water rate. Enoch City will, from time to time, change such water rates and penalties for each Tier.
3. Properties with Both Culinary & Secondary Water. Applicants seeking to approve properties with a single-family unit and with both Culinary and Secondary water meters are subject to the following. The Water Acquisition Fee for a new water connection on such properties shall be equal to the value of a full, one acre, Priority Water Right. However, the Enoch City Water Rights assigned to such a property shall be as follows: .3 AF of Enoch City Water Right, corresponding to the culinary water, which are not transferable and shall remain with the property, and .7 AF of Enoch City Water Right, corresponding to the Secondary Water, which are not transferable and shall remain with the property. The Conservation Tier Schedule for such properties shall be permanently assigned as follows: The .3 AF of Culinary water shall be set at the Conservation Tier of "CUL," and subject to the corresponding "CUL" water rates. The Secondary water shall be set at the Conservation Tier of "SEC," and shall be subject to the corresponding SEC water rates. Properties in Enoch City with both a Culinary water meter and a Secondary water meter, will receive an Enoch City water bill separately designating the rates for each water meter.

14.100.113 APPLICATION FOR WATER CONNECTION

Any person other than a subdivider or developer seeking multiple connections, who desires or is required to secure a new connection to the municipal water system, shall file with the water department for each such connection a written and signed connection application provided by Enoch City staff.

A. **Water Acquisition Fee.** An Applicant seeking approval of a development application for single-family dwelling units, and to secure new privileges to use the Enoch City water system, must pay a Water Acquisition Fee with 88/100 (.88) AF of Agricultural water or 50/100 (.50) AF of Municipal & Industrial water for each single-family lot, or for more than a single-family usage, based upon the property acreage and expected water use. An Applicant may pay the Water Acquisition Fee in one of two ways:

1. By transferring a Priority Water Right as detailed herein, or;
2. Transfer of acceptable water rights as shown in the following chart labeled Water Rights Acquisition Fee Chart 2022 with the remaining value in cash.

The Water Acquisition Fee does not fulfill the requirement nor obviate the need to otherwise pay water connection fees.

1. Cash. Applicants paying the remaining value of the transferred water right in cash will pay the amount corresponding to the required water use as per the Acquisition Fee Schedule, which values the required water right based upon a percentage of the appraised value of a one (1) acre-foot Priority Water Right in the Cedar City Valley on the north side of Highway 56 with a water right prefix of 73, and a priority date no later than July 25, 1934 (“Priority Water Right”)

- a. As often as deemed prudent by Enoch City Council, but typically every six months, Enoch City will contract for and obtain an appraisal of the current fair market value of a Priority Water Right as described in this subsection. These appraisals assist the City in its own purchase of acceptable water rights and are the basis for the Water Acquisition Fees levied by the City.