

ENOCH CITY PLANNING COMMISSION NOTICE AND AGENDA

**April 8, 2025, at 5:30 pm City Council Chambers,
City Offices, 900 E. Midvalley Road**

Join Zoom Meeting:

<https://us02web.zoom.us/j/88525647332>

Meeting ID: 885 2564 7332

- 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 April 8, 2025**
 - e. Approval of minutes for March 25, 2025**
 - f. Conflict of Interest Declaration**
- 2. PUBLIC COMMENTS**
- 3. PUBLIC HEARING REGARDING ENOCH CITY ORDINANCE NO. 12.2600.2603 RELEASE OF COMPLETION ASSURANCE**
- 4. CONSIDER ENOCH CITY ORDINANCE NO. 12.2600.2603 RELEASE OF COMPLETION ASSURANCE AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 5. CONSIDER AN AMENDED PLAT OF SPANISH TRAILS ESTATES LOT 1, BLK 4 AND SET A PUBLIC HEARING FOR APRIL 22, 2025**
- 6. COMMISSION/STAFF REPORTS**
- 7. 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 April 3, 2025.



Lindsay Hildebrand, City Recorder

04/03/2025
Date

MINUTES
ENOCH CITY PLANNING COMMISSION
March 25, 2025 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: None

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance** – Led by Chairman Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Poulson
 - c. **Inspirational thought** – Given by Commissioner Finlay
 - d. **Approval of agenda for March 25, 2025 – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. **Approval of minutes for March 11, 2025 - Commissioner Finlay made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration** – None stated

2. **PUBLIC COMMENTS**

3. **DISCUSS ENOCH CITY ORDINANCE NO. 12.2600.2603 RELEASE OF COMPLETION ASSURANCE**

City Manager Dotson explained that when someone is planning a subdivision, the city requires an engineer's estimate and an assurance of 125% of that estimate, usually a letter of credit from a financial institution or a bond. The city will hold that money in escrow until the subdivision is completed, inspected, and approved. At that point, a portion could be returned.

For construction projects, contractors typically installed water lines, had them inspected, and then wanted payment. Some cities released bond amounts based on project stages, such as 25% when the underground infrastructure was done. Cedar City released portions based on completed work. If a contractor got approval for installed water, the developer could request that part of the bond be paid to pay them.

Commissioner Finlay asked about the last 10%. City Manager Dotson explained that the city will hold onto it for a year as a safety net. If issues arose and weren't fixed, the city could use that money to cover repairs.

There was also a discussion about how bonds or completion assurances could tie up cash. Chairman Correa wanted to ensure the city wouldn't be left with unpaid bills. Commissioner Poulson asked if developers wanted to free up funds to pay contractors, and City Manager Dotson confirmed that was the case. Since developers paid interest on letters of credit, reducing the held

amount could help them financially. Commissioner Finlay clarified that it wouldn't affect the city but would benefit developers, and Dotson agreed. When asked who requested the change, Dotson said it was a developer, as that's how things were done in other cities.

Chairman Correa made a motion to set a public hearing for April 8th to discuss changes to Enoch City Ordinance 12.2600.2603 Release of Completion Assurance. Commissioner Poulson seconded and all voted in favor.

4. COMMISSION/STAFF REPORTS

Hayden White

- They got a sewer line installed on Driftwood and another by the Homestead well.
- They finished the water line for the new PD building.
- They have been getting parks ready for the summer months.
- They will get some security cameras at the rec center to deter kids from vandalism.

Katherine Ross

- In the City Council meeting, it was nice to have the review of water rights from the Planning Commission meeting because it came up.
- April 26th is the Arbor Day celebration. They usually plant trees. They are still deciding what they will do.
- A building permit lasts 180 days, and as long as they are working on the project, the permit can be extended.

City Manager Dotson

- We are having a July 4th celebration at the church on Minersville Highway. It'll be in the ball field behind it with the pavilion. Council Member Ley is putting together a tractor parade, and we have limited parking at the Old Enoch Park. The Mayor does the Wings of Death competition. We will do the 5K in the morning. In the evening we cook hot dogs. Typically the City Council helps. We set up the Enoch Orchestra, the Book Mobile, a children's eating contest, and after that, it's the hot wing competition.

Lindsay Hildebrand

- She has been working on minutes and packets.
- She has also been working on business licenses.

5. ADJOURN – Commissioner Poulson made a motion to adjourn. Chairman Correa seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

Current:

12.2600.2603 RELEASE OF COMPLETION ASSURANCE

As improvements are completed, inspected, approved, and accepted, the completion assurance may be reduced proportionately as stated:

Improvement Completed Reduction of Assurance

Underground infrastructure 25%

Road base to final grade 25%

Final inspection for release 40%

End of one (1) year warranty 10%

Escrow: As the required improvements are satisfactorily installed and have been inspected by the City, funds which have been placed in escrow for those improvements will be authorized to be released for payment. Escrow holder is authorized to release funds from this account only after receiving a written release from City. The City is not responsible to determine the party to be paid.

Suggested:

A maximum of 90% of the cash bond or letter of credit shall be eligible for release as the improvements are completed according to the approved engineering drawings. 10% of the bond shall be retained until the City improvements in a subdivision are accepted by the City Engineer. The improvements shall not be accepted by the City Engineer until as-built drawings and grading reports are received, and the final inspection by the City Engineer and resulting punch list items are completed by the subdivider;

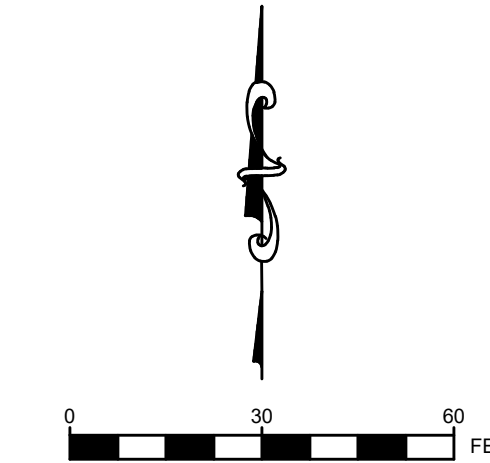


VICINITY MAP
N.T.S.

AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATES - UNIT 2 WITHIN THE NW1/4 OF SECTION 23, T. 35 S., R. 11 W., SLB&M ENOCH, IRON COUNTY, UTAH

REFERENCE SURVEY(S):

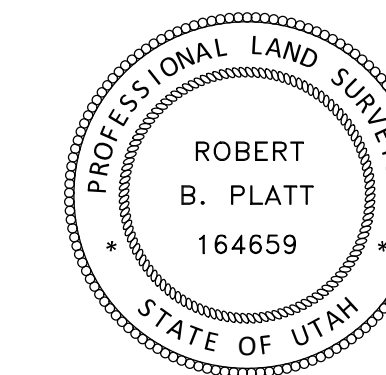
- THE OFFICIAL PLAT OF SPANISH TRAIL ESTATES - UNIT 2 ON RECORD IN THE IRON COUNTY RECORDER'S OFFICE.
- RECORD OF SURVEY FOR HYRUM BARLOW BY WOOLSEY LAND SURVEY, P.C. ON FILE IN THE IRON COUNTY SURVEY FILE. FILE INFORMATION: PLAT NO 3442, FILE DATE 03-10-21.



SURVEYOR'S CERTIFICATE:

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTIES DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS DESIGNATED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATES - UNIT 2.

DATE: _____ ROBERT B. PLATT
UTAH P.L.S. #164659



LEGAL DESCRIPTION:

N1/2 OF LOT 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATES - UNIT 2; THENCE S.0°20'00"W. ALONG THE EAST LINE OF SAID LOT 1 106.28 FEET, THENCE S.89°45'00"W. 192.01 FEET TO THE EAST LINE OF DRIFTWOOD LANE, THENCE N.0°20'00"E. ALONG THE EAST LINE OF DRIFTWOOD LANE 108.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE S.89°40'00"E. ALONG THE NORTH LINE OF SAID LOT 1 192.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 20,594 SQUARE FEET (0.47 ACRE) OF LAND.
SUBJECT TO A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH AND EAST SIDES OF THE ABOVE DESCRIBED PROPERTY.

S1/2 OF LOT 1:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATES - UNIT 2; THENCE S.89°10'00"W. ALONG THE SOUTH LINE OF SAID LOT 1 166.53 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 39.78 FEET (THE CHORD OF SAID CURVE BEARS N.45°15'00"W. 35.71 FEET) TO THE EAST LINE OF DRIFTWOOD LANE, THENCE N.0°20'00"E. ALONG THE EAST LINE OF DRIFTWOOD LANE 82.72 FEET, THENCE N.89°45'00"E. 192.01 FEET TO THE EAST LINE OF SAID LOT 1, THENCE S.0°20'00"W. ALONG SAID EAST LINE 106.28 FEET TO THE POINT OF BEGINNING.
CONTAINS 20,453 SQUARE FEET (0.47 ACRE) OF LAND.
SUBJECT TO A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF THE ABOVE DESCRIBED PROPERTY.

LEGEND:

- DENOTES 5/8" DIAMETER BY 20" REBAR WITH A YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC. L.S. #164659.
- OTHER CORNERS ARE AS NOTED HEREON.

NOTES:

- OWNER: GREGORY & KAYEELEN HAMBLIN
255 MC NERNEY DRIVE
HENDERSON, NV 89012
- THE PROPERTY IS ZONE R-1-18
- THE PROPERTY IS LOCATED IN FLOOD ZONE C PER FEMA FIRM PANEL 4900730725B DATED JULY 17, 1986.
- THE PROPERTY IS LOCATED WITHIN THE AIRPORT INFLUENCE ZONE.
- NO EASEMENTS ARE BEING CHANGED AS A RESULT OF THIS PLAT.
- THE PURPOSE OF THIS AMENDED PLAT IS TO DIVIDE LOT 1, BLOCK 4, SPANISH TRAIL ESTATES - UNIT 2 INTO THE TWO PARCELS SHOWN HEREON.
- THIS PLAT IS ON A LOCAL COORDINATE SYSTEM MATCHING THE BEARINGS OF THE SPANISH TRAIL ESTATES - UNIT 2 FINAL PLAT ON RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.78'	25.00'	91°10'00"	N45°15'00"W	35.71'

CITY ENGINEER'S/LANDUSE AUTHORITY APPROVAL:

I, TIM WATSON, CITY ENGINEER FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATE - UNIT 2 AND HEREBY APPROVE THE SAME.

CITY ENGINEER/LANDUSE AUTHORITY DATE: _____

PUBLIC WORKS APPROVAL:

I, HAYDEN WHITE, PUBLIC WORKS DIRECTOR FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATE - UNIT 2 WAS EXAMINED AND ACCEPTED BY ME THIS _____ DAY OF _____, 2025.

PUBLIC WORKS DIRECTOR

CITY ATTORNEY APPROVAL:

I, JUSTIN WAYMONT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATE - UNIT 2 WAS EXAMINED AND ACCEPTED BY ME ON THIS THE _____ DAY OF _____, 2025.

CITY ATTORNEY

CERTIFICATE OF ACCEPTANCE:

I, GEOFFREY CHESTNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATE - UNIT 2 WAS APPROVED BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 2025 AND IS HEREBY ORDERED TO BE FILED IN THE OFFICE OF THE IRON COUNTY RECORDER.

MAYOR ATTEST CITY RECORDER

OWNER'S CERTIFICATE OF DEDICATION:

GREGORY C. HAMBLIN AND KAYEELEN HAMBLIN, HUSBAND AND WIFE AS JOINT TENANTS, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE OF THIS AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATE - UNIT 2.

GREGORY C. HAMBLIN DATE: _____

KAYEELEN HAMBLIN DATE: _____

ACKNOWLEDGEMENT:

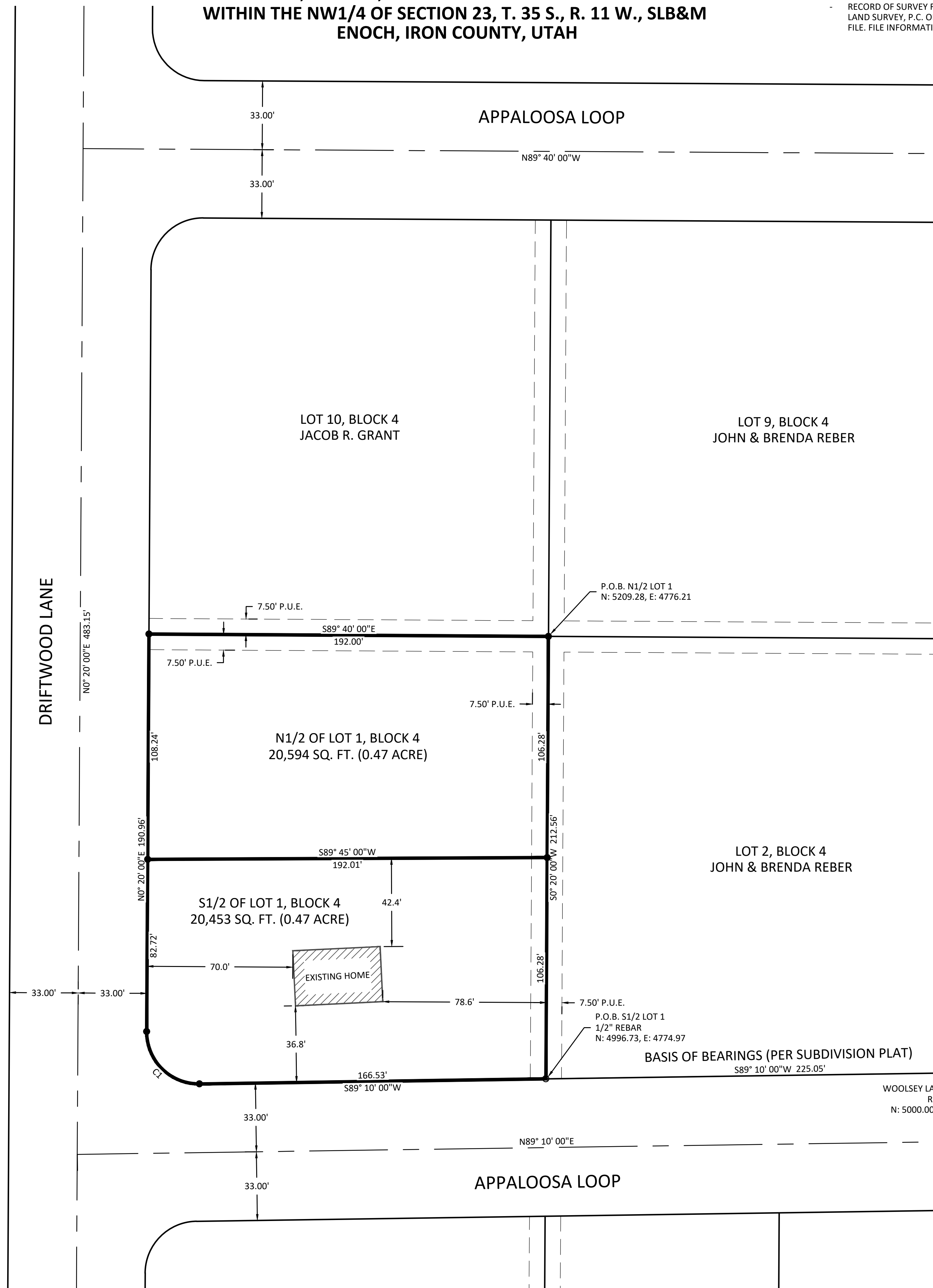
ON THIS THE _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME GREGORY C. HAMBLIN AND KAYEELEN HAMBLIN, HUSBAND AND WIFE AS JOINT TENANTS, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSE STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME:

COMMISSION NUMBER:

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16



BASIS OF BEARINGS (PER SUBDIVISION PLAT)
S89° 10' 00" W 225.05'

WOOLSEY LAND SURVEY
REBAR & CAP
N: 5000.00, E: 5000.00

CERTIFICATE OF RECORDING:

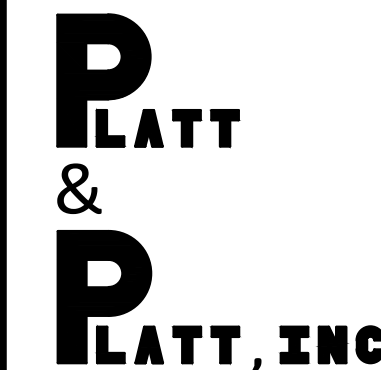
I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 1, BLOCK 4, SPANISH TRAIL ESTATE - UNIT 2 WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2025.

CARRI JEFFRIES
IRON COUNTY RECORDER

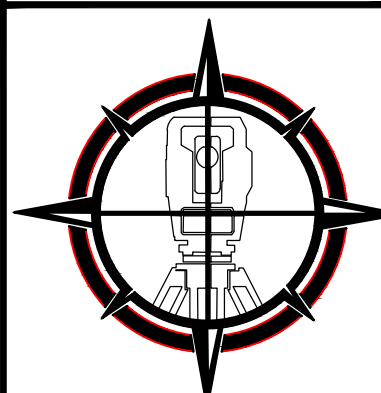
BOOK: _____ PAGE: _____

ENTRY NO.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____



PLATT & PLATT, INC
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

AMENDED PLAT OF
LOT 1, BLOCK 4, SPANISH TRAIL ESTATES - UNIT 2
WITHIN THE NW1/4 OF SECTION 23, T. 35 S., R. 11 W., SLB&M
ENOCH, IRON COUNTY, UTAH

DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Apr 03, 2025
SCALE: 1" = 30'

FILE: P:\Hunter\Jobs\Greg & Kayeelen Hamblin\Lot Split.dwg