

By order of Governor Gary Herbert on 10-15-20 MASKS ARE REQUIRED in all public places and gatherings are limited to ten (10) people. Please use Zoom to attend the meeting.

Enoch City is inviting you to a scheduled Zoom meeting.

**Topic: Enoch City Council Meeting (Zoom Meeting Only)
Time: Oct 21, 2020 06:00 PM Mountain Time (US and Canada)**

**Join Zoom Meeting
<https://us02web.zoom.us/j/87438566846>**

Meeting ID: 874 3856 6846

**One tap mobile
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+1 301 715 8592 US (Germantown)
Meeting ID: 874 3856 6846**

ENOCH CITY COUNCIL NOTICE AND AGENDA

October 21, 2020 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. Pledge of Allegiance-**
 - b. Invocation-Audience invited to participate-**
 - c. Inspirational thought-Given by Council Member Lee**
 - d. Approval of Agenda for October 21, 2020-**
 - e. Approval of Minutes for October 7, 2020-**
 - f. Ratification of Expenditures-**
 - g. Conflict of Interest Declaration for this agenda-**
- 2. PUBLIC COMMENTS**
- 3. PRELIMINARY PLAT OF IRON MOUNTAIN SUBDIVISION, PHASE 7-Platt & Platt Engineering-The Council will consider the application for the Preliminary Plat of Iron Mountain Subdivision, Phase 7.**

4. **RESOLUTION NO. 2020-10-21-A A RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR CREAMER 5, LLC-Woolsey Land Surveying-The Council will consider the application for a minor subdivision.**
5. **RESOLUTION NO. 2020-10-21-B A RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR RED VELVET DEVELOPMENT, LLC-Woolsey Land Surveying-The Council will consider the application for a minor subdivision.**
6. **RESOLUTION NO. 2020-10-21-C A RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR THE BRADFORD TRUST- Woolsey Land Surveying-The Council will consider the application for a minor subdivision.**
7. **RESOLUTION NO. 2020-10-07 A RESOLUTION ADOPTING THE 2020 ENOCH CITY AFFORDABLE HOUSING PLAN-City Manager Dotson-The Council will consider adopting the 2020 Enoch City Affordable Housing Plan. (see plan sent as a separate attachment)**
8. **ORDINANCE 2020-10-21 AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 15 ACRES OF PROPERTY OWNED BY SUNVIEW DEVELOPMENT, LLC FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO MULTIPLE RESIDENTIAL M-R-2-Go Civil Engineering-The Council will consider the application for a zone change.**
9. **ENOCH EAST BENCH WATERSHED EA CONSULTANT-City Manager Dotson-The Council will consider awarding the environmental assessment to a consultant.**
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. (Requires a roll call vote with 2/3 majority)**
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 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings. **CERTIFICATE OF DELIVERY**

I certify that a copy of the forgoing "Notice and Agenda" was emailed to each member of the City Council, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on 10-16-20.


Julie Watson, Recorder

10-16-20
Date

MINUTES
ENOCH CITY COUNCIL
October 7, 2020 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Geoffrey Chesnut
Council Member David Harris
Council Member Jolene Lee
Council Member West Harris
Council Member Katherine Ross
Council Member Shawn Stoor

Staff present:

Julie Watson, Recorder
Ashley Horton, Treas.
Justin Wayment, Atty.
Hayden White, PW Dir.-absent
Robert Dotson, City Mgr.
Jackson Ames, PD Chief

Public present: Leonard Correa, Brad Green, Aaron Rasmussen, Ken & Carolyn Bauer, Jeff Green, Joey Buckles, Steve Johnson, Liz Stephens, Richard & Jule Denser, Colin Clark, B. Fawson, Andy Funderburk, Austin Strine, Lynn Nielson, Debra Ley, Bruce Lee, Kaleigh Bronson-Cook, Tamisha Barber and Westor Bradshaw

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**-By Mayor Chesnut at 6:00 pm.
 - a. **Pledge of Allegiance**-Led by Council Member West Harris
 - b. **Invocation**-Audience invited to participate-Given by Steve Johnson
 - c. **Inspirational thought**-Given by Council Member Stoor
 - d. **Approval of Agenda for October 7, 2020**-Council Member David Harris made a motion to approve the agenda. Motion was seconded by Council Member Ross and all voted in favor.
 - e. **Approval of Minutes for September 16, 2020**-Council Member David Harris made a motion to approve the minutes. Motion was seconded by Council Member Ross and all voted in favor.
 - f. **Ratification of Expenditures**-none
 - g. **Conflict of Interest Declaration for this agenda**-none stated
2. **PUBLIC COMMENTS**-none
3. **CONSIDER ACCESSORY BUILDINGS IN RESIDENTIAL ZONES TO GIVE DIRECTION TO THE PLANNING COMMISSION**-The City Council will consider the need for more clarification in the Zoning Ordinance, Chapter 2, and give instructions to the Planning Commission for consideration.

Mayor Chesnut said we are here to reconsider this issue after passing an amendment to the Zoning Ordinance Chapter 2. He said it has been the policy of this City Council to hold regulations to a minimum while protecting all residents with laws that reflect what is needed for the greater good of all living together as a community. The Zoning Ordinance in its previous form was in conflict with itself. Now, with the recent amendment, a property owner can build an accessory building covering no more than 10% of the total lot square footage. Section, 2.1 referring to 25% of the lot was removed from the old ordinance. Since this is a land use issue it started in Planning Commission and went through the required processes of State law including a public hearing advertised per State law on the Public Notice Website, Iron County Today newspaper and on the office door. The City Council still had some concerns about other issues in

the ordinance and wanted this back on the agenda to give direction to the Planning Commission so they could address the concerns. Council Member Stoor said in retrospect the discussion was about allowing either 25% or 10% of the entire lot. He said as he thought about it he feels when somebody buys property they should do what they want with it. If they want a big building, fine as long as it is built to Code. Council Member West Harris said he does not believe the Code prevents what it is meant to prevent. Council Member Ross said there should be a limit to the size of buildings but she thinks the limit we have is too small for 18,000 SF lots. A larger building is fine but there should be a limit. Council Member David Harris said he leans towards letting people do what they want. Having set-backs is fine with the slant on not many other regulations. We could send it back to Planning Commission for re-discussion City Attorney Wayment said this was not about what should be amended. We have the ordinance allowing 10% of the whole lot or 20% of whole lot for 1 acre, 2 acre and 5 acre lots. The old ordinance was conflicting and we defined it. The 25% clause was removed. The size depends on entire size of the lot. He gave examples saying it was only meant to standardize the Code. That is why we are here tonight to discuss it further to direct the Planning Commission regarding what the Council is thinking. The Code is clear for now and we are revisiting the ordinance to see if we need it at all. The size allowed could be changed or the recommendation could be to do away with it entirely. Mayor Chesnut said the Planning Commission has to do that because it is a land use issue and they will send it back to the City Council with their recommendation. We will give the Planning Commission our concerns and let them go through the process again, including holding a public hearing before making another recommendation. Mayor Chesnut invited comments from the public noting this is not an official public hearing. As Mayor he likes to let people speak.

Austin Strine said he rents a home in Enoch and has lived here for six years. They have been in a rental the whole time. There are sheds for the owners stuff, but not for the renters stuff. He would like to build another shed for their yard stuff. The owners have three storage spaces in the yard already. The owner's are storing their stuff in the home he pays to rent. He wants to have his own shed for his stuff. He wants to clean up the property and get his yard equipment out of sight in a shed. He thinks the new ordinance will not allow him to do that. ***Mayor Chesnut said that is what happened when they changed the ordinance to say you can build a shed using 10% of the total property If the other sheds already cover 10% (or more) of the total property then another shed could not be added.*** Austin said he would like to see the Planning Commission get rid of the limits altogether.

Jeff Green said he has lived here all his life. He owns Southwest Plumbing Supply and owns several homes in Enoch. He may be the reason so many people are here tonight. He showed a picture of a building he built way out by Three Peaks last May for storage of equipment. He tried to buy the lot next to him and he was able to buy it finally. He stores his equipment for business in an accessory building with no power or water there. He wants that type building next to his home and bought a lot for that purpose. He came to Lynn Nielson, the Building Inspector and tried to get a permit to do this building for the lot he bought. Lynn had to say no because of the size and the amount of land it occupied. He is limited now by the 10%. Jeff said he talked to Dave Nelson, former Enoch Building Inspector and Dave said build what you want. What will the City do? Jeff said he does not want to fight or break the law. When he heard from Council Member West Harris about this change to the ordinance he had to come to say these things. He wants a 3200 SF building because the lot will have no house on it. It was noted by someone that if he builds that big building it will limit any house in the future. He said wants to build on the front of this property also. The arguing went on about his building. ***Mayor Chesnut clarified as long as there is no house you can use 10% of back yard. There is no backyard if there is no house, City Attorney Wayment said.*** Jeff said it would have worked when 25% of the lot was allowed. ***Mayor Chesnut said he did the math and his building is too big. Mayor Chesnut said the point is the City Council is going that way of sending it back to Planning Commission for more***

consideration. Mayor Chesnut made the assertion that under the old ordinance he could do what he wants. City Attorney Wayment said every house is different in size and therein lies the problem. It should be a percentage of the total lot. City Attorney Wayment went on to say, a month ago a fire hit that went through three homes because buildings were so close together with sheds and so on. You need set-backs so fires don't jump from house to house. When a City sets set-backs we allow for such a size for safety. The City Council decides on that. In this situation it is a fictitious argument with no home on the lot. We will allow an accessory building of 10% of the total lot size and it becomes set and everybody knows it. You buy a lot that allows for what you want to do. Jeff said the City should make it a less restrictive ordinance. Jeff said give people the freedom to do what they want. *Mayor Chesnut said we have a City Council that wants to address this because they agree with the premise but we have to have a set amount in an ordinance to give order and continuity to the City.*

Brad Green said he represents "Advocates for a Prosperous Community". It is their group's opinion the City can make regulations on buildings and it is also the opinion they shouldn't. They support the City Council that errs on the side of freedom. Less is better. Set-backs, ingress/egress for safety vehicles is all fine. As long as there is no public safety issue it is good to regulate but other than that, no. As the City Council they are to protect the citizens so property rights are not restricted. Sometimes it does not look like tyranny but can be. Odd shaped lots that can't be built on it should have concessions. He understands it has to go to the Planning Commission. He asks that they consider repeal of this ordinance because it is overly restrictive and doesn't need to be in place at all.

Steve Johnson said at the start it was heartwarming to hear the comments on freedom which is near and dear to him. He said he has heard a lot of contention. Steve said he wants to convince them of something and he read from a prepared statement. (See attached) The bottom line endorses getting rid of this code totally.

Eric Courser said he agrees with Steve and Council Member Stoor.

Richard Jensen said he is in support of what hears. Remove any percentage entirely and let people do what they want or increase the percentage. Let people do what they want with their property.

Leonard Correa said he has been to the Planning Commission meetings through this process. He loves this town. His concern at the time was what prevents us from being bad neighbors to others. Like by building a big building and blocking the view of your neighbors. That is not fair either. He understands that it is their property and their right and he has no problem with that idea. Where is that line between being a good neighbor or not. Maybe greater set-backs would solve issues on some buildings.

Debra Ley said she would love to have it back to the Planning Commission with this information. If you love your neighbor do what is right. She also knows of some that want to build storage that is two stories high on each side of her.

City Attorney Wayment said he would encourage them to go look at his lawn. He spent \$7,000 twice to replace it because his neighbor has lot full of weeds he refuses to control. If he would keep the seeds on his property, fine. But that doesn't work and has ruined his lawn a second time. When you say I can do anything on my property I want, you have to consider if it harms others. You want freedom that should be what is good for the community as a whole. Give all an opportunity to have a reasonable area. It has to be uniform. The constitution permits governments to set laws for the good of the community as a whole because individuals can't act alone. He agrees with freedom. The fact is he is not saying it shouldn't be adjusted. We need a reasonable balance and the Planning Commission will try to find that. It is a legislative issue. To say you do what you want is fine until it affects other people. There has to be balance and it is short sighted to say do whatever you want to on your property.

Mayor Chesnut said we have had this discussion before in City Council. We have had people come and say they should do whatever they want and then they show up when the neighbor

wants to change the zone or something they don't like. Then they want to not let others do what they want with their property. That is the point. The high minded attitude is not a bad thing. But when someone else wants to do something you freak out. What we want in a community like ours is as much freedom as possible. It takes quite a bit to change things on the books. Not everybody agrees and what we are doing tonight is going through the process. He wants Jeff to think about what his neighbors are thinking about this. Jeff added he still thinks we should err on the side of freedom. City Attorney Wayment agreed saying we can come together as a community and we are glad people are out tonight to comment.

Andy Funderburk is here because he is not fully informed on code. He heard we were changing rules on outbuildings. He is for doing what you want on your land. He is glad however that a car wash can't be built next door to his home in a residential zone. He wants freedom and space but also a courteous neighbor and that does not come naturally. Some rules are good. Have your freedom but do right by your neighbors. The question is how do we move forward to address this? *City Attorney Wayment said that is why we are here. We agree we want to do something else and part of the process is to give direction to the Planning Commission to reconsider what the Council is thinking.*

Bruce Lee said he has lived here longer than almost anyone. He was the mayor 35 years ago. Land uses ordinances were tougher then than they are today. There is not a patrician class as someone referred to. They have loosened ordinances a lot and it is good. As we look at this and Jeff's plan he does not know the answer to that but if it were next to him he may have concerns. He asks that freedom be the best choice. Responsibility goes with freedom and it is hard to legislate responsibility. He counseled, as you work on this, find the balance. Do not infringe on your neighbor's property.

Steve Johnson added he does not say you should do anything you want with your property. If there is a nuisance and it causes damages to others then there should be an outlet. He was referring to the times before incorporation of the city.

Council Member West Harris clarified what could be built asking the Building Inspector, Lynn Nielson. Lynn answered, the existing ordinance just passed does not prevent a big ugly structure it only regulates the size it may occupy on a lot which is 10% of the entire lot.

Council Member Ross asked Lynn how this is figured. Lynn said this is just for the accessory building and the house does not count; just the lot size. Lynn said he hopes for clarity. There were two codes and the dilemma was which did he follow? That brought this up. One part said both 25% and another part said 10% for how big you can build. He had to know what to tell people so the Planning Commission looked at both and debated what code to follow. It came down to making it equal with 10% of whole lot being the choice. We can look again and change it but it has to be uniform. He appreciated the input and that is how this came about.

Mayor Chesnut thanked the audience for coming to participate. A quote was read about perceptible injury to others vs. property rights.

Council Member David Harris made a motion to send this to the Planning Commission for more discussion of other considerations such as size of the building in relation to the lot. The motion was seconded by Council Member Ross and all voted in favor.

4. **RESOLUTION NO. 2020-10-07 A RESOLUTION ADOPTING THE 2020 AFFORDABLE HOUSING PLAN-** City Mgr. Dotson-The City Council will consider a resolution to adopt the 2020 Affordable Housing Plan.

Mayor Chesnut explained that due to another emergency he asks that this item be tabled until the next meeting.

Council Member David Harris made a motion to table Resolution No. 2020-10-07 until the next meeting on October 21, 2020. The motion was seconded by Council Member Ross and all voted in favor.

5. PRESENTATION ON DOMESTIC VIOLENCE MONTH- Kaleigh Bronson-Cook of Canyon Creek Services will give a presentation for support of Domestic Violence Month

Kaleigh Bronson-Cook came up to show a power point. She explained each slide. She said Canyon Creek Services sponsors Domestic Violence Month to bring attention to a very large problem in our community and many others. This is to prevent violence in our community. One thing that is helpful in addressing violence is community connectedness. She acknowledged the Enoch PD as being incredible and thanked them for all they do. She went through the presentation. They serve all people of any background or gender. Their services include an emergency shelter and many other things such as counseling. They want to be known for prevention as well as what they provide to help those in need. It starts with us for prevention which is preferable to intervention in a situation escalating out of control. Intervention can be done by others such as the PD. They want to address the root causes of violence. They want to prevent perpetrators from becoming perpetrators. We want communities without that going on. Prevention is their goal. How can each member of the community to get involved in domestic violence in Enoch. You can join the coalition as community stakeholders. Proclamations increase community awareness. She thanked the City Council for their time.

6. ENOCH CITY PROCLAMATION OF OCTOBER 7, 2020 IN SUPPORT OF DOMESTIC VIOLENCE AWARENESS MONTH-The City Council will consider a proclamation in support of Domestic Violence Month

Council Member David Harris made a motion to approve the Proclamation of October 7, 2020 in support of Domestic Violence Awareness Month. Motion was seconded by Council Member Stoor and a roll call vote was held as follows:

Council Member David Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member West Harris-Yes
Council Member Lee-Yes	Motion passed unanimously

7. COUNCIL/STAFF REPORT

Mayor Chesnut reported back in May we had a well that went down due to a high nitrate levels. He explained that and what nitrates can do. Nitrates are good for grass but not for people. We did a test and we turned the well back on and it is now off again as of 10-5-20 because it went high in nitrates again. Our system can flush that out in 24 hours. Working with DEQ in meetings we are working to be sure the water is safe. We have to mitigate a situation in one neighborhood on Wagon Wheel Drive north of Midvalley Road. For most of us there is no real risk. However infants and nursing mothers can be affected by high nitrates. We need to end this meeting early so the City Council Members can go door-to-door to inform residents. We are flushing the systems to be sure and safe. Those affected will all get a \$10 credit on their water bill. They will all be notified in person. The rest of Enoch is fine. We are being overly cautious. The risk is to a small group and we will inform them for their safety.

8. ADJOURN- Council Member David Harris made a motion to end the City Council meeting. The motion was seconded Council Member West Harris and all voted in favor. The meeting ended at 8:00 pm.

Julie Watson, Recorder

Date

Enoch City Council Meeting'
October 7, 2020

PLANNING COMMISSION RECOMMENDATION

MINUTES

ENOCH CITY PLANNING COMMISSION

October 13, 2020 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy-Zoom
Commissioner Greg Peterson
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Katherine Ross, CC Member
Julie Watson, City Recorder

- 5. PRELIMINARY PLAT OF IRON MOUNTAIN SUBDIVISION, PHASE 7-Platt & Platt-The engineer will present the application for the preliminary plat for consideration and a recommendation to the City Council.**

Bob Platt came up to represent the owner of Iron Mountain Subdivision, Phase 7 saying this is last phase of Iron Mountain. It extends on Half Mile Road north and it has 12 lots on west side of Half Mile. The lots are all 18,000 SF minimum. The water has been conveyed by the Leavitt's. There will be a collaborative effort with Go Civil Engineering to tie in with Settlers Square Phase 2 on the water and sewer lines. They will work that out together to pay for water main and sewer. Commissioner Ley asked about drainage. Bob Platt said that is all addressed already. He explained and that is all taken care of by the private parties involved. This has been reviewed and it meets all requirements. Chairman Tingey asked for a motion.

Commissioner Peterson made motion to send a favorable recommendation to the City Council for approval of Iron Mountain Subdivision, Phase 7. The motion was seconded by Commissioner Meacham and all voted in favor.

ENOCH CITY CORPORATION

RESOLUTION NO. 2020-10-21-A

A RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR CREAMER 5, LLC

WHEREAS, the plans for the Minor Subdivision were presented to the Enoch City Planning Commission on October 13, 2020 and the Planning Commission made a motion to send a favorable recommendation for approval of the Minor Subdivision for Creamer 5, LLC as presented by Woolsey Surveying; and

WHEREAS, the Enoch City Council reviewed the Minor Subdivision for the Growing Inward, LLC on October 21, 2020 and found 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 Minor Subdivision prepared by Woolsey Surveying 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 21st day of October, 2020. It shall become effective immediately.

DATED this 21st day of October, 2020

VOTING:

ENOCH CITY CORPORATION

VOTING:

David Harris	Yea___	Nay___
Jolene Lee	Yea___	Nay___
West Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

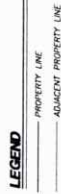
Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Julie Watson, City Recorder

LOCATED IN THE SW1/4 OF SECTION 13 & THE SE1/4 OF SECTION 14, T35S R11W, S13E, 8AM



____ PROPERTY LINE
____ ADJACENT PROPERTY LINE

SURVEYOR'S CERTIFICATE

I, STEVEN BRIENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4330768, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A MINOR SURVEY/RECORD OF SURVEY MADE UNDER MY DIRECTION, LOCATED IN ENDOCH TOWN, HOGAN COUNTY, UTAH. THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.

NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF CREAMER S. LLC SERIES-2 TO PERFORM A MINOR SUBDIVISION/RECONVEYANCE OF SURVEY OF HONOLULU PARCELS 10-0348-0001-0002.

PARCEL 1 DESCRIPTION: A PART OF D-0566-0001-0005

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 33 SOUTH, RANGE 11 WEST, OF THE 54TH LAND BASE AND MERIDIAN; THENCE N49.40°31'W, ALONG THE SECTION LINE, 80.05 FEET; THENCE S07.50°14'W, 729.81 FEET TO THE POINT OF BEGINNING; THENCE S89.50°18'W, 188.83 FEET; THENCE S00.41°29'W, 568.47 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4700 NORTH STREET; THENCE S87.05°37'1"W, ALONG SAID LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 4700 NORTH STREET; THENCE DEPARTING SAID LINE AND RUNNING S07.50°14'W, 565.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.48 ACRES.

SUBJECT TO AND TOGETHER WITH A 15.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE 54TH PROPERTY LINE.

PARCEL 2 DESCRIPTION- A PART OF D-0566-0001-0005

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE 54TH LAKE
SUPERIOR & BELONGING TO A PART OF 0.0000 0.0000 0.0000 0.0000
BACK AND MIDLAND, THENCE N47°40'30"E, ALONG THE SECTION LINE, 80.00 FEET; THENCE S01°15'44"W, 728.81 FEET
TO THE POINT OF BEGINNING, THENCE CONTINUING N07°15'44"W, 585.40 FEET TO A POINT LOCATED ON THE SOUTH
RIGHT-OF-WAY LINE OF 4250 NORTH STREET, THENCE S89°50'37"E, ALONG SAID RIGHT-OF-WAY LINE, 191.70 FEET;
THENCE S01°15'44"W, 100.00 FEET TO THE POINT OF BEGINNING, 344.37 FEET; THENCE S89°50'37"E, 186.95 FEET TO THE
POINT OF BEGINNING, CONTAINING 2.45 ACRES.
SUBJECT TO AND TOGETHER WITH A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NINTH PROPERTY LINE.

0 0000 0000 0000

SECTION LINE FROM SEC COR TO 1/4 COR

BASS OF HEARINGS WITNESS COR. TO 1/4 COR.

FIND. 1998 I.C.B.C. 51/4
COR. SEC. 1A, T355, —

N89°51'58"W 2675.62'
(N89°51'58"W, 2675.46' B.B.F.)

AND, 1998 I.C.B.C. REF. MON. TO
W COR. SEC. 13 SET ON
SOUTH LINE OF SEC. 13.

— N89°40'38"E 2661.64' —

1 OF 1

PLANNING COMMISSION RECOMMENDATION

MINUTES

ENOCH CITY PLANNING COMMISSION

October 13, 2020 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy-Zoom
Commissioner Greg Peterson
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Katherine Ross, CC Member
Julie Watson, City Recorder

- 2. 2020-10-21-A ARESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR CREAMER 5, LLC- LOCATED ON PARCEL #A-0566-0001-0005 (4200 N.)-Woolsey Engineering-The engineer will present a Minor Subdivision application for consideration and recommendation to the City Council.**

Steve Woolsey came up to represent the owner. This is for Creamer 5, LLC and is on 4200 North which was recently annexed into Enoch. They are dividing the lot into two pieces. The rights-of-way have been acquired through owner agreements and now we have the full roadway. This is on the south side of 4200 North. There is 2 ½ acres in each parcel and both parcels are accessed from 4200 North. City Manager Dotson said it meets all requirements. We have the water for one parcel. The other owner of the new parcel will have to obtain a water right and deed it to the City at the time of building. This is zoned R-1-18. Chairman Tingey asked for a motion.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council for approval of the Resolution to approve the Creamer 5, LLC Minor Subdivision. The motion was seconded by Commissioner Meacham and all voted in favor.

ENOCH CITY CORPORATION

RESOLUTION NO. 2020-10-21-B

A RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR RED VELVET DEVELOPMENT, LLC

WHEREAS, the plans for the Minor Subdivision were presented to the Enoch City Planning Commission on October 13, 2020 and the Planning Commission made a motion to send a favorable recommendation for approval of the Minor Subdivision for Red Velvet Development, LLC as presented by Woolsey Surveying; and

WHEREAS, the Enoch City Council reviewed the Minor Subdivision for the Red Velvet Development, LLC on October 21, 2020 and found 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 Minor Subdivision prepared by Woolsey Surveying 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 21st day of October, 2020. It shall become effective immediately.

DATED this 21st day of October, 2020

VOTING:

ENOCH CITY CORPORATION

VOTING:

David Harris

Yea___ Nay___

Jolene Lee

Yea___ Nay___

West Harris

Yea___ Nay___

Katherine Ross

Yea___ Nay___

Shawn Stoor

Yea___ Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Julie Watson, City Recorder

LOCATED IN SECTION 12, T35S, R11W, S11B&M
ENOCH CITY, IRON COUNTY, UTAH

WOOLSEYLAND SURVEYING, P.C.
Land Surveyors • Land Planners
816 WEST 3400 NORTH
ENOGH CITY, UTAH 84113
435-886-1316 CELL
STEVEN@WOOLSEYLAND.COM

DATE: 10-1-2000
SCALE: 1"=100'

JOB NO.
1784

SHEET NO.
1 OF 1

☐ FOUND WOOLSEY LAND SURVEYING REBAR CAP MONUMENT OR AS DESCRIBED
RECORD BEARING OR DISTANCE (00.00)



SURVEYOR'S NARRATIVE

THE BASIS OF BEARINGS IS SURF 43°25'27", 26008.30 FEET DUTH, NANCE 11 WEST, SALT LAKE BASIN & MICHIGAN NETWORK, AND REFLECT POSITION TO THE PHYSICAL ME

TOGETHER WITH ALL RIGHTS, PRIVILEGES, EASEMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANY MANNER APPERTAINING TO SAID EASEMENTS, RIGHTS OR PRIVILEGES, RESTRICTIONS AND REPERATIONS OF RECORD AND THOSE IN LAW AND EQUITY INCLUDING CONTAINING 3.50 ACRES.

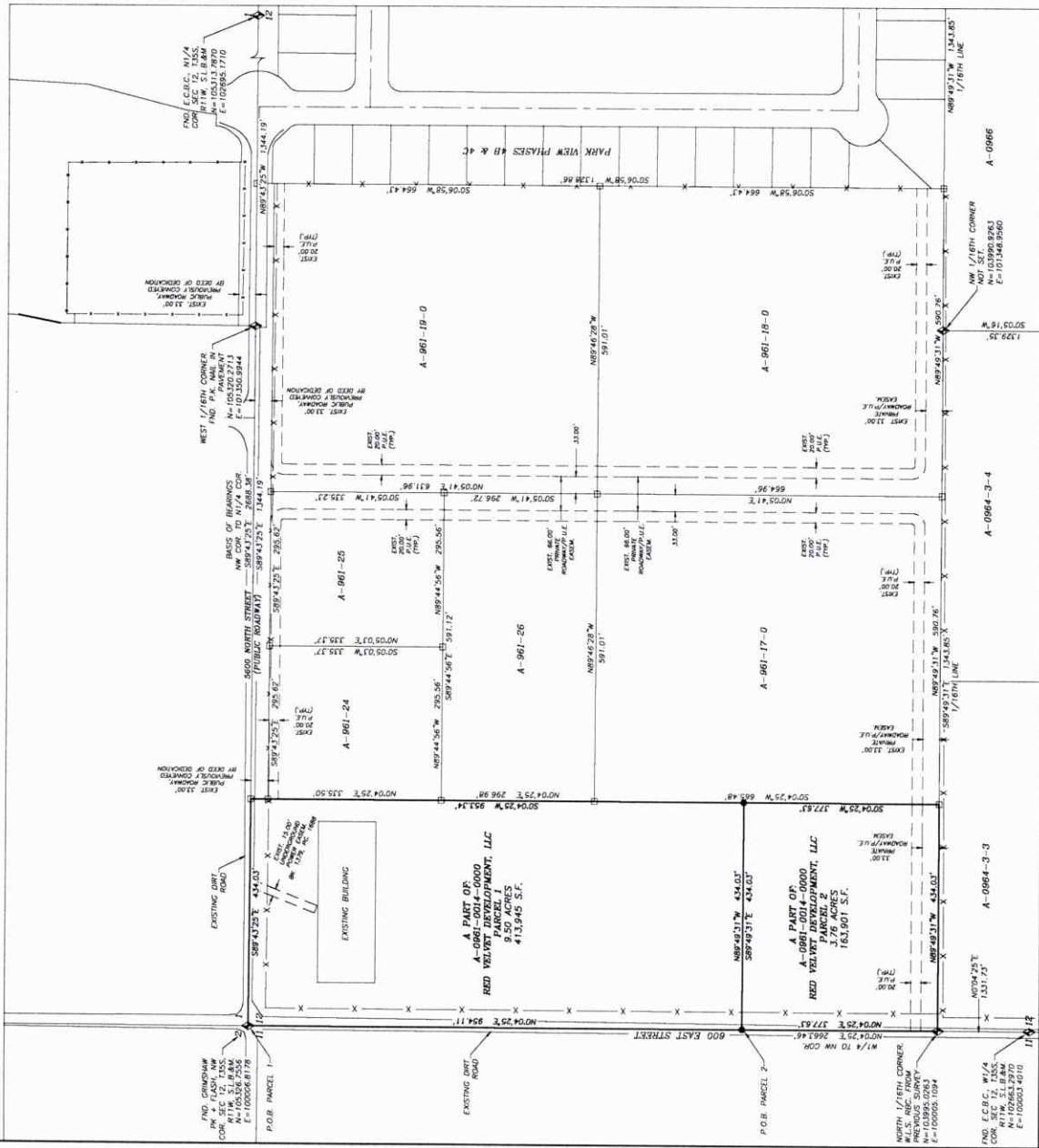
PARTIAL & SLOUGH FOR A PORTION OF A LOT FOUR (000)

AMOUNTING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASIN AND MERRICK TRACTS, BEARING 29°25' W. ALONG THE SECTION LINE 894.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S89°43' E. 434.03 FEET; THENCE S67°42' E. 373.63 FEET TO A POINT ON THE 1/4TH SECTION LINE; THENCE REMAINING SAID LINE 434.03 FEET TO THE POINT OF BEGINNING; CONTAINING 1/4TH SECTION CORNER, THENCE N60°04'42" E. ALONG THE WEST LINE OF SAID SECTION 12, 377.63 FEET TO THE POINT OF BEGINNING, CONTAINING NW CORNER.

TOGETHER WITH AND TOGETHER WITH A PRIVATE ACCESS/FOREAS ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT, ALONG THE SOUTH PROPERTY LINE OF SUBJECT TO AND TOGETHER WITH A PRIVATE ACCESS/FOREAS ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT, ALONG THE SOUTH PROPERTY LINE OF SUBJECT DESCRIBED PARCEL.

SUBJECT TO AND TOGETHER WITH A 20.00 FOOT WIDE PUBLIC UTILITY EASEMENT, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASIN AND MERIDIAN; THENCE
S89°49'25"W ALONG THE SECTION LINE, 1,778.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S89°49'31"W, 434.03 FEET,
TO A POINT LOCATED ON THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASIN AND MERIDIAN;
THENCE S31°06'00"E, 33.00 FEET PER ANNUAL AGGRESSIVE ACCESS FACILITY AND
THENCE S89°49'25"W, 14.81 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID SECTION 12; THENCE
N89°49'25"E, 14.81 FEET TO THE POINT OF BEGINNING.



PLANNING COMMISSION RECOMMENDATION

MINUTES

ENOCH CITY PLANNING COMMISSION

October 13, 2020 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy-Zoom
Commissioner Greg Peterson
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Katherine Ross, CC Member
Julie Watson, City Recorder

- 6. 2020-10-21-B RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR RED VELVET DEVELOPMENT, LLC-Woolsey Surveying-**
The engineer will present the Minor Subdivision application for consideration and a recommendation to the City Council.

Steve Woolsey came up to represent the owner. This is a minor subdivision for Red Velvet, LLC and is where Grimshaw Development used to have their business. They bought that building and now want to separate a six (6) acre parcel from that lot. It is on the SW corner and is Parcel 2 on the plat. Along with this, Red Velvet will create a right-of-way and utility easement and it will be part of a master planned road and dedicated to the City at some time in the future. It is private road now but a public utility easement. There is not access for all until it is conveyed at a later date. It will meet up with Grimshaw's easements and roads to the east. He gave details of the utilities and how they will be installed. The sewer and water goes in the roadway easement and the other utilities in the other easement. City Manager Dotson said they match up to our General Plan roads so it all works in the future. City Manager Dotson confirmed it meets all requirements.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council to approve the Resolution for the Minor Subdivision for Red Velvet Development, LLC. The motion was seconded by Commissioner Hardy and all voted in favor.

ENOCH CITY CORPORATION

RESOLUTION NO. 2020-10-21-C

A RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR THE BRADFORD TRUST

WHEREAS, the plans for the Minor Subdivision were presented to the Enoch City Planning Commission on October 13, 2020 and the Planning Commission made a motion to send a favorable recommendation for approval of the Minor Subdivision for Bradford Trust as presented by Woolsey Surveying; and

WHEREAS, the Enoch City Council reviewed the Minor Subdivision for the Bradford Trust on October 21, 2020 and found 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 Minor Subdivision prepared by Woolsey Surveying 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 21st day of October, 2020. It shall become effective immediately.

DATED this 21st day of October, 2020

VOTING:

ENOCH CITY CORPORATION

VOTING:

David Harris	Yea___	Nay___
Jolene Lee	Yea___	Nay___
West Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

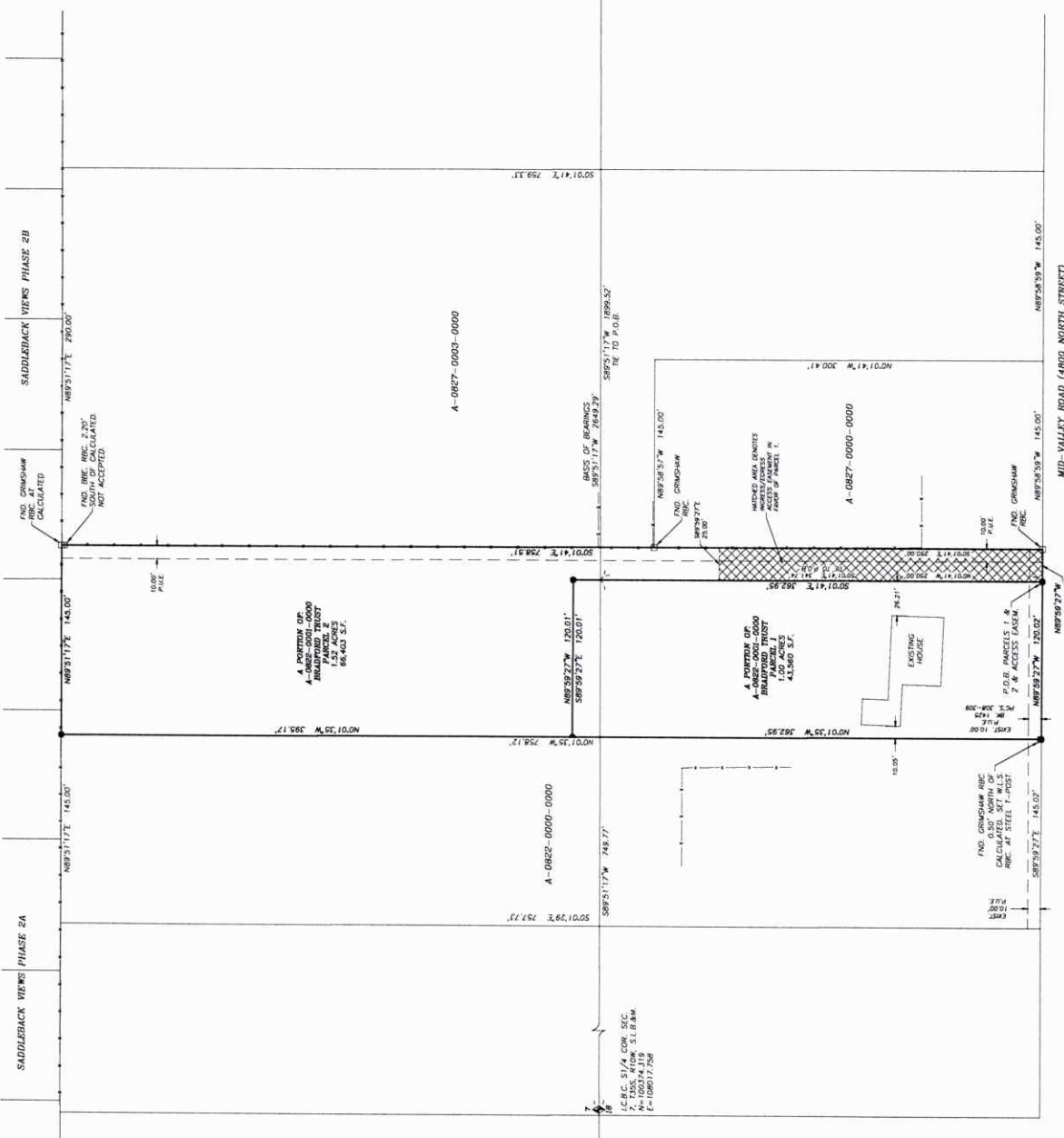
SEAL:

Julie Watson, City Recorder

MINOR SUBDIVISION/RECORD OF SURVEY FOR:
BRADFORD LIVING TRUST
A PART OF SECTIONS 7 AND 18, T35S, R1W, S18.8M
ENOCH CITY, IRON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- EASEMENT LINE
- SECTION CORNER AS DESCRIBED
- SET WOOLSEY LAND SURVEYING REMAIN & CAP P.L.S. #4138769
- FOUND MONUMENT AS DESCRIBED
- MARKED AREA DENOTES PRIVATE PROPERTY/ACCESS EASEMENT



SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 458769, HOLD A LICENSE TO PRACTICE AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE UTAH PROFESSIONAL LAND SURVEYING ACT, CHAPTER 17, UTAH CODE ANNOTATED, IN ACCORDANCE WITH SECTION 17-2-3.17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.



STEVEN BRENT WOOLSEY, P.L.S. #458769

DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF MAKE BRADFORD TO PERFORM A MINOR SUBDIVISION/RECORD OF SURVEY OF IRON COUNTY TAX PARCEL NO. A-0822-0001-0000. THE BASIS OF BEARINGS IS 58°51'17\"/>

PARCEL 1 DESCRIPTION: A-0822-0001-0000

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE 58°51'17\"/>

PARCEL 2 DESCRIPTION: A-0822-0001-0000

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE 58°51'17\"/>

PLAT NO. _____
FILE DATE _____
RECORD NO. _____

MINOR SUBDIVISION/RECORD OF SURVEY FOR:
BRADFORD LIVING TRUST
ENOCH CITY, IRON COUNTY, UTAH
A PART OF SECTIONS 7 & 18, T35S, R1W, S18.8M

WOOLSEY LAND SURVEYING, P.C.
1700 S. 400 W. SUITE 100
ST. GEORGE, UT 84770
PHONE: 435-863-4444
FAX: 435-863-4444
www.woolseylandsurveying.com

NO.	DESCRIPTION	DATE	BY

PLANNING COMMISSION RECOMMENDATION

MINUTES

ENOCH CITY PLANNING COMMISSION

October 13, 2020 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy-Zoom
Commissioner Greg Peterson
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Katherine Ross, CC Member
Julie Watson, City Recorder

- 7. 2020-10-21-C A RESOLUTION GRANTING APPROVAL OF THE MINOR SUBDIVISION FOR BRADFORD TRUST-Woolsey Engineering-The engineer will present the Minor Subdivision application for consideration and a recommendation to the City Council.**

Steve Woolsey is representing the owner. He said this is Commissioner Ley's next door neighbor who is the property owner. The property is located on Midvalley Road. The property owner owns the entire piece and they want to separate the house from the parcel to the north which creates a flag lot to access the north parcel. The private ingress/egress easement will be conveyed to the parcel for access to the back portion that is being divided off from the front parcel. Chairman Tingey confirmed it is one lot and it has to be a flag lot to get to the back parcel. The access is off of Midvalley Road. One thing to note, Steve said, is in the Subdivision Ordinance the flag lot staff cannot be more than 250 feet and this is 362 feet. Because the house parcel is one acre, that made the staff (road) longer. The standards allow for an exception to be granted by the City Council. The Planning Commission would recommend approval of that exception in the motion. City Manager Dotson confirmed this is not a variance but is an exception written in our Code. The Minor Subdivision meets all requirements and has been reviewed completely. The width of the flag lot road is 25 feet which is wider than the 20 feet required in the ordinance. They may be required to put a fire hydrant in when they build at a later date. The Fire Marshal makes that call and the City is not involved. Chairman Tingey asked for a motion.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council for the Resolution to approve the Minor Subdivision for the Bradford Trust with the special exception for the length of the staff as written in the Enoch Subdivision Ordinance. Motion was seconded by Commissioner Peterson and all voted in favor.

SECTION 8.3 Flag Lot Standard

In order to allow the more efficient use of land which otherwise may be inaccessible except through unnecessary streets, flag or L-shaped lots may be allowed upon recommendation by the Planning Commission and approval by the City Council.

The following conditions must be met:

- (1) A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.
- (2) The staff portion of the lot shall front on and be contiguous to a dedicated public street. The minimum width of the staff portion of flag lots shall be 25 feet and the maximum length shall be 250 feet or longer if approved by the City Council.

**ENOCH CITY CORPORATION
RESOLUTION NO. 2020-10-07**

**A RESOLUTION ADOPTING THE 2020 ENOCH CITY
AFFORDABLE HOUSING PLAN**

WHEREAS, it is required by State law that municipalities have an affordable housing plan in conjunction with their General Plan; and

WHEREAS, the Five County Association of Governments has prepared an Affordable Housing Plan to aid Enoch City in planning for future growth and development that will allow for lower income housing; and

WHEREAS, the City Council of Enoch City has reviewed the 2020 Enoch City Affordable Housing Plan;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch, Utah, that the 2020 Enoch City Affordable Housing Plan be adopted and used in conjunction with the Enoch City General Plan as a guide for the adoption of ordinances relating to and enabling affordable housing within Enoch City. This ordinance shall take effect immediately on passage.

This ordinance was made, voted upon, and passed by the Enoch City Council at a regular city council meeting held on the 21st day of October, 2020.

Dated this 21st day of October 2020

VOTING:

ENOCH CITY CORPORATION

VOTING:

David Harris	Yea___	Nay___
Jolene Lee	Yea___	Nay___
West Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Julie Watson, City Recorder

**ENOCH CITY CORPORATION
ORDINANCE NO. 2019-10-21**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE
ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING
OF APPROXIMATELY 15 ACRES OF PROPERTY OWNED BY SUNVIEW
DEVELOPMENT, LLC FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO
MULTIPLE RESIDENTIAL M-R-2**

WHEREAS, the owner of 15 acres of property have applied to have the zoning changed from Single Family Residential R-1-18 to Multiple Residential M-R-2; and

WHEREAS, the Enoch City Planning Commission held a public hearing on October 13, 2020 after noticing as required by State law; and

WHEREAS, the Planning Commission discussed the matter and made a favorable recommendation for the zone change; and

WHEREAS, the Enoch City Council has determined that the zone change request meets City requirements;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that the zoning of approximately 15 acres of property owned by Sunview Development, LLC be rezoned from Single Family Residential R-1-18 to Multiple Residential M-R-2 per the attached map and legal descriptions.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 21st day of October 2020. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED the 21st day of October 2020

ENOCH CITY CORPORATION

VOTING:

David Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
West Harris	Yea___	Nay___
Shawn Stoor	Yea___	Nay___
Jolene Lee	Yea___	Nay___

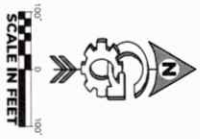
ATTEST:

SEAL:

Julie Watson, City Recorder

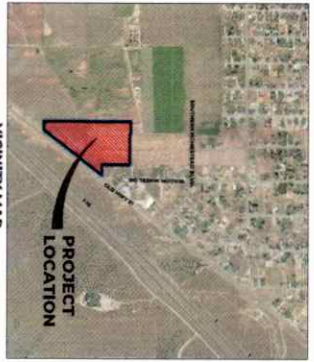
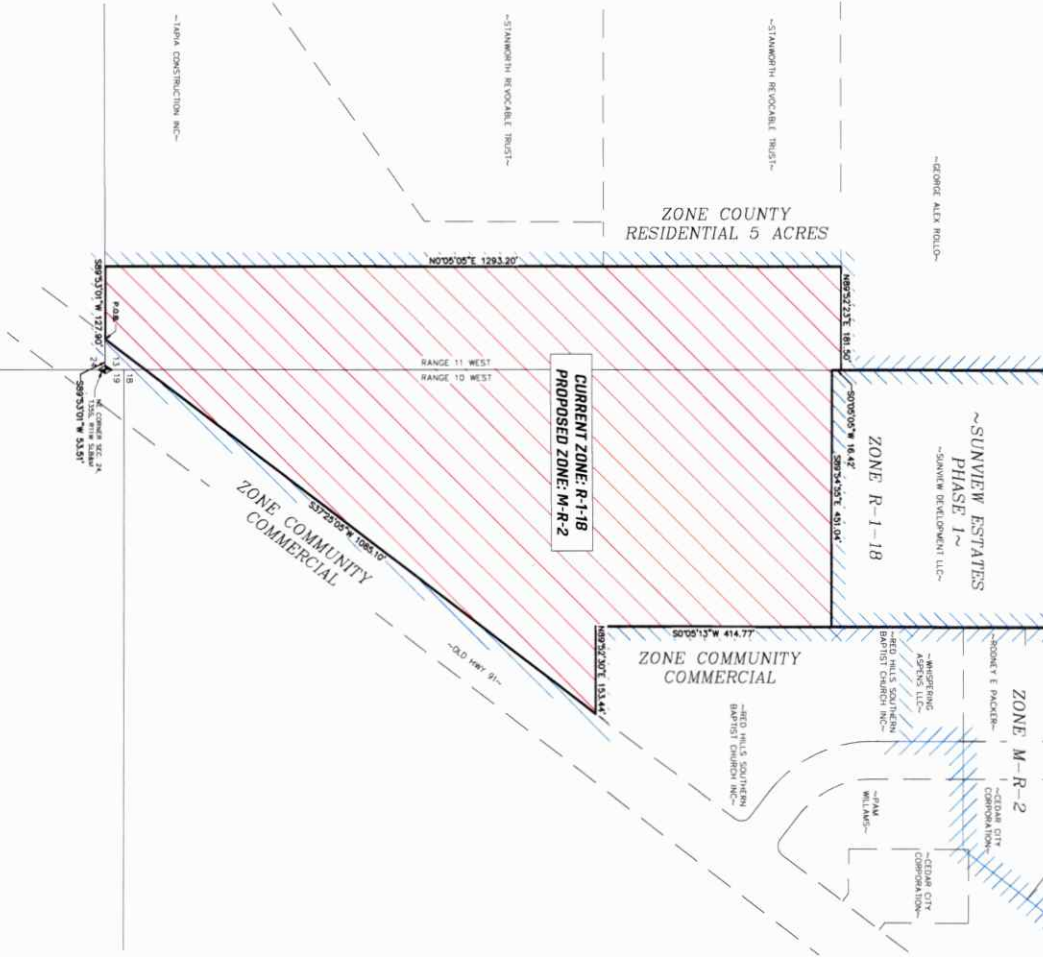
EXHIBIT 'A' SUNVIEW

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13, T35S, R11W, SLB&M; THENCE ALONG THE SECTION LINE S89°53'01"W 53.51 FEET TO THE POINT OF BEGINNING; THENCE S89°53'01"W 127.90 FEET; THENCE DEPARTING SAID SECTION LINE N00°05'05"E, 1293.20 FEET; THENCE N89°52'23"E, 181.50; THENCE S0°05'05"W 16.42 FEET; THENCE S89°54'55"E 451.04 FEET; THENCE S0°05'13"W 414.77 FEET; THENCE N89°52'30"E 153.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF OLD HIGHWAY 91; THENCE ON SAID RIGHT-OF-WAY S37°25'05"W 1085.10 FEET TO THE POINT OF BEGINNING.



ZONE CHANGE FOR SUN VIEW DEVELOPMENT, LLC

LOCATED IN SECTION 18, T35S, R10W, AND SECTION 13, T35S, R11W, SLB&M, CEDAR CITY, UTAH



BOUNDARY DESCRIPTION (15.13 AC)

BEING THE BOUNDARY CORNER OF SECTION 18, T35S, R10W, SLB&M, THENCE ALONG THE BOUNDARY LINE N09°22'21\"/>

NARRATIVE

THE CITY OF CEDAR CITY, UTAH, HAS RECEIVED AN APPLICATION FOR A ZONE CHANGE FROM SUN VIEW DEVELOPMENT, LLC, FOR THE PROPOSED ZONE CHANGE FROM R-1-18 TO M-R-2. THE CITY HAS CONDUCTED A PRELIMINARY REVIEW OF THE APPLICATION AND HAS DETERMINED THAT THE PROPOSED ZONE CHANGE IS IN THE BEST INTERESTS OF THE CITY AND THE COMMUNITY.

CERTIFICATE OF ACCEPTANCE

I, CLERK OF THE CITY OF CEDAR CITY, UTAH, DO HEREBY CERTIFY THAT THIS ZONE CHANGE IS IN THE BEST INTERESTS OF THE CITY AND THE COMMUNITY, AND I HAVE SIGNED THIS CERTIFICATE IN THE OFFICE OF THE CLERK OF THE CITY OF CEDAR CITY, UTAH, ON THIS 15th DAY OF MAY, 2024.

PLAT NO.	FILE DATE
RECEIPT NO.	

PRELIMINARY NOT FOR CONSTRUCTION

PLANNING COMMISSION RECOMMENDATION

MINUTES

ENOCH CITY PLANNING COMMISSION

October 13, 2020 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy-Zoom
Commissioner Greg Peterson
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Katherine Ross, CC Member
Julie Watson, City Recorder

3. **PUBLIC HEARING ON A ZONE CHANGE FOR APPROXIMATELY 15 ACRES OF PROPERTY OWNED BY SUNVIEW DEVELOPMENT FROM SINGLE FAMILY RESIDENTIAL (R-R-18) TO MIXED RESIDENTIAL (M-R-2)-The public will be invited to comment on the proposed zone change.**

Commissioner Peterson made a motion to close the regular meeting and go into public hearing. Motion was seconded by Commissioner Meacham and all voted in favor.

Chairman Tingey invited public comments. He clarified the public hearing is for the Planning Commission to listen unless clarification is needed. He explained they are a recommending body to the City Council and not the final word.

Matthew Edwards of 1585 Southern Homestead said his concern is that it allows for higher density. ***City Manager Dotson clarified to say this allows two doors per 22,000 SF lot. That can be twin homes, town homes, duplexes or single family homes.*** Mr. Edwards said that increases traffic on roads that funnel to Hwy. 91. The traffic increase has been huge lately without any more growth. If higher density comes in and it goes to Hwy. 91, that is not good. He went on about the bottleneck problem we already have to a bad extent by Maverik. To add to that traffic is already overwhelming on Homestead and Hwy. 91 both. He said he has other selfish concerns and understands that duplexes and mean you get a lot of renters. They already get a lot of PD traffic and when people rent and have no investment in the property crime goes up. He added that is anecdotal but it is what he sees. He has seen the crime rise because they don't own the property. He sympathizes and has been there as a young person starting out and renting but he has concerns for the neighborhood. Just the few duplexes we have now have created problems and that is his concern. Our little neighborhood is about maxed out. Higher density makes for more trouble. ***Chairman Tingey said if this subdivision up for the zone change was maxed out it would be maybe 20+ lots or forty homes allowing for roadways, sidewalks etc. Chairman Tingey thanked him.***

Karen Wilson of 4217 Wagon Wheel Drive said she owns duplexes in that area now. Her question is she thought they are putting Tomahawk through to Hwy. 91. ***City Manager Dotson said he thinks it will go into Hwy. 91. So far, the developer is doing the plan as it was originally set up years ago. By changing to the M-R-2 zone, it allows him more flexibility to work around the easements required for the high tension power lines that go above this area.*** She said not knowing the intent of what they plan to do, anything can happen and she is

concerned we don't know. *Chairman Tingey said at this stage they don't need to disclose any designs or say what they are planning. They may not even know yet as it is contingent on getting the zone change. This is just the zone change first. Then they come back when they get a plan for approval. The part behind her is 18,000 SF lots and Chairman Tingey confirmed it is not required for us to know any other plans at this stage.*

Austin Strang of 4278 N Wagon Wheel said he is in a rental and he would love it if there were more rentals in Enoch. They are so hard to find and to harder to afford or to buy. He would love more rentals on the market to help drive the market down. He is from CA and came here to get away from that environment. He likes the freedom here and to be by good people. Kids grow up and move away because of jobs and housing. There are complications like traffic but he would like to have more opportunity here and he encourages them to consider this to help keep people here where they can afford housing.

There were no other comments.

Commissioner Peterson made a motion to close the public hearing and return to the regular meeting. The motion was seconded by Commissioner Meacham and all voted in favor.

4. ORDINANCE NO. 2019-10-07 AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 15 ACRES OF PROPERTY OWNED BY SUNVIEW DEVELOPMENT, LLC FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO MULTIPLE RESIDENTIAL M-R-2-The Planning Commission will consider a recommendation to the City Council on the proposed zone change.

Chairman Tingey asked if there was discussion. Commissioner Meacham said we heard some good comments both ways. Commissioner Ley said with the roads we will have the same problem anyway you look at it. There was brief discussion about if there were plans to widen Hwy. 91. City Manager Dotson said the Master Transportation Plan will be done sometime in April 2021 and will include traffic in and out of Enoch. This is a combined effort with Cedar City and Iron County. The SR-130 project is happening next spring. It was going to make two left turn lanes at the Maverik and the new plan will probably put that back in. Whether any more people move in or not this is an issue and will remain an issue. The question is relevant to growth but this zone change would probably put more traffic onto Hwy. 91 but not so much in the neighborhoods. The City tells them where to put the roads in accordance with our General Plan Road Master Plan. Hwy. 91 is not a State road so no traffic analysis is required for a subdivision of this size.

This developer does not want to build something he can't sell so the concern about lower standards for the type of homes is not relevant. Depending on the number of homes two ingress/egresses may be required when they settle on a design but not now. They are landlocked to the north and south. They would have to make private agreements with adjacent farmers regarding accesses if they need them. The Subdivision Ordinance covers that. There was more discussion of existing homes in the area and some duplexes that already exist. City Manager Dotson asked Arlo Fawson of Go Civil Engineering, who was on Zoom, if he had any comments. He said he has seen a couple of iterations of possible plans and one does go out to Hwy. 91. The best way into this area is from Hwy. 91 and was the original intent of the former developer. The type of homes is for flexibility and it will be mix of home types most likely.

There is a high tension power line that goes overhead and requires easements on each side of it per Rocky Mountain Power so this zone gives more flexibility to work around that. It was noted there is an M-R-2 zoned area to the south of this. The boundary of Enoch goes down the west side of this land along the property line of the adjacent farm.

Commissioner Meacham said the need for flexibility due to the power corridor and working around that is understandable and M-R-2 is a good zone to allow home placement in a beneficial manner to use the land to its best use. Commissioner Ley said due to the power line this is to let them be ingenious to work around that. City Manager Dotson showed it on the map and there was brief discussion of easements required by Rocky Mountain Power. Arlo added you need at least 15 feet on each side. City Manager Dotson said that is the width of a 50 foot road so the subdivision will not be all in homes. There will be open space under the lines. Commissioner Ley said let them be artistic. Commissioner Peterson confirmed young folks starting out do need places to live that are reasonably priced. Building costs are way up so they may already be getting close to unaffordable. Commissioner Meacham said as you bring in more rentals the potential for issues does go up. The choice of affordability with this type of housing is still there. City Manager Dotson asked Arlo to take the concerns back to the owner and City Manager Dotson said he would also be working with them on the design process.

Chairman Tingey asked for a motion. **Commissioner Ley made a motion to send a favorable recommendation to the City Council for the Ordinance to approve the zone change from R-1-18 to M-R-2. The motion was seconded by Commissioner Peterson and all voted in favor.**