

Enoch City is inviting you to a scheduled Zoom meeting.
Topic: Enoch City Planning Commission
Time: Sep 28, 2021 05:30 PM Mountain Time (US and Canada)
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<https://us02web.zoom.us/j/81766035110>

Meeting ID: 817 6603 5110

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Meeting ID: 817 6603 5110

ENOCH CITY PLANNING COMMISSION

NOTICE AND AGENDA

September 28, 2021 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

- 1. CALL TO ORDER OF REGULAR MEETING**
 - a. Pledge of Allegiance –**
 - b. Invocation –Audience invited to participate.**
 - c. Inspirational thought-**
 - c. Approval of agenda for Sept. 28, 2021**
 - d. Approval of minutes for Sept. 14, 2021**
 - e. Conflict of Interest Declaration-**
- 2. CONSIDER ORDINANCE NO. 2021-10-20 AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.2500.2503. MAJOR SUBDIVISION, STEP 13, SECTION B. DRAINAGE AND SET PUBLIC HEARING**
- 3. RESOLUTION NO. 2021-09-28 A RESOLUTION TO ADOPT THE MASTER TRANSPORTATION PLAN**
- 4. PUBLIC HEARING REGARDING A ZONE CHANGE FOR PROPERTY OWNED BY MEGA RV STORAGE, PARCEL #A-0975-0001 & A-0656-0001 FROM A SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)**
- 5. CONSIDER ORDINANCE NO. 2021-10-6A AN ORDINANCE TO APPROVE THE MEGA RV STORAGE ZONE CHANGE, PARCEL A-0975-0001 & A-0656-0001 FROM A SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C) AND MAKE A RECOMMENDATION TO CITY COUNCIL**

6. **CONSIDER ZONE CHANGE APPLICATION FOR PENNY PROPERTY NORTH OF 3800 AND WEST OF SR-130, INCLUDES 130.80 ACRES, FROM MULTIPLE RESIDENTIAL (M-R-2) & COMMUNITY COMMERCIAL (C-C) TO SINGLE FAMILY RESIDENTIAL (R-1-11) AND SET A PUBLIC HEARING FOR OCT. 12, 2021**
7. **PUBLIC HEARING AMENDING THE ENOCH SUBDIVISION ORDINANCE, CHAPTER 12.2100.2108, DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS**
8. **CONSIDER ORDINANCE NO. 2021-10-6B CHAPTER 12.2100.2108, DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS AND MAKE A RECOMMENDATION TO CITY COUNCIL**
9. **CONSIDER SETTLERS SQUARE PHASE 4, PRELIMINARY PLAT AND MAKE A RECOMMENDATION TO CITY COUNCIL**
10. **SET A PUBLIC HEARING FOR THE ENOCH CITY ANNEXATION POLICY MAP 2021 FOR OCT. 12, 2021**
11. **CONSIDER POTENTIAL LOCATIONS OF BACKFLOW PREVENTERS IN VARIOUS SECTIONS OF CITY CODES AND MAKE A RECOMMENDATION TO CITY COUNCIL**
12. **REVIEW MODULE 5 OF LAND USE TRAINING-City Mgr. Dotson**
13. **PUBLIC COMMENTS**
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, 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 Sept. 24, 2021.

Julie Watson, Recorder

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
September 14, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.
Lynn Nielson-Bld. Insp.

PUBLIC PRESENT: Robert Platt and Cam Findlay

1. **CALL TO ORDER OF REGULAR MEETING-**By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance-**Led by LDS girls class
 - b. **Invocation-**Audience invited to participate. Given by Commissioner Meacham
 - c. **Inspirational thought-**Given by Commissioner Ley
 - c. **Approval of agenda for September 14, 2021-Commissioner Meacham made a motion to approve the agenda. Motion was seconded by Commissioner Correa and all voted in favor.**
 - d. **Approval of minutes for August 24, 2021-Commissioner Meacham made a motion to approve the minutes. Motion was seconded by Commissioner Correa and all voted in favor.**
 - e. **Conflict of Interest Declaration-**none stated
2. **ADMINISTER OATH OF OFFICE TO NEW PLANNING COMMISSION MEMBER-Deputy Recorder**

The Deputy Recorder administered the Oath of Office to Andy Losee. He was introduced to the Planning Commission.
3. **CONSIDER STEAD MINOR SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Platt & Platt & Megan Stead**

Chairman Tingey asked Robert Platt about this. He said the parcels fit the requirements and this is a standard minor subdivision application to divide the lot into three (3) parcels. Mr. Platt said it has all the road access to each parcel as required.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on the Stead Minor Subdivision. The motion was seconded by Commissioner Ley and all voted in favor.
4. **CONSIDER A ZONE CHANGE APPLICATION FOR MEGA RV STORAGE FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C) AND SET A PUBLIC HEARING FOR SEPT. 28, 2021-Platt & Platt & Phillip Emerson, owner**

Robert Platt stayed at the podium for this item. Mr. Platt said this is located on Hwy. 91 by the Nelson Farm compound where the Howe residences and Council Member Ross and her family's homes are located. The owner purchased the land from the Bulloch's who had annexed it into Enoch City some years ago. It is about 9 ¼ acres and he wants to put in an RV storage

facility there. The rezoning request is from Single Family Residential (R-1-18) to Community Commercial (C-C). City Manager Dotson explained where it is located. There was discussion of the location. Mr. Platt gave some details of the planned facility saying it will be a nice RV Storage. It was noted that Ben Howe and Bill Emerson, the new owner formalized the road. That farm road has been there for many, many years and is a prescriptive easement. Mr. Emerson will do something to improve the road. City Manager Dotson said they will have to put in storm drainage. It meets all other requirements. Chairman Tingey noted that whole road Hwy. 91, is commercial farther north of this area. Chairman Tingey said we need a public hearing.

Commissioner Correa made a motion to set a public hearing for the zone change from Single Family Residential (R-1-18) to Community Commercial (C-C) for property owned by Mega RV Storage for 9-28-21. The motion was seconded by Commissioner Meacham and all voted in favor except Commissioner Ley who abstained.

5. CONSIDER CHANGES TO ENOCH SUBDIVISION ORDINANCE, CHAPTER 12.2100.2108 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS AND SET A PUBLIC HEARING FOR SEPT. 28, 2021

Chairman Tingey asked City Manager Dotson about this item. Commissioner Meacham asked for a site plan but was told it is not required at this stage of the process. Robert Platt said they ran into issues with designing a new space location in the existing RV Park and this discussion came about due to those issues. He explained what the problems were with the space size, fences and other requirements we currently have. Chairman Tingey asked which takes precedent; City ordinance or what they want to do. Lynn Nielson, City Building Inspector said if we enforce the Code as written they have to move the mobile home forward away from the wall and put a shorter driveway to make it meet requirements to add a space. The utilities are already installed. That is why they are asking to have this change. There was more discussion. This trailer has sat there for some time now and all utilities are connected. Now it would have to be moved to make it match up to the ordinance. Many trailers in there don't meet the ordinance. We are trying to help this family get their trailer set. Commissioner Meacham asked about emergency access and it meets that requirement Inspector Nielson confirmed.

Why aren't they grandfathered in, Commissioner Ley asked? What about the others that do not match the code. Will we make them change? Lynn Nielson, the Building Inspector, said if this is changed all the others become compliant. Lynn was looking at compliance and his inspections discovered this problem.

There was discussion of the details that are a problem and Inspector Nielson explained more. The main issue was the set back to the fence. Commissioner Correa asked Lynn if he sees any issues and Lynn explained he did not. This gives the trailer a little more set back from the road which makes it nicer. A 15 foot set back makes sense to him. Chairman Tingey said it is an issue to make a change for one odd ball thing but if it is a good idea for all then that is not a problem. There was more discussion of the pluses. The current ordinance was written long ago and we did not have experience with this. 15 feet from the road is safer, Chairman Tingey said. Lynn explained where the utilities are located and what would be involved to change it all for this trailer. The utility easement is along the back of the property. Adding five feet is a good thing. Lynn said he does know of any other issues. Chairman Tingey said this is the time to make a change before any others want to move in. Chairman Tingey said we need a public hearing. It was noted again this will bring others into compliance also. Each space has to have 60 foot frontage on the road. This is a new trailer being set so it is not grandfathered. City Manager Dotson explained "grandfathered" for the new Planning Commission Member, Andy Losee. All were fine with this as long as Lynn is good with it and he said he is. Commissioner Ley asked in the opinion of the Planning Commission isn't item "H" not applicable. It should be eliminated

also. City Manager Dotson said as it is written it says "in the opinion of the Planning Commission" and that is not good but we will get that later he said. There was other discussion of this item and noted they are on City sewer. It was available in this case as they are 300 feet from the line so this does not apply to them. We do we need to correct item "H" and will soon. Chairman Tingey asked for a motion to set the public hearing.

Commissioner Ley made a motion to set a public hearing for 9-28-21 for changes to the Subdivision Ordinance, Chapter 12.2100.2108 regarding development standards for RV parks. The motion was seconded by Commissioner Correa and all voted in favor.

6. CONSIDER POTENTIAL LOCATIONS OF BACKFLOW PREVENTERS IN VARIOUS SECTIONS OF CITY CODES-City Mgr. Dotson

Chairman Tingey said we are returning to the discussion of backflow preventers and whether to require them or just inform the public regarding flood prevention measures, this being one. City Manager Dotson said this came from the City Council based on the challenges with the recent sewer back up from flood water. Some of the public want it required. It was noted the Planning Commission wanted more information about the backflow preventers, failure rates and the like. City Manager Dotson noted there are different places in the Code where this could be put if it is decided to require it. He told about the potential locations. Lynn Nielson, Building Inspector, noted these are required in some places in the International Building Code already. Some situations do not warrant this such as slab on grade homes. The problem was with basements. There was considerable discussion of manhole cover locations and elevations, what is required for installation of backflow preventers, costs associated with it and if it should be required in new construction everywhere or just some areas. Lynn said backflow preventers are a valve that shuts off the flow of sewer into the home if it should be in a situation for sewer to enter. He described how they work and that if something should get stuck in them they can fail. They are fairly inexpensive "insurance" but are not failsafe. International Code describes where they are required in relation to the location and elevation of the manholes. If the sewer line is below the manhole cover this is required and if not then it is not required. He gave details of how this works on manhole covers and the elevations. He explained that those homes with basements that are lower may have to have a grinder pump or something to keep the sewer out. This valve shuts the sewer water off at the point of entry. For slab on grade it has to be accessible and there is a need for a three foot cylinder down in the ground to access it. That can cause issues as they need a cover and cost more to install. Lynn said two homes with backflow preventers still flooded so they are not failsafe. It is easy for something to get stuck in that valve and leave it opened. There is no scientific data but the amount of pressure hitting the backflow preventer could cause it to fail also. There was more discussion of various scenarios.

Commissioner Ley said if this is required now in the International Building Code, why not have a public education push to let people know this is an option for them. There was considerable discussion of ways to inform the public of this and other options to protect their property. Chairman Tingey asked if this was a mandate and some fail, is the City liable. City Manager Dotson said, no, adding our attorney would agree if it is in Code. If we require it and they don't maintain it, that is the fault of the homeowner and not the City. Every home with a basement should have this on new homes. It would not be retroactive to existing homes but an option. If the elevation of the manhole is lower than the home you don't need it. There was more discussion of areas that had problems with flooding. City Manager Dotson said there are only certain areas this would affect and that was clarified for the Planning Commission. Commissioner Ley said we should put out a prevention program and have people be informed and decide for themselves. There was more discussion about cost for this and noted it is minimal for new homes being built and costs more for already existing homes. There was also more discussion of how it works in a basement for getting access to it. Many homes flooded and this would have helped

many. It was noted the City Council is also talking about joining the National Flood Insurance Plan. Discussion of costs and how that would work to make affordable insurance available for residents. Andy said he sells insurance and he would say the backflow preventer is a good expense to have to save money in the long run. The education component is still essential regardless. Ways were suggested to get the word out to residents. We could create a video, do regular Facebook posts, use the website, marquee and newsletter or fund a flyer. If people understood how this would help them many would do this even with some expense. We just need to educate people Commissioner Correa said and the others agreed.

There was brief discussion of other things that can be done to protect homes that should be included in the education campaign. Some of the things are raising window wells, getting window well covers, landscaping to run water away from the home, being aware where the manhole covers are located and the like. Others, who are the last on the line, get all the pressure. It varies. Commissioner Meacham said this was just a super abnormal situation. It has happened before, but affected very few and was not on this scale. City Manager Dotson said we check the manholes routinely however residents are responsible for the lateral to the street. If it clogs they have to get a plumber to clean it out. It is extremely rare for the City system to have a problem.

Chairman Tingey asked each Commissioner where they were leaning on this. They agreed we are fine with what is on the books already and that an education program is essential to help residents decide for themselves. It would be necessary to let them know backflow preventers are not a failsafe method and do need routine maintenance. City Manager Dotson gave details of the National Flood Insurance program and that it does require some Code changes to mitigate risk. If the Council decides to join we will be doing that. The government program reduces the cost to citizens but it has more regulations. Lower risk, lower cost. More details about the program were given. Andy said we had a very expensive lesson and doing nothing is not an option. We can educate. Chairman Tingey said it sound like we all agree. His worry has been liability for the City and the idea of mandating something is so problematic. We need to put more responsibility on the homeowners to make decisions to do these things. Create information that is concise and correct and simple enough to understand. Complete accuracy is essential. The voice for the City has to be clear and correct. Politics comes into it because you can't say the wrong thing. It was decided to bring it back to talk about it again and to make a concise recommendation to the City Council. No action was taken.

7. SET A PUBLIC HEARING FOR THE ENOCH CITY ANNEXATION POLICY MAP 2021 FOR SEPT. 28, 2021

Chairman Tingey asked if there are any new thoughts on this. We have talked about it and agreed. The map is now updated. City Manager Dotson said State law requires an Annexation Policy Plan and this is the Policy Plan Map. With it we declare to all the public, the county and other cities this is where we will provide services. If a property is outside the boundary then they deal with the county or can say go to the city and request annexation first. He told about the tiers in the county giving details of what they require. It is a marriage between entities and a way to collaborate and inform each other. Our old map overlapped with Cedar City and that was a problem. We changed that with the new map. He explained in more detail saying the County Planner came to us with issues of overlap and not fitting the county tiers referring to our old plan. We decided to do a process to make it fit and make more sense. The north end stays as is and matches the county. The south side is all private land and some is in Cedar and that is an issue with the overlap. There had been no conversation with the landowners previously. City Manager Dotson said he had a conversation with the landowners and what they wanted. The big issue is where we want to provide services. Services exist on 3000 North and are provided by Cedar now. We sent letters out to all the owners we had not talked to. We asked their intentions saying we are not asking them to annex into Enoch. Providing services is the big thing. There is no reason we

should we provide services where they already exist. He gave details of some of the answers from landowners. Some said never and some said they want to be in Enoch now or at some time in the future. Some did not respond. This can change in the future. Much of the land on the east side of I-15 is BLM land and we went around that. The map is not set in stone. They can still ask to annex if outside the line and the county has a say too. It is a policy not a law. We followed property lines along the south side even though it made an uneven line due to one property owner having a large parcel that caused that. The west side at Bulldog Road stays as is. East on Bulldog is Enoch and west is County. We have issues with water and sewer and providing services there. Chairman Tingey thanked him for the information saying we do this every 5-6 years.

City Manager Dotson said he still has not called Cedar City because they are still in committee about their General Plan and it is going very slowly. We put it on the agenda to see if they want to set the public hearing to move it along. Services are the key. Chairman Tingey asked for a motion. City Manager Dotson added we did it all except talking to Cedar. This changes the overlap except for the one property owner that would have their property split to make a straight line. He noted again this is only a line and not a law or written in stone. There was more brief discussion and Chairman Tingey said he would rather wait and talk to Cedar City before we move ahead. The Planning Commission agreed and decided to wait. The item is on hold indefinitely until talks with Cedar City can be had.

8. REVIEW MODULE 4 OF LAND USE TRAINING-City Mgr. Dotson

City Manager Dotson explained the module and referred to what was already discussed previously in this meeting. He said he is presenting this same material in his class at SUU. Chairman Tingey explained to Andy what is going on with the required training on Land Use. City Manager Dotson said he would send the link to Andy and Council Member Ross to do the training. We are talking about the LUDMA, Module 4 which is about administrative and legislative functions. City Manager Dotson went through the differences. There are three functions of local government. Administrative is how to, legislative is making laws for the Code and the other is quasi-judicial which is dealing with public and policy. Cities create laws through a legislative function such as to change zoning. It can be relative to what you think is best for the community. We have community planning and private property rights. Planning is for providing services which is a city's main function. Infrastructure and building it for water, sewer and roads is our responsibility. Politics is pressing always in decisions. The City Council takes the brunt of that as elected officials. He told about variances and the State law statute for that. It can't be financial but a condition of the land. State law dictates five conditions. There was discussion of zoning and definitions of commercial zones and what goes where. We have changed codes a lot to remove ambiguity and make things very specific. We can't make up things on the fly. We can't be subjective. That is where legislative and administrative come into play. Chairman Tingey said it is not about our personal agenda. It is clearly written in the law and is for the better good of the community except in some things like if a particular zone change is good for a particular area.

9. PUBLIC COMMENTS-none

10. COMMISSION/STAFF REPORTS

Hayden White reported our part of roundabout is completed.

Chairman Tingey reminded the Planning Commission Julie is having her knee replacement surgery on Thursday and asked them to remember her in their thoughts and prayers. Julie thanked the Planning Commission.

Council Member Ross reported the City Council will recognize Greg Peterson for his service on the Planning Commission at the City Council meeting tomorrow night. There will also be a presentation on Domestic Violence Awareness Month and that is good program.

City Manager Dotson reported he is having many conversations with developers and the biggest challenge is water. That is the choke point. Building costs are going down a bit but mostly finding the 1934 or older water is hard and expensive. The developers are applying pressure for the City to change our water policy and the City Council is talking about that. They want it changed to younger rights like 1935 to 1940 and would like to be able to provide less than 1 AF per door to the City. They are talking about requiring xeriscaping to be required in their developments but that would be difficult for the City to enforce and there are lots of challenges with that. He told about other policies. Finding the 1934 water is an issue. There are also issues with drainage. Another big concern now is with the recent August 1st storm. Conversations are very challenging because of two things. One is the conversation that our sewer system is broken when in fact no system could have handled that amount of water. We have not been communicating to the public very well. It is a matter of time and energy and how we do that. To get the information out and what is really happening is a challenge. We applied for a \$525,000 grant to do an EA on six (6) basins and are now expanding to nine (9) basins. Have plans for multiple channels to move it through the City safely. We are also applying for other grants. We will be enhancing some things we already have at no charge. The City Council is talking about expanding the storm drainage company. We only have nine people to do all of it. That may mean more employees and that is about money and increasing fees to pay staff and to get the community to back it. It is very political. The fee could go from \$2 to \$11 just to pay for manpower and some equipment. If we were to try to build to handle that water we had in the storms we would have to take out 50 homes and some roads and it is not doable. We can do some things but not all to handle what happened. We have small projects we can do now. Our crew is working on drainage almost every day and doing everything else too.

Chairman Tingey said the developer issues are interesting and risky. Enoch will hold a "Meet the Candidates" night on October 7th at Enoch Elementary at 7:00 pm. All welcomed Andy Losee to the Planning Commission.

11. ADJOURN-Motion to adjourn by Commissioner Correa. Motion was seconded by Commissioner Meacham and all voted in favor. The meeting ended at 8:20 pm.

Julie Watson, Recorder

Date

Meeting ID: 893 0751 5554

12.2500.2503 MAJOR SUBDIVISION

Step 13. City Staff and City Engineer Review of Final Plat. The City Staff and City Engineer shall check the Final Plat tracings for accuracy and completeness. The subdivider/developer shall pay to the City before recommended approval of the final plat is given to the City Council, all costs of checking the subdivision, which shall be computed on the basis of actual costs as determined by the City Engineer.

A. One-acre foot of underground water shall be deeded to Enoch City Corporation for each single dwelling lot created in the subdivision. The subdivider/developer shall convey a water right with proof of use, proof of ownership through a chain of title, and will pay all costs incurred for deeding and transferring the water. Water rights requirements for all multi-residential, commercial and industrial/manufacturing properties will be determined in accordance with City ordinances. When deeding underground water to Enoch City, the water right must be in the Cedar City Valley Drainage on the north side of Highway 56 with a water right prefix of 73 and shall have a priority date no younger than 1934 ~~or an official date set by the Utah State Engineer~~. A "Water Rights Addendum" shall be required with the water deed.

~~B. Enoch City shall only consider accepting surface water shares in lieu of underground water rights from Union field Irrigation Company and East Extension Irrigation Company because of their present points of distribution and use within Enoch City's boundaries. A transfer of surface water shares to Enoch City shall include any supplemental underground water rights associated with the transferred water shares. The credit transfer ratio of one (1) surface water share of Union Field Irrigation Company; (plus any supplemental underground water associated therewith), to Enoch City shall be the equivalent of two (2) acre feet of underground water rights. The credit transfer ratio to Enoch City of one (1) surface water share of East Extension Irrigation Company; (plus any supplemental underground water associated therewith), shall be the equivalent to two (2) acre feet of underground water rights.~~

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. If not completed previously, one (1) acre-foot of water shall be deeded to Enoch City Corporation for each single dwelling lot. Water rights requirements for all multi-residential, commercial and industrial/manufacturing properties will be determined in accordance with City ordinances. The applicant must pay any and all costs incurred for deeding and transferring the water. When deeding water to Enoch City, the water right must be in the Cedar City Valley Drainage on the north side of Highway 56 with a water right prefix of 73 and shall have a priority date no younger than 1934 ~~or an official date set by the Utah State Engineer~~. A Water Rights Addendum will be required with the water deed.

PARTIAL: 0 0638-0001 0
TOTAL: 0.5 ACRES
NEILSON FAMILY, LANC, LLC

PARCEL 0-046: 000: 000:

PARCEL D-0652-0-0
ZONE R-5 AGR
NELSON DRONE LAND & LIVESTOCK

PARCEL A-1020-0-0
ZONE: R-5 ACRES
SUNSHINE CRESTOWNER

PARCEL
A-C975-0-0
TQ42 E 1-18
WILLIAM ROSS

PARCEL:
A-1019-0-0
ZONE: R-1-1-B
BENJAMIN ROSS

285

BASIS OF BEARING
N. 89° 59' 14" W.
2706.34

E: 1/A CORNER
N: 30.947 (6436)
E: 25.704 (1060)

 $\sqrt{1/4}$ SECTION LINE☒ PROPOSED ZONE (CC)

☒ **RECEIVED** 2004-01-15

[illegible]

BEGINNING N 09°59'14"E. ALONG THE 1/4 SECTION LINE 34.00 FEET FROM THE CENTER 1/4 CORNER OF SECTION 24 T.35S. R.17W. S44M. THENCE N 01°05'E. 356.14 FEET. THENCE S 62°08'S. 763.40 FEET. THENCE S 73°25'01"W. 1099.10 FEET. THENCE N 36°23'06"E. 149.33 FEET. THENCE N 01°05'E. 500.60 FEET TO THE POINT OF BEGINNING. CONTAINING 9.25 ACRES OF LAND.

ZONE CHANGE MAP FROM RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (CC)

PLATT
CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
195 N. 100 E.
CEARIE CITY, UT 84720
TEL (435) 566-2151
FAX (435) 566-0567
E-MAIL:
PLATT@INFORMED.M



	2090
	3190
	2090
	3190
	3190

ZONE CHANGE MAP FOR
MEGA RV STORAGE, LLC
WITHIN THE E 1/2 OF SECTION 24, T. 35 S., R. 11 W., S1000
ENOCH, IRON COUNTY, UTAH



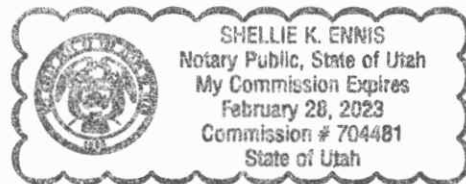
DRAWN BY
M.E. FLEISCHER

ORDERED BY
K.B. PLATT

DATE: Aug 26, 2021

SCALE: 1" = 100'

PLT
P:\MapInfo\p
March 2021\2-Base Course.dwg

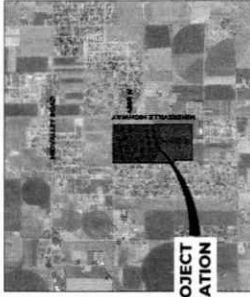
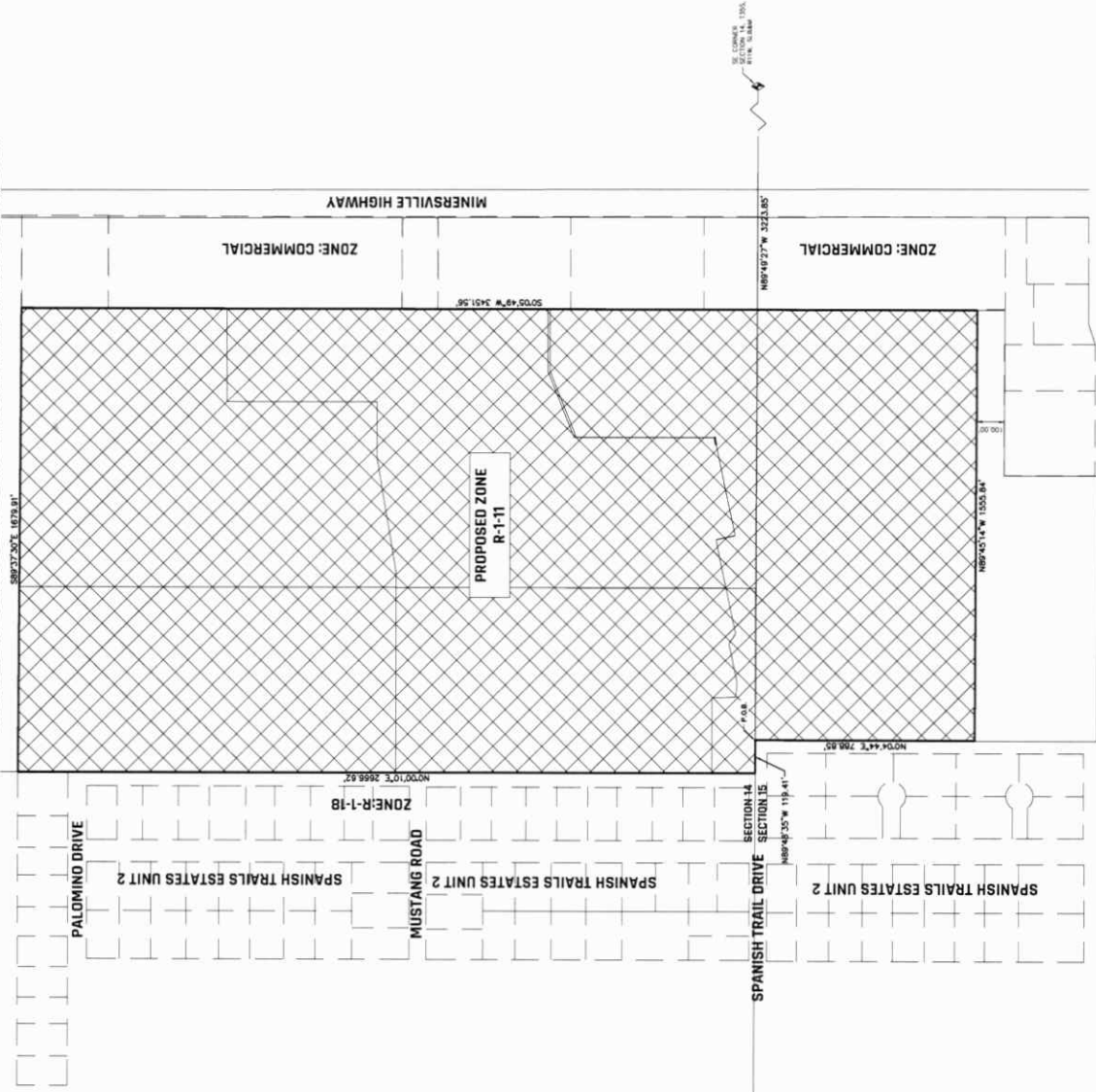


ENOCH ZONE CHANGE FOR ROSS CHATWIN

LOCATED IN SECTIONS 14 & 23, T35S, R11W, SLB8M, ENOCH CITY, UTAH



50'
0
50'
SCALE IN FEET



VICINITY MAP

BOUNDARY DESCRIPTION (130.80 AC)
THESE BOUNDARIES WERE EXAMINED AND FOUND TO BE CORRECT. THE BOUNDARY DESCRIPTION IS AS FOLLOWS: THENCE S89°27'30"E 1679.91' TO THE POINT OF BEGINNING; THENCE S89°27'30"E 1679.91' TO THE POINT OF BEGINNING; THENCE S89°27'30"E 1679.91' TO THE POINT OF BEGINNING; THENCE S89°27'30"E 1679.91' TO THE POINT OF BEGINNING.

CITY ATTORNEY'S APPROVAL
I, JESSIE CHERRY, CITY ATTORNEY, HAVE EXAMINED THE ZONE CHANGE AND GENERAL PLAN AMENDMENT AND HAVE FOUND THEM TO BE IN ACCORD WITH THE CITY CHARTER AND ORDINANCES. I HEREBY CERTIFY THAT THE ZONE CHANGE AND GENERAL PLAN AMENDMENT IS IN ACCORD WITH THE CITY CHARTER AND ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF ____ 2000.

JESSIE CHERRY CITY ATTORNEY

PLANNING COMMISSION APPROVAL
I, JESSIE CHERRY, PLANNING COMMISSIONER, HAVE EXAMINED THE ZONE CHANGE AND GENERAL PLAN AMENDMENT AND HAVE FOUND THEM TO BE IN ACCORD WITH THE CITY CHARTER AND ORDINANCES. I HEREBY CERTIFY THAT THE ZONE CHANGE AND GENERAL PLAN AMENDMENT IS IN ACCORD WITH THE CITY CHARTER AND ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF ____ 2000.

JESSIE CHERRY PLANNING COMMISSIONER

CERTIFICATE OF ACCEPTANCE
I, JESSIE CHERRY, CITY CLERK, HAVE EXAMINED THE ZONE CHANGE AND GENERAL PLAN AMENDMENT AND HAVE FOUND THEM TO BE IN ACCORD WITH THE CITY CHARTER AND ORDINANCES. I HEREBY CERTIFY THAT THE ZONE CHANGE AND GENERAL PLAN AMENDMENT IS IN ACCORD WITH THE CITY CHARTER AND ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF ____ 2000.

JESSIE CHERRY CITY CLERK

LEGEND
--- EXISTING ZONE BOUNDARY
--- PROPOSED ZONE BOUNDARY

PRELIMINARY NOT FOR CONSTRUCTION

12.2100.2108 DEVELOPMENT STANDARDS

A. Access Roads. Each mobile home park shall be provided with a hard surface (concrete or asphalt) road of at least thirty (30) feet wide, to serve each mobile home space and common areas. Said pavement to be bounded by a rolled concrete curb constructed in accordance with City standards. Any access road connecting two or more public streets shall be arranged to prohibit through traffic.

B. Access. Access to all mobile home parks shall be from a dedicated public street at an approved access point or points and the developer shall provide STOP signs at said access point or points. No mobile home space shall have direct vehicular access from a public street. There shall be a minimum of two accesses for each mobile home park.

C. Off-street parking. Parking spaces shall be provided for the parking of motor vehicles in the ratio of at least two (2) parking spaces for each mobile home space.

D. Recreation area requirements. Recreation space shall be provided for each mobile home park having ten (10) or more units and shall be restricted and maintained for such use. A minimum usable area of three hundred (300) square feet per unit shall be set aside and developed for each mobile home park. (Amended 3-20-98)

E. Mobile home space size. Each mobile home space shall have a minimum area of five thousand, four hundred (5,400) square feet and a minimum frontage of sixty (60) feet.

F. Minimum side clearances for mobile home park. Each mobile home park shall have the following minimum yard clearance:

1. Side bordering adjacent property shall be ten (10) feet.
2. Fences shall be erected on all sides of a mobile home park. A six (6) foot high solid visual barrier fence or wall properly related to surrounding topography and the character of the surrounding area shall be provided along such boundary; except that, at the point where a public street intersects with an access road, the fence or wall shall be set back fifteen (20) feet from said public street.

G. Minimum yard clearance for a mobile home space. Each mobile home shall have the following minimum yard clearance, which may also be included in a part of those setbacks required in section 21-20(6) above.

1. Front yard on a private access road shall be ten (10) feet from back of curb.
2. Side yard on main access side of mobile home shall be twenty (20) feet, which may include a ten (10) foot driveway.
3. Side yard on a non-main access side of a mobile home shall be ten (10) feet.
4. Rear yard shall be ~~ten (10)~~ five (5) feet.
5. ~~A concrete mobile home patio shall be at least ten (10) feet wide by twenty-five (25) feet long and shall be kept free from weeds and other debris.~~

6. Accessory building or shed must be located in the side or rear yard.

H. Utility requirements. All sewage and liquid waste shall be required to be connected to a public sewer facility where available. If no public sewer is available, ~~in the opinion of the planning commission~~, the sewage disposal system must meet Utah State Department of Health requirements for mobile home park development. Each mobile home space shall be provided with an approved public water supply and an electrical connection. All utilities shall be located underground. All building, electrical, plumbing and fire protection construction shall comply with Utah State, Iron County and Enoch City construction standards and codes.



WATSON

ENGINEERING COMPANY, INC.

Plan Review Comments

PROJECT: **Settlers Square Subdivision Ph. 4**
Within Section 13, T35S, R11W, SLB&M
Enoch City, UT

DATE: **2021-09-16**

TO: **Go Civil Engineering**
590 N 800 W
Cedar City, UT

PHONE: (435) 586-9592

ATTN: **Dallas Buckner**

EMAIL: dallas@gocivil.net

RE: **Settlers Square Subdivision Ph. 4 - Preliminary Plat**
1st Review Submittal

REMARKS:

Watson Engineering Company, Inc. has been asked by Enoch City to provide a Plan Review of the above referenced subdivision – Preliminary Plat. Please provide a written response to each of the following items when the plans are submitted to the City.

1. Provide a note specifying if the monuments were found or not found.
2. Provide coordinates for the monuments.
3. On the south side of the project there is an overhead power line and drainage ditch. Are there easements associated with these items? Will the easements need to be abandoned or relocated?
4. Provide utility contacts.
5. Provide soil information note or geotechnical report reference.

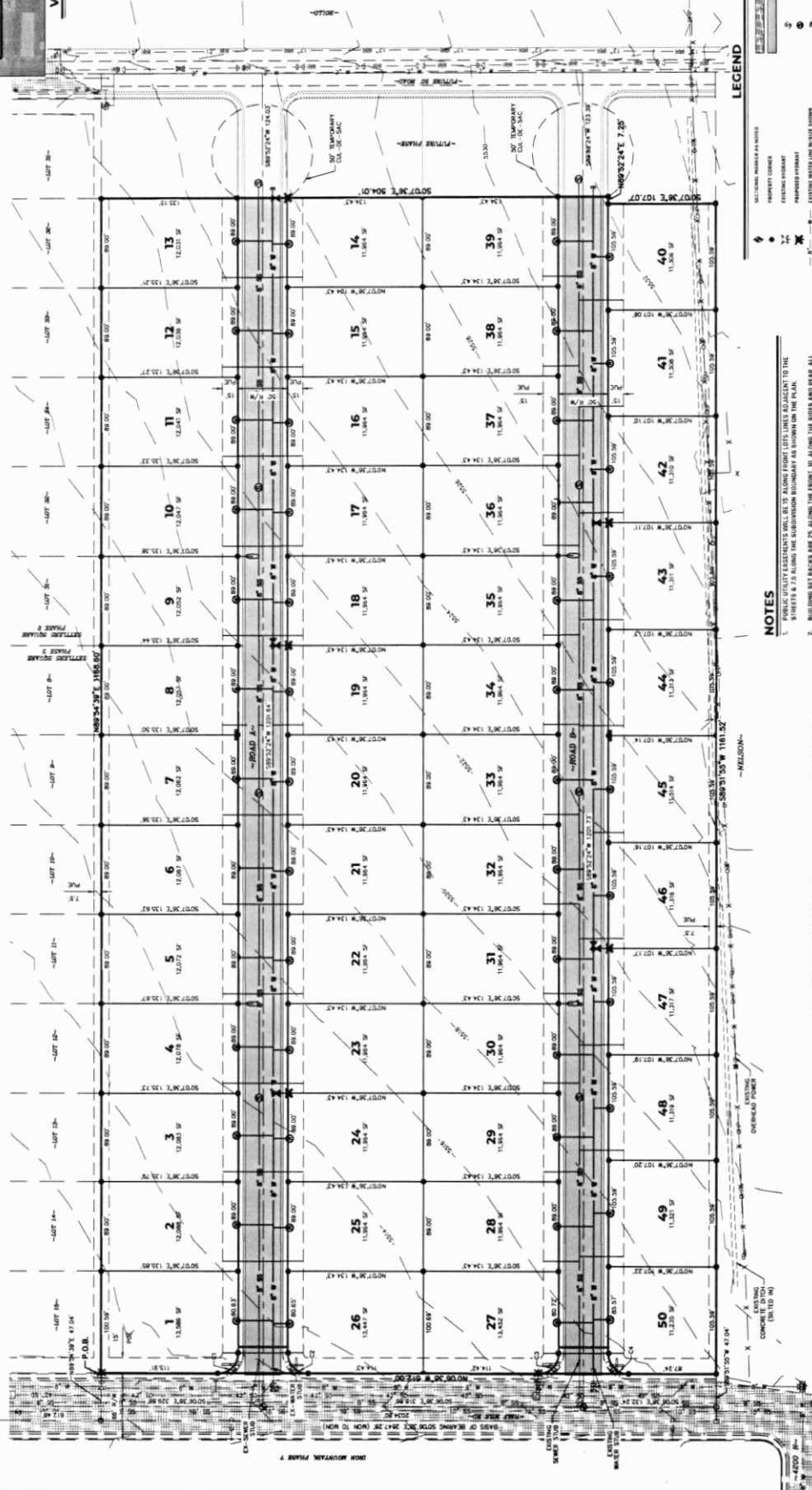
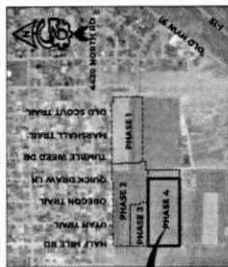
Please do not hesitate to contact us with any additional questions.

Signed: _____

Colin Campbell
Plan Reviewer

Date: 2021-09-16

50' 0' SCALE IN FEET

[illegible]

PHASE 4 BOUNDARY (16.39 AC)

DEVELOPER

1796 SAGE DRIVE
CEDAR CITY, UT 84720

6. ALL COORDINATES ARE BASED ON THE CITY COORDINATE CONTROL SYSTEM.
7. THIS SUBDIVISION FALLS WITHIN THE A-1 ZONING DISTRICT.

7. THIS SUBDIVISION FALLS WITHIN FLOOD ZONE C (AREA OF MINIMAL FLOODING) PER COMMUNITY PANEL NUMBER 49007070108 DATED JULY 17 1996 PANEL 750.
8. BASIS OF MEASUREMENTS FOR THE 200' WIDE STRIP ARE SET BETWEEN THE CENTER QUARTER CORNER AND SOUTH QUARTER CORNER OF SECTION 13, T4S, 10W, R4E, SLOAN AND ON THE NEIGHBORING SURVEY OF THIS STRIP FOR BROWN COUNTY BY GARDNER SURVEYING, INC.

LEGEND

McGraw-Hill

6

—5—

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$$-fQ \rightarrow -fQ$$
$$\text{---} \text{C} \text{---} \text{C} \text{---} +$$

—

1. 姓名: 王小明 2. 性别: 男 3. 年龄: 25 4. 职业: 教师 5. 单位: 某某中学 6. 电话: 13800138000 7. 地址: 某某市某某区某某路某某号 8. 邮编: 100000 9. 电子邮箱: wangxm@163.com 10. 身份证号: 110101199001010001

GO CIVIL ENGINEERING
590 N. 800 W., CEDAR CITY, UT 84221

**PRELIMINARY PLAN
SETTLERS SQUARE SUBDIVISION, PHASE 4
FOR
AMC DEVELOPMENT, INC.**

CHECKED:	SCALE:	DRAWN:	SHEET:
	1" = 10'	AB	1

Enoch City Annexation Policy Map 2021



Map Legend

— Enoch City Municipal Boundary
- - - Cedar City Municipal Boundary

— Enoch City Annexation Declaration Boundary
— Enoch City Tier II Boundary

— Enoch City Parcels
— Iron County Parcels

0 1,000 2,000 4,000
1 inch = 1,000 feet



ENOCH
CITY

900 East Midvalley Road Enoch, Utah 84720 | (435) 586-1119

Updated 8/25/2021

SUNRISE
ENGINEERING
Helping address the risks and opportunities that face

Potential locations for Wastewater Backflow Preventer Requirements:

9.500.561 PLUMBING AND MECHANICAL CODE ADOPTED

The International Plumbing Code and the International Mechanical Code, Current Editions, published by the International Conference of Building Officials and printed as a code in book form, three copies of which have been previously filed with the recorder/clerk for use and examination by the public, hereby are approved and adopted as the current and effective plumbing and mechanical code of this municipality.

12.300.317 WATER AND SEWAGE REQUIREMENTS

In all cases where a proposed building or proposed use will involve the use of sewage facilities, and connection to a public sewer system as defined by the Utah State Division of Environmental Health is not available, and in all cases where a connection to a public water system approved by the Utah State Division of Environmental Health is not available, the sewage disposal and the domestic water supply shall comply with the requirements of such Division and of the local board of health. The application for a building permit shall be accompanied by a certificate of approval from said Board or Division.

12.300.321 SINGLE FAMILY AND TWO FAMILY DWELLING STANDARDS

Any detached single family or two family dwelling, located on an individual lot outside of a mobile home park or mobile home subdivision, shall meet the following standards in addition to any others required by law:

A. Each dwelling shall meet the International Building Code or, if it is a manufactured home, it shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and shall have been issued an insignia and approved by the U.S. Department of Housing and Urban Development (HUD) and shall not have been altered in violation of such codes. A used manufactured home shall be inspected by the city building official or his designated representative prior to placement on a lot to insure it has not been altered in violation of such codes.

B. A manufactured home shall be taxed as real property and an affidavit shall be filed with the State Tax Commission pursuant to Utah Code.

C. Each dwelling shall be permanently connected to and approved for all required utilities.

D. Each dwelling shall be attached to a site built permanent foundation, which meets the International Building Code. If the dwelling is a manufactured home, the installation shall meet the ICBO Guidelines for Manufactured Housing Installations, including any successors to these standards. The space beneath the structure shall be enclosed at the perimeter of the dwelling by skirting in accordance with said ICBO guidelines and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry

type foundation materials. At each exit door there shall be a landing that is a minimum of thirty-six inches by thirty-six inches and is constructed to meet the requirements of the International Building Code. All manufactured home running gear, tongues, axles, and wheels shall be removed at the time of installation.

E. The roof of each dwelling shall have a roof pitch that complies with engineering standards for local snow load. Each dwelling shall have a roof surface of materials which are typical of stick-frame dwellings.

F. Each dwelling shall have exterior siding materials consisting of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or any material meeting the International Building Code or materials of like appearance approved by the city building official. The roof overhang shall not be less than twelve inches, including rain gutters which may account for up to four inches of the overhang, measured from the vertical side of the dwelling. The roof overhang requirement shall not apply to areas above porches, alcoves and other appendages which together do not exceed twenty-five percent of the length of the dwelling.

G. The width of each primary dwelling shall be at least twenty feet at the narrowest point of its first story. The width shall be considered the lesser of the two primary dimensions. Exception to this width requirement is for guest houses (accessory dwelling units). Factory built or manufactured homes shall be multiple transportable sections at least ten feet wide, unless transportable in three or more sections, in which case only one section need be ten feet wide. All single family and two family dwellings shall meet the current building code adopted by the State of Utah.

H. Replacement of an existing nonconforming manufactured home on a lot outside a mobile home park or mobile home subdivision shall comply with all requirements herein.