

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch City Council Meeting

Time: Oct 6, 2021, 06:00 PM Mountain Time (US and Canada)

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Meeting ID: 840 5123 6537

ENOCH CITY COUNCIL NOTICE AND AGENDA

October 6, 2021 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-**
 - d. Approval of Agenda for October 6, 2021-**
 - e. Approval of Minutes for September 15, 2021-**
 - f. Ratification of Expenditures-**
 - g. Conflict of Interest Declaration for this agenda-**
- 2. PUBLIC COMMENTS**
- 3. ADMINISTER OATH OF OFFICE TO NEW POLICE DEPARTMENT OFFICERS – Deputy Recorder**
- 4. RECOGNIZE AND THANK GREG PETERSON OF THE PLANNING COMMISSION, DEVIN MACKELPRANG AND ISACC ASKEROTH OF THE POLICE DEPARTMENT FOR THEIR SERVICE AND APPOINT A NEW MEMBER TO THE WATER BOARD AND ECONOMIC DEVELOPMENT COMMITTEE**
- 5. 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) Platt & Platt**

6. **ORDINANCE NO. 2021-10-6B CHAPTER 12.2100.2108, DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS**
7. **ORDINANCE NO. 2021-10-6C AN ORDINANCE TO CHANGE AN ADDRESS IN LEGACY ESTATES SUBDIVISION, THE ADDRESS OF 618 E. 5080 N. WILL BE CHANGED TO 5062 N. 600 E.**
8. **RESOLUTION NO. 2021-10-06 A RESOLUTION TO ADOPT THE MASTER TRANSPORTATION PLAN**
9. **CONSIDER STEAD MINOR SUBDIVISION-Platt & Platt**
10. **CONSIDER SETTLERS SQUARE PH. 4-Go Civil Eng.**
11. **DISCUSS FRAUD RISK ASSESSMENT**
12. **CONSIDER POTENTIAL LOCATIONS OF BACKFLOW PREVENTERS IN VARIOUS SECTIONS OF CITY CODES**
13. **DISCUSS AND CONSIDER DUMPSTER STATION – FALL WEEKEND HOURS**
14. **CONSIDER COSTS AND JOB DESCRIPTION FOR STORM DRAINAGE ENTERPRISE FUND**
15. **COUNCIL/STAFF REPORT**
16. **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)
17. **ACTION FROM CLOSED MEETING-**
18. **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 delivered 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 10-1-21.



Julie Watson, Recorder

10-1-21
Date

MINUTES
ENOCH CITY COUNCIL
September 15, 2021 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

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

Staff present:

Julie Watson, Recorder-Zoom
Ashley Horton, Treas.
J. Wayment, City Atty.
Hayden White, PW Dir.
Robert Dotson, City Mgr.
Jackson Ames, PD Chief
Lindsay Hildebrand-Dep. Rec.

Public Present: Richard Jensen, Todd Hess, Shaylene Boruffi-Jensen, Jesse Brown, Dave Staheli, Carol Rohrer, and Jeff Corry

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING-By Mayor**
Chesnut at 6:00 pm.
 - a. Pledge of Allegiance- Council Member Ross
 - b. **Invocation-Audience invited to participate-** Richard Jensen
 - c. **Inspirational thought-** Council Member W. Harris
 - d. **Approval of Agenda for September 15, 2021-** Council Member Ross made a motion to approve the agenda. The motion was seconded by Council Member W. Harris and all voted in favor.
 - e. **Approval of Minutes for September 1, 2021-** Council Member Ross made a motion to approve the minutes. The motion was seconded by Council Member Lee and all voted in favor.
 - f. **Ratification of Expenditures-** none
 - g. **Conflict of Interest Declaration for this agenda-** none

2. **PUBLIC COMMENTS – Mayor Chesnut invited public comments**

Richard Jensen said he wanted to address item number ten on the agenda. Two weeks ago when the City Council talked about changing the standards of the drainage ponds and it turned into adding \$10-\$12 drainage fee. He noted that he sat with Rob and talked about this. He asked how many times in the past have we had a storm that big. There were three or four different times that Enoch has had big storms and it never flooded. There was a 500 year storm when we had a flood though. Why do we need the additional funds? He said he knows that by increasing the drainage fee it will look like we've done something, but with that level of rain, taking the additional money from residents won't fix anything. He said he has looked at the data and can't see any reason to raise that fund to fix a problem that our current system handles. He ended by saying that he hopes the City Council will consider other things before increasing drainage fees.

Carol Rohrer said she wanted to second what Richard said. She wants to have more of a study before adding that kind of fee.

Mayor Chesnut said we will talk more about this. It's a preliminary proposal and The City Council was asked to provide some data. It's good that we have citizens come to express those concerns. He thanked her and asked for any other comments. There were none.

3. RECOGNIZE AND THANK GREG PETERSON OF THE PLANNING COMMISSION FOR HIS SERVICE

Mayor Chesnut said Commissioner Greg Peterson is not present, so we will put this item on another agenda.

4. CONSIDER SUPPORTING DOMESTIC VIOLENCE AWARENESS MONTH PROCLAMATION-Kaleigh Bronson-Cook

Janine Bury said that Canyon Creek Services would like October to be recognized as Domestic Violence Awareness Month. One in three women and one in five men will experience abuse from an intimate partner. Canyon Creek Services provides free services to survivors. She read through the declaration. She then said they are asking the City Council to pass this as a declaration. Council Member Lee said she thinks this is something that we should do. She noted that she thinks they do a wonderful job. Council Member Stoor seconded Jolene's comment. He also asked that regarding data, as we make declaration of awareness, how has that changed the outcome? Janine said the more awareness there is, the more people will seek services and get the help they need. Mayor Chesnut said those people become more aware of those supports and have courage knowing that there is some place to go. He then entertained a motion.

Council Member Ross made a motion to declare October as Domestic Violence Awareness Month. Council Member W. Harris seconded the motion and all voted in favor.

5. ORDINANCE NO. 2021-09-15 AN ORDINANCE TO CHANGE TWO ADDRESSES IN SETTLERS SQUARE SUBDIVISION, PH. 2. THE ADDRESS OF 4346 ALPAL TRAIL WILL BE CHANGED TO 1215 E. SOUTHERN HOMESTEAD BLVD. AND THE ADDRESS OF 1213 E. SOUTHERN HOMESTEAD BLVD. WILL BE CHANGED TO 1210 E. SOUTHERN HOMESTEAD BLVD.

City Manager Dotson explained the reason for wanting to do this. The address of 4346 Alpal Trail is changing because the house is facing Southern Homestead Blvd. The address of 1213 E. Southern Homestead Blvd. is changing because the house number needs to be an even number to correlate with the side of the street it's on.

A motion was made by Council Member W. Harris to approve Ordinance No. 2021-09-15 and change the two addresses in Settlers Square Subdivision, Ph 2. The address of 4346 Alpal Trail will be changed to 1215 E. Southern Homestead Blvd. and the address of 1213 E. Southern Homestead Blvd. will be changed to 1210 E. Southern Homestead Blvd.

Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross-Yes

Council Member Lee-Yes

Council Member Stoor-Yes

Council Member West Harris-Yes

Motion Passed

6. RESOLUTION NO. 2021-09-15-B A RESOLUTION GRANTING APPROVAL OF THE CIVIL PLANS AND FINAL PLAT OF SPRING HILL SUBDIVISION, PHASE 1

Council Member Ross asked for a larger map of Spring Hill Subdivision. Mayor Chesnut asked that Jesse Brown stand up and explain this item. Jesse Brown said that he doesn't have a lot of detail. He said the area is up the street from the church and has a road and a sewer. They are going to old school Enoch lots. City Manager Dotson said this subdivision came to Enoch in 2006. The owner had designed the subdivision to take up the area. They sold it and Mr. Brown is the current owner. They are taking the plans from the previous level and doing the same. Our drainage changed a bit so they had to re-do everything. Rob shows on a map where the road will go to connect the roads up. Mayor asked for any questions or concerns. There were none.

A motion was made by Council Member Stoor to approve Resolution No. 2021-09-15-B, a resolution granting approval of the Civil Plans and Final Plat of Spring Hill Subdivision, Phase 1. Council Member W. Harris seconded and a roll call vote was held as follows:

Council Member Ross-Yes

Council Member Lee-Yes

Council Member Stoor-Yes

Council Member West Harris-Yes

Motion Passed

**7. PRESENTATION BY THE IRON COUNTY SCHOOL BOARD ON THE
GENERAL OBLIGATION BOND PROPOSAL PASSED BY THE SCHOOL
BOARD ON AUGUST 24, 2021 WITH Q & A- Dave Staheli**

Dave Staheli, with the Iron County School Board said as you know we have been considering growth and aging facilities. The board passed the bond initiative through our process and will have the public hearing. He wanted to present what they have in mind. They are still weighing and looking at aging facilities with growth. There is a lot of influx from all around. Regarding elementary schools, they are going to be considering whether they need to look at replacement or a new elementary school to meet demands and giving us flexibility. We have looked at reducing costs. Dave introduced Todd Hess to discuss some of the plans for the bond. Todd Hess said he is the business administrator for the Iron County School District. He wanted to come to the meeting to inform as many people as possible, knowing that the best way to spread information is word-of-mouth. They want people to be informed as they go and vote. As he said the bond proposal is 69.5 million dollars in projects. They will put out more info on website, flyers etc. He said they have identified three problems with this bond. The first is several facilities are inadequate for growth in enrollment. The second is crowded classrooms and that makes teaching ineffective. At Canyon View Middle School the proper classroom size has is right around 25 students per class. Anything over that and the kids don't want to talk or participate in discussions. The teachers can't hold labs with anything over thirty kids because its too many kids to watch. Right now they are crowded. The third problem is some facilities like East Elementary is over 70 years old. There are constant and costly repairs to keep them operating and they are operating less efficiently. The Iron County School District has a ten year capital plan that they check every year to make sure it's still adequate. The most critical needs to solve those three problems involve several schools within the county. The middle schools have booming music and performing arts programs. The principle at Cedar High School said that 50% to 60% of kids are in band and the rooms are quite small. He showed pictures of the rooms on a slide show. They take small groups and go into the lunch room or outside to work. We have similar problems in Canyon View Middle School. A lot of students are in corner classrooms that are located off of the stage and we cram students in there. Science classrooms are outdated for the way science is being taught right now. They are small and only get used when teachers need it. At any given time 6 to 8 teachers share the lab. So, they need more classroom and lab space. At East Elementary, with it being over 70 years old, two boilers that are diesel fueled are extremely old and costly to run and don't do a good job heating. Todd wanted to clarify that the oldest portion of the school is 70 years old. It's been added to. There are things in that portion of the building they want to re-purpose, but the building needs to be replaced. We have had settling issues with significant cracks in one portion of the building. In Cedar High the science wing had one classroom added but the rest of it hasn't been remodeled. People say the lab smells the way it did 20 yrs ago. There is a large storage space and we could use that space for classrooms. Parowan Elementary and Parowan High school students have to go to the elementary to eat school lunch. The high school wasn't built with a cafeteria. Todd said he watched the students walk to get their lunch and come back. It's not a long way but in the winter, their food is probably cold and takes anywhere from 10-15 minutes. Plus, you have the two age groups mixing. The elementary doesn't have much of a gym for PE classes. That room is full anytime they do an assembly and there is no room for parents to come watch programs. At the

transportation facility the bus garage has been there for 25 years. As school enrollment grows, we are going to need to add busses and need a larger facility to store them. They have property that they own that could facilitate that. Solutions for these problems would be starting with the middle schools by adding a performing arts wing to both middle schools and to increase the classroom sizes for music. At Cedar High there will be four performing arts rooms, four general classrooms and two science class rooms. It would increase capacity for growth. They would relocate the transportation facility. **Council Member Lee asked where the location would be.** Todd said it would be south of where the bus garage is now. At Parowan High they are proposing a construction of multi-use facility cafeteria and gym for PE classes and extracurricular teams. They also want to replace East Elementary with a new school on the same property and looked at North Elementary to possibly replicate it. They won't have to displace students. They will change that plan and add classrooms for room to grow. He shows a map on funding allocation. One of the things they wanted to do is communicate to voters that they have allocated every dollar of this bond. It is a 69.5 million dollar bond with a 20 year pay out with an interest of 2% and 5 % interest. They asses property tax as a school district. He describes the tax effect as shown on a slide. Taxes decreased from 2020 to 2021 because they paid off 2 bonds. He showed a future plan slide regarding annual tax. There is potential for a 30 million dollar bond in the next few years. They project the need for a new middle and high school in about 10 years. The website is www.irondistrict.org/2021bond. **Council Member Stoor asked what the percentage of growth is.** Todd said it is 1.5% to 2% in middle and high schools in the last 10 years. **Mayor Chesnut said when you have growth in middle and high and they are moving to the community.** Todd said they also have Gateway for elementary and they will eventually go into high school or homeschool. **City Manager Dotson asked about the requests for more space, wondering if they are coming from the principals and the teachers.** Todd said it depends on the school you are talking to. This is an average of all of the schools. they have 3 that are increasing quite quickly better than that 1.5%. For example, Three Peaks, Iron Springs and Fiddlers are growing faster than 1.5%. **Council Member Ross asked about the security in the elementary schools. She mentioned that walking into Enoch and South is different than Three Peaks and North. She asked if they have considered improving that.** Todd said yes, there is an amount allocated just for security. A lot of schools are preventing people from walking into the school by locking the front doors and putting in a door bell. The original plan was to do the remodel of the office space to get security similar to North. After Covid, they liked that people stopped outside instead of coming in and the school district is going to setup systems where people will stop outside with a buzzer and a camera. It's a less expensive option that provides more security. Todd stopped there and Dave Staheli stood back up to say said that there were collaboration and arguments before the board came to a decision. They want to challenge everyone to look at the numbers and costs. With the process they came to a unanimous decision. **Attorney Wayment asked why the board waited for two years.** Todd said the needs are there now. We are really bulging badly in different areas. We will sort our growth versus aging.

8. RESOLUTION NO. 2021-09-15-C A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING WITH CEDAR CITY, IRON COUNTY & CICWCD REGARDING WASTEWATER REUSE

City Manager Dotson said this is something that they have been working on for years. He asked how we collaborate with Cedar to take the water and reuse it. He explained that Mayor Chesnut approached Cedar and basically said we want our water back. Then they argued it with them. Cedar City hired a firm to do an analysis to show what it would take to use that water and invited Enoch and came up with six plans. We told them that it doesn't need to be treated anymore and you can put it on Alfalfa. Then they agreed. Use it on the field so farmers don't have to pump. The reuse idea has been going on for years. It's not our idea. Mr. Peter Grimshaw from Enoch

sent a letter 10-12 years ago. The District came on board because the county is working with NRCS to do a drainage assessment on Coal Creek. Iron County applied for this funding and we talked with NRCS, Cedar and the District. What if we added that to that, it wouldn't cost a lot more, and NRCS would pay for it. That was a year ago. They had a meeting with Cedar and they came to the conclusion that all the City wanted to do is cooperate with them. They sent this memorandum of understanding to the County and it says basically that we are going to work together. Cedar is seeing it tonight. Mayor Chesnut said there were concerns with Cedar about committing money. All we wanted was cooperation. Attorney Wayment said if you put it on farmers' fields you know which wells you shut off, its easy, condensed and makes sense. Council Member Stoor asked how the farmer would use it. Mayor Chesnut said they pump lines through the pivots. Council Member Stoor asked how it impacts their water rights. City Manager Dotson said this water right has been consumed because it's a reuse. He stops pumping and puts it in non use. Going in it is a reuse but going out again is there a credit? The farmer would have to pay the cost to pump the water to him. There are a few problems that will need to be solved as we collaborate with Cedar and the District. Mayor Chesnut said the goal is to be collaborative and not cause harm.

Council Member Lee made a motion to approve Resolution 2021-09-15-C, a resolution adopting a Memorandum of Understanding with Cedar City, Iron County, and CICWCD regarding water waste reuse. Council Member Ross seconded and a roll call vote was held as follows:

**Council Member Ross-Yes
Council Member Stoor-Yes
Motion Passed**

**Council Member Lee-Yes
Council Member West Harris-Yes**

9. RESOLUTION NO. 2021-09-15-A A RESOLUTION ADOPTING THE NATIONAL FLOOD INSURANCE PROGRAM

City Manager Dotson explains this again and recaps it from the last meeting. Major insurance companies won't provide flood insurance unless you are a member of the National Flood Insurance Program. There are requirements to be a member. He went over those requirements. If we join we would start the emergency phase. This is a period of time when someone could get insured on basements up to \$100,000. Once we leave the emergency phase and become full-fledge members then they get the full cap on the upstairs and downstairs. The other issue is we would have to have a ordinance in place that would mitigate the flood based on mapped areas. The emergency phase is until we get a mapped area. Once it's mapped then we have flood-prone areas on the map. Right now most of Enoch is in a flood zone C, which is rarely ever gets flooded. The town of Enoch on the map was not boundaried in the FEMA maps from 1977. There are people that can't get mortgages in certain places because we aren't in the mapped area. This resolution starts the process. Council Member Lee asked if adopting this resolution will cost the City money. City Manager Dotson said we just have to change ordinances. Such as, you can't build basements and some say you can't use drywall. Council Member Ross asked how does that affect current homes? Mayor Chesnut said it's not something that we will impose on them. City Manager Dotson said we would have to do something. Cedar City is a part of the NFIP and Flying L is there and they don't have basements. It's a zone A or A E which is a high probability of flooding. Council Member Lee said she thinks it's a good thing to do.

Council Member W. Harris made a motion to pass Resolution No. 2021-09-15-A, a resolution adopting the National Flood Insurance Program. Council Member Stoor seconded and a roll call vote was held as follows:

**Council Member Ross-Yes
Council Member Stoor-Yes
Motion Passed**

**Council Member Lee-Yes
Council Member West Harris-Yes**

10. CONSIDER COSTS AND JOB DESCRIPTION FOR STORM DRAINAGE ENTERPRISE FUND

Hayden White explains both plan costs one and two. Council Member Lee asked if we didn't have our own equipment how do we do plan two? Hayden said plan 2 is mostly him taking care of the City's stuff. Homeowners would have to take care of theirs. Council Member Lee said in the current budget, do we have expenses that we are using to cleanup culverts and use a vactor? Do we rent one from time to time? How much culvert cleaning are we doing? Hayden said they are cleaning the ditches and not the culverts. He thinks we have \$3,000 that we could buy culverts with. Council Member Ross asked how much time he spent on drainage before August 1st.

Hayden said they usually only focused on drainage in the fall when leaves drop or when it snows. Mayor Chesnut said the distinction of the proposal is allocating manpower solely to this purpose instead of the 8 men that we have trying to do that for 7500 residents. Hayden said this would be their full time job. City Manager Dotson said he put different job descriptions in there in case there is someone with more experience or training. Once we get to 10,000 residents we have to have someone trained specifically for storm drainage. We currently have about 7,384 residents. Mayor Chesnut said you are looking at about 6 yrs to get to 10,000 residents. Council Member Ross asked how much time have you had to spend on. Hayden said it would be every day for two weeks to maintain what we have. Council Member Stoor asked what does that provide our community in way of flooding? This is on top of our existing budget. What extra protection does it gives us? Hayden described different homes and their need. It would take the homeowner's responsibility away. Mayor Chesnut said there would be improvements because homeowners may not know how, or can't afford, to maintain their culverts. There are problems and the goal would be to provide an actual service to the community that residents would benefit from and there would be two guys out there every day. Mayor Chesnut said that anything we do that results in a fee, we need to be mindful of. The current system is not broken or failed because prior storms have been dealt with. As we do grow, when water hits asphalt and starts moving, do we hope citizens will take responsibility or rely on their neighbors? This is one place that we don't need to rely on neighbors. Council Member Lee said it seems that with our \$2.00 fee, we haven't been able to address the other 14 projects. With plan one we have the ability to take care of local projects. City Manager Rob said to be fair those projects are things like a re-do on a street. Our staff can't do that, it will be a contractor and it will take other money. We are bringing in about \$44,000 per year. I want us to have that discussion to have what is needed, what we get and what the costs will be. Council Member Stoor said we should have a discussion about other projects. Then we can talk about budgeting. Hayden said that he is the only one in Public Works, but doesn't live in Enoch. Employees told him they would pay \$20 per month to take care of their drainage. Hayden said he would talk to citizens and see what their opinion is.

Richard Jensen said he had knocked on several hundred doors and about 5% of them said it sounds reasonable. The rest said no way. Mayor Chesnut said we want to educate them on what they are getting. We have plenty of people who know that, then they know it's an exchange for service. Council Member W. Harris asked storm drainage aside, do you need another guy? Hayden said yes, I was trying to wait until July. Mayor Chesnut said let's start looking at this as our first pass. We can refine it and address specific concerns. We need to give you a variety of options to discuss. City Manager Dotson said the other steps are to consider what level of standards we going to change, if any, and what they will go to. We can go to Planning Commission and consider this as a land use issue. Council Member Stoor said it's our responsibility to take care of our system when it comes to storm water. Council Member Stoor asked based on the number of population is this what we need. Mayor Chesnut said on August 1st he was driving a truck around and eight guys didn't go very far.

11. COUNCIL/STAFF REPORT

Hayden White said their part of the round about is done. Rock is in place. Trackhoe is in the shop. It's about \$20,000 to fix it. The water tanks are full. We have been running on three tanks. Council Member Lee said she had a thought about how to get Public Works 8 more hours a day of help at the City dump. There is a possibility of using the new animal shelter tech. There is discussion about culverts and whether residents should clean out theirs. There was also discussion about curb and gutter installation with the process and challenges that it brings. There is talk about special assessment areas and the pros and cons about doing it. If we allowed neighborhoods to decide, it may not go well. City Manager Dotson said some people want to pay for curb and gutter. He asked Attorney Wayment if he proposed that we approach Garden Park, for example, since it's well delineated and ask them. Attorney Wayment said yes. If they vote no now, then he doesn't think it will ever happen. The City could send out letters to inform them about the special assessment areas. About 40% of the assessment area would have to vote no to kill it. This would absolve the City as it was their choice. Money has to come from somewhere and he said he doesn't think cleaning culverts will fix the flooding issues. There are ways to fix it like curb and gutter. A ditch and a culvert will always be a problem. Council Member Lee asked isn't \$20 per month less expensive per house, hold to create a system to help our city meet a 2 year standard, less expensive overall? City Manager Dotson said that's an ideal question. There is a loan to do the project now and it could be \$20 or it could be less. There was discussion about and SID. Mayor Chesnut said that had been done in 2012 on Half Mile Rd. and all of the residents said no. As a common voice in the City Council Meeting, they thought the City should find it in their budget. City Manager Dotson said the other thing that needs to be discussed is impact fees. Currently we charge \$1,438 per house for storm drainage impact fees and that brings in about \$100,000 per year. We are seeing about 70 new homes a year. That impact fee is going to make a difference when we change our ordinance require a larger standard.

Chief Ames said they hired a new animal shelter tech that lasted 2.5 days. They hired another one that started yesterday. They have been busy. Travis Carter is up and running and he been doing FTO. Carter had about 20 years of experience. Things are going good. It's nice to be almost full staff. Mayor Chesnut said there is less hiring process this time then when he came in and he attributes that to the City Council efforts. The guy with the least amount of experience that applied was nearly a decade in. Chief Ames said our least experienced guys is 5.5 years in. Mayor Chesnut said the common thread, when they were asked, was Enoch has a reputation of good quality of taking care of their officers. City Manager Dotson said that comes from Chief and the City Council's willingness to fund the Police Department.

Attorney Wayment said he had nothing new to discuss.

Ashley Horton said the City had started the audit and hopefully will be done today or Friday. We combined with the County for a Match Grant, a project for additional water storage tanks.

Council Member W. Harris said in the Economic Development Committee, they discussed the Meet the Candidates Night and the school has been reserved. Candidates have been contacted. The date is October 7th, 2021 from 7pm to 8pm and it will be held in the gym of Enoch Elementary.

Council Member Lee wanted to thank Officer Humphreys for doing a great job. She brought 14 little girls in to ask questions and he did such a good job and handled it really well. They were disappointed that they couldn't see them all. She asked City Manager Dotson about the signage on the Roundabout. City Manager Dotson said Commissioner Correa is meeting with the Paiute Tribe about the sign.

Council Member Ross said she attended the Planning Commission meeting the day before and recapped everything they talked about there. Andy Losee did a great job. Wreaths Across America is having a meeting at the City Office Building at 7pm on September 23rd.

City Manager Dotson said he received a phone call from insurance broker and they have a family member or something that invented a device for emergency backflow prevention. He showed a demo/replica of it and explained how it works. They sell for about \$120. We might talk to a plumbing company and get people in contact with them. They are located in Logan, Utah.

Council Member Ross made a Council Member Ross made a motion to close the regular meeting and go into a closed meeting. The motion was seconded by Council Member Lee and a roll call vote was held as follows:

Council Member Ross-Yes

Council Member Lee-Yes

Council Member Stoor-Yes

Council Member West Harris-Yes

Motion Passed

12. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.**
(Requires a roll call vote with 2/3 majority)
13. **ACTION FROM CLOSED MEETING-** Council Member David Harris will contact landowner with response from legal counsel
14. **ADJOURN**

Julie Watson, Recorder

Date

Meeting ID: 834 0762 9960

Planning Commission Recommendation-Mega RV Storage Zone Change

MINUTES ENOCH CITY PLANNING COMMISSION September 28, 2021 at 5:30pm City Council Chambers City Offices, 900 E. Midvalley Road

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)

Chairman Tingey asked for a motion to go into the public hearing.

Commissioner Meacham made a motion to close the regular meeting and go into the public hearing for the zone change for Mega RV Storage from R-1-18 to C-C on Hwy. 91. Motion was seconded by Commissioner Correa and all voted in favor.

Chairman Tingey invited public comments.

Ben Ross said he gave City Manager Dotson some pictures. This has been a nice dark sky area until they build this RV Storage then the light will pollute their homes and view. He is also concerned about the drainage and fears they will be flooded no matter what they do for drainage at the site. They love where they live and feel this will ruin everything by rezoning only 61 feet from his home.

Lester Ross said he lives by the north boundary of this area. They want to take the emotion out of it but it is a problem for them also. He told about where they lived when first married and where they live now. They could drive in there in any conditions. Since they have lived there, two commercial developments have gone in and the water from those properties have dumped on their road and it is often impassible even though they maintain the road. That storage unit, StorRight, is a mile from their house. Now this development is similar but right in the middle of the community where about ten homes are located. They do not want commercial development in their community. One problem is water over flow and also the structure blocking the view. StorRight already pollutes them with light and now this will be on the front side. The light pollution is a concern and also the water and flooding onto their property and road is a concern. He gave more details of water problems with flooding. Building and hardscape will add more water onto their properties. Between residential and commercial there has to be a fence but that won't solve the issues. He is concerned with buffers and that they would not be effective. They are encroaching on their farm road now. Another issue is there may be other commercial uses that are approved there. Others could come in and further ruin the R-1-18 neighborhood they live in now. He recommends they consider these comments when weighing the recommendation to the City Council.

Marilyn Ross-Read a statement about the light pollution and activity at night and asked they not rezone this so they can enjoy their peace.

Council Member Ross said the back side of this property is coming into a residential area where they are continuing to build homes. It has always been residential. Now this is commercial and she is opposed to it. This property was always zoned residential and now this commercial development wants to come in on the road. They need a buffer of some kind. Their homes were not built to be by a commercial property. This is their home and farm. You would not put a commercial business right next to where it intrudes into homes. The property behind them will be homes also. The homes were planned to be built there however developers with commercial projects were not. This was built by family and friends who wanted to keep this residential.

Robert Platt, representing the developer came up to tell the Commission about the RV storage and said they have to put in a detention pond and they will do that in the plan. The site plan is not firm now. He knows there are lights and they can use the kind that do not pollute the dark sky or at least minimize it. This will be RV covered storage. The road to the homes is inadequate. Ben Howe wants to build but the hang up on his financing is the road that is not up to par for the bank. The owner of Mega RV Storage has deeded a right-of-way on his side to help that situation for the residents. He has no plans to sell this off to others who would add more commercial businesses. If the zone change goes through the plan has to be approved by the City also. Robert showed where the access to the storage will be off of Old Hwy. 91. Robert said there is not a lot of traffic with the use this will be. He added there will be security access and not just anyone can get in to this area. *Council Member Ross said they keep talking about the road because that is their only access. She talked about shields on lights and StorRight had them at one time but they disappeared and the ordinance we have now requires them to be installed at the beginning but they can change them later. That is a concern. Lights above RVs will be high up and will blare out.*

Susan Christopher said she lives north of Council Member Ross and if they zone this commercial two lanes on Hwy. 91 are not enough. They almost get in accidents all the time. The road would have to be improved to allow an area to turn into this RV storage. She agrees with Council Member Ross that other commercial uses may come and they need a buffer or for it not to be approved

at all. They built with idea it would be homes and not businesses.

Chairman Tingey thanked them for the comments.

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

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

Chairman Tingey asked for discussion. Commissioner Correa said there are other properties on Hwy. 91 where the zoning was changed recently, however they were not adjacent to residential developments. Commissioner Ley said this goes to the south on Hwy. 91 by homes and the other zone changes were farther north in more suitable areas away from homes. Chairman Tingey said Hwy. 91 is logical for commercial development but looking at this project and the comments from homeowners who will be heavily impacted, he has had a change of heart and wants to keep this residential. It was noted several times in the discussion that there are no guarantees things will stay the same as they were when you built your home. Commissioner Meacham said that is why he has opposed R-1-11 on some past occasions due to the expectations of surrounding homeowners. Chairman Tingey said this is a great business but this may not be the right place for it due to the close proximity to the homes. Commissioner Correa noted the impacts mentioned from the intrusive lighting, flooding which already happens in regular storms and the potential that this will be unsightly to view right outside of the homeowner's doors. It is not a great fit in this case. A homeowner mentioned the need for a buffer area between the business and the homes but that is not required in Code other than a fence. Chairman Tingey said traffic is not really an issue but the lighting and the stormwater are issues. Chairman Tingey said we need a recommendation to the City Council. Commissioner Ley said the residents have been there a long time and she feels the same about this encroaching onto them. Commercial development in other places on Hwy. 91 is fine but not by homes.

Chairman Tingey polled the Planning Commission on their thoughts. There was more discussion of the lighting and that we require "dark sky" type shielded lights. That is tenuous at best and could degrade over time with shields blowing off and not being replaced allowing the light to blare into homes. Chairman Tingey said he would like a consensus. He noted, since Council Member Ross is on the City Council, we want to be clear we are doing this in good faith as a Planning Commission for the good of all involved. Commissioner Meacham said everyone bought and built with the expectation it would stay residential and we should consider that to a degree as they were there first. There was more discussion of commercial development and where it should go. The feeling was it is better if commercial is in an area together with other commercial and residential is in an area away from it. Commissioner Correa said again he has problems with commercial right in middle old established residential. City Manager Dotson explained what we did to change the definitions of commercial when we established the areas it would be best located. City Manager Dotson said when someone annexes into the City they request the zone they want. When this land was annexed, the owner set the zone at Single Family Residential R-1-18.

Commissioner Ley made a motion to send an unfavorable recommendation to the City Council on the zone change for Mega RV Storage, parcels as listed above, and to leave the zoning as Single Family Residential R-1-18 and not allow the rezoning to Community Commercial C-C. The motion was seconded by Commissioner Correa and all voted in favor.

P
PLATT
&
P
PLATT, INC
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
115 N. 100 E.
ST. GEORGE, UT 84770
TEL. (435) 634-4111
FAX: (435) 634-4111
E-MAIL:
PLATT@PLATTINC.COM



BEHAVIORAL SCIENTISTS, ALLEY THE 1/4 SECTION LINE 34.38 FEET FROM THE CORNER, 1/4 CORNER OF SECTION 24, T. 20S., R. 11W., S. 22E., THENCE N. 61° 05' E. 354.14 FEET, THENCE S. 82° 00' E. 765.40 FEET, THENCE N. 53° 00' E. 1009.10 FEET, THENCE N. 82° 00' W. 124.03 FEET, THENCE N. 61° 05' E. 500.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.26 ACRES OF LAND.

2025 RELEASE UNDER E.O. 14176
CONFIDENTIAL (C)

FOR CHANGE NAME FOR
MEGA RV STORAGE, LLC
Attention: Dan Little, CEO
11110 13th St. N.E. #100
Bellevue, WA 98004-4209 (206) 453-1111

[illegible]

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-10-6A**

**AN ORDINANCE TO APPROVE THE MEGA RV STORAGE ZONE CHANGE,
PARCEL A-0975-0001 & A-0656-0001 FROM SINGLE FAMILY RESIDENTIAL
(R-1-18) TO COMMUNITY COMMERCIAL (C-C)**

WHEREAS, the owners of approximately 10.15 acres of property, Parcel #A-0975-0001 and #A-0656-0001 have applied to have the zoning changed from Single Family Residential (R-1-18) to Community Commercial (C-C); and

WHEREAS, the Enoch City Planning Commission held a public hearing on September 28, 2021 after noticing as required by State law; and

WHEREAS, the Planning Commission discussed the matter and made a unfavorable 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 10.15 acres of property, Parcel #A-0975-0001 and #A-0656-0001 shall be changed from Single Family Residential R-1-18 to Community Commercial (C-C) 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 6th day of October 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 6th day of October 2021

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

VOTING:

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

SEAL:

Julie Watson, City Recorder

Planning Commission Recommendation-Mobile Home Park Amedments

**MINUTES
ENOCH CITY PLANNING COMMISSION
September 28, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

- 7. PUBLIC HEARING AMENDING THE ENOCH SUBDIVISION ORDINANCE, CHAPTER 12.2100.2108, DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS**
Commissioner Meacham made motion to close the regular meeting and go to the public hearing to amend the Subdivision Ordinance regarding mobile home parks. The motion was seconded by Commissioner Correa and all voted in favor.

Chairman Tingey invited comments. There were none.

Commissioner Ley 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.

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.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-10-6B**

**AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE,
CHAPTER 12.2100.2108, DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS**

WHEREAS, the Enoch City Planning Commission has reviewed Chapter 12.2100.2108, Development Standards of the Enoch Subdivision Ordinance referring to the development standards and setbacks of mobile home parks; and

WHEREAS, the Enoch City Planning Commission held a public hearing on October 12, 2021 and sent a favorable recommendation to the City Council regarding amending the Enoch City Subdivision Ordinance; and

WHEREAS, the Enoch City Council reviewed the favorable recommendation from the Planning Commission to amend the language as follows;

12.2100.2108 DEVELOPMENT STANDARDS

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 fifteen (15) 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 five (5) feet.
5. Accessory building or shed must be located in the side or rear yard.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Subdivision Ordinance is amended as recommended above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 6th day of October, 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

**DATED this 6th day of October 2021
ENOCH CITY CORPORATION**

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

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

SEAL:

ENOCH CITY CORPORATION
ORDINANCE NO. 2021-10-6C

**AN ORDINANCE TO CHANGE AN ADDRESS IN LEGACY ESTATES SUBDIVISION,
THE ADDRESS OF 618 E. 5080 N. WILL BE CHANGED TO 5062 N. 600 E.**

WHEREAS, it was brought to the attention of Enoch City in the process of the building permit applications that the addresses as listed above need to be changed because the residents want to face the houses a different direction; and

WHEREAS, because this ordinance is required as the means by which the Iron County Plat addresses can be changed to correct them as requested by the owners; and

WHEREAS, Iron County has been informed of the address changes and concurs this is the correct process to make the corrections; and

WHEREAS, the Enoch City Council having duly considered this action and determined there was good cause proposed for changing the addresses to officially correct the Iron County Plat; and

WHEREAS, correcting the address will not materially injure the public or any other person;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch, Utah that the address of 618 E. 5080 N. will be changed to 5062 N. 600 E. and will be shown on the Iron County Plat as such.

A motion for approval of this Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 6th day of October 2021. This ordinance shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 6th day of October 2021

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

David Harris	Yea___Nay___
Katherine Ross	Yea___Nay___
Jolene Lee	Yea___Nay___
West Harris	Yea___Nay___
Shawn Stoor	Yea___Nay___

SEAL:

Planning Commission Recommendation-Master Transportation Plan

MINUTES

ENOCH CITY PLANNING COMMISSION

September 28, 2021 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

3. RESOLUTION NO. 2021-09-28 A RESOLUTION TO ADOPT THE MASTER TRANSPORTATION PLAN (and make a recommendation to the City Council.)

Chairman Tingey noted the Plan is very comprehensive and asked City Manager Dotson about it. City Manager Dotson said since he sent the Plan out by email one City Council Member has expressed a few concerns but nothing major. There are no other changes to the Plan. Cedar City has had some new development come in and may need to make changes however in Enoch we have no changes.

Commissioner Correa made a motion to send a favorable recommendation to the City Council to adopt the Master Transportation Plan. The motion was seconded by Commissioner Meacham and all voted in favor.

ENOCH CITY CORPORATION

RESOLUTION NO. 2021-10-06

A RESOLUTION TO ADOPT THE MASTER TRANSPORTATION PLAN

WHEREAS, Enoch City, Cedar City and Iron County have contracted together to commission a study of the transportation needs of the area for use in planning for the future needs of the population; and

WHEREAS, the study is detailed in a formal document to be used to coordinate between and within entities for planning for future transportation needs; and

WHEREAS, the City has found it expedient to adopt the Master Transportation Plan to incorporate it into other planning tools; and

WHEREAS, the City Council has reviewed and discussed the Plan and the City Council finds that it is in the best interest of Enoch City, after taking into consideration the public health, safety and welfare of its citizens, future needs of Enoch City and determining the same to be in the best interest of the City and its citizens the resolution should be adopted as shown in the attached document.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the Master Transportation Plan be approved and adopted.

This Resolution was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 6th day of October 2021.

DATED this 6th day of October 2021
ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

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

SEAL:

Planning Commission Recommendation-Stead Minor Subd.

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

**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.



VICINITY MAP
N.T.S.

MINOR LOT LOCATION



MEGAN & PETER STEAD
RECORD OF SURVEY AND MINOR LOT SUBDIVISION
WITHIN THE SW 1/4 OF SECTION 8, T. 35 S., R. 10 W., 5166M
ENOCH CITY, IRON COUNTY, UTAH

FEEDING LUG
LOT 5 BLOCK 1
VILLAGE GREEN ARMS

BRADLEY L. KIRMAN
LOT 5 BLOCK 1
VILLAGE GREEN ARMS

GREEN ACRES CIRCLE

N56° 36' 08" E
243.55'

ENCLOSURE
LOT 5 BLOCK 1
VILLAGE GREEN ARMS

100.00'

OLD HIGHWAY 91

N67° 04' 28" W
431.64'

BASIS OF BEARINGS

Lot	Area	Owner	Deed Date	Deed Book	Deed Page
1	0.10	MEGAN & PETER STEAD	01/15/2010	100	10
2	0.10	MEGAN & PETER STEAD	01/15/2010	100	10
3	0.10	MEGAN & PETER STEAD	01/15/2010	100	10
4	0.10	MEGAN & PETER STEAD	01/15/2010	100	10
5	0.10	MEGAN & PETER STEAD	01/15/2010	100	10

- SHOWN FOR CLARITY ONLY. NOT TO BE USED FOR CONVEYANCE.
- OTHER COORDINATES AND NOTES HEREIN.
- LOT AREA: 0.10 ACRES
- DEED TO BE RECORDED

RECORDING INFORMATION

THE RECORDING INFORMATION IS FOR THE RECORDING OF THIS DEED IN THE PUBLIC RECORDS OF IRON COUNTY, UTAH. THE RECORDING INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PLATT & PLATT, INC.

PLATT & PLATT, INC. is a professional corporation, duly organized under the laws of the State of Utah, and is duly licensed to practice as a professional land surveyor in the State of Utah. The undersigned is a duly licensed professional land surveyor in the State of Utah, and is duly qualified to perform the duties of a professional land surveyor in the State of Utah.

THE UNDERSIGNED HAS BEEN EMPLOYED BY MEGAN & PETER STEAD, AND HAS BEEN DULY INSTRUCTED BY THEM TO PREPARE THIS RECORD OF SURVEY AND MINOR LOT SUBDIVISION. THE UNDERSIGNED HAS BEEN DULY INSTRUCTED BY THEM TO PREPARE THIS RECORD OF SURVEY AND MINOR LOT SUBDIVISION.

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PLATT & PLATT, INC.
A PROFESSIONAL CORPORATION
100 S. 1000 E.
SUITE 100
ST. GEORGE, UT 84770
PHONE: (435) 634-1111
FAX: (435) 634-1112
WWW.PLATT-UTAH.COM

MEGAN & PETER STEAD
RECORD OF SURVEY AND MINOR LOT SUBDIVISION
WITHIN THE SW 1/4 OF SECTION 8, T. 35 S., R. 10 W., 5166M
ENOCH CITY, IRON COUNTY, UTAH

PAGE 1 OF 1

Planning Commission Recommendation-Settlers Sq. Phase 4

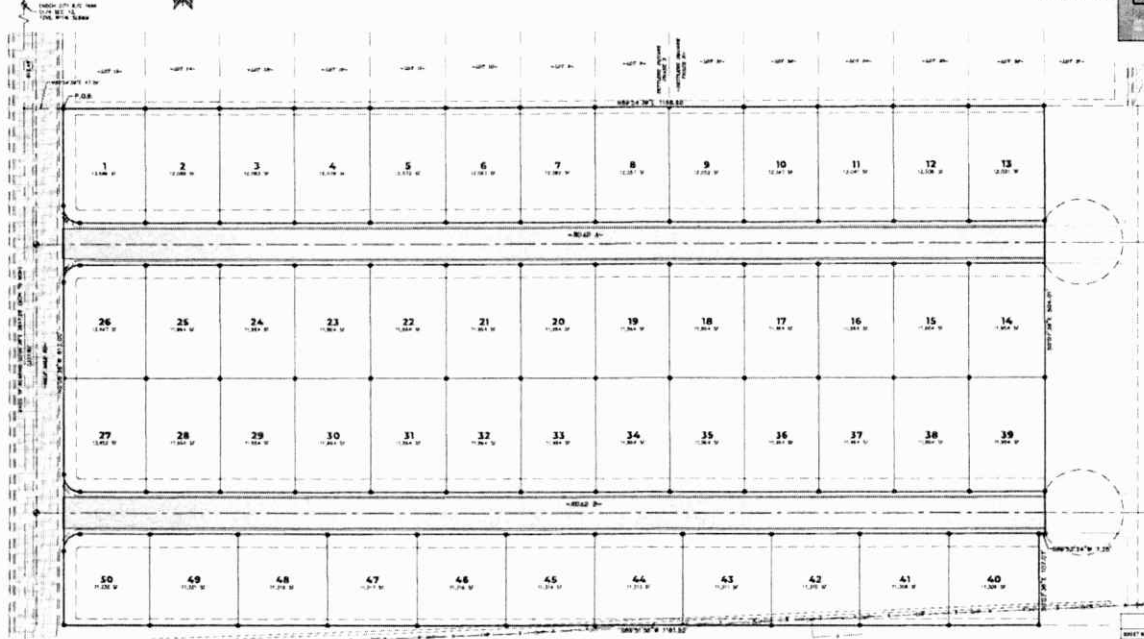
**MINUTES
ENOCH CITY PLANNING COMMISSION
September 28, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

9. CONSIDER SETTLERS SQUARE PHASE 4, PRELIMINARY PLAT AND MAKE A RECOMMENDATION TO CITY COUNCIL

Chairman Tingey asked City Manager Dotson about this. City Manager Dotson said we knew this phase was coming. It meets all standards and will be developed according to subdivision requirements. Regarding storm drainage, the developer built it based on current standards. The infrastructure and roads are all completed and built through to what will be Phase 5 in the future. He said they met with the developer as a City and talked about repairs that need to be made to drainage due to the recent flood. The City is paying a portion and developer will supply labor. It will be a collaboration. The developer will most likely be building a wall on south side although it is not required. That will deflect water coming from the farm fields to keep it off the lots. He said again this phase meets all standards and has been reviewed by our City Engineer. City Manager Dotson explained more about where the storm water will flow. Drainage has been built to our standards for a certain size event. Homes are set 18 inches above the crown of the road.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council for the preliminary plat of Settlers Square, Phase 4. Motion was seconded by Commissioner Correa and all voted in favor except Commissioner Ley who abstained.

LOCATED IN SECTION 13, T35S, R11W, SLB&M, ENOCH CITY, UTAH



UTILITY CONTACTS	
CURT (EPL) INC.	(402) 744-7646 435-4775 3623
ENERGY MOUNTAIN POWER	WASH. COUNTY 435-680-5780
JOHNSON ENERGY	NEIL'S 361-811 435-680-5628
TCW	NATHAN JOHNSON 408-720-7441
SOUTH CENTRAL JOHNSON-CATTON	MARGARET JOHNSON 408-820-4371 LAWREN JOHNSON 435-462-3521
CITY MANAGER	BOB COYMAN 408-584-7155
CITY WORKS, GENERAL STREETS & STREET DRAIN	ANDREW WHITE 408-662-2248

PHASE 4 BOUNDARY [16.39 AC]

PROCEEDING S AND POINT 800 ON THE S. 30.40 AC LOT ALONG THE QUARTER SECTION LINE AND
 W. 1/4 34.17, 34.18 AC FROM THE E. 1/4 34.17 QUARTER SECTION 34.17 TO THE N. 1/4 34.17
 SECTION, THENCE ALONG THE SOUTH BOUNDARY OF SUTLER'S SQUARE SECTION 3 AND 2
 1/4 34.17, 34.18 AC, THENCE THEREABOUTS AND BOUNDARY ON 34.17, 34.18 AC, THENCE
 THENCE S. 1/4 34.17, 34.18 AC, THENCE S. 1/4 34.17, 34.18 AC, THENCE S. 1/4 34.17, 34.18 AC
 TO A POINT ON THE EAST LINE OF 34.17 AC, THENCE ALONG EAST LINE
 OF 34.17 AC TO THE POINT OF BEGINNING.

ENOCH CITY PUBLIC WORKS APPROVAL
I HEREBY APPROVE THESE CONNECTION DRAWINGS THIS THE _____ DAY OF _____, 20____.

CITY MANAGER

ENOCH CITY ENGINEER'S APPROVAL

I, THE ENGINEER, DO HEREBY APPROVE THESE CONSTRUCTION DRAWINGS FOR SET OF _____

 THE ENGINEER, ENOCH CITY, NORTH CAROLINA

SHEET INDEX	
SHEET No.	DESCRIPTION
1	COVER SHEET
2	PROJ. SETTING, QUANTITIES & NOTES
3	PIPE & UTILITY PLAN
4	SEWERAGE PLAN
5	STREET & PLANS & PROFILE
6	SEWER & PLANS & PROFILE
7	STREET & PLANS & PROFILE
8	SEWER & PLANS & PROFILE
9	STREET & PLANS & PROFILE
10	SEWER & PLANS & PROFILE
11	SEWER CROSS-SECTION
12	STREET SEWER
13	STREET SEWER
14	STREET SEWER
15	STREET SEWER

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET
SETTLERS SQUARE SUBDIVISION, PHASE 4
AMC DEVELOPMENT, LLC.

COVER SHEET
423
SETTLERS SQUARE SUBDIVISION, PHASE 4
AMC DEVELOPMENT, LLC.

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	✓			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?		✓	✓	
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".		✓	✓	
4. Are all the people who have access to blank checks different from those who are authorized signers?		✓	✓	
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	✓			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	✓			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	✓			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	✓			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	✓			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	✓			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".		✓	✓	
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			

* MC = Mitigating Control

Fraud Risk Assessment

Continued

*Total Points Earned: ____/395 *Risk Level: Very Low Low Moderate High Very High
 > 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	☒	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	☒	5
b. Procurement?	☐	5
c. Ethical behavior?	☒	5
d. Reporting fraud and abuse?	☐	5
e. Travel?	☒	5
f. Credit/Purchasing cards (where applicable)?	☒	5
g. Personal use of entity assets?	☒	5
h. IT and computer security?	☒	5
i. Cash receipting and deposits?	☐	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?		20
a. Do any members of the management team have at least a bachelor's degree in accounting?	☒	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?		20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?		20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	☒	20
7. Does the entity have or promote a fraud hotline?	☒	20
8. Does the entity have a formal internal audit function?	☒	20
9. Does the entity have a formal audit committee?	☐	20

*Entity Name: Enoch City Corp

*Completed for Fiscal Year Ending: 2022 *Completion Date: 9/30/2021

*CAO Name: _____ *CFO Name: Ashley Horton

*CAO Signature: _____ *CFO Signature: Ashley Horton

*Required

Planning Commission Recommendation-Backflow Preventers

**MINUTES
ENOCH CITY PLANNING COMMISSION
September 28, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

11. CONSIDER POTENTIAL LOCATIONS OF BACKFLOW PREVENTERS IN VARIOUS SECTIONS OF CITY CODES AND MAKE A RECOMMENDATION TO CITY COUNCIL

Chairman Tingey asked for any new thoughts. He asked City Manager Dotson if there was any new information and there was not. Chairman Tingey said from past discussions we are leaning towards not mandating anything in regard to requirements for backflow preventers and should make a recommendation not to add any more requirements. City Manager Dotson said existing building code covers this at time of construction where it is needed.

Commissioner Correa made a motion to send an unfavorable recommendation on requiring any changes to any ordinances regarding requiring backflow preventers. The motion was seconded by Commissioner Meacham and all voted in favor.

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.

Plan 1

Plan 2

Salaries and Wages	72,800		72,800
Employee Benefits	62,000		62,000
Travel and Training	2,000		1,000
Supplies & Materials	10,000		5,000
Maintance Equipment	5,000		5,000
Road maint - Patching	10,000		10,000
Road maint - Concrete	5,000		5,000
Road maint - Gravel/Roadbase	10,000		10,000
Fuel	3,500		3,500
Prof Services - ENG & Surv			
Prof Services - Contracted			
Office Equipment	2,500		2,000
Uniform allowance	1,000		1,000
Shop	1,000		
Yard	1,000		
Culverts	30,000		30,000
Equipment Purchase	291,700		91,700
Vehicle		80,000	
Mini Track hoe Lease		7,000	
Compactor		2,800	
Saw		1,100	
Laser Level		800	
Vactor Truck Used		200,000	

Total

507,500

299,000

\$18.50 per connection

\$11.00 Per Connection

Storm Drain Operator I

Performs a variety of entry-level skilled duties related to the construction, maintenance and repair of storm water and irrigation facilities. Operate dump truck in the transportation of various materials related to construction and maintenance of storm drain/irrigation systems. Operates sweeper to clean streets; operates jackhammer, compressor, backhoe, and front-end loader for the demolition and removal of curb, gutter and sidewalk; prepares sub-base material; sets forms and install reinforcement and expansion joints; finishes concrete using various hand tools; inspects and maintain storm drains from dirt and corrosion; operates vactor to clean lines; determine elevations and inspect installation of storm drain systems. MINIMUM QUALIFICATIONS may include: High school diploma or equivalent; plus, two (2) years' experience in concrete work, vac-truck operation, asphalt patching and as an equipment operator performing similar duties, or an equivalent combination of education and experience. Must acquire a Commercial Driver's License, Class B with a tanker endorsement.

Storm Water Operator II

Performs a variety of working-level skilled duties related to the construction, maintenance and repair of storm water and irrigation facilities. Operate dump truck in the transportation of various materials related to construction and maintenance of storm drain/irrigation systems. Operates sweeper to clean streets; operates jackhammer, compressor, backhoe, and front-end loader for the demolition and removal of curb, gutter and sidewalk; prepares sub-base material; sets forms and install reinforcement and expansion joints; finishes concrete using various hand tools; inspects and maintain storm drains from dirt and corrosion; operates vactor to clean lines; determine elevations and inspect installation of storm drain systems. MINIMUM QUALIFICATIONS may include: High school diploma or equivalent; plus, three (3) years' experience in concrete work, vac-truck operation, asphalt patching and as an equipment operator performing similar duties, or an equivalent combination of education and experience. Must acquire a Commercial Driver's License, Class B with a tanker endorsement, flagger and confined space certifications.

Storm Drain Coordinator

Provides technical, professional, and administrative support to the stormwater program as mandated by State and Federal regulations. Coordinates the deployment of public works employees for maintenance activities; acquires easements and rights of way to enhance access for maintenance; directs or participates in maintenance projects as needed; i.e., cleaning storm and sub-drains. recommends ordinances, policies, and regulations; when required by State and Federal law develops and administers a discharge permit program and monitors water quality; assists in administering flood plain ordinances; monitors conditions and enforces maintenance standards pertaining to drainage facilities that are the responsibility of other parties including the frontage road swale. Inspects installation of new facilities, including sub-drain clean outs; tracks completion and filing of as-built plans on new facilities; inspects and enforces construction site regulations regarding run off. Informs the public of maintenance and improvement projects and regulations; works with neighborhood network regarding activities or projects to reduce flood threat; works with issues regarding water quality. Typically a non-exempt position.