

ENOCH CITY COUNCIL NOTICE AND AGENDA

November 3, 2021 at 6:00pm

**City Council Chambers
City Offices, 900 E. Midvalley Road**

Join Zoom Meeting

<https://us02web.zoom.us/j/83331358619>

Meeting ID: 833 3135 8619

One tap mobile

+13462487799,,83331358619# US (Houston)

+16699006833,,83331358619# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 833 3135 8619

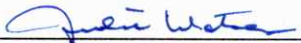
1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. **Pledge of Allegiance-**
 - b. **Invocation-Audience invited to participate-**
 - c. **Inspirational thought-**
 - d. **Approval of Agenda for November 3, 2021-**
 - e. **Approval of Minutes for October 20, 2021-**
 - f. **Ratification of Expenditures-**
 - g. **Conflict of Interest Declaration for this agenda-**
2. **PUBLIC COMMENTS**
3. **REAPPOINT PLANNING COMMISSION MEMBER, ANDREW MEACHAM-Council Member Ross**
4. **CONSIDER MINOR LOT SUBDIVISION FOR MJB ENOCH, LLC-Go Civil Eng.**
5. **CONSIDER ORDINANCE NO. 2021-11-03, AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE REGARDING DEFINITIONS PERTAINING TO COMPLETION ASSURANCE IN MINOR AND MAJOR SUBDIVISIONS-City Mgr. Dotson**
6. **CONSIDER RESOLUTION NO. 2021-11-03, A RESOLUTION TO APPROVE AMENDING THE ENOCH CITY PERSONNEL POLICY, ARTICLE X, SECTION 11, OVERTIME BY ADDING LANGUAGE TO ITEM 7 REGARDING COMPENSATORY TIME-City Mgr. Dotson**
7. **DISCUSS ANNUAL MODERATE-INCOME HOUSING REPORT AND SET A PUBLIC HEARING FOR NOVEMBER 17, 2021-City Mgr. Dotson**

8. **DISCUSS THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE**
9. **CONSIDER SUBMITTING AN RFP FOR A MASTER STORM DRAINAGE PLAN**
10. **COUNCIL/STAFF REPORTS**
11. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.**
(Requires a roll call vote with 2/3 majority)
12. **ACTION FROM CLOSED MEETING-**
13. **ADJOURN**

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

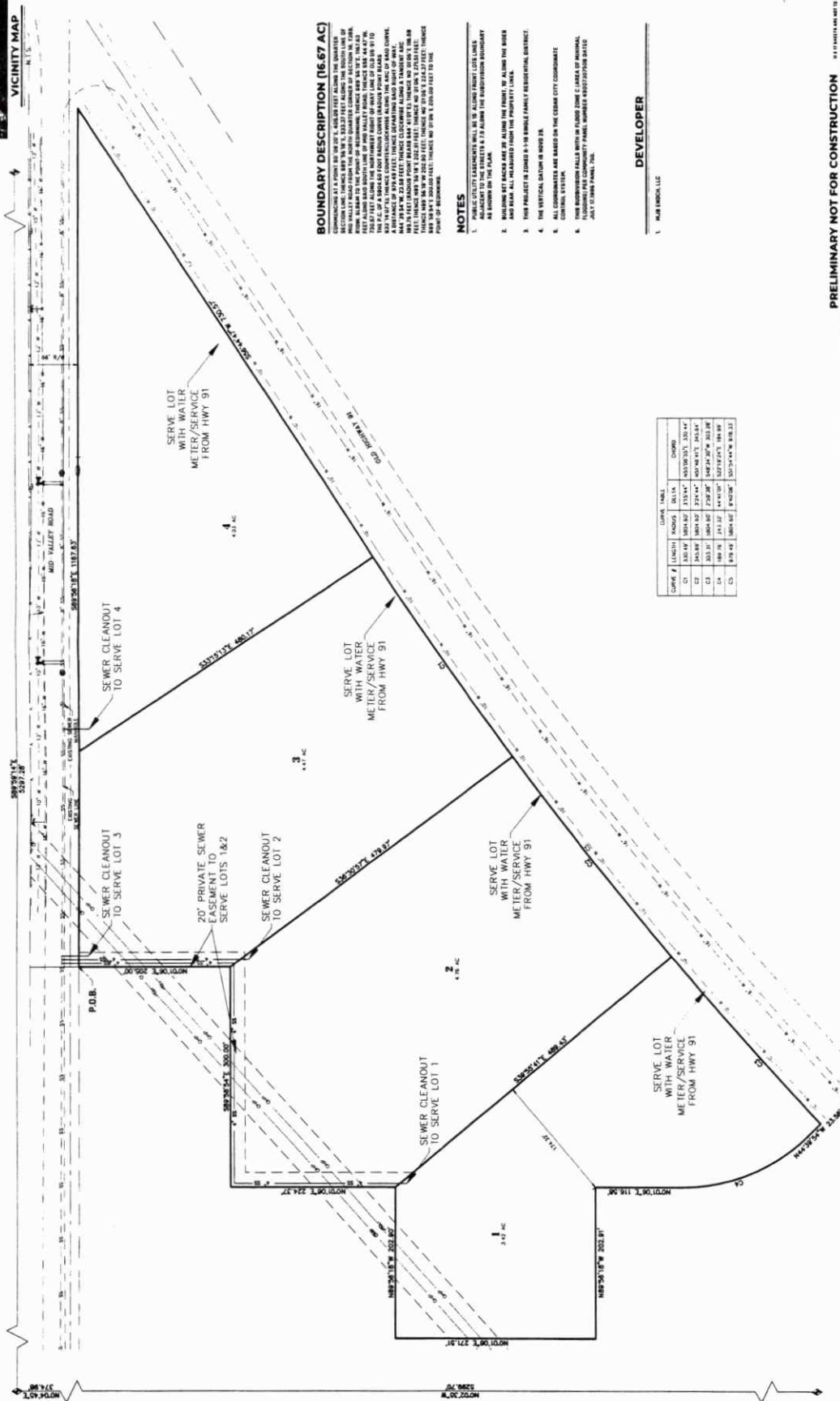
CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was 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 10-28-21.

 10-28-21

Julie Watson, Recorder Date

LOCATED IN SECTION 18, T35S, R11W, SLB&M



PRELIMINARY NOT FOR CONSTRUCTION

BOUNDARY DESCRIPTION (16.67 AC)

[illegible]

NOTES

- [illegible]

DEVELOPER

- 211 WILSON BLVD

Curve #	Length	Curve Table		
		Radius	Delta	Chord
C1	330.48'	5804.80'	3.93544°	493.08335' ± 330.44'
C2	345.88'	5804.80'	2.72444°	493.46811' ± 345.64'
C3	303.31'	5804.80'	3.70938°	548.24307° ± 303.28'
C4	189.78'	5804.80'	4.44132°	527.97824' ± 189.89'
C5	879.48'	5804.80'	9.64708°	551.70444° ± 879.33'

ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map requirements: 6 copies of an 11"x 17" and 1 Digital in .pdf format. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

Applicant Go Civil Engineering
 Mailing Address 590 W. 800 W., Cedar City, UT 84721
 Daytime phone (435) 586-9592 Cell phone _____
 Property Owner Brent Meguarrie
 Subdivision Name MTB Enoch, LLC
 Project Address Midvalley Road + Hwy 91
 Signature of applicant [Signature] (GCE)

Date of Planning Commission Meeting 10-26-21
 Reason for meeting with the Planning Commission Minor Subd.
& Rec. to CC

If applicable: Yes or No

Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____

Planning Commission recommendation-MJB Enoch, LLC Minor Subd.

**MINUTES
ENOCH CITY PLANNING COMMISSION
October 12, 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 Katherine Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.

**3. CONSIDER MJB ENOCH, LLC MINOR SUBDIVISION AND MAKE A
RECOMMENDATION TO THE CITY COUNCIL-Go Civil Eng.**

Dallas Buckner said that this is a parcel on the intersection of Midvalley Road and Hwy. 91. One of the owners met with City Manager Dotson and liked the idea of a minor subdivision. It is a 16 acre parcel and they are dividing it into approximately four (4) parcels. Chairman Tingey asked if this is M-R-2 now and that was confirmed. There was discussion on the zone change to M-R-2 that occurred a few years ago and then nothing was developed on the land. It will remain M-R-2 for the time being. Chairman Tingey asked if there were any questions. There were none. City Manager Dotson said the developer has intentions are to sell them as farm lots for horses and the like. There are very few pieces of property like this. He wants to create an HOA because there is a well on Lot #1 that they would like to use for outside irrigation of the properties. That can be accomplished with an HOA to designate that. The owner also wants access for water so the four (4) owners can irrigate instead of using City water for outside irrigation. It is like a Planned Unit Development (PUD), potentially.

Commissioner Correa made a motion to send a favorable recommendation to City Council for the Minor Subdivision for MJB Enoch, LLC. Commissioner Meacham seconded the motion and all voted in favor.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-11-03**

**AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE,
MULTIPLE CHAPTERS, REGARDING DEFINITIONS PERTAINING TO
COMPLETION ASSURANCE IN MINOR AND MAJOR SUBDIVISIONS**

WHEREAS, the Enoch City Planning Commission has determined the current ordinance regarding completion assurance does not comply with Utah Code 10-9a-604.5, effective 5/14/2019; and

WHEREAS, the Enoch City Planning Commission has reviewed the amended chapters of the Enoch Subdivision Ordinance referring to completion assurance in minor and major subdivisions; and

WHEREAS, the Enoch City Planning Commission held a public hearing on October 26, 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;

12.2400.2404 DEFINITIONS

5. Completion Assurance. Improvement completion assurance means an irrevocable letter of credit, escrow bond, cash bond, or combination bond posted by a developer to guarantee the proper completion of required improvements.

12.2600.2601 IMPROVEMENTS REQUIRED

Subdivision improvements shall be installed in accordance with Enoch City Engineering Standards. A completion assurance must be furnished to the City by the subdivider/developer before approval of the final plat.

12.2700 COMPLETION ASSURANCE

12.2700.2701 COMPLETION ASSURANCE

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

12.2700.2702 TYPES OF COMPLETION ASSURANCE

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

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

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

12.2500.2502 MINOR SUBDIVISION

Step 6. City Staff Review. The City Engineer and City Staff shall check the Preliminary Plat for accuracy and shall determine the amount of completion assurance, which shall be based upon an engineer's estimate of the cost of installing the required improvements.

Step 8. Completion Assurance Submitted to City. (Applies only if improvements are required). Prior to the approval of the Final Plat (if required) the subdivider/developer shall submit a completion assurance to be approved by the City Attorney. After approval the subdivider/developer shall post a completion assurance with the City, guaranteeing that the required improvements will be installed and paid for without cost to the City. The City will also collect an inspection fee of 1% of the total estimated improvements cost. Unexpended portion of the inspection fee will be refunded to the subdivider/developer after final inspection approval.

12.2900.2901 CIVIL PLANS AND PROFILE DRAWINGS

E. Plans and Profiles shall also include details of:

10. A non-culinary (irrigation) water system, if any, indicating the size, location, and kind of pipe, valves and turnouts.

On curb returns, at least one additional control point for elevation besides those at the P.C and P.T. shall be indicated on the plans and staked in the field to ensure drainage at the intersections. Complete curve data must be shown for all horizontal and vertical curves. The minimum length of the vertical curve is two hundred (200) feet unless otherwise approved.

Elevations for the top of curbs and road center lines shall be shown on the plans for all 50-foot stations, all BVC's and EVC's. Street monuments shall be installed by the subdivider/developer's engineer or land surveyor at points designated on the final map. They must be placed prior to the release of the completion assurance. Elevations for the top of curbs and road center lines shall be shown on the plans for all 50-foot stations, all BVC's and EVC's. Street monuments shall be installed by the subdivider/developer's engineer or land surveyor at points designated on the final map. They must be placed prior to the release of the completion assurance.

12.2500.2503 MAJOR SUBDIVISION

Step 7. City Staff Review. The subdivider/developer shall submit a completion assurance to be approved by the City Attorney.

Step 11. Completion Assurance. After approval, the subdivider/developer shall post a completion assurance with the City, as detailed in part 12.2700.2701 of this Ordinance, guaranteeing that the required improvements will be installed and paid for without cost to the City. The City will also collect an inspection fee of 1% of the total estimated improvements cost. Unexpended portion of the inspection fee will be refunded to the subdivider/developer after final inspection approval.

Step 15. City Attorney Approval. A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved completion assurance by the subdivider/developer for review regarding ownership of the property and zoning requirements.

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 3rd day of November, 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 3rd day of November 2021

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

David Harris

Jolene Lee

West Harris

Katherine Ross

Shawn Stoor

Yea ___ Nay ___

Yea ___ Nay ___

Yea ___ Nay ___

Yea ___ Nay ___

Yea ___ Nay ___

SEAL:

Planning Commission Recommendation-Completion Assurance

**MINUTES
ENOCH CITY PLANNING COMMISSION
October 26, 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 Katherine Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.

4. CONSIDER ORDINANCE NO. 2021-11-03, AN ORDINANCE AMENDING THE ENOCH SUBDIVISION ORDINANCE, MULTIPLE CHAPTERS, REGARDING DEFINITIONS PERTAINING TO COMPLETION ASSURANCE IN MINOR AND MAJOR SUBDIVISIONS

City Manager Dotson said in our last meeting there was a change to State Code that amended the language calling performance guarantees of different kinds "completion assurance". He said he changed some descriptions and added some minor things. "Competition assurance" can come in different forms. That can be given such as cash, bonds, letters of credit, etc. This takes all of them into consideration under one notation of "completion assurance". City Manager Dotson said he put a chart into the Code to be more descriptive regarding the improvements completed. He explained how this works and gave an example of the Reduction of Assurance. State code does let us keep more than 10 % so we are changing it to 10% to comply. Commissioner Ley asked about improvement bond in E, under elevations, asking if that was that supposed to be changed. City Manager Dotson said that he missed that one and will correct it. He went through all of the changes detailed in the ordinance. Commissioner Ley asked about Step 11. What is the difference between the two inspections? City Manager Dotson clarified that the final inspection release is for the bond or "completion assurance" and the final inspection is when they are completely done and the public improvements are turned over to the City. Commissioner Correa asked about each bond applying to each phase. City Manager Dotson said there is a separate "completion assurance" for each phase. There was brief discussion about sidewalks and when they are installed and why. City Manager Dotson said the idea is the sidewalks aren't put in until after the homes are built. Then trucks and other things aren't driving over them and breaking them up. The developer has an agreement that is recorded on all properties, like an HOA. In Settlers Square, the builder is also the developer so he has to put sidewalks in. In some cases the homeowner, when building on a lot after the fact, has to put the sidewalk in. When someone gets a final plat recorded, if completion assurance is given to the City, we can't deny a building permit, which is in State Code. Commissioner Ley asked about what happens if the developer goes bankrupt. City Manager Dotson said we would call the "Completion Assurance", hire a contractor and finish the subdivision. Chairman Tingey asked if there were any questions. There were none.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on Ordinance No. 2021-11-03, an ordinance amending the Enoch Subdivision Ordinance, Multiple Chapters, regarding definitions pertaining to Completion Assurance in Minor and Major Subdivision with the correction in item E. and including modifications and additions. Commissioner Ley seconded the motion and all voted in favor.

12.2400.2404 DEFINITIONS

5. Completion Assurance. Improvement completion assurance means an irrevocable letter of credit, escrow bond, cash bond, or combination bond posted by a developer to guarantee the proper completion of required improvements.

12.2600.2601 IMPROVEMENTS REQUIRED

Subdivision improvements shall be installed in accordance with Enoch City Engineering Standards. A ~~bond or other performance guarantee~~ completion assurance must be furnished to the City by the subdivider/developer before approval of final plat.

12.2700 ~~BONDS AND OTHER PERFORMANCE GUARANTEES~~ COMPLETION ASSURANCE

12.2700.2701 ~~GUARANTEE~~ Completion Assurance

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

12.2700.2702 TYPES OF ~~GUARANTEES~~ Completion Assurance

~~Irrevocable letters of credit or escrow bonds~~ Completion Assurance shall be executed by financial institutions acceptable to the City, and must be in the form approved by the City. The ~~bond or letter of credit~~ completion assurance as required by this section must be posted prior to recording. As improvements are completed, inspected, approved and accepted the ~~guarantee~~ completion assurance may be reduced proportionately as stated:

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

Upon completion, inspection, approval, and acceptance of all the required improvements, the ~~security~~ completion assurance, less ~~fifteen ten~~ percent (~~15~~10%), shall be released to the subdivider/developer. ~~Fifteen Ten~~ percent (~~15~~10%) of the Engineer's costs of improvement shall be held from the ~~security~~ deposited completion assurance for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.

12.2500.2502 MINOR SUBDIVISION

Step 6. City Staff Review. The City Engineer and City Staff shall check the Preliminary Plat for accuracy and shall determine the amount of ~~bond or other performance guarantee~~ completion assurance, which shall be based upon an engineer's estimate of the cost of installing the required improvements.

Step 8. ~~Bond or Other Performance Guarantee Completion Assurance~~ Submitted to City. (Applies only if improvements are required). Prior to the approval of the Final Plat (if required) the subdivider/developer shall submit a ~~proposal bond or other performance guarantee completion assurance~~ to be approved by the City Attorney and City Council. After approval the subdivider/developer shall post a ~~bond or other performance guarantee completion assurance~~ with the City, guaranteeing that the required improvements will be installed and paid for without cost to the City. The City will also collect an inspection fee of 1% of the total estimated improvements cost. Unexpended portion of the inspection fee will be refunded to subdivider/developer after final inspection approval.

12.2900.2901 CIVIL PLANS AND PROFILE DRAWINGS

E. Plans and Profiles shall also include details of:

10. A non-culinary (irrigation) water system, if any, indicating size, location, and kind of pipe, valves and turnouts.

On curb returns, at least one additional control point for elevation besides those at the P.C and P.T. shall be indicated on the plans and staked in the field to insure drainage at the intersections. Complete curve data must be shown for all horizontal and vertical curves. Minimum length of vertical curve is two hundred (200) feet, unless otherwise approved.

Elevations for the top of curbs and road center lines shall be shown on the plans for all 50-foot stations, all BVC's and EVC's. Street monuments shall be installed by the subdivider/developer's engineer or land surveyor at points designated on the final map. They must be placed prior to release of the improvement bond. Elevations for the top of curbs and road center lines shall be shown on the plans for all 50-foot stations, all BVC's and EVC's. Street monuments shall be installed by the subdivider/developer's engineer or land surveyor at points designated on the final map. They must be placed prior to release of the ~~improvement bond~~ completion assurance.

12.2500.2503 MAJOR SUBDIVISION

Step 7. City Staff Review. The subdivider/developer shall submit a ~~proposal bond or other performance guarantee completion assurance~~ to be approved by the City Attorney.

Step 11. ~~Guarantee of Improvement~~. Completion Assurance. After approval, the subdivider/developer shall post a ~~bond or other performance guarantee completion assurance~~ with the City, as detailed in ~~Chapter 4 part 12.2700.2701~~ of this Ordinance, guaranteeing that the required improvements will be installed and paid for without cost to the City. The City will also collect an inspection fee of 1% of the total estimated improvements cost. Unexpended portion of the inspection fee will be refunded to subdivider/developer after final inspection approval.

Step 15. City Attorney Approval. A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved ~~bond or other performance guarantee completion assurance~~ by the subdivider/developer for review regarding ownership of the property and zoning requirements.

ENOCH CITY CORPORATION

RESOLUTION NO. 2021-11-03

A RESOLUTION TO APPROVE AMENDING THE ENOCH CITY PERSONNEL POLICY, ARTICLE X, SECTION II, OVERTIME, BY ADDING LANGUAGE TO ITEM 7 REGARDING COMPENSATORY TIME

WHEREAS, there was a need to clarify the handling of compensatory time accrued by employees; and

WHEREAS, City Staff has collaborated on developing a policy and has concurred on the best practices; and

WHEREAS, the City Council has reviewed and discussed the policy as follows;

ARTICLE X COMPENSATION

SECTION II – OVERTIME

7. Employees who have earned, and been granted, compensatory time must by the end of the 1st payroll of June and December be provided the opportunity for the use of compensatory time. Employees may choose to roll over up to 50 hours of compensatory time into the following calendar year. Any remaining compensatory time will be paid with the final payroll of June and December. This provision does not apply to exempt employees. (Section II (7) amended 11-3-21)

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the addition to the Enoch City Personnel Policy 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 3rd day of November 2021.

DATED this 3rd day of November, 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:

ARTICLE X
COMPENSATION

SECTION II – OVERTIME

7. Employees who have earned, and been granted, compensatory time must by the end of the 1st payroll of June and December be provided opportunity for the use of compensatory time. Employees may choose to roll over up to 50 hours of compensatory time into the following calendar year. Any remaining compensatory time will be paid with the final payroll of June and December. This provision does not apply to exempt employees. [Section II (7) amended 4-4-16]



State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Enoch City

Reporting Date: _____

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Rob Dotson

City Manager

900 East Midvalley Road

435-586-1119

Mayor's First and Last Name: Geoffrey Chesnut

Mayor's Email Address: mayor@enochcity.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Rob Dotson

Preparer's Title: City Manager

Preparer's Email Address: rob@enochcity.org

Preparer's Telephone: 435-586-1119

Extension: _____

When did the municipality last adopt moderate-income housing element of their general plan?

2018

Link to moderate-income housing element on municipality website:

<https://www.cityofenoch.org/planning.html>

UCA 10-9a-403 (2)(b)(iii) and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

See attachments for questions 1-5

2. Please state the municipality's goal(s) associated with the strategy

See attachments for questions 1-5

3. What are the specific outcomes that the strategy intends to accomplish?

See attachments for questions 1-5

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

See attachments for questions 1-5

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

See attachments for questions 1-5

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

See attachments for questions 1-5

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

See attachments for questions 1-5

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

See attachments for questions 1-5

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

See attachments for questions 1-5

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

See attachments for questions 1-5

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

See attachments for questions 1-5

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)I(i): (data should be from validated sources, like US Census, with verified methodologies)

- A current estimate of the city's rental housing needs for the following income limits:

○ 80% of the county's adjusted median family income	-14
○ 50% of the county's adjusted median family income	-5
○ 30% of the county's adjusted median family income	-35

UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
 - ✓ An updated estimate of the municipality's 5-year moderate-income housing needs
 - ✓ A findings report of the annual moderate-income housing element review
 - ✓ The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	Wasatch Front Regional Council 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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Enoch City Annual Moderate-Income Housing Reporting 2019

Goal #1

1. State strategy municipality included in the moderate-income housing element of its general plan below

"Encourage opportunities for the development of adequate housing for low and moderate-income households by using land-use regulation techniques, i.e. rezoning for densities necessary to assure the production of moderate income housing, and consider moderate income residential development in commercial and mixed use zones."

2. Please state the municipality's goal(s) associated with the strategy.

Meet the needs of people of various income levels working and desiring to live in Enoch City by allowing residential access close to employment centers and by enticing mixed uses to business property owners that will add additional revenue to business investments.

3. What are the specific outcomes that the strategy intends to accomplish?

Meet the needs of people of various income levels working and desiring to live in Enoch City by allowing residential access close to employment centers and by enticing mixed uses to business property owners that will add additional revenue to business investments.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Allowing "accessory dwelling units" in most zones was done in 2017. Annual progress is monitored by the quantity of building permits.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

i. When meeting with owner/developer, discuss the possibility of adding residential to their project.

ii. Instruct owner/developer about parameters that must be met to add low to moderate income residential to their project.

iii. Assist owner/developer in application and construction processes.

- b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Enoch City Manager, Building Inspector, and/or City Engineer reviews plans for moderate income residential in the development design. When all is in

compliance, all help the builder/developer through the construction compliance process.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Time for specialists to evaluate, instruct, and inspect.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Each task and stage is dependent upon the complexity of the project and the preparation of the applicant.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Every task has occurred on application by builder/developer. The results have been exactly in line with goals.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3?

Feedback from builder/developer on the parameters and processes with a culture of change that is timely and consistent.

What barriers has the municipality encountered during the course of implementation of said goals?

Enoch City does not build housing and commercial developments. However, the building industry has readily approved of the goal(s).

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

The Enoch City Community Development and Renewal Agency allows such provisions in their by-laws.

- A current estimate of the city's rental housing needs for the following income limits:

- o 80% of the county's adjusted median family income _____

- o 50% of the county's adjusted median family income _____

- o 30% of the county's adjusted median family income _____

- An updated projection of 5-year affordable housing needs, which includes:

- o Projected growth of households (housing demand)

- o Projected housing stock (housing supply)

- o Projected median housing costs

Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Enoch City Annual Moderate-Income Housing Reporting 2019

Goal #2

1. State strategy municipality included in the moderate-income housing element of its general plan below

"Consider the impact of proposed ordinances, assessments and fees on moderate and low-income housing affordability and availability by avoiding services that increase costs." – Enoch City General Plan, 2020

2. Please state the municipality's goal(s) associated with the strategy.

Adding services has the potential to increase the costs to residents. Even the potential increasing of fees are viewed through the lens of affordability to the consumer.

3. What are the specific outcomes that the strategy intends to accomplish?

Keep basic government services affordable to consumers.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The budget process and inclusive discussions.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

i. Staff constantly reviews the budgeted expenditures in relationship to the quality of the services provided.

ii. All expenditures are weighed with the efficiency and effectiveness of the service provided.

iii. If additional funding is needed, re-allocation from other areas is the first priority.

iv. If efficiencies are available and a reduction in funding can be done, the actions are then implemented.

- b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Enoch City Department Heads are responsible for expenditures, Enoch City Treasurer & City Manager are accountable to the Mayor and City Council who define what services will be continued, enhanced, or discontinued.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Expertise and time to ascertain the value and effectiveness of every service. An understanding of the impacts upon the low and median income household.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

i. Review of expenditures March – May of each fiscal year for next fiscal year budget.

ii. City Council approval of tentative budget by first regularly scheduled meeting in May.

iii. Public hearing and final budget approval by 2nd scheduled public meeting in June.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Tasks are annual and have added 2 new police officers to the Police Department. Other services have not been added for multiple years so as to comply with strategy to keep government affordable.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3?

Municipality continually strives to become more efficient without losing effectiveness by collaborating with other government entities, the private sector, and sometime reducing the level of service previously provided.

What barriers has the municipality encountered during the course of implementation of said goals?

Typical citizen desire for highest quality results without being willing to pay the price.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

See Goal #1.

Enoch City Annual Moderate-Income Housing Reporting 2019

Goal #3

1. State strategy municipality included in the moderate-income housing element of its general plan below

"Maintain a strategic partnership with affordable housing government agencies and non-profit organizations."

2. Please state the municipality's goal(s) associated with the strategy.

i. Understand affordable housing needs and programs that will fulfill those needs.

ii. Partner in zoning and efficient building permitting and inspecting to reduce possible burdens normally found in the building process.

iii. Establish an open dialogue with the affordable housing government agencies and non-profit organizations to share common burdens placed upon both.

3. What are the specific outcomes that the strategy intends to accomplish?

i. Simple and efficient accessibility to municipal support.

ii. Simple and effective building permit & inspection processes.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Weekly review of all building permits with intention of constant communication and collaboration with affordable housing government agencies and non-profit organizations.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

i. Open dialogue with affordable housing government agencies and non-profit organizations.

ii. Enhancing communication and efficient building permit processes to reduce municipal impact on legal practices.

iii. Provide collaborative support in the form of letters, information, and public comment on affordable housing projects.

b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Enoch City Management and Staff maintains conversations with affordable housing government agencies and non-profit organizations.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Staff time.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Collaborative support is ongoing.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Building permit and information sharing is ongoing.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3?

Adding more staff into the conversations to increase accountability.

What barriers has the municipality encountered during the course of implementation of said goals?

Time

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-10-20-D**

**AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE,
CHAPTER 12.2000. PLANNED UNIT DEVELOPMENT (PUD)**

WHEREAS, the Enoch City Planning Commission did review Chapter 12.2000, of the Enoch Subdivision Ordinance referring to Planned Unit Developments and did send an unfavorable recommendation to amend Chapter 12. 1200 and did send a favorable recommendation to remove Chapter 12.1200 from the Enoch City Subdivision Ordinance; and

WHEREAS, the Enoch City Council, after considerable discussion did choose to appoint a committee of City Council Members to review Chapter 12.1200, Planned Unit Developments; and

WHEREAS, the Enoch City Council Review Committee has submitted amendments to Chapter 12.1200, Planned Unit Developments, for the consideration of the City Council to amend the language as follows;

**CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT
(PUD)**

Section 12-1201 PURPOSE

Section 12-1202 PERMITTED USES

Section 12-1203 PROCEDURE

Section 12-1204 DEVELOPMENT STANDARDS AND REQUIREMENTS

Section 12-1205 MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS

12-1201 TITLE:

PURPOSE. The purpose of the Planned Unit Development (PUD) is to allow for flexible and efficient utilization of land in residential, industrial and commercial developments (consolidation of open spaces, clustering of dwelling units and efficient use of public facilities). It is intended that a PUD create attractive and desirable environments. The PUD is an overlay and must maintain the density of the underlying zoning designation requirements.

PERMITTED USES.

- A. A PUD may be allowed in residential, commercial and industrial zones, and the PUD development plan shall become supplementary to the provisions of the zone in which the PUD is located.
- B. PUDs include condominiums, cluster subdivisions, planned residential, commercial and industrial developments, and combinations of housing type such as single units and multiple units.

PROCEDURE.

The following is the procedure for PUD approval:

Step 1. Discuss Proposed PUD with City Staff: Any person wishing to develop a PUD within Enoch City shall secure from the City staff, or other authorized representative of the Planning Commission, information pertaining to the City's plan of streets, parks,

drainage, zoning, subdivision of land, and other Master Plan requirements affecting the land.

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

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

- (a) The proposed name of the development;
- (b) Where the submitted plan covers only a part of the development's tract, or is part of a larger vacant area, a plan showing the location of the development as it forms part of a larger tract and a sketch of the prospective street system of the remaining area shall be submitted;
- (c) A vicinity map containing sufficient information to accurately locate the property shown on the plat map;
- (d) The names and addresses of the owner(s), the subdivider, the engineer or surveyor of the development;
- (e) The boundary lines of the tract to be developed;
- (f) The lot dimensions and square footage of each lot;
- (g) Existing curbs, gutters, sidewalks, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants within the tract or within 200 feet of the proposed PUD and the dimensions of all such improvements;
- (h) The location, width and other dimensions of proposed curbs, gutters, sidewalks, streets, easements, parks, and other open spaces, and designation of any land to be dedicated to the City;
- (i) The location of all existing or recorded streets, alleys and easements, water courses, ditches, public utilities and other important features, and existing structures within the development or within 200 feet thereof, and the location and distance to the nearest existing benchmark or monument and section line;
- (j) Boundary lines of adjacent tracts of land, showing ownership and property monuments;
- (k) A tabulation of each proposed use by acreage and its percentage of the total acreage;
- (l) Parks, playgrounds, common areas and facilities, and other appurtenances, if any, within the PUD;
- (m) Location of all dwellings and other structures within the development, the common areas, and other areas of private ownership;
- (n) The following:
 - (1) An Overall Project Analysis describing the concepts the developer proposes to implement with the project development, including but not limited to:
 - a. Project description indicating the general configuration for the project (i.e., single family, townhouses, condominiums, etc.) with

the proposed plan for landscaping, mailboxes, street lighting, and walkways.

b. Project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.

(2) Identification of all variations to the development standards of the underlying zone, including, but not limited to:

a. Road widths and street setbacks;

b. Location of buildings and structure or front, side, and rear yard setback requirements;

c. Area requirement (lot size and width);

d. Building sizes (minimum and/or maximum ground floor and multi-level);

e. Building heights (maximum); and

f. Supplementary regulations or special provisions.

Step 4. Public Notification: Any application for a PUD must comply with the following notice requirements **48 hours** prior to the Planning Commission Meeting for the Preliminary Plan:

(a) The posting of a sign(s) by the City on the proposed PUD site. The sign(s) shall be posted in a conspicuous place at all points where City Streets intersect, within 10 feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading, "PROPOSED PLANNED UNIT DEVELOPMENT" with the PUD notice stapled below at least **48 hours** prior to the Planning Commission Meeting.

Step 5. Preliminary Plat Planning Commission Approval: After approval by the City staff, the Planning Commission shall review and send a recommendation of the PUD Preliminary Plat to the City Council. The Planning Commission may recommend and the City Council may approve in concept the Preliminary Plat provided they find:

(a) That the PUD project will provide efficient use of the land and open space as outlined in this chapter;

(b) That any variation allowed from the development standards of the underlying zones are clearly identified and do not create unreasonable hazards to the health, safety, and general welfare of the residents of the proposed PUD.

Step 6. Engineering Drawings and Final Plat: Upon recommendation of the Preliminary Plat by the Planning Commission and approval by the City Council, the developer shall then prepare Engineering Drawings and a Final Plat of the PUD and shall submit the same to the City staff.

(a) Engineering drawings shall include the development standards as required in this ordinance.

(b) The Final Plat must be signed by a licensed surveyor and must conform to City Engineer standards. The Final Plat shall be drawn on a sheet of approved Mylar having outside or trimline dimensions of 24" x 36". The Final Plat shall be made to a scale large enough to clearly show all detail, and in any case not smaller than 60 feet to the inch. The finished drawing shall be in compliance with the format approved by the Iron County Recorder and shall contain the following information:

(1) The name of the development;

- (2) A north arrow, the scale of the drawing and the date of preparation of the plat;
- (3) All lot sizes, which shall be indicated by square feet;
- (4) Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the PUD, (properly tied by reference to a public survey monument-these lines shall be heavier than street and lot lines);
- (5) The names, widths, lengths, bearings and curve data of said streets, public utility and irrigation easements, and the boundaries, bearings and dimensions of all portions within the subdivisions intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved within the PUD (all lot, blocks and streets shall be numbered in accordance with the street numbering system adopted by the City);
- (6) A licensed land surveyor's "Certificate of Survey";
- (7) The description of the boundaries of the development together with a certification by the subdivider's engineer or land surveyor stating that the lots described fully comply with the requirements of this ordinance;
- (8) The owner's Certificate of Public and Private Dedications;
- (9) The signature of every person who owns property within the development and a notary public's acknowledgment of all signatures;
- (10) A signature line of the Planning Commission Chair;
- (11) A signature line for the Mayor;
- (12) A signature line for the City Engineer and City Attorney;
- (13) A signature line for all applicable utility companies and the postal service;
- (14) A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;
- (15) Designation of common areas and private ownership areas;
- (16) Identification of common landscaped areas, parking areas, driveways and other features required by this Section; and
- (17) Footprint drawings of all buildings.

Step 7. Final Plat Planning Commission and City Council Recommendation: After the City staff's approval of the Final Plat, it shall be submitted to the Planning Commission and City Council for their recommendation of approval or disapproval. The following documents shall also be submitted with the Final Plat:

- (a) A current title report showing ownership of the subject property; and
- (b) Copies of any required agreement relative to the proposed PUD.

Step 8. Improvement Bonding and Inspection Fees: The subdivider and/or developer shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such

personnel as the City Council shall designate. The amount of the security shall be 125% of the Engineer's estimated costs of the improvements. The security shall be in the form of cash, an irrevocable letter of credit or an escrow bond.

(a) Irrevocable letters of credit or escrow bonds shall be executed by financial institutions acceptable to the City and must be in the form approved by the City. The bond or letter of credit as required by this section must be posted prior to recording. As improvements are completed, inspected, approved and accepted the guarantee may be reduced proportionately. Upon completion, inspection, approval, and acceptance of the improvements, the security, less ten percent (10%) shall be released to the subdivider/developer. Ten percent (10%) of the Engineer's costs of improvement shall be held from the security deposited for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.

Step 9. City Attorney Approval: A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved bond or other performance guarantee by the subdivider/developer for review regarding ownership of the property and zoning requirements.

Step 10. City Council Approval of Engineering Drawings and Final Plat: After the recommendation of the Final Plat by the City staff and Planning Commission, the City Council shall approve or disapprove the same. The City Council may approve the Final Plat of the PUD provided it finds:

- (a) That all requirements of the Enoch City ordinances and procedures have been incorporated into the Final Plat; and
- (b) That all Engineering Drawings of the PUD have been approved by the City Engineer.
- (c) In authorizing any PUD, the City Council may not impose conditions outside of approved Enoch City Engineering Standards and Enoch City Development Standard found within this ordinance.

Step 11. Recordation of Final Plat: Upon approval of the Final Plat by the City Council, the subdivider/developer shall obtain all required signatures before submitting one copy of the Final Plat tracing to the County Recorder. All Final Plats must be recorded in the office of the Iron County Recorder.

DEVELOPMENT STANDARDS AND REQUIREMENTS.

(A) Variations from the development standards of the underlying zone in which the PUD is located may be permitted by the City Council as part of the approved development plan or approved supporting documents.

(B) The following minimum and maximum standards shall be required:

- (1) The PUD shall be available for application only with regard to parcels of property of seventy-five (75) acres or larger. If more than one parcel of property is to be used to meet the seventy-five (75) acre requirement, all such parcels must be contiguous.
- (2) The maximum residential density for a PUD shall be the same as the permitted density for the underlying zone, *except* for townhomes, twin homes, duplexes, and apartments, which shall have a maximum residential density of 15 lots and/or units per net acre.

- (3) The PUD shall be accessed by a major arterial street & in compliance with access management planning and review.
- (C) Structure Setbacks.
- (1) Residential - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street.
- (2) Commercial/Industrial - All setbacks shall be as required in the underlying zone, subject to required utility easements.
- (3) Building setbacks along the perimeter property lines of a residential PUD shall be ten (10) feet, except within 100 feet of where the perimeter property lines intersect the public street right-of-way the minimum setback shall be twenty (20) feet. Building setbacks in Industrial and Commercial PUDs shall be according to the requirements of the underlying zone.
- (F) The Total Project Area shall include all land within the development described as follows:
- (1) Area dedicated for public use.
- (2) Area privately owned, including buildable lots.
- (3) Open space, including private, public or common area. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership that is unoccupied by buildings and hard surfaces, such as asphalt or cement, except that such open spaces may include walkways, patios, recreational activities, natural landscaping, picnic pavilions, gazebos, and water features.
- a. Open space shall not be less than fifteen percent (15%) of total project area in residential developments.
- b. In Commercial and Industrial developments, including as portion of a residential PUD, there is no open space requirement beyond the permanent landscape requirement of the underlying zone.
- c. Institutional buildings & properties are included in the fifteen percent (15%) of total project area and cannot account for more than fifty percent (50%) of open space provision.
- d. Open space as parks and recreational areas must be located within 1,000 feet of every residential door.
- (4) Common area, including streets, parking areas, commonly-owned facilities, open space and permanent landscape area. Common Area is described as areas within a PUD that are held by all residents in common ownership through a homeowner's association and that are available for use by all residents.
- (G) All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code.
- (H) All PUD common street, drainage, water and sewer improvements shall be designed and installed and inspected according to applicable codes and standards.
- (I) Fences. Setback and height requirements shall be the same as the underlying zone.
- (J) Landscaping. Permanent Landscaping is described as:
- (1) Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.

(2) Permanent landscaping shall only include common areas landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices. The permanent landscaping requirement does not prohibit landscaping on private property within the PUD.

(3) In commercial or industrial PUDs, and residential PUDs in commercial zones, permanent landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

(K) Parking. The number of off-street parking spaces in Residential Zones shall be .85 per bedroom. Non-residential parking requirements in Commercial and Industrial Zones shall be the same as the underlying zone. All parking spaces, parking areas and driveways shall be hard-surfaced and properly drained. Additional private off-street parking spaces for single-family residential lots in a PUD may be required for additional private vehicles when parking is prohibited on the street (such as when a private street asphalt width is less than city standard). Such parking may not reduce the required front yard landscaping, but may be permitted in side yard setback areas.

(L) Private (non-dedicated) Streets:

(1) All streets within a PUD shall have a minimum paved width of twenty-four (24) feet and provide proper circulation.

(2) Private streets are entered from the public streets by a driveway- type entrance and are posted as private streets. Entrances shall be designed in accordance with City Engineer Standards.

(3) Private streets are not maintained by the city.

(4) When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.

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

(N) Planned Unit Development plats prepared for filing shall be required to show the following minimum utility easements and required dedications to the public:

(1) All private streets;

(2) A minimum ten (10)-foot utility easement on each side of all streets;

(3) A minimum seven and one-half (7½)-foot utility easement around the perimeter of the Planned Unit Development. In a Commercial or Industrial Zone, the City Council may grant an exception to said easement requirement.

(O) The Declaration of Covenants, Conditions and Restrictions (CC&R's) shall include:

(1) A statement of maintenance responsibilities for all private common improvements, i.e., streets, drainage, sewer, water, landscaping, parks, trails, recreational facilities, club houses, parking areas, fencing, solid waste and other storage areas, etc.;

(2) A statement prohibiting parking on private streets within the PUD on streets having less asphalt width than the asphalt width of the minimum City street width.

MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.

(A) General Intent: The general intent of these multi-family residential design guidelines and standards is to improve the overall quality of multi-family development in Enoch City, to ensure the compatibility of multi-family development with surrounding land uses. These multi-family

design guidelines and standards shall apply to all new multi-family development within Enoch City.

(B) Site Planning: These guidelines and standards are intended: to improve site planning, to enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments; to protect natural site features, open space and use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the multi-family development.

(C) Variations: Variations from the development standards of the underlying zone in which the multi-family development is located may be permitted by the City Council provided the variations are specifically adopted by the City Council as part of the approved development plan or approved supporting documents. Variations shall not include changes in the permitted uses allowed except to the extent set forth in subsections (D), (E). The development standards set forth herein are not subject to variations permitted by the City Council.

(D) Permitted Uses: The following uses shall be permitted in the Multi-Family Development:

- (1) Any use permitted in the Residential Zones with single dwelling units.
- (2) Apartment houses, townhomes and other multiple dwellings.
- (3) Short-term rentals, provided that a home-based business license is granted.
- (4) Private Schools.
- (5) Non-profit Community Service Clubs, except those whose activity of which customarily carried on as a business.
- (6) Planned Unit Developments approved per this ordinance.
- (7) Congregate Living Facilities as defined in Section 12.1100.1106 of this ordinance.

(E) Lot Width Requirements: The minimum lot widths shall be:

- (1) For single-family detached dwellings: fifty (50) feet at the front setback.
- (2) For twin homes or duplexes: seventy (70) feet at front property line (35 feet each side of a twin home lot).
- (3) For any multi-unit dwelling structure: fifty (50) feet at front property line.

(F) Building Setback Requirements:

(1) **Side Setback:** The minimum side yard for any Multi-Family Development shall be twenty (20) feet between buildings. The minimum side yard for a private garage shall be six (6) feet except those private garages and other accessory buildings located at least six (6) feet in the rear of the main building may have a minimum side yard of one (1) foot, provided that no private garage or other accessory building shall be located closer than twelve (12) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street, shall be not less than twenty (20) feet for main buildings, and not less than the City's underlying zone for accessory buildings. A carport may be built within one (1) foot of the property line except on the street side of corner lots. However, all walls must comply with said yard regulations for dwellings. A party wall shall be permitted where both accessory buildings are located at least twelve (12) feet in the rear of both adjacent dwellings.

(2) **Front Setback:** Same as underlying zone designation.

(3) **Rear Setback:** Same as underlying zone designation.

(G) Building Height Requirements: No building shall be erected to a height greater than thirty-five (35) feet.

(H) Building Size Requirements: ?????

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 20th day of October, 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 20th 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: