

ENOCH CITY COUNCIL NOTICE AND AGENDA

November 17, 2021 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Topic: Enoch City Council Meeting

Time: Nov 17, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82906297212>

Meeting ID: 829 0629 7212

One tap mobile

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+1 929 436 2866 US (New York)

Meeting ID: 829 0629 7212

- 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 17, 2021-**
 - e. Approval of Minutes for November 3, 2021-**
 - f. Ratification of Expenditures-**
 - g. Conflict of Interest Declaration for this agenda-**
- 2. PUBLIC COMMENTS**
- 3. SET A PUBLIC HEARING FOR THE ALAN WADE ANNEXATION FOR DECEMBER 1, 2021**
- 4. PUBLIC HEARING ON THE MODERATE INCOME HOUSING REPORT**
- 5. CONSIDER RESOLUTION NO. 2021-11-17 A RESOLUTION TO APPROVE THE MODERATE INCOME HOUSING REPORT AS WRITTEN**
- 6. ORDINANCE NO. 2021-11-17 AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH CITY ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 130.80 ACRES OF PROPERTY OWNED BY THE PENNY FAMILY TRUST FROM MIXED RESIDENTIAL M-R-2 AND SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11-**

7. **CONSIDER A MINOR SUBDIVISION AND PLAT AMENDMENT FOR THE STEAD PROPERTY ON HWY. 91-**
8. **CONSIDER A MINOR SUBDIVISION AND PLAT AMENDMENT FOR THE ALAN WADE PROPERTY CONTINGENT ON APPROVAL OF ANNEXATION-**
9. **CONSIDER ORDINANCE NO 2021-11-17-B AN ORDINANCE TO CHANGE THE ADDRESS IN SETTLERS SQUARE SUBDIVISION, PHASE 2 FROM 4372 N. ALPAL TRAIL TO 1212 E. 4375 NORTH**
10. **CONSIDER CIB/CDBG APPLICATION LIST AND SET A PUBLIC HEARING FOR DECEMBER 1, 2021**
11. **ORDINANCE NO. 2021-10-20-D AN ORDINANCE AMENDING THE ENOCH CITY SUBDIVISION ORDINANCE, CHAPTER 12.2000. PLANNED UNIT DEVELOPMENT (PUD)**
12. **OPEN 2021-2022 BUDGET**
13. **COUNCIL/STAFF REPORT**
14. **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)**
15. **ACTION FROM CLOSED MEETING-**
16. **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 11-12-21.

 11-12-21
Julie Watson, Recorder Date

**MINUTES
ENOCH CITY COUNCIL
November 3, 2021 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

Members present:

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

Staff present:

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

Public Present: Delaine Finlay, Robert Bromley, Richard Jensen, and Arlo Fawson

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Ashley Horton
- b. **Invocation-Audience invited to participate-** Council Member D. Harris
- c. **Inspirational thought-** Attorney Justin Wayment
- d. **Approval of Agenda for November 3, 2021-** Council Member D. Harris made a motion to approve the agenda. Council Member Ross seconded and all voted in favor.
- e. **Approval of Minutes for October 20, 2021-** Council member D. Harris made a motion to approve the minutes. Council Member W. Harris seconded and all voted in favor.
- f. **Ratification of Expenditures-** Council Member D. Harris made a motion to approve the ratification of expenditures. Council Member W. Harris seconded and all voted in favor.
- g. **Conflict of Interest Declaration for this agenda-** None

Ashley Horton talked about wanting to raise points on the Fraud Assessment. She spoke with City Manager Dotson and they agreed on submitting an Ethics Policy that the Council Members will sign yearly. The Council Members agreed.

2. PUBLIC COMMENTS

Robert Bromley said he wanted to thank everyone during the election. He wished everyone well and congratulated the winners. There were no other comments

3. REAPPOINT PLANNING COMMISSION MEMBER, ANDREW MEACHAM-Council Member Ross

Council Member Ross said that Commissioner Meacham is up for his term on the Planning Commission and is willing to serve again. He is knowledgeable and she recommends reappointing him. **Council Member Ross made a motion to reappoint Planning Commission Member, Andrew Meacham. Council Member D. Harris seconded and all voted in favor.**

Enoch City Council Meeting
November 3, 2021

4. CONSIDER MINOR LOT SUBDIVISION FOR MJB ENOCH, LLC-Go Civil Eng.

Council Member Ross wanted to note that the Planning Commission sent a favorable recommendation. Arlo Fawson said it's pretty simple with just a few lots. The plan is to pull the water line off of old Hwy 91 and there will be a sewer easement. Council Member Ross wanted to know what is unique about lot number 1. Arlo said there is a Well there. There is discussion about having a PUD so others can use it. City Manager Dotson said there will be an HOA for irrigation. Arlo said there will be large lots.

Council Member D. Harris made a motion to approve the Minor Lot Subdivision for MJB Enoch, LLC. Council Member Ross seconded and all voted in favor.

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

City Manager Dotson said state code has changed and now has more specifications (what we called guarantees). City Manager Dotson explained what the guarantee is. It can be in a bond or a letter of credit. So, it guarantees that the infrastructure is put into the subdivision in case the contractor goes under. This came up because we have had builders say that they want a building permit but the subdivision is not done. The State says you can't deny the permit if there is Completion Insurance. As we researched this and talked to building officials and the state, we asked can the City comply and give someone a building permit. Mayor Chesnut said this makes sense. City Manager Dotson said that we can reduce the amount that is held in a bond based upon how much of the subdivision is completed. In our current code it says that "it may be reduced proportionally" but it doesn't explain what that is. So, the wording is changed in the ordinance to reflect the details of this ordinance. We are changing some wording to match state code to 10%. We find that the challenge with the state code is that someone can go in and sell lots when there has been no construction done in the subdivision. If it's a developer, it's usually not a big deal. Our building inspector is not required to check road elevations, he does it, but how can he if the road isn't finished? We don't have to provide a Certificate of Occupancy. In the Parkview subdivision, the developer went bankrupt and the guy that built his house, then went bankrupt. We added the steps the developer can take. Council Member Lee wanted clarification on the first line of the ordinance. City Manager Dotson Rob said that the current ordinance does not comply, so we are changing it.

Council Member D. Harris made a motion to approve Ordinance No. 2021-11-03, an ordinance amending the Enoch City subdivision ordinance regarding definitions pertaining to Completion Assurance in minor and major subdivisions. Council Member W. Harris seconded and a roll call voted was held as follows:

**Council Member Ross – Yes
Council Member Lee – Yes
Council Member Stoor – Yes**

**Council Member W. Harris – Yes
Council Member D. Harris – Yes**

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

Ashley said that they usually pay out comp time in December and June. Some people want to use it on the holiday so they had the idea to carry some over to Dec. They discussed it and thought about carrying over 50 hours maximum and the first payroll in June could pay the rest of

it out. It doesn't affect the budget. City Manager Dotson said the reason they pay out when they do is because the comp time is owned. At the end of the year it pays out so that it doesn't go on the next year. It is budget neutral not man power neutral. Chief Ames and Public Works Director, Hayden, have the opportunity to say no. Council Member Lee asked if it was first come first serve. City Manager Dotson said yes. Mayor Chesnut wanted to consider that it impacts holiday scheduling. Hayden said it's a good idea. Mayor Chesnut said they don't have to use it in December, they can use it after. There are no issues with it.

Council Member D. Harris made a motion to approve 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. The motion was seconded by Council Member Ross and a roll call vote was held as follows:

Council Member Ross – Yes

Council Member W. Harris – Yes

Council Member Lee – Yes

Council Member D. Harris – Yes

Council Member Stoor – Yes

7. DISCUSS ANNUAL MODERATE-INCOME HOUSING REPORT AND SET A PUBLIC HEARING FOR NOVEMBER 17, 2021-City Mgr. Dotson

City Manager Dotson said every year the City is required to report on this about the things being done to increase moderate housing in the community. It's a legislative requirement. It has always been a question of whether the state wants to see the City do more every year. There are 28 different tools that they can use and some of them can help create housing. Cedar City Housing Authority does this. The forms have to be filled out in order to receive transportation funding. Council Member Lee asked if we help develop active transportation would it help increase mobility. City Manager Dotson said it does help.

Council Member D. Harris made a motion to set a public hearing for November 17, 2021. The motion was seconded by Council Member Ross and all voted in favor

8. DISCUSS THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE

Council Member D. Harris said that there is an ordinance that he wants to bring forward, but it hasn't been entirely proofread, so he made a motion to table this item until Nov. 17th. Council Member Lee said as they are editing, she wanted them to think about parking. That is one of the biggest frustrations. Some streets can be narrower than others. Council Member D. Harris said it is 0.85 parking spaces per bedroom in individual units. Council Member Ross asked if they would round up. Council Member D. Harris explained the math. He thinks that he got it so there would be adequate parking. Council Member W. Harris said that was a concern for him as well. Council Member Lee said that she doesn't think that Enoch City has an ordinance that allows an M-R-2 for complexes. Council Member D. Harris said multiple families will be allowed. It will only be allowed in the PUDs. Council Member Lee asked if that meant that we couldn't have a PUD. City Manager Dotson said there is a limitation on acres. It's 75 acres. Council Member Ross asked whether the garage and the driveway counts as 2 spots each, with a total of 4 parking spots. Council Member D. Harris said yes they can. City Manager Dotson said it talks about additional off-street parking. If they don't have enough room and the streets aren't wide enough, they can have street parking. Council Member Lee said private streets are not maintained by the city. She asked if all the streets in the PUD were private. City Manager Dotson said it's the choice of the developer and the City. Council Member Stoor asked what is the reason we would allow the PUD? Council Member D. Harris said it allows the developer to do more than he wants to do. It fulfills some demand in certain areas for smaller units and allows for building smaller units by busy streets. He liked that they talked about 150 acres developed over time. So, start with 10

acres and make them 20 lots or 8 lots, and develop as patch work. The PUD allows you to build the whole thing at the same time and have some commercial etc., transportation is planned out and the whole plan makes sense. City Manager Dotson said it's typically done in phases. Council Member D. Harris said yes, but the plan would be done first. 150 acres is the minimum. There are only a couple of places where that could happen. You can plan housing, churches, commercial, parks etc. so it all makes sense from the beginning. Council Member Lee asked about water shares. City Manager Dotson said that they are working on that. Attorney Justin Wayment said that 150 seems too large. Reid Erickson has some good examples. St. George has high and low density residential and they flow together especially with parking. He has pictures that the City Council can review. Council Member D. Harris said size has been the bigger topic discussed and he said he wouldn't mind changing it.

Council Member D. Harris made a motion to table this item until November 17, 2021. Council Member Lee seconded and all voted in favor.

9. CONSIDER SUBMITTING AN RFP FOR A MASTER STORM DRAINAGE PLAN

City Manager Dotson said that we discussed this last time. Mayor Chesnut said that in order to put a master plan together, we need to have an engineer and bid it out. City Manager Dotson said that his intention is to do this street by street. Mayor Chesnut said we need to have this in order to fill the gaps in the developments. You have an old part of Enoch that sat and now the growth has tripled in size in less than 10 years. City Manager Dotson said there are different plans that have been done over the years but they are so generalized. The City needs to have engineers detail every aspect of each neighborhood and take into account every street. There is no city that has a plan for every single street. This will take money and time. Council Member Lee asked if the City has money. City Manager Dotson said they don't know yet what this will cost. Once they figure out the scope and what the end result will be and fund it, then they can have a prioritized timeline for completion. This will help protect developers, the City, and the residents. Mayor Chesnut said that right now is probably the only time we will have the political will to fund it and not just the City Council, but the residents as well. Council Member Stoor said he liked the idea for a street by street sweep of the engineers and having everything prioritized. Mayor Chesnut said that they will work to put together what they want the plan to look like and take it to the engineers and get a bid for a plan.

Council Member D. Harris made a motion to approve to submit an RFP for a master storm drainage plan. Council Member Ross seconded and all voted in favor.

10. COUNCIL/STAFF REPORTS

Hayden White said they started putting pipe in on Half Mile. The Public Works Department also got the track hoe back from the shop and they should have the pipe tied in to Little Eden by Monday. They will tear up that intersection. They are starting a bunch of classes next week to renew licenses. They sold 2 dump trucks because they had 2 come in and were able to get \$12,000 for them. The department's pressure washer went out, which costs \$6,000, they need a new jumping jack, which costs \$3,000 and chop saw, which is \$1200. Hayden asked to use the money from the dump trucks to purchase these 3 items. The flag pole will be installed on Monday. They also gave out 500 passes for the sump so far. This weekend is the Dump Cleanup extended hours.

Chief Ames said that it has been nice to be fully staffed. The police department has been busy as usual. Last week they found a drug house. They also have a few fundraisers coming up, the Festival of Trees and Shop with a Cop, which will be on December 11th. Things are going well.

Attorney Justin Wayment said that he had nothing new to report. There is discussion about ballot counting.

Ashley Horton said she doesn't have anything new. She mentioned the Diaper Tree in the front foyer of the City office.

City Manager Dotson said that December 11th is when the newly elected officials training. The City pays for it. It's usually from 9 am to noon. Also, open burn is an issue because our residents have to get a permit. He is working with some people to give Enoch City residents online access to get a permit. The District Community Meeting is tomorrow night at 7pm.

Julie Watson said that there is going to be a special meeting on the 16th at 6 pm to canvass the election results. It will be about a 3 minute meeting.

Lindsay Hildebrand had nothing new to note.

Mayor Chesnut said there will be redistricting in the state legislature and there is a possibility that Enoch may be redistricted by a house member that covers Enoch, Beaver and Richfield. They also discussed that there will be a new Justice Center with a focus on a corrections facility. They have found a spot and it's under contract based upon Cedar City's Conditional Use Policy. There is a 40 acre parcel that they can use to move the sheriff's office, correctional facility, maybe the courts, and the Iron County Attorney's office. There was discussion about putting one across from the animal Shelter. They wanted something more centralized.

Council Member Ross said that Wreaths Across America is Saturday December 18th and are just under \$400 short of the yearly goal. They will have donation bins at the event to start next year.

Council Member W. Harris said that he didn't have anything to report.

Council Member D. Harris said he had nothing to report.

Council Member Lee said she missed the last meeting but was on a long road trip.

Council Member Stoor said during one of his meetings the members talked about Iron Mountain and putting most of the money in one thing to get it done. They talked about power for the pump in the Iron Mountain pond. The next meeting is the 3rd Thursday of the month.

- 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 – Council Member D. Harris made a motion to adjourn. The motion was seconded by Council Member Ross and all voted in favor.**

Julie Watson, Recorder

Date



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

ENOCH CITY CORPORATION

RESOLUTION NO. 2021-11-17

A RESOLUTION TO APPROVE THE 2021 MODERATE INCOME HOUSING REPORT

WHEREAS, there is a requirement in State Code to report on moderate income housing in Enoch City each year; and

WHEREAS, City Staff has collaborated on preparing the report per the guidelines set by State Code; and

WHEREAS, a public hearing was held in a regular City Council meeting held on November 17, 2021 after being noticed per State Code; and

WHEREAS, the City Council has reviewed and discussed the report;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Enoch, Utah that the Moderate Income Housing Report as written 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 17th day of November 2021.

DATED this 17th day of November, 2021

ENOCH CITY CORPORATION

VOTING:

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

Geoffrey L. Chesnut, Mayor

ATTEST:

SEAL:

Julie Watson, City Recorder

**ENOCH CITY CORPORATION
ORDINANCE NO. 2021-11-17-A**

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE
ENOCH CITY ZONING ORDINANCE ZONING MAP BY CHANGING THE
ZONING OF APPROXIMATELY 130.80 ACRES OF PROPERTY OWNED BY
THE PENNY FAMILY TRUST FROM MIXED RESIDENTIAL M-R-2 AND
SINGLE FAMILY RESIDENTIAL R-1-18
TO SINGLE FAMILY RESIDENTIAL R-1-11**

WHEREAS, the owners of approximately 130.80 acres of property owned by the Penny family Trust have applied to have the zoning changed from Mixed Residential M-R-2 and Single Family Residential R-1-18 to Single Family Residential R-1-11; and

WHEREAS, the Enoch City Planning Commission held a public hearing on November 9, 2021 after noticing as required by State law; and

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

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of Enoch City that the zoning of approximately 130.80 acres of property shall be changed from Mixed Residential M-R-2 and Single Family Residential R-1-18 to Single Family Residential R-1-11 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 17th day of November 2021. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 17th day of November 2021

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

David Harris	Yea ___ Nay ___
Katherine Ross	Yea ___ Nay ___
West Harris	Yea ___ Nay ___
Shawn Stoor	Yea ___ Nay ___
Jolene Lee	Yea ___ Nay ___

SEAL:

ZONE CHANGE LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE A MERIDIAN; THENCE ALONG THE SOUTH SECTION LINE OF SECTION 14 N89°49'27"W 3,223.85 FEET MORE OR LESS TO NORTHEAST CORNER OF SPANISH TRAILS DRIVE RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE ALONG THE SPANISH TRAIL ESTATES UNIT 2 EASTERLY SUBDIVISION BOUNDARY THE FOLLOWING 2 COURSE, N89°48'35"W 119.41 FEET; THENCE N00°00'10"E 2,666.56 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SECTION 14; THENCE ALONG SAID LINE S89°15'36"E 1,679.91 FEET MORE OR LESS; THENCE S00°05'49"W 3,494.06 FEET MORE OR LESS BEING 100.00 FEET FROM THE SOUTH PARCEL LINE; THENCE PARALLEL TO SAID SOUTH LINE N89°45'14"W 1,556.09 FEET MORE OR LESS TO A POINT ON THE EASTERLY SUBDIVISION BOUNDARY OF SPANISH TRAIL ESTATES UNIT 2 SUBDIVISION; THENCE ALONG SAID BOUNDARY N00°06'09"E 842.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 132.49 ACRES, MORE OR LESS.

END OF DESCRIPTION.

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-absent
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.

2. PUBLIC HEARING ON THE PENNY PROPERTY ZONE CHANGE FROM MIXED RESIDENTIAL M-R-2 AND SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11

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

Chairman Tingey invited public comments and explained they, as a Commission, listen and do not comment. He asked members of the public to come to the podium and state their name and address for the record.

Mike Lambert said this property was already rezoned years ago. *City Manager Dotson explained the previous developer who backed out rezoned it and he pointed out where the commercial area along Minersville Hwy is located. The land west of that area is the part to be discussed for the zone change.* Mike asked if this is this zoned for apartments? *City Manager Dotson explained how to find the zoning map and information on the website. He explained what zones we are talking about tonight. The request is to go from the Mixed Residential M-R-2 zone where townhomes, twin-homes and duplexes are allowed. It is also currently zoned Single Family Residential R-1-18 which is 18,000 SF lots. They want to go to Single Family Residential R-1-11 which is 11,000 SF lots. It will have all single family homes.* Mike said he prefers nothing to be done to the property and asked if a road will go through to Minersville Hwy. *City Manager Dotson said that depends on the developer however we do have master planned roads that have to be connected to and followed in the City plan. We do have a master planned road there. Developments have to follow our planned road map. We require connectivity. This subdivision, because of how traffic works, will go to Minersville Hwy.* Mike said he just didn't want apartments with no roads. The question was asked about water. *City Manager Dotson explained they have to bring water rights, one acre foot AF per door, and deed them to the City. There is a well on the property and we will obtain that also.*

Kris Clark 4168 Quarterhorse said her concern is huge amounts of traffic already with speeding and going through the established neighborhoods. She said she asked for speed bumps and the answer was no. She asked how you would monitor traffic with all the development this change would bring. Water was her biggest concern. *Chairman Tingey said the density stays the same as the current zone right now.* She went on about water concerns. *City Manager Dotson tried to*

explain the water rights that are given and also giving us the wells. In this instance, we get the wells to increase our supply and we also have two new wells being put together now. He went on to explain taking pressure off culinary water. Everyone watered on the same days so the tanks went down too much. We are adding more irrigation wells also. Watering at different schedules makes sense. She asked about noise and dirt saying that is also a big concern. Law enforcement and schools will need to be increased. What happens to our taxes she asked? *City Manager Dotson said we don't know at this point. Chairman Tingey said we are not doing anything except taking an application to grant their request to do what they want with their property which is this zone change. City Manager Dotson explained how property taxes work. Your tax goes up because the house is worth more. It does not follow inflation.* She said if you add all these homes what does that do to SR-130? *City Manager Dotson said UDOT has a plan and it includes the next 20 years for improvements and he explained that. It is UDOT's road anyway, not Enoch's road. If enhancements need to be made they do it.* She asked if there is a big store coming? *City Manager Dotson said we don't do that. He explained if someone wants to build a store they could do so on that corner of Midvalley and Minersville Hwy. This is only a zone change application tonight for this property. There is no map or plan required for what they intend to build at this stage of the process. Next, they come in with a subdivision application and he explained that process for utilities and infrastructure saying those things are administrative.* She asked about the park in Spanish Trails Subdivision and how to get improvements for that. *That takes money City Manager Dotson said. Chairman Tingey suggested volunteerism is a good way to go about doing things like that recounting how the Rec Complex was all done by volunteers and Eagle Scout projects.*

Krista Taylor said her backyard is on the field. They know growth is inevitable and she wants to be sure what is being proposed. *The zone change application was explained again by City Manager Dotson as cited above. This will be single-family homes on smaller lots.* She said that was fine with her. *City Manager Dotson explained R-1-18 and the change to R-1-11 about four years ago. We have some developments approved for R-1-11 but only one is built in Settlers' Square. He noted we have always wanted to remain a rural area with that atmosphere and then older people and younger people did not want big lots to take care of. We also hoped for more affordable properties that smaller lots may have allowed for. People want that now, Chairman Tingey said. We hope that kids can be able to afford to live here so that sparked the change to R-1-11.*

Alan Wade said to farm that they had to have a lot of water and they are giving Enoch a lot of water to do this. That helps the city to gain water for us to use in the future and not grow alfalfa.

Brent Hunter commented about water and crops and what is actually used and how that is used to irrigate. He and told about the irrigation calculations. *City Manager Dotson explained more about water and crop growing and what is actually used. Smaller lots use less water also so that is good.*

Chase Troutner 4196 Quarterhorse said they are by the field. He said he is new and moved from SLC and traffic is not bad compared to there. What he heard so far is we do not know what they want to do after this zone change tonight. It will be a subdivision. *City Manager Dotson explained the subdivision process. Zoning is a legislative action. We don't know what they intend to do after this as it is not required at this stage.* His question is, is the whole property owned by one person? Is there a purchase agreement in place contingent on the zone change? City Manager Dotson said Mr. Chatwin, listed on the map, asked for this zone change with

authorization from the Pennys who own the land. He talked to us about it but no other details are known to answer the questions. Chase asked if churches and schools are allowed in subdivisions and if they need conditional use permits (CUP). *City Manager Dotson explained our conditional uses in our Code. If they meet the requirements of the zone and the use meets requirements they don't need a CUP.* Chase asked how churches and schools get built. *City Manager Dotson said they are allowed in neighborhoods. In R-1-11 they are conditional. Conditional uses go to him, City Manager Dotson, and if they meet the conditions then it is approved and is administrative.* Chase asked again if it is permitted for a church or school and he asked if there is a timetable for this to be built. *City Manager Dotson said it depends on the developer and when he wants to start after the zone change. It could be as little as a few months but we don't know.*

Sheri Nelson said she lives by Gateway and her question is when Gateway bought land to build a new school do they have to bring plans to the City and can the public voice concerns about that. *City Manager Dotson explained they will bring a site plan and he explained the whole building permit process. That is not open for public comment. It is an administrative action detailed in our Code. Chairman Tingey and City Manager Dotson said building regulations determine the rules on parking spaces which was her concern among other things like traffic.* Chairman Tingey read a letter from Carol & Jesse Lundelius which is on file and in essence said they don't want to lose their reason for moving here with the agricultural atmosphere and lifestyle. They oppose the zone change.

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.

3. CONSIDER ZONE CHANGE REQUEST FOR THE PENNY PROPERTY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chairman Tingey said we are now in the regular meeting to make a recommendation to the City Council. Commissioner Meacham said this is a single-family development and this fits the plan for the area. Commissioner Ley asked about the well on this property and if it is culinary water or irrigation. City Manager Dotson said it is irrigation and will be converted by upgrading the well to culinary status. Commissioner Ley confirmed they will give well. City Manager Dotson said we don't require it but the talk is that they intend to give the well. Chairman Tingey said this is zoned single-family residential now and this is no different on the application for R-1-11 with smaller lots. The current zoning with twin homes and duplexes would have brought more renters so the issues cited are less likely with this change to all single-family homes. Commissioner Meacham said there are no guarantees but in general he would rather see the new zone than the old zone.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the zone change from Mixed Residential M-R-2 and Single Family Residential R-1-18 to Single Family Residential R-1-11. The motion was seconded by Commissioner Correa and all voted in favor.

Planning Commission Recommendation-Stead Plat Amendment

**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-absent
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 MINOR SUBDIVISION AND PLAT AMENDMENT FOR THE
STEAD PROPERTY ON HWY 91 AND MAKE A RECOMMENDATION TO THE
CITY COUNCIL**

Chairman Tingey said we did this already. City Manager Dotson said they did not do a plat amendment and we missed it. It was approved and we just need to redo it and send it to the City Council as a plat amendment. Nothing changed.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the minor subdivision and plat amendment for the Stead property on Hwy. 91. The motion was seconded by Commissioner Correa and all voted in favor.

Planning Commission Recommendation-Alan Wade Minor Subd.

**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-absent
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.

**6. MINOR SUBDIVISION AND PLAT AMENDMENT FOR ALAN WADE
PROPERTY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL
CONTINGENT ON COMPLETION OF ANNEXATION**

Chairman Tingey asked Alan Wade if he had any comments. Alan said he wanted to do this to get moving on building his new home as soon as the annexation is approved. This application is to get both approved at the same time. He wants to build on Lot 2A lot and has water for that. He is working on the other lot to obtain the water right. He explained where the natural gas line will run. He said he may want to sell one lot later. City Manager Dotson said we just need to note the timing so this runs with the approval of the annexation on December 1st. Chairman Tingey asked for a motion.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on the minor lot subdivision and plat amendment for Alan Wade contingent on the approval of the annexation. The motion was seconded by Commissioner Correa and all voted in favor.

ENOCH CITY CORPORATION
ORDINANCE NO. 2021-11-17-B

**AN ORDINANCE TO CHANGE THE ADDRESS IN SETTLERS SQUARE
SUBDIVISION, PHASE 2 FROM 4372 N. ALPAL TRAIL TO 1212 E. 4375 NORTH**

WHEREAS, it was brought to the attention of Enoch City in the process of the closing sale of the home that the address as listed above needs 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 4372 N. Alpal Trail will be changed to 1212 E. 4375 North 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 17th day of November 2021. This ordinance shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 17th day of November 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:

CIB/CDBG Application List

Jurisdiction Name: Enoch City

List Due January 7, 2022 at 5:00 PM

Project Description	Funding Source or Type	Funding Amount	Estimated Total Cost	Application Submission Date*	Project Time Frame**	Local Priority
New Water Wells	CIB	\$750,000	\$1,500,000	Jun-22	Winter 2021	High 1
	City Match	\$750,000				
East Bench Storm Drain Project	CIB	\$3,250,000	\$25,000,000	Oct-22	Fall 2022	High 2
	City Match	\$3,000,000				
	NRCS	\$18,750,000				
2M Gal. Water Tank	CIB	\$650,000	\$1,300,000	Jun-22	Fall 2022	High 3
	City Match	\$650,000				
Public Safety Building		\$1,000,000	\$1,000,000		Winter 2022	High 4
Fire Station Building Property		\$250,000	\$250,000		Spring 2022	High 5
Wastewater Reuse Project		\$3,000,000	\$3,000,000		Summer 2022	Medium 1
Half Mile Road Improvements		\$60,000	\$120,000		Spring 2022	Medium 2
	City Match	\$60,000				
NRCS 2014 Project Storm Drain Completion		\$500,000	\$500,000		Fall 2022	Medium 3
Security Fencing for water Utilities	City	\$65,000	\$65,000		Spring 2022	Medium 4
Remodel Office Building	CIB	\$300,000	\$300,000		Winter 2023	Low 1
	City					

* Application submission dates must be as follows: CDBG Jan 2022 and/or CIB June 2022, Oct 2022, and Feb 2023.

** List the approximate time of year that the project will be implemented and completed (Example: Fall 2022, Spring 2023)

Current PUD Code - Text of the Ordinance is
the new material added

ENOCH CITY 12.1200 PLANNED UNIT DEVELOPMENT (P-D)

12.1200.1201 TITLE

This Ordinance shall be known as: "The Enoch Planned-Development Overlay Subdivision Ordinance." This Ordinance may also be referred to as the P-D Overlay Ordinance.

12.1200.1202 PURPOSE

The purpose of this Ordinance is to encourage imaginative and efficient utilization of land through creative development thereby providing greater flexibility in the location of buildings on the land, the consolidation of open spaces and the clustering of dwelling units intended to create more attractive and desirable environments within residential areas of Enoch City, while promoting open space conservation and the protection of sensitive lands. The P-D Overlay shall be allowed in all residential zones.

12.1200.1203 USE REGULATIONS

The P-D Overlay is allowed in all residential zoning areas at the discretion of the City Council in compliance with the requirements set forth herein and upon recommendation of the Planning Commission. All use requirements of the zoning district in which the P-D Overlay is located shall apply.

12.1200.1204 GENERAL REQUIREMENTS

The number of lots allowed in the P-D Overlay shall be the same as the number permitted by the lot area requirements of the zoning district in the P-D Overlay located and may be less than the number allowed as recommended by the Planning Commission. The area and location of the area to be preserved and maintained through the duly elected Home Owner's Association for open space or recreational use shall be of a size and location sufficient to achieve the purposes of the area preserved. The area to be preserved and maintained as open space shall be no less than 20% (twenty percent) of the total area of the proposed subdivision site. The property adjacent to the P-D Overlay Subdivision shall not be adversely affected and to this end, the Planning Commission may recommend, and the City Council require the uses of least intensity and of greatest compatibility be arranged within the boundaries of the P-D Overlay Subdivision area.

12.1200.1205 MINIMUM LOT SIZES

The minimum lot area for residential dwellings may be reduced below the area normally required by the present zoning requirements in which the P-D Overlay Subdivision is located, as recommended by the Planning Commission and approved by the City Council. The proposed lots in a P-D Overlay subdivision must be of sufficient size to allow a twenty (20) foot separation between the side walls of all dwelling units.

Set back requirements for front yards of a dwelling and side yards of dwellings located on corner lots shall be determined by City Ordinance but can be brought to the attention of the Land Use Appeal Authority for consideration. But, no residential dwelling shall be set back less than twelve (12) feet from the legal description of the City right-of-way.

12.1200.1206 OPEN SPACE PROVISIONS AND MAINTENANCE

All areas to be preserved for open space through the P-D Overlay Subdivision Ordinance shall be preserved, improved and maintained by the Home Owner's Association in accordance with a plan that is recordable, irrevocable and with restrictions that shall be submitted by the developer or sub divider, or a duly elected Home Owner's Association, reviewed by the City staff, recommended by the Planning Commission and approved by the City Council.

Failure of the Home Owner's Association to maintain or preserve the open space according to the City Council approved plan shall result in remedial action being taken by the City of Enoch to correct the problem at the expense of the Home Owner's Association.

Any fees, costs or expenses incurred by the City of Enoch to correct a problem or remedy a default by the Home Owner Association's failure to enforce the Codes, Covenants and Restrictions of said Subdivision will be due and payable to the City of Enoch by the Home Owner Association upon receipt of billing by the City.

If, after thirty (30) days the fees have not been paid, or an agreement as to the settlement of the charges or the arrangement of an Enoch City approved schedule of payment has not been reached, then the City of Enoch shall use all legal means to collect said fees at the expense of the Homeowner's Association, including all legal fees incurred in the pursuit of the collection of said fees or charges.

**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 Planned Unit Development (PUD) 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 Development (PUD); and

WHEREAS, the Enoch City Council Review Committee has submitted amendments to Chapter 12.1200, Planned Unit Development (PUD), for the consideration of the City Council to amend the language as follows:

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

Section 12.1200.1201 PURPOSE

Section 12.1200.1201 PERMITTED USES

Section 12.1200.1203 PROCEDURE

Section 12.1200.1204 DEVELOPMENT STANDARDS AND REQUIREMENTS

Section 12.1200.1205 MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS

12.1200.1201. PURPOSE. The purpose of the Planned Unit Development (PUD) is to encourage better planning of cohesive communities, to allow for more flexible and balanced development of mixed uses and densities, with more attention to placement of open spaces and commercial or industrial amenities among and around the clustered residential units. The purpose of the Planned Unit Development (PUD) is to create more attractive, desirable, and convenient neighborhoods.

12.1200.1202. PERMITTED USES.

A. A PUD is allowed in residential and commercial and industrial zones, upon the showing of a more thorough Master Plan of a larger area and in harmony with this Ordinance.

B. A PUD may include, cluster subdivisions, planned residential, commercial and industrial developments, and combinations of housing types and densities including detached, single-family housing and multi-family housing units, such as apartments, townhomes, condominiums, and other multi-unit dwelling.

C. A PUD is an overlay on an existing residential or commercial zone, approved by the City Council, supplementing and imposing the provisions of this Section upon the underlying zone. In the event the provisions of this Ordinance conflict with the provisions of the underlying zone, the provisions of this Ordinance shall govern.

12.1200.1203. PROCEDURE. The following is the procedure for PUD approval:

Master Plan Approval

Step 1. Deliver a detailed conceptually designed, Proposed Master Community Plan to City Staff, addressing general development requirements, including zoning, subdivision, streets, parks, drainage, and other such elements.

Step 2. Present the Master Community Plan to the Planning Commission for review and Approval.

Step 3. Present the Master Community Plan to the City Council for Review and Approval. Upon City Council approval, the Developer shall have vested rights in the proposed Master Community Plan to proceed and present portions or phases as Preliminary Plats and then Final Plats. The Master Plan, or any portion thereof, may be amended by City Council, in connection with any Preliminary or Final Plat, upon a simple showing that the Amendments meet or exceed all requirements of this Ordinance.

Preliminary Plat Approval

Step 1. Review of General Development Standards. A Developer wishing to develop a PUD within Enoch City shall secure and review such information pertaining to the City's ordinances regarding 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. File 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"x7" 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:

1. The Master Plan, previously approved by City Council in connection with a Development Agreement, Annexation, or solely as a Master Community Plan
2. The proposed name of the development;
3. Where the submitted plan covers only a part of the development's tract, or Master Community Plan, 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;
4. A vicinity map containing sufficient information to accurately locate the property shown on the plat map;
5. The names and addresses of the owner(s), the Developer, and the Developer's engineer or surveyor;
6. The boundary lines of the tract to be developed;
7. The lot dimensions and square footage of each lot;
8. Existing Improvements, including curbs, gutters, sidewalks, streets, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants, parks, playgrounds, and other open spaces

and facilities within the tract or within 200 feet of the proposed PUD and the location, width, and dimensions of all such existing improvements;

9. Proposed Public Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts and fire hydrants, parks, playgrounds, and other open spaces and facilities, all as applicable, and the location, width, and dimensions of all such improvements proposed to be dedicated to the City;
10. Proposed Private Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, and easements, water courses, ditches, parks, playgrounds, and other open spaces, facilities, and other important features, and existing structures within the development, all as applicable, and the location, width, and dimensions of all such proposed, private improvements;
11. Boundary lines of adjacent tracts of land, showing ownership and property monuments;
12. A tabulation of each proposed use by acreage and its percentage of the total acreage;
13. Location of all dwellings, buildings, and other structures within the development, the common areas, and other areas of private ownership;

Step 4: File Project Analysis. a PUD Project Analysis shall include the following:

1. Any request for proposed zone change, if necessary; The PUD itself, does not require a zone change.
2. 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, apartments, condominiums, etc.) with the proposed plan for landscaping, mailboxes, street lighting, and walkways.
 - b. Conceptual, rough project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.
 - c. Transportation and access management plan if such is otherwise required in the Enoch City Ordinances.

Step 5. Public Notification and Meeting. Any application for a PUD must comply with notice requirements prior to the Planning Commission Meeting for the Preliminary Plan. The posting of sign(s) by the City 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 prior to the Planning Commission Meeting.

Step 6. Preliminary Plat Approval. The Developer shall present the proposed PUD Preliminary Plat for review to the Planning Commission and then the City Council, which shall each approve the Preliminary Plat, or detail the changes required of this Ordinance before it will be approved.

Final Plat Approval

Step 1. File Engineering Drawings and Final Plat. Upon approval of the Preliminary Plat, the Developer shall then prepare Engineering Drawings and a Final Plat of the proposed PUD and shall submit the same to the City staff.

1. Engineering Drawings shall include the following data:
 - a. A contour map drawn at two-foot intervals;
 - b. Proposed water facilities, sanitary sewer, storm drainage facilities, and fire hydrants located either within or without the development;
 - c. A plan by which the developer will handle storm water drainage within the development according to the City's requirements for a 100-year storm;
 - d. If common area is to be improved, Developer shall note as much generally;
2. 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:
 - a. The name of the development;
 - b. A north arrow, the scale of the drawing and the date of preparation of the plat;
 - c. All lot sizes, which shall be indicated by square feet;
 - d. 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);
 - e. The names, widths, lengths, bearings and curve data of said streets, public utilities, private easements, 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);
 - f. A licensed land surveyor's "Certificate of Survey";
 - g. The description of the boundaries of the development together with a certification by the Developer's engineer or land surveyor stating that the lots described fully comply with the requirements of this ordinance;
 - h. The owner's Certificate of Public and Private Dedications;
 - i. The signature of every person who owns property within the development and a notary public's acknowledgment of all signatures;
 - j. A signature line of the Planning Commission Chair;
 - k. A signature line for the Mayor;
 - l. A signature line for the City Engineer and City Attorney;
 - m. A signature line for all applicable utility companies that have easements on the plat, and for the postal service;
 - n. A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;
 - o. Designation of common areas and private ownership areas;
 - p. Identification of common landscaped areas, parking areas, driveways and other features required by this Section; and
 - q. Footprint drawings of all buildings commercial and multi-family properties.

3. The following documents shall additionally be submitted with the Final Plat:
 - a. A current title report showing ownership of the subject property; and
 - b. Copies of any required agreement, if any, relative to the proposed PUD.

Step 2. Completion Assurance 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 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.

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 as stated:

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.

Inspection Fee. The Developer shall also deposit an Inspection Fee of one percent (1%) of the total estimated improvement costs, which amounts shall be refunded by the City if not expended.

Step 3. City Engineer Approval. All Engineering Drawings of the PUD shall be reviewed and approved by the City Engineer to ensure compliance with this Ordinance, with detailed notations of any deviations from the Ordinance and the Approved Preliminary Plat.

Step 4. 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 Developer for review regarding ownership of the property and zoning requirements.

Step 5. Planning Commission and City Council Review. After approval of the City Engineer and the City Attorney, the Planning Commission and City Council shall review the Final Plat and confirm that all requirements previously noted for the Preliminary Plat have been incorporated into the Final Plat.

Step 6. Recordation of Final Plat. Upon approval of the Final Plat by the City Council, the 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.

12.1200.1204. STANDARDS FOR DETACHED, SINGLE FAMILY PUD HOUSING.

- A. **General Intent.** The general intent of these Standards for Detached, Single Family PUD Housing is to improve the overall quality of single-family development in Enoch City and to ensure the compatibility of single-family developments with the surrounding land uses.
- B. **Site Planning.** These PUD Standards for Detached, Single-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to 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 single-family development.
- C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Detached, Single-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.
- D. **Permitted Uses.** The following uses shall be permitted in the Single-Family Housing Development:
1. Any use permitted in Residential Zones with Single-Family dwelling units.
 2. Churches, municipal buildings, Public and Private Schools.
 3. Planned Unit Developments approved per this ordinance.
- E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures.
- F. **Maximum Densities.** The maximum density of the Detached, Single-Family Residential PUD shall only be limited, established, and governed by the minimum lot size, and other applicable standards.
- G. **Minimum Lot Size.** The minimum lot size shall be at least 4,000 square feet.
- H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street which shall be directly connected to Old Highway 91, SR130, or the proposed Iron County Belt Route.

I. Front Setbacks.

1. **Residential on Public Street** - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.
2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.

J. Side & Rear Setbacks. All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K. Building Heights. All residential building heights shall be limited to thirty-five feet (35') measured from final landscaping grade against the building foundation to top plate of the top story. All Commercial and Industrial buildings shall be limited to fifty feet (50').

L. Open Space. There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

1. Private or common area.
2. Area dedicated for public use.
3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M. Public Utilities. 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. Utilities and utility easements shall be located as directed by the Developer on the approved Plats, and shall be designed to facilitate and tie into the municipal systems.

N. **Private Amenities.** All private amenities, other than streets, including, drainage, and other such improvements shall be designed and installed and inspected according to applicable codes and standards.

O. **Fences.** The Detached Single Family Housing PUD shall have no fencing requirements.

P. **Landscaping.** Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
3. In commercial or industrial PUDs, and residential PUDs in commercial or Industrial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking.** Single Family residential shall have no parking requirements. Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.

R. **Private and Public Street Widths.**

1. All private streets within a PUD shall have a minimum paved width of twenty-six (26) 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.
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.
5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S. **Waste Receptacles.** All storage and solid waste receptacles shall have no requirements and may be further governed by CC&Rs.

12.1200.1205. MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.

A. **General Intent.** The general intent of these PUD Standards for Multi-Family Housing is to improve the overall quality of multi-family development in Enoch City and to ensure the compatibility of multi-family developments with the surrounding land uses. These multi-family standards shall apply to all new multi-family housing within Enoch City

- B. Site Planning.** These PUD Standards for Multi-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to 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.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Multi-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.
- 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. Apartments, townhomes, condominiums, and other multi-unit dwellings.
 3. Student Housing.
 4. Private and Public Schools.
 5. Non-profit Community Service Clubs, except those whose activity of which customarily carried on as a business.
 5. Planned Unit Developments approved per this ordinance.
 6. Congregate Living Facilities as defined in Section 12.1100.1106 of this ordinance.
- E. Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures
- F. Maximum Densities.** The maximum density of the Multi-Family PUD Housing shall only be limited, established, and governed by the available open space and other applicable PUD standards.
- G. Minimum Lot Size and Width Requirements.** The Multi-Family lot shall not be restricted by minimum size nor width.

H. Major Arterial Street. The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street, which shall be directly connected to Highway 91 or SR130, or the Iron County Belt Route.

I. Front Setbacks.

1. Residential on Public Street - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.
2. Residential on Private Street - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
3. Commercial/Industrial - All setbacks shall be as required in the underlying zone.

J. Side & Rear Setbacks. All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K. Building Heights. All residential building heights shall be limited to fifty feet (50') measured from final lot or landscaping grade against the foundation to top plate of the top story.

L. Open Space. There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

1. Private or common area.
2. Area dedicated for public use.
3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings and properties, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M. Public Utilities. 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, utilities, and utility easements shall be located as

designed by the Developer on the approved Plats, which shall be designed to facilitate and tie into the municipal systems.

- N. **Private Amenities.** All private amenities, other than streets, including drainage, and other such improvements shall be designed, installed and inspected according to applicable codes and standards.
- O. **Fences.** A minimum five-foot (5') high sight-obscuring fence shall be erected on the perimeter of all multi-family Residential PUD projects. Fences shall be set back a minimum of 10 feet from the right-of-way line of a dedicated street. The fenced setback area shall be landscaped. Where the front of a unit faces a dedicated public street, a fence is not required if the property is landscaped parallel with the face of the structures or the required setback.
- P. **Landscaping.** Landscaping is required as follows:
1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.
 2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
 3. In commercial areas, and residential PUDs in commercial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.
- Q. **Parking.** The number of off-street parking spaces shall be one (1) parking space per bedroom, which may include limited, common, private or public driveways, carports, garages, and parking lots. Private driveway parking must be nine feet (9') by twenty-two feet (22') to count as one parking space.
- R. **Private and Public Street Widths.**
1. All streets within a PUD shall have a minimum paved width of twenty-six (26) 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.
 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.
 5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.
- S. **Waste Receptacles.** 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.

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: