

Topic: Enoch City Planning Commission
Time: Dec 28, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting
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+1 929 436 2866 US (New York)
Meeting ID: 873 7753 0830

ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
December 28, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

- 1. CALL TO ORDER OF REGULAR MEETING**
 - a. Pledge of Allegiance –**
 - b. Invocation (2min.)–Audience invited to participate.**
 - c. Inspirational thought -**
 - c. Approval of agenda for December 28, 2021-**
 - d. Approval of minutes for December 14, 2021-**
 - e. Conflict of Interest Declaration-**
- 2. CONSIDER A MINOR SUBDIVISION AND LOT LINE ADJUSTMENT FOR TOO UNIQUE PROPERTIES AND GEORGE LUTTERMAN AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Woolsey Land Surveying**
- 3. CONSIDER THE PRELIMINARY PLAT OF HARDCORE INDUSTRIAL PARK AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Civil Science Eng. & Bygnal Dutson**
- 4. CONSIDER THE PRELIMINARY PLAT OF PINE VIEW ESTATES, PHASE 2 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL-Platt & Platt and John Staples**

5. **PUBLIC COMMENTS**
6. **COMMISSION/STAFF REPORTS**
7. **ADJOURN**

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

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on December 23, 2021.

 _____ Julie Watson, Recorder	12-23-21 _____ Date
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MINUTES
ENOCH CITY PLANNING COMMISSION
December 14, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Katherine Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Deputy Rec.

PUBLIC PRESENT: Mike Platt – John Staples and Dallas Buckner (zoom)

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** – Led by Commissioner Meacham
 - b. **Invocation –Audience invited to participate.** Given by Council Member Ross
 - c. **Inspirational thought** - Given by Commissioner Ley
 - c. **Approval of agenda for December 14, 2021 – Commissioner Meacham made a motion to approve the agenda. Commissioner Ley seconded and all voted in favor.**
 - d. **Approval of minutes for November 23, 2021 – Commissioner Ley made a motion to approve the minutes. Commissioner Correa seconded and all voted in favor.**
 - e. **Conflict of Interest Declaration** - none stated

2. CONSIDER PINEVIEW ESTATES PHASE 1, PRELIMINARY PLAT AND MAKE A RECOMMENDATION TO CITY COUNCIL - Platt & Platt Engineering

Mike Platt asked for a map to be put up on the screen. He explained that this is a proposed subdivision just west of Dairy Glen. The property is currently zoned Single Family Residential R-1-11 and they will keep it that way. The plan is to come off of Midvalley right now. They will modify the entrance, which won't affect any of the lots. They wanted to make the entrance nicer and easier to get into. Sewers will go to the North and to the East. Since they have to put in the sewer line, they have already started the Preliminary Plat for Phase 2. He asked if there were any questions. Commissioner Tingey asked what the purpose for the parking lot is. The developers will have an office/model home to oversee what's going on and it will keep people off of the street. Commissioner Tingey asked how far east and west this subdivision will be located. City Manager Dotson pulled it up on the map. It is west of Minersville Highway. Mike Platt said there are 60 total lots and phase 3 will increase that to 80 lots. City Manager Dotson said the engineering meets all the standards for the Preliminary Plat. John Staples said the city sewer plan will go down to the west and wanted to see if there is some way that the developers can help. City Manager Dotson said Dallas Buckner has been asked to produce the easement to go through the Hardin property to our outfall line. There is discussion about what that would mean. Right now, he believes that the line is upsized large enough for what the subdivision will take on. City Manager Dotson also said they can't increase the standard for Pine View Estates, but would pay the difference in cost if we determine we need to do that. The City needs some engineering to know what the flow will be down that road. They may go to Bulldog, but are trying to figure that out. John Staples said that he is happy to participate and help where they can.

Commissioner Meacham made a motion to send a favorable recommendation to City Council to approve Pineview Estates Phase 1, Preliminary Plat. Commissioner Correa seconded and all voted in favor.

3. CONSIDER SETTLER'S SQUARE PHASE 4, FINAL PLAT AND MAKE A RECOMMENDATION TO CITY COUNCIL - Go Civil

Dallas Buckner said he has been working with City engineers and the construction drawings have been approved. Nothing has changed. This is almost 50 lots with 2 roads tying into Half Mile. Commissioner Tingey asked if there were any questions. Commissioner Ley asked if the drainage was adequate. City Manager Dotson said phases 1-4 have a storm drainage plan/analysis. The storm drainage pond was built for that. Dallas Buckner said the detention basin was sized on the full development of the subdivision. There is a concrete irrigation channel that they discussed with adjacent property owners. They will construct a dirt berm and plan to clean out the concrete irrigation ditch and run all of that to Half Mile. Commissioner Tingey asked how the homes in Phases 1-3 handled the flooding. Dallas Buckner said that he had a number of visits to Enoch. He met onsite during the flood and as far as the roads were designed, they worked well. They weren't overwhelmed. It was off-site runoff. The majority of the water on Half Mile ran down the backside of the storage units and hit the irrigation ditch along the south property line. A lot of the damage to the road that he saw in Phase 3 was mostly a result of the offsite water coming through the south in Phase 4. Commissioner Ley asked who keeps the canal clean. City Manager Dotson said the berm will be on the property of private owners, so they will have to maintain it. There will most likely be an easement which the City will maintain. Dallas Buckner said they have done a couple of different things on the subdivision. The 42-inch storm drains are already installed in the ground. During the storms, construction was underway. When they got to Phases 3 and 4 they put in curb inlets in future roads along Half Mile. There were storm drains, but there was no road at the time of the storms for the water to drop into the storm drains. The hope is with the additional curb inlets in phase 4 and the additional easement, utilizing the existing concrete ditch and the berm, they will be able to get more and more water into the pipe. Commissioner Tingey asked if there were any questions. There were none.

Commissioner Ley made a motion to send a favorable recommendation to the City Council to approve Settler's Square Phase 4, final plat. Commissioner Meacham seconded and all voted in favor.

4. COMMISSION/STAFF REPORTS

Commissioner Ley asked Hayden White how much more water could the pipe take (storm drainage under Half Mile). Hayden said they are going above and beyond. He isn't sure, but they would have to walk it and make sure it's cleaned out. Commissioner Correa said once the subdivision is built out, his concern is traffic on 4200 North. He would like the City to consider putting a stop sign in on Prospector Ln. It would be nice to have something to slow traffic. Hayden said that's something he can look into. He also noted that they asphalted and finished the water line across Highway 91.

Council Member Ross said Merry Christmas. Wreaths Across America is this Saturday at noon at the Enoch Cemetery. There will be a fly-over at noon.

City Manager Dotson said the City received a grant for \$263,000 towards a new water tank. We are hiring Ensign Engineering to acquire more funding to increase funding as the price of the tanks goes up every month. The tank holds 2 million gallons. They just need to find the other half of the funding. They sent in the impact fee analysis on our storm drainage. Commissioner Ley asked if the impact fees will cover some of that. City Manager Dotson said yes. Merry Christmas! Commissioner Tingey asked where the tank will go. City Manager Dotson said they will get Ensign to do an analysis to figure out where to put it. The District's water meeting was Tuesday night last week. It is available online if you didn't make it. There were 400+ people.

5. **ADJOURN** – Commissioner Ley made a motion to adjourn the regular meeting. Commissioner Losee seconded and all voted in favor.

Julie Watson, Recorder

Date

Meeting ID: 836 2599 3449

DRAFT

For Office Use Only

Fees received by: _____ Date of submittal: _____
Amount Paid: _____ Receipt #: _____

Initial Review, all of the required supporting materials have
been provided: _____

PC/CC Meeting Date: _____



Minor Subd. Application
+ Lot Line Adjustment

\$ 75.00 + 5.00/Acre
+ \$159.15 App. Fee
150.00 Review Fee

Project/Subdivision Name: TOO UNIQUE PROPERTIES + GEORGE LUTTERMAN
Approx. Location: 700 EAST STREET + 6000 NORTH STREET + 5300 NORTH ST.
Parcel Number(s): A-963-11, A-1010-468 Total Acres: 16.83
Current Zone: R/L-P

PARCELS
Surrounding Land Uses: RESIDENTIAL
Number of Lots: 3 # Lots Per Acre: _____
Phase: _____ of _____ PUD: Yes / No

Contact Information

Developer or Agent

TOO UNIQUE PROPERTIES, LLC
Name: + GEORGE LUTTERMAN
Company Name: GEORGE LUTTERMAN
Address: P.O. BOX 1225
City/State/Zip: CEDAR CITY, UT 84721
Phone: 435-531-9219 Fax: _____
Email: _____

Developer's Engineer

Name: STEVE WOOLSEY
Company: WOOLSEY LANES SURVEYING
License #: 4938769
Address: 50 W 3600 N
City/State/Zip: ENOCH, UT 84721
Phone: 435-559-2315 Fax: _____
Email: STEVEW@1NIFOWEST.COM

Best Way/Preferred Method of Contact:

____ Email ☒ Phone _____ Fax _____ Mail _____

Best Way/Preferred Method of Contact:

☒ Email ☒ Phone _____ Fax _____ Mail _____

Surveyor

☒ Check here if same as Engineer

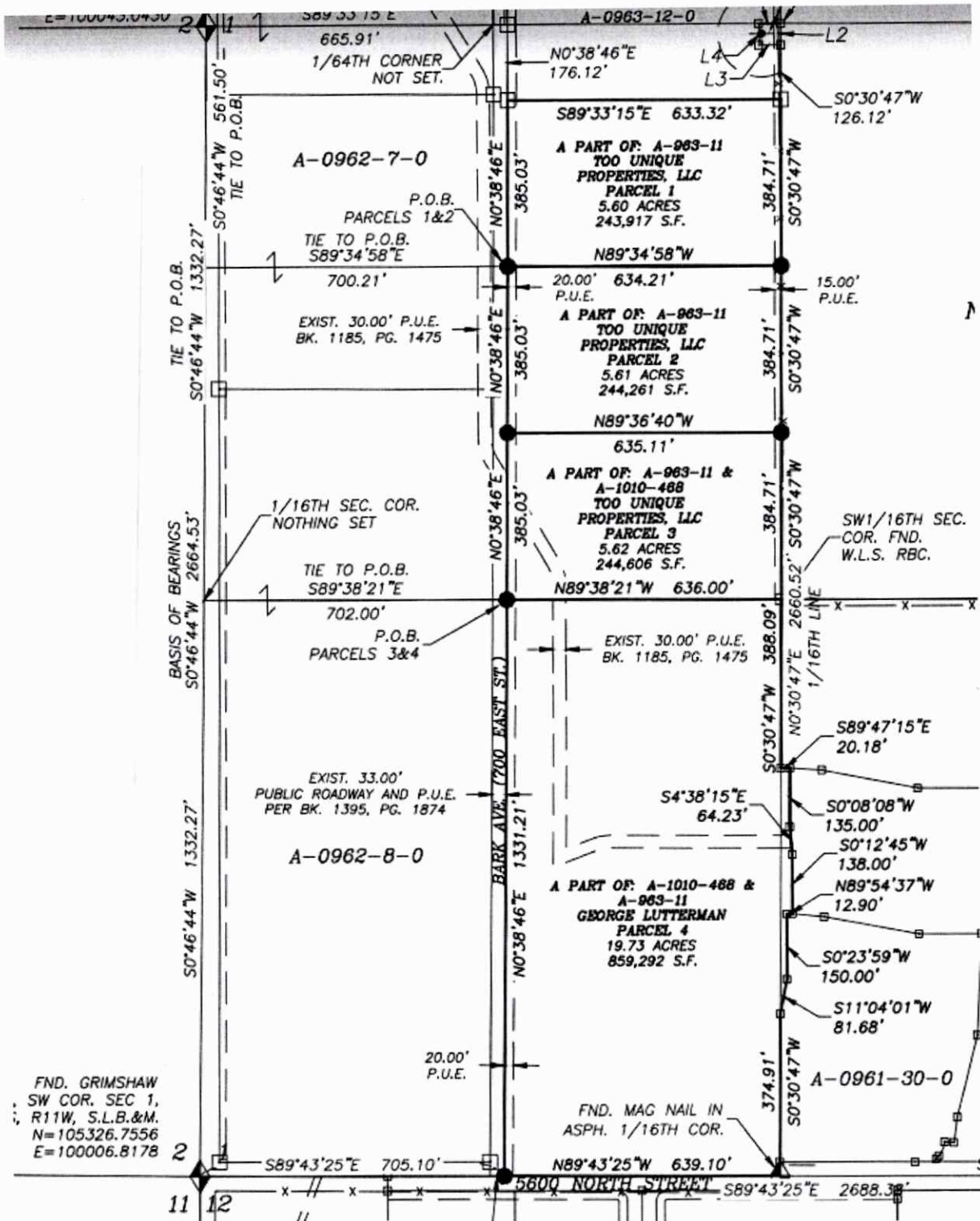
Name: _____
Company: _____
License #: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

Property Owner(s)

☒ Check here if same as Developer

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

Compact View of Too Unique & G. Lutterman



Too Unique and Lutterman Minor Lot - Review Comments #2

1 message

Colin Campbell <colin@wecinc.com>

To: Steve Woolsey <steve@infowest.com>

Cc: Rob Dotson <rob@enochcity.org>, Hayden White <hayden@enochcity.org>

Tue, Dec 14, 2021 at 3:53 PM

Steve,

We have reviewed the latest plan for the Too Unique and Lutterman Minor Lot. All requested items on the plat have been addressed and are approved.

Please feel free to contact us if you have any questions or comments.

Thanks,

Colin Campbell

Design Drafter

435.586.3004

472 N. 2150 W., Suite 7, Cedar City, Utah 84721 | www.wecinc.com



 Too Unique & Lutterman Minor Lot Subdivision - Review Comments #2.pdf
81K

For Office Use Only

Fees received by: _____ Date of submittal: _____

Amount Paid: _____ Receipt #: _____

Initial Review, all of the required supporting materials have been provided: _____

PC Meeting Date: _____

\$655



Preliminary Plat Application

Project/Subdivision Name: Hardcore Industrial Park

Approx. Location: 6300 North HWY 130

Parcel Number(s): A-0962-0001-0001 Total Acres: 10.01

Current Zone: R-C If Rezoning, to what zone: _____ Bordering Zones: _____

Surrounding Land Uses: Vacant, Highway

Number of Lots: 16 # Lots per Acre: 1.6

Phase: 1 of 1 PUD: Yes / No

Contact Information

Developer or Agent

Name: Bygnal Dutson

Company Name: Hardcore Constructors LLC

Address: PO Box 148

City/State/Zip: Glendale, UT 84729

Phone: 435-215-3258 Fax: _____

Email: bygnal@gmail.com

Best Way/Preferred Method of Contact:

☒ Email _____ Phone _____ Fax _____ Mail _____

Surveyor

☐ Check here if same as Engineer

Name: Travis Sanders

Company: Civil Science

License #: 981170

Address: 1453 S. Dixie Dr. #150

City/State/Zip: St. George, UT 84770

Phone: 435-986-0100 Fax: _____

Email: tsanders@civilscience.com

Developer's Engineer

Name: Kelvin Smith

Company: Civil Science

License #: 10255283

Address: 1453 S. Dixie Dr. #150

City/State/Zip: St. George, UT 84770

Phone: 435-986-0100 Fax: _____

Email: kcsmith@civilscience.com

Best Way/Preferred Method of Contact:

☒ Email _____ Phone _____ Fax _____ Mail _____

Property Owner(s)

☐ Check here if same as Developer

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

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 CH Development/Platt and Platt

Mailing Address 195 North 100 East, Cedar City, Utah 84720

Daytime phone 586-6151 Cell phone 435-238-0418

Property Owner CH Development

Subdivision Name Pine View Estates Phase 2

Project Address 10 East and Mid Valley Road

Signature of applicant 

Date of Planning Commission Meeting December 28, 2021

Reason for meeting with the Planning Commission Preliminary Plat

If applicable: Yes or No

Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____

BASIS OF BEARINGS
5.89°33'16"E. 2684.76'

Pine View Estates Ph.2 - Preliminary Plat - Review Comments #2

3 messages

Colin Campbell <colin@wecinc.com>

Tue, Dec 14, 2021 at 4:14 PM

To: Platt and Platt <platt@infowest.com>

Cc: Rob Dotson <rob@enochcity.org>, Hayden White <hayden@enochcity.org>

Mike,

We have reviewed the latest plans for the Pine View Estates Ph.2 - Preliminary Plat. All requested items have been addressed and are approved.

Please feel free to contact us if you have any questions or comments.

Thanks,

Colin Campbell

Design Drafter

435.586.3004

472 N. 2150 W., Suite 7, Cedar City, Utah 84721 | www.wecinc.com**WATSON**
ENGINEERING COMPANY, INC.**Pine View Estates Ph.2 - Preliminary Plat - Review Comments #2.pdf**

83K

Rob Dotson <rob@enochcity.org>

Tue, Dec 14, 2021 at 4:17 PM

To: Colin Campbell <colin@wecinc.com>

Cc: Platt and Platt <platt@infowest.com>, Hayden White <hayden@enochcity.org>

Thank you!

Rob Dotson
City Manager
435-586-1119