

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
April 12, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

<https://us02web.zoom.us/j/82663766244>

**Meeting ID: 826 6376 6244
One tap mobile
826-637-66244 #US (Tacoma)
Dial by your location
+1 253 215 8782 US (Tacoma)**

- 1. CALL TO ORDER OF REGULAR MEETING**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought-**
 - d. Approval of agenda for April 12, 2022**
 - e. Approval of minutes for March 22, 2022**
 - f. Conflict of Interest Declaration-**
- 2. PUBLIC HEARING FOR PIDDING, LLC FROM SINGLE FAMILY (R-1-18) TO COMMUNITY COMMERCIAL (C-C)**
- 3. CONSIDER A ZONE CHANGE REQUEST FOR PIDDING, LLC AND MAKE A RECOMMENDATION TO CITY COUNCIL**
- 4. PUBLIC HEARING ON THE MATHESON PROPERTY ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO SINGLE FAMILY RESIDENTIAL (R-1-11)**
- 5. CONSIDER ZONE CHANGE REQUEST FOR THE MATHESON PROPERTY AND MAKE A RECOMMENDATION TO CITY COUNCIL**
- 6. PUBLIC HEARING FOR MEGA RV STORAGE FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)**
- 7. CONSIDER ZONE CHANGE REQUEST FOR MEGA RV AND MAKE A RECOMMENDATION TO CITY COUNCIL**

8. **CONSIDER ORDINANCE NO. 2022-05-04-A AN ORDINANCE AMENDING THE ENOCH CITY RECREATIONAL VEHICLE PARK (RVP) ORDINANCE, CHAPTER 12.3000 AND SET A PUBLIC HEARING FOR APRIL 26, 2022**
9. **CONSIDER ORDINANCE NO. 2022-05-04-B AN ORDINANCE AMENDING THE ENOCH CITY ORDINANCE, CHAPTER 12.2500.2502, MINOR SUBDIVISION AND CHAPTER 12.2600.2602, MAJOR SUBDIVISION, IMPROVEMENTS AND SET A PUBLIC HEARING FOR APRIL 26, 2022**
10. **CONSIDER THE ZONE CHANGE FOR HARDIN-CHATWIN PROPERTY FROM SINGLE FAMILY RESIDENTIAL (R-1-18) TO SINGLE FAMILY RESIDENTIAL (R-1-11) AND SET A PUBLIC HEARING FOR APRIL 26, 2022**
11. **PUBLIC COMMENTS**
12. **COMMISSION/STAFF REPORTS**
13. **ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City 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 April 8, 2022.


Julie Watson, Recorder

4-8-22
Date

Meeting ID: 812 0463 5796

MINUTES
ENOCH CITY PLANNING COMMISSION
March 22, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Dep. Rec.
Hayden White-Pub. Works Dir.

PUBLIC PRESENT: Cavett Ishihara, Spencer Jones, Ted Moleff, Mike Platt, Robert Platt, Brent Rodriquez and Worth Grimshaw. On Zoom, Christopher Wright, Holly Haymond and John Staples

1. **CALL TO ORDER OF REGULAR MEETING-**By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance**—Led by audience member
 - b. **Invocation (2 min.)**—Audience invited to participate. Given by Council Member Ross
 - c. **Inspirational thought**—Given by Chairman Tingey
 - c. **Approval of agenda for March 22, 2022**—Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Meacham and all voted in favor
 - d. **Approval of minutes for February 8, 2022**—Commissioner Correa made a motion to approve the minutes. Motion was seconded by Commissioner Ley and all voted in favor
 - e. **Conflict of Interest Declaration**—None stated except Chairman Tingey said he lives in Village Green Subdivision for the record, as it will be discussed later.
2. **CONSIDER THE FINAL PLAT OF PINE VIEW ESTATES, PHASE 1 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL- Platt & Platt**

Mike Platt came forward to represent the owner. He said this is the Final Plat of Pine View Subdivision, Phase 1. This phase has gone through the construction drawings which have been reviewed by the City Engineer and approved. They are bringing it forward for Final Plat to go to the City Council. There is nothing different from the original discussion and it meets all requirements which City Manager Dotson confirmed.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on the Final Plat of Pine View Subdivision, Phase 1. The motion was seconded by Commissioner Correa and all voted in favor.
3. **CONSIDER A ZONE CHANGE FOR THE MATHESON PROPERTY FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11 AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for POD 2 Holdings, LLC & The Matheson Family**

Mike Platt was representing the property owner. He said this property is east of Pine View Estates and north of Dairy Glen. They want to go from Single Family Residential R-1-18 to Single Family Residential R-1-11. City Manager Dotson said this request starts in Planning Commission for a public hearing to be set and held before it moves onto City Council. With the setting of the public hearing, the noticing process starts. City Manager Dotson explained about access to the subdivision from SR-130. The stretch on the highway was zoned commercial but gaining access from UDOT is difficult and expensive so they made that area residential instead. Now they want to go to smaller lots. The access will be through the existing subdivision and in coordination with Pine View Estates to the north to get it way from the intersection. There was brief discussion of the surrounding zoning and access.

Commissioner Ley made a motion to set a public hearing for April 12, 2022 for the zone change application for property owned by the Matheson Family from 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.

4. CONSIDER A ZONE CHANGE FOR MEGA RV STORAGE FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO COMMUNITY COMMERCIAL C-C AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for Phil Emerson

Robert Platt came up to represent the owner, Mega RV Storage. He said they were here a few months ago for a zone change and it did not go through at that time. They discovered this piece of property was actually not in Enoch. The annexation is now in process. They have worked out issues with adjacent landowners and are revisiting the zone change now. There was brief discussion of the previous issues and solutions were recapped.

Commissioner Ley made a motion to set a public hearing for April 12, 2022 on the zone change application for Mega RV Storage from Single Family Residential R-1-18 to Community Commercial C-C. The motion was seconded by Commissioner Meacham and all voted in favor.

5. CONSIDER A ZONE CHANGE FOR THE ENOCH ICE SKATING RINK-PIDDING, LLC FROM R-1-18 TO COMMUNITY COMMERCIAL C-C AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for Pidding, LLC-Spencer Jones

Mike Platt said this application is to change the zoning from Single Family Residential R-1-18 to Community Commercial C-C so they can do their project. There was brief discussion of lot boundary lines and noted this is the next discussion item so the location in regard to the new planned roadway will be clarified then. City Manager Dotson said this is unusual. This plat map is showing the zone change boundary overlaps with new lots that will be created at the time of the approval of the next item. He said the approval for this application, if approved, will be coming from the City Council and not the Planning Commission. City Manager Dotson this discussion is just for this one parcel. There will be more explanation in the next item which will change things to adjust boundaries creating parcels instead of lots when vacated. Parcel descriptions are the same as the lot descriptions. Holly Haymond, a lot owner in Village Green, participating on

Zoom, said this does meet the needs of the area for roads. This is a neighborhood and something like an Ice Skating Rink should be in a more arterial place. A lot of neighbors are concerned about the possible noise, light pollution and so on with commercial development. Chairman Tingey said tonight's action is just to set the public hearing. He suggested residents wait to make their comments in the public hearing at the next meeting. City Manager Dotson explained the process of the public hearing and then the recommendation from the Planning Commission to the City Council. He noted the Planning Commission does not grant the zone change. Chairman Tingey explained property owners have property rights to use their land as they see fit if it meets the requirements of the City. He noted if people can't attend the public hearing they can submit written comments in advance that will be considered. The question was asked if the developer is required to address general welfare issues. City Manager Dotson explained the Planning Commission will deliberate and the applicant will answer questions. Chairman Tingey said we try to do the right thing for all concerned.

Commissioner Ley made a motion set a public hearing on the zone change application for Enoch Ice Skating Rink for 4-12-22. The motion was seconded by Commissioner Correa and all voted in favor.

**6. CONSIDER VACATING A PORTION OF VILLAGE GREEN
SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY
COUNCIL- Platt & Platt for Pidding, LLC-Spencer Jones**

Mike Platt, representing the owner, noted the maps have had some corrections and the ones in front of the Commission are the corrected maps. The developer wants to vacate portions of two existing roads and the vacating process involves only his own property. An audience member asked what vacating means. City Manager Dotson explained vacating is taking the lots out of the platted subdivision in a process that creates parcels instead of lots. In this case, all of the land being vacated is owned by one person. Mike Platt explained that for the road portions being vacated, half of the roadway goes to the lots on either side of it. This creates a blank canvas out of the lots and the roadways to create other lot designations and a new roadway. City Manager Dotson explained more to say the owner is vacating a portion of the subdivision and parts of two streets. Vacating the street does not require the Planning Commission's approval but is included in this application for their recommendation to the City Council. It all goes to the City Council for their final approval. They get the Planning Commission recommendation and they review the maps. City Manager Dotson clarified the plats saying there will be another application to create a new roadway so no properties lose access. The Planning Commission's role in the context of this application is to recommend to City Council. State Code outlines this process. Access to the other properties is covered with the new roadway that will be built. The developer is required to provide access to the property of others. Chairman Tingey asked City Manager Dotson if there is any reason not to send a favorable recommendation. City Manager Dotson said this application meets all requirements of the City and State. All future access is provided and some will be better off with less traffic by some lots. He added some future things are not part of this application. He showed a map to clarify. Other required processes will follow as needed. The subdivision, as it remains, will still be zoned Single Family Residential R-1-18 until they request some other zoning. We do not require that

information at this time. City Manager Dotson said again this application is to vacate lots and build a new road. That road will connect to the previously discussed ice skating rink. Traffic to that area will not be past the properties of most owners. The challenge is this property has one owner who has property rights to use his land as he sees fit while following all City requirements. Any political calls regarding public clamor are for the City Council. City Manager Dotson gave more details of processes and confirmed again the other landowners still have access to roads and utilities. Chairman Tingey asked about the fact that we have heard that he wants to build an ice skating rink and we heard opposition to that. Is that irrelevant to the decision on the recommendation? City Manager Dotson said this is legislative and so is the zone change. The final decision is up to the City Council. The Planning Commission is not deciding if we want a skating rink in this application tonight. That is for the City Council to decide. There was brief discussion of traffic issues on existing roadways. City Manager Dotson said that issue is the responsibility of the applicant and not the City. Commissioner Ley said this seems unusual with the two different applications. She asked if there is any reason not to do this. The audience members expressed more concerns about access to their mailboxes and were told they will not be denied access to any property or mailboxes. City Manager Dotson said the City Council can have a public hearing if they want to although it is not required by law. Portions of the existing road will go away but something else will be in its place. The applicant will deed the new road, attached to Village Green Road, so all have access. No one can be cut off from mailboxes or roads to their property and this application does not do that.

Commissioner Correa made a motion to send a favorable recommendation to the City Council for the vacating of a portion of Village Green Subdivision. The motion was seconded by Commissioner Meacham and all voted in favor.

**7. CONSIDER THE PRELIMINARY PLAT OF CINNAMON HILLS
SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY
COUNCIL-Bulloch Brothers Eng.-Worth Grimshaw**

Brent Rodriguez of Bulloch Brothers Engineering represented the owner. He said this is the Preliminary Plat for Cinnamon Hills Subdivision and it meets all City requirements. They want to get this approval so they can work on the construction drawings. Chairman Tingey asked about the road at south end. City Manager Dotson said there is not one at this time. He explained the access is from Ravine Road adding at sometime in the future when Spring Hill Subdivision is built it will eventually meet this subdivision with a road to the west. He showed a map noting the locations in question. Commissioner Ley brought up flooding. She asked about Ravine Road and the drainage and erosion on that road. City Manager Dotson said the developer is required to create a retention basin to let flood water out slowly. City Manager Dotson gave more details of drainage requirements. Chairman Tingey asked if anything is amiss. City Manager Dotson said this meets all requirements and our City Engineer approved it.

Commissioner Ley made a motion to send favorable recommendation for the Preliminary Plat of Cinnamon Hills Subdivision. The motion was seconded by Commissioner Meacham and all voted in favor.

8. PUBLIC COMMENTS

Christopher Wright, on Zoom, said he wants to make a general point about planning. The nearby residents only found out about this by accident when they called for something else. Why are residents not informed? The City has a serious duty of care to do that with changes that affect them. He gave examples. He asked how these changes will affect the access of RV riders to get to the trails and how this will affect Hwy. 91. That is an issue and the other point is he suggests the title of "Ice Skating Rink" is a misnomer. This will be some but a year round use venue with noise and music, lights and all that goes with it. Cavett Ishihara said he wants to go on record to thank this group for the work they do. He said they are new in the neighborhood and they choose Enoch City for the good planning and wonderful living environment. The massive roundabout is progressive and works well. He has lived in large cities and says he welcomes more of that. He commented on the retention pond at the end of his street saying it has been at least 25% filled with water since they moved in. He understands the floods last summer and the effect of those. He thanked the Planning Commission for their foresight and is grateful to them that drainage and retention are being required to help protect residents.

9. COMMISSION/STAFF REPORTS

Council Member Ross said we had a long break with two canceled meetings and thanked the Planning Commission for their good work.

City Manager Dotson asked the Commissioners not to speak over one another or talk at the same time. He received several comments from Zoom participants that they can't hear when everyone talks at once. He reported he met with Representative Stewart in a Town Hall meeting today. We told him about our challenges in a rural area and the costs to overcome things. He offered to help when he can. City Manager Dotson said Cedar City got three million dollars to upgrade a road from the Feds. Pine View Estates, Phase 1 will start construction after the approval of the Final Plat by the City Council. Settlers Square, Ph. 4 is midway through construction. This is the last phase for them and they have been very good to work with for all concerned on drainage specifically. He reported, in the next meeting, there may be some potential changes to land use code coming for discussion. There are more requirements for development in relation to sewers. There are some challenges. Iron County has approved the new jail facility on the north end east of Love's Truck Stop called Auto Mall Drive. He gave more details regarding the water line they will tie into and our agreement with Cedar City which will be updated for this new use. They will reimburse us if any large, high use facility is built that causes extra impact on Enoch.

Commissioner Ley had a question about land vacated for the storm water retention area and if that could be used for other things when there is no storm water. There was brief discussion of the current uses by Enoch Road and Hwy. 91. City Manager Dotson said when we get the basin there we will fence it and not allow anyone in there. We can't allow it be torn up by RV or motorcycle use. We don't know the size of it yet. City Manager Dotson said another challenge is our City Attorney's concerns for liability for the City. He noted some retention basins are dual purpose such as for a park like in Iron Mountain Subdivision. The City Crew is working on it again with better weather. As it comes along we may have to fence it because the clay soil is not allowing the water to seep out as we thought it would. This area has to have an outlet for the water because it

doesn't percolate into the ground with clay now so now the original concept may not work as a park.

Commissioner Correa said he attended an Affordable Housing meeting today. There are a lot of things coming at small communities like ours with HB-462 passing in the Legislature. He gave some highlights of things we will be required to do to accommodate affordable housing. They want us to do things like reduce parking requirements and waive or eliminate impact fees. They will be some General Fund subsidies to waive construction related fees. He talked about deed restricted properties so they are not used for short term rentals but are owner occupied. There are some good things but there are more restrictions so it is less competitive for some developers. The State is putting many demands on cities. This is coming at us and is a future challenge. City Manager Dotson said we need to review the General Plan due to this legislation. He added we need more strategic policies in place and we also have to report to the State with more details. The process was already onerous and now it is even harder. Low-income housing in our community is required and that makes it more expensive for long-time residents and for the impact. Commissioner Correa said some nightmares of CA regulations are being conjured from his past experience. Maybe we will not see the extremes they have there. The issue is the State saying you have to do this. "Free" federal money becomes the State telling you what to do. He added "affordable housing" has to be owner occupied or it defeats the purpose. It can't be allowed to go to short term rentals.

Commissioner Losee noted the City is working on ways for better communication with residents. He has no updates now but wanted to address Christopher Wright's concerns.

10. ADJOURN-Commissioner Ley made a motion to adjourn. Motion was seconded by Commissioner Correa and all voted in favor. The meeting ended at 6:53 pm.

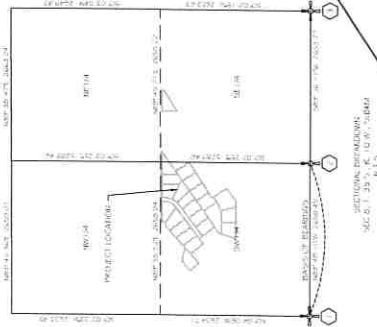
Julie Watson, City Recorder

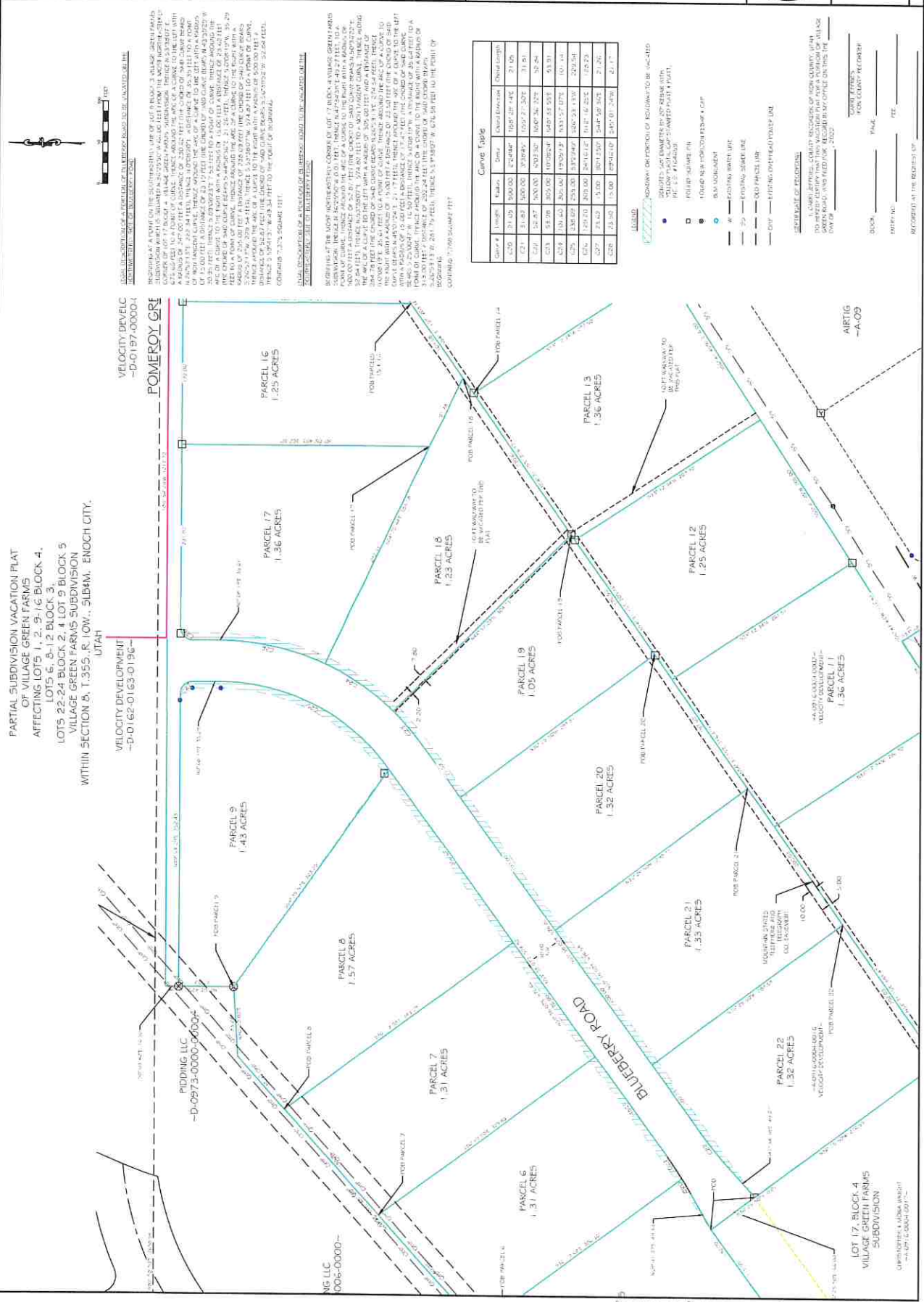
Date

Meeting ID: 812 0463 5796



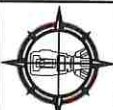
UNIT COMPANIES APPROVAL	
WE, THE RESPECTED PUBLIC UTILITY COMPANIES, APPROVE THE FILING OF THE PETITION FOR THE REASON THAT THE PETITIONER HAS MET THE REQUIREMENTS OF THE PETITIONING ACT AND THE PETITIONER HAS MET THE REQUIREMENTS OF THE PETITIONING ACT AND THE PETITIONER HAS MET THE REQUIREMENTS OF THE PETITIONING ACT.	DATE
ROCKY MOUNTAIN POWER	DATE
UTAH POWER & LIGHT	DATE
COLORADO ELECTRIC	DATE
SOUTHERN UTILITIES	DATE

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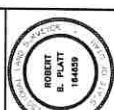


Curve Type					
Curve #	Length	Nodes	Series	Start/End Date	Start Length
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0252	31.80	3000.00	3-2-24-44	6/26/73-7/30/77	31.80
0253	31.80	3000.00	1-0-25-24	6/26/73-7/30/77	31.80
0254	31.80	3000.00	1-0-25-24	6/26/73-7/30/77	31.80
0255	31.80	3000.00	3-2-24-44	10/21/79-1/4/81	31.80
0256	31.80	3000.00	3-2-24-44	10/21/79-1/4/81	31.80
0257	31.80	3000.00	3-2-24-44	5/25/73-7/30/77	31.80
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0300	31.80	3000.00	3-2-24-44	5/25/73-7/30/77	31.80

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PARTIAL SUBDIVISION VACATION PLAT OF
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T. 35 S., R. 10 W., S. 22 E.,
LINCOLN COUNTY, IOWA



10/10/2022
 10/10/2022
 10/10/2022

PARTIAL SUBDIVISION VACATION FLAT
OF VILLAGE GREEN FARMS
AFFECTING LOTS 1, 2, 9-16 BLOCK 4,
LOTS 6, 8-12 BLOCK 3,
LOTS 22-24 BLOCK 2, 4 LOT 9 BLOCK 5
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T.35S., R.10W., S.184M. ENOCH CITY,
UTAH

(a) $\frac{1}{2} \log 2$ (b) $\frac{1}{2} \log 2$ (c) $\frac{1}{2} \log 2$ (d) $\frac{1}{2} \log 2$ (e) $\frac{1}{2} \log 2$ (f) $\frac{1}{2} \log 2$ (g) $\frac{1}{2} \log 2$ (h) $\frac{1}{2} \log 2$ (i) $\frac{1}{2} \log 2$ (j) $\frac{1}{2} \log 2$ (k) $\frac{1}{2} \log 2$ (l) $\frac{1}{2} \log 2$ (m) $\frac{1}{2} \log 2$ (n) $\frac{1}{2} \log 2$ (o) $\frac{1}{2} \log 2$ (p) $\frac{1}{2} \log 2$ (q) $\frac{1}{2} \log 2$ (r) $\frac{1}{2} \log 2$ (s) $\frac{1}{2} \log 2$ (t) $\frac{1}{2} \log 2$ (u) $\frac{1}{2} \log 2$ (v) $\frac{1}{2} \log 2$ (w) $\frac{1}{2} \log 2$ (x) $\frac{1}{2} \log 2$ (y) $\frac{1}{2} \log 2$ (z) $\frac{1}{2} \log 2$

TABLE 2
RESULTS OF A POINT TEST IN SITUATION 2 (SITUATION 2) AND THE RESULTS OF A POINT TEST IN SITUATION 3 (SITUATION 3) AND THE RESULTS OF A POINT TEST IN SITUATION 4 (SITUATION 4)

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CITY ATTORNEY APPROVAL _____

A JUSTIN WARD, CITY ATTORNEY FOR INDOOR CORP. CORPORATION, DO
HEREBY CERTIFY THAT I HAVE EXAMINED THE PASTAL SUBDIVISION
APPLICATION, PLAN OF SURVEY, OFFER, PLANNING COMMISSION AND
RECOMMENDED IT TO THE PASTAL CITY COUNCIL FOR APPROVAL ON THE 11TH
DAY OF _____, 2022.

PLANNING AND DESIGN REVIEW

FOR THE CITY OF THE TROEN CITY PLANNING

COMMISSION, DO NOTED THAT THE PLANNING AND DESIGN

COMMISSION THAT OF VILLAGE GREEN FARM DEVELOPMENT BY

DAY OF MONTH YEAR

PLANNING AND DESIGN REVIEW

FOR THE CITY OF THE TROEN CITY PLANNING

COMMISSION, DO NOTED THAT THE PLANNING AND DESIGN

COMMISSION THAT OF VILLAGE GREEN FARM DEVELOPMENT BY

DAY OF MONTH YEAR

[illegible][illegible][illegible][illegible]

_____ "SOUTHERN FUTURE"

1. COMMON FANTASY PROPOSITIONS THAT SURVIVORS SHOULD HOLD AS A GUIDE TO LIFE IN ACCORDANCE WITH THE 55TH CHAPTER OF THE 1992 CONSTITUTIONAL CHARTER, AND THE SURVIVORS' ECONOMIC ACT AND HAVE COMPLETED A SURVEY OF THE SURVIVORS' ECONOMIC ACTION IN CONFORMANCE WITH SECTION 1.3.3.1.7 AND HURRY CHARTER ALL CONSTITUTIONS AND PROPOSITIONS ARE CONSIDERED.

DATE: _____

QUALITY INDICATOR:

KINDNESS THAT
LIFTS OTHERS

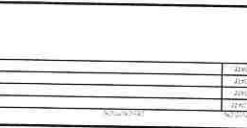
THIS PARTIAL SELECTIONS COMES OUT AT POINT OF VILLAGE GREEN
WHICH ATTRACTING AS 70, 80, 90, 100, 110, 120, 130, 140, 150, 160 BLOCK A, VILLAGE

[illegible]

AS THE COURT-ORDERED UNITARY COMPANY'S CO-PLAINTY AGREES TO THIS special supervision arrangement that the Village Court (1) shall

PLATT

PLATT, INC.
CONSULTING
ENGINEERS
LAND SURVEYORS
195 W. 100 S.
CELESTINE, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-0566
E-MAIL:
PLATT@plattinc.com



• TENSION •

EDICATION PLAT FOR
GE GREEN FARMS ROAD EXT
NNACLE WAY
B.T. 35 S. E. 10 W., 51ST N.
TY, IRON COUNTY, IOWA

ROAD D
ENOCB BOULEVARD, VILLA
27
NORTH SECTION
ENOCB D



ROBERT
 B. PLATT
 104659

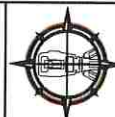
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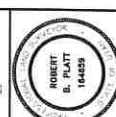
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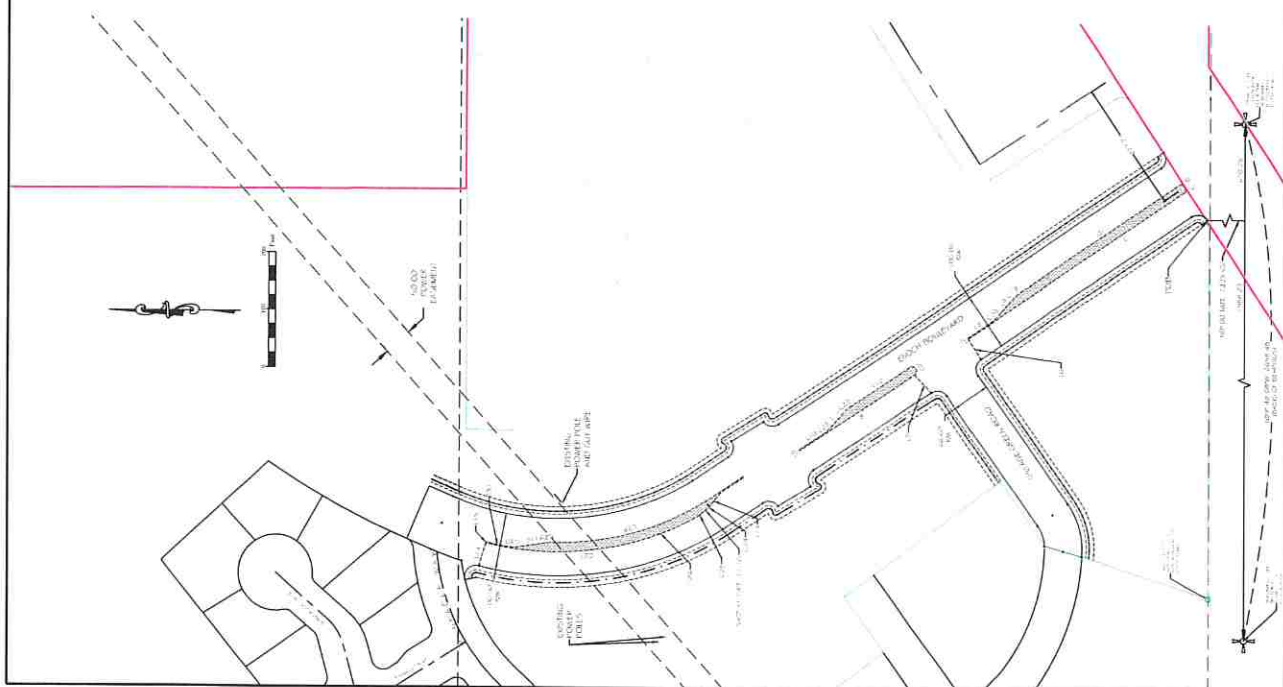
PLATT, INC.
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ENOGH BOULEVARD, VILLAGE GREEN FARMS ROAD EXTENSION & PINNACLE WAY
ROAD DEDICATION PLAT FOR
WITHIN SECTION 8, T. 35 S., R. 10 W., S14MM
ENOGH CITY, HON. COUNTY, UTAH

[illegible]

PAGE: 2 OF 3



Parcel Line Table		
Line #	Length	Distance
1	412.23	1432.24 (412.23)
2	7.00	1439.25 (7.00)
3	51.50	1490.75 (51.50)
4	42.50	1533.25 (42.50)
5	346.24	1879.50 (346.24)
6	44.75	1924.25 (44.75)
7	42.37	1966.62 (42.37)
8	244.52	2211.15 (244.52)
9	3.00	2214.15 (3.00)
10	51.50	2265.65 (51.50)
11	49.50	2315.15 (49.50)
12	110.47	2425.62 (110.47)
13	16.71	2442.33 (16.71)
14	42.03	2484.36 (42.03)
15	29.00	2513.36 (29.00)
16	498.18	3011.54 (498.18)

Curve Table				Chart 100 (ft)
Angle	Radius	Chord	Central Angle	
1.00	200.00	8.00	1.5708	89.92
1.50	133.33	12.00	2.3562	83.70
2.00	100.00	16.00	3.1416	77.47
2.50	80.00	20.00	3.9270	71.25
3.00	66.67	24.00	4.7124	65.03
3.50	57.14	28.00	5.4978	58.81
4.00	50.00	32.00	6.2832	52.59
4.50	44.44	36.00	7.0686	46.37
5.00	40.00	40.00	7.8540	40.15
5.50	36.36	44.00	8.6394	33.93
6.00	33.33	48.00	9.4248	27.71
6.50	30.77	52.00	10.2102	21.49
7.00	28.57	56.00	10.9956	15.27
7.50	26.67	60.00	11.7810	9.05
8.00	25.00	64.00	12.5664	2.83

[illegible]

[illegible]

12.2300 RECREATIONAL VEHICLE PARK (RVP)

12.2300.2301 PURPOSE

To provide a place for recreational vehicles or travel trailers to stop overnight or for a limited stay, ~~less than 122 days~~. This is not to be construed as a permanent residence. Exception is for a single-space RVP Management living quarters.

12.2300.2302 DEFINITION

A. Recreational Vehicle or Travel Trailer. A vehicular portable structure designed as a temporary dwelling for travel, recreation and vacation use. The vehicle is less than forty-four (44) feet in length.

B. Park Model. A recreational vehicle model with less than four hundred (400) square feet, designed as a temporary dwelling for recreation or seasonal living.

12.2300.2303 PERMITTED USES

A. ~~Household pets.~~

B. A. Park models.

C. B. Recreational vehicles.

D. C. Park or playground.

E. D. Private recreational grounds and facilities.

F. E. Public utilities, essential services.

12.2300.2304 RECREATIONAL VEHICLE PARK DEVELOPMENT STANDARDS

A. Minimum Size. Each recreational vehicle park shall have a minimum size of ~~two (2) acres~~ one (1) acre.

B. Access Roads. ~~Any access road connecting two or more public streets shall be arranged to prohibit through traffic.~~ Access roads into the Recreational Vehicle Park shall be major collector roads only. Examples are SR-130, Old Hwy 91, Bulldog Road]

C. Access. Access to all recreational vehicle parks shall be from a dedicated public street at an approved access point or points and the developer shall provide STOP signs at said access point or points. No recreational vehicle space shall have direct vehicular access from a public

street. There shall be a minimum of two accesses for each recreational vehicle park that has 80 or more spaces.

D. Off-Public Street parking. Parking spaces shall be provided for the parking of each vehicle located in the recreational vehicle park.

E. The maximum density for a recreational vehicle park shall not exceed twenty-two (22) units per gross acre.

F. Each recreational vehicle space shall have a minimum width of fifteen (15) feet and all recreational vehicles shall be able to park in designated spaces and no portion of a driveway or roadway may be used for recreational vehicle parking.

G. Minimum yard clearances for a recreational vehicle park:

1. Front or side yard on a public street shall be twenty-five (25) feet.
2. Side yard bordering adjacent property shall be ten (10) feet.
3. Rear yard bordering adjacent property shall be ten (10) feet.
4. A six (6) foot high, visual barrier fences or wall, properly related to surrounding topography and the character of the surrounding area, shall be erected on the two sides and rear of a recreational vehicle park except at the point where a public street intersects with an access road, the fence or wall shall only be four (4) feet in height.

H. There shall be a facility for an on-site manager ~~as well as office space for said manager.~~

12.2300.2305 RECREATIONAL VEHICLE SANITATION REQUIREMENTS

A. There shall be one (1) or more locations within every recreational vehicle park which provides toilet and shower facilities. ~~They/it shall be convenient of access and shall be located within a 500-foot radius from any recreational vehicle site not provided with an individual sewer connection.~~ If facilities for both males and females are housed within the same structure, they shall be separated and appropriately marked. Please refer to the Uniform Plumbing Code, Mobile Home Parks & Recreational Vehicle Parks for further information on requirements.

B. Only water from approved sources shall be used. Where an approved public water supply system is available, it shall be used.

C. An adequate and approved drainage sewage system shall be provided in all recreation vehicle parks for conveying and disposing of all sewage. ~~Where available, Recreation vehicle parks shall be connected to a public sewer system according to state and local regulations.~~

D. One (1) recreational vehicle waste disposal station shall be provided for each 100 recreational vehicle sites or part thereof which are not equipped with individual sewer connections. Each station shall be level, convenient of access from the service road, and shall provide easy ingress and egress for recreational vehicles. All sanitary sewer disposal systems

must comply with all requirements under the direction of the Cedar City Wastewater Treatment Facility Pretreatment Programs.

E. Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground.

12.2300.2306 SITE PLAN APPROVAL

A conceptual drawing, a preliminary site plan, and a construction drawing for the development of the park shall be submitted to the ~~Zoning Administrator~~ City Manager and/or designee for approval or denial. The construction plans must be approved by the City Engineer before any building or structure is placed upon or constructed within a recreational vehicle park.

12.2300.2307 TRASH STORAGE

Private Containers for trash storage shall be provided and be placed so as to be concealed from street view, and shall be easily accessible by private collection vehicles.

12.2300.2308 SIGNS

A. Adequate signs and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.

B. Signs which identify or advertise the recreational vehicle park may be erected as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said signs shall not be animated or illuminated except by direct non-flashing lights.

C. Other signs permitted in the Recreational Vehicle Park District shall be limited to the following:

1. One civic sign not to exceed thirty-two (32) square feet in sign area.
2. One real estate sign not to exceed eight (8) square feet in sign area.

12.2300.2309 ~~HOUSEHOLD PETS~~

~~Household pets are allowed. All pets must be kept on a leash at all times. Non-household pets are prohibited.~~

**ENOCH CITY CORPORATION
ORDINANCE NO. 2022-05-04-A**

**AN ORDINANCE AMENDING THE ENOCH CITY RECREATIONAL VEHICLE
PARK (RVP) ORDINANCE, CHAPTER 12.3000**

WHEREAS, the Enoch City Council has discussed issues regarding the recreational vehicle park; and

WHEREAS, the Enoch City Council has reviewed the changes to multiple sections regarding language about purpose, permitted uses, development standards; and

WHEREAS, the Enoch City Council after discussion amends the language of Section 12.2300 as follows:

12.2300 RECREATIONAL VEHICLE PARK (RVP)

12.2300.2301 PURPOSE

To provide a place for recreational vehicles or travel trailers to stop overnight or for a limited stay, less than 122 days. This is not to be construed as a permanent residence. Exception is for a single-space RVP Management living quarters.

12.2300.2302 DEFINITION

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B. Park Model. A recreational vehicle model with less than four hundred (400) square feet, designed as a temporary dwelling for recreation or seasonal living.

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- A. Park models.
- B. Recreational vehicles.
- C. Park or playground.
- D. Private recreational grounds and facilities.
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A. Minimum Size. Each recreational vehicle park shall have a minimum size of two (2) acres one (1) acre.

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C. Access. Access to all recreational vehicle parks shall be from a dedicated public street at an approved access point or points and the developer shall provide STOP signs at said access point or points. No

recreational vehicle space shall have direct vehicular access from a public street. There shall be a minimum of two accesses for each recreational vehicle park that has 80 or more spaces.

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4. A six (6) foot high, visual barrier fences or wall, properly related to surrounding topography and the character of the surrounding area, shall be erected on the two sides and rear of a recreational vehicle park except at the point where a public street intersects with an access road, the fence or wall shall only be four (4) feet in height.

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12.2300.2305 RECREATIONAL VEHICLE SANITATION REQUIREMENTS

A. There shall be one (1) or more locations within every recreational vehicle park which provides toilet and shower facilities. They/it shall be located within a 500-foot radius from any recreational vehicle site not provided with an individual sewer connection. If facilities for both males and females are housed within the same structure, they shall be separated and appropriately marked. Please refer to the Uniform Plumbing Code, Mobile Home Parks & Recreational Vehicle Parks for further information on requirements.

B. Only water from approved sources shall be used. Where an approved public water supply system is available, it shall be used.

C. An adequate and approved drainage sewage system shall be provided in all recreation vehicle parks for conveying and disposing of all sewage. Where available, Recreation vehicle parks shall be connected to a public sewer system according to state and local regulations.

D. One (1) recreational vehicle waste disposal station shall be provided for each 100 recreational vehicle sites or part thereof which are not equipped with individual sewer connections. Each station shall be level, convenient of access from the service road, and shall provide easy ingress and egress for recreational vehicles. All sanitary sewer disposal systems must comply with all requirements under the direction of the Cedar City Wastewater Treatment Facility Pretreatment Programs.

E. Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground.

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A conceptual drawing, a preliminary site plan, and a construction drawing for the development of the park shall be submitted to the City Manager and/or designee for approval or denial. The construction plans must be approved by the City Engineer before any building or structure is placed upon or constructed within a recreational vehicle park.

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Private containers for trash storage shall be provided and be placed so as to be concealed from street view, and shall be easily accessible by private collection vehicles.

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A. Adequate signs and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.

B. Signs which identify or advertise the recreational vehicle park may be erected as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said signs shall not be animated or illuminated except by direct non-flashing lights.

C. Other signs permitted in the Recreational Vehicle Park District shall be limited to the following:

1. One civic sign not to exceed thirty-two (32) square feet in sign area.
2. One real estate sign not to exceed eight (8) square feet in sign area.

Household pets are allowed. All pets must be kept on a leash at all times. Non-household pets are prohibited.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Subdivision Ordinance is amended as written above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 4th day of May 2022. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 4th day of May 2022

ENOCHE CITY CORPORATION

Geoffrey L. Chesnut, Mayor

VOTING:

David Harris	Yea ___ Nay ___
Richard Jensen	Yea ___ Nay ___
West Harris	Yea ___ Nay ___
Katherine Ross	Yea ___ Nay ___
Shawn Stoor	Yea ___ Nay ___

ATTEST:

Julie Watson, City Recorder

SEAL:

12.2500.2502 MINOR SUBDIVISION

Procedure for obtaining approval of a Subdivision, which does not require the submission of a Final Plat (Less than 5 lots).

D. In subdivisions of less than five (5) parcels, land may be exempt from the recording of a plat as set forth in Step 3 (1-3), and may be created by metes and bounds description, via a Quit-Claim and/or Warranty Deed and the requirement of a record of survey plat map, if:

1. If the subdivision is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes; and,
2. if the subdivision is located in a zoned area, each parcel in the subdivision meets the frontage, width and area requirements of the Zoning Ordinance or has been granted a variance from those requirements by the Land Use Appeal Authority; and
3. ~~in order to be exempt from plat requirements, parcels must front existing paved streets in the City and be accessible to all other required improvements. A developer may meet these conditions by paving the streets and providing all other required improvements.~~

12.2600 MAJOR SUBDIVISION

12.2600.2602 IMPROVEMENTS

Material/compaction testing is required for all improvements and all improvements shall comply with the test recommendations. The following improvements shall be required in all subdivisions and shall be approved by the City staff and City Engineer. The improvements required by this Ordinance shall be installed prior to recording the final plat, except as provided herein. Improvements shall not be installed until their location and specifications are approved by the Planning Commission and the City Engineer. Water and sewer mains and laterals and fire hydrants shall be installed prior to the surfacing of streets and the installation of road base, curbs, gutters, and sidewalks.

A. Streets on Property of Other Public Agencies or Utility Companies. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company by the subdivider prior to approval of the preliminary plat.

B. Every new development, additional development, or redevelopment proposal submitted to Enoch City that generates 100 or more peak hour trips (use ITE Manual), and will have a significant impact on Enoch City's transportation system as determined by the Enoch City Engineer, will include a traffic impact study (TIS). As part of the process on Development, UDOT will be included as a technical resource for any development that will generate 200 or more new peak hour trips (use ITE Manual).

C. Surface Water Street drainage and drainage structures shall be provided in accordance with City Engineering Standards and Enoch City storm drain system master plans. Additionally, prior to altering the natural terrain, sub-divider(s) shall consult with the City Engineer to determine the flood control measures necessary in their project area. A flood control system shall be designed and approved as part of the construction plans. Design of flood control systems shall meet the following criteria:

- ~~1. A comprehensive drainage study shall be performed for the development by a licensed Professional Engineer. The drainage study shall provide all necessary data required by this Ordinance or the City Engineer.~~
- ~~2. Detention basins shall be sized to detain a 25-year, 24-hour post development rainfall event.~~
- ~~3. Detention basin outlet structures shall be designed to restrict flows to a pre-development 2-year, 24-hour rainfall event or 0.2 CFS/acre, whichever is less.~~
- ~~4. Detention basins shall be constructed with emergency overflow spillways with a post development 100-year rainfall peak capacity.~~
- ~~5. Storm water drainage systems, including pipes, streets and gutter, must be designed to effectively convey flows to and from the detention basin for all storm events up to and including the 100-year rainfall event.~~
- ~~6. Flows from detention basin outlet structures and emergency overflow spillways shall be conveyed directly to a City designated storm drain system or street right-of-way without impacting other private property. This standard can be waived if a private property owner gives permission to receive the flow through deeded drainage easement.~~
- ~~7. All required improvements shall be designed and installed to City Engineering Standards.~~

1. A comprehensive drainage study shall be performed for the development by a licensed Professional Engineer. The drainage study shall provide all necessary data required by this Ordinance or the City Engineer.

2. Detention Basins

- a. Detention basins shall be sized to detain a 25-year 100-year, 24-hour post development rainfall event.
- b. Detention basin outlet structures shall be designed to restrict flows to a pre-development 2-year, 24-hour rainfall event or 0.2 CFS/acre, whichever is less.
- c. Detention basins shall be constructed with emergency overflow spillways with a post development 100-year rainfall peak capacity.

- d. Storm water drainage systems, including pipes, streets and gutter, must be designed to effectively convey flows to and from the detention basin for all storm events up to and including the 100-year rainfall event.
- e. Flows from detention basin outlet structures and emergency overflow spillways shall be conveyed directly to a City designated storm drain system or street right-of-way without impacting other private property. This standard can be waived if a private property owner gives permission to receive the flow through deeded drainage easement.
- f. All required improvements shall be designed and installed to City Engineering Standards.

3. Retention Basins:

- a. Retention basins shall be sized to retain at a minimum the 100-year, 24-hour post-development rainfall event. Retention basin sizing calculations must be included in a drainage study prepared by a licensed professional engineer in the state of Utah.
- b. Retention basins shall be designed and constructed according to recommendations from a licensed profession engineer in the state of Utah specializing in geotechnical engineering. The retention basin design recommendations must be included in the soils report for the development.
- c. Retention basins will not be allowed in highly susceptible soil or susceptible soil areas, or in other poor soils areas as recommended by the geotechnical engineer. Refer to the "Relative Hydrocompaction Susceptibility" map.
- d. The side slopes of retention basins shall not be steeper than 3:1 (H:V).
- e. The maximum depth of retention basins shall be three (3) feet plus one (1) foot of freeboard above the emergency overflow and a maximum water depth of three feet below the emergency overflow.
- f. Fencing that will prevent entry is required around retention ponds if the maximum water depth below the emergency overflow is greater than 12 inches in depth. Fence minimum height is to be 42 inches.
- g. Retention basins with a maximum water depth below the emergency overflow of 12 inches or less can be landscaped and used as open space for the development.
- h. Retention basins shall be designed to drain out completely within 2 days (48 hours) from the end of the storm event. This is to be documented with a certified percolation test of the native sub-grade material and the material to be placed during construction. The percolation rate must be documented in the soils report.
- i. The emergency overflow shall be designed to pass the full 100-year event and convey the overflow to a City designated storm drain system or street right-of-way without impacting other private property.
- j. Underground utilities (i.e., water lines, sewer lines, gas lines, power lines, telecommunication lines, etc.) shall not be allowed through the retention basin or within 5 feet of the pond side-slopes.
- k. All retention ponds must be privately maintained and operated.

- I. All required improvements shall be designed and installed to City Engineering Standards.

D. Sewage Disposal. Sewage disposal system shall be provided and must meet municipal and state codes and regulations for each lot in the subdivision. Said sewer systems shall be installed before the installation of road base, surfacing, curbs, gutters and sidewalks, unless waived by the Planning Commission or the City Council.

1. A comprehensive sewer study shall be performed for the development by a licensed Professional Engineer. The sewer study shall provide all necessary data required by this Ordinance or the City Engineer.
2. If the comprehensive sewer study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (*Outside of current impact fee plan/analysis*)
3. All required improvements shall be designed and installed to City Engineering Standards.

E. Water Supply. A culinary water supply which must be approved by the ~~State Board of Health and by the Planning Commission~~ City Engineer and the Utah Division of Water Quality and shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the municipality and Utah Rules & Regulations. Where an approved public water supply is available, the subdivider shall install water mains and service lines or laterals from such mains to each lot within the subdivision prior to the installation of road base, surfacing, curbs and gutters and sidewalks.

1. A comprehensive water model shall be performed for the development by a licensed Professional Engineer. The water model study shall provide all necessary data required by this Ordinance or the City Engineer.
2. If the comprehensive sewer study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (*Outside of current impact fee plan/analysis*)
3. All required improvements shall be designed and installed to City Engineering Standards.

F. Fire Hydrants. Fire hydrants shall be installed by the subdivider at locations determined by the State of Utah standards.

G. Underground utilities shall be installed within the subdivision. A subdivider/developer may have the option of installing overhead utilities in any portion of the subdivision in

which overhead utilities are existing, where such utilities could serve that portion of the subdivision upon approval of the City Council.

H. Street Improvements. All streets shall be constructed by the subdivider in accordance with the Enoch City Engineering Standards, rules and regulations adopted by the City Council and pursuant to this Ordinance.

I. Curbs, Gutters, and Sidewalks. Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the subdivider in all subdivisions ~~unless it is not required by the City Council and the installation thereof is waived in writing at the time of approval of the final plat.~~

J. Monuments. Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. All monuments shall be protected by developer/subdivider and all contractors hired to build said subdivision. All subdivision plats shall be tied to a corner or monument of record or established land office survey corner.

K. Street Signs. The subdivider shall be responsible for furnishing and installing any necessary street signs. The names of streets and the design of the street sign shall be installed in accordance with the Enoch City Engineering Standards.

L. Street Lights. The subdivider shall be responsible for all necessary street lights and shall obtain through contract with Rocky Mountain power/Pacificorp. All street lights shall be in accordance with Enoch City Standard Specifications and as indicated below.

1. Full Cut-off Fixtures: All new lighting for streets or highways shall constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
2. Light Source: Streetlights shall preferably use high-pressure sodium or LED with a maximum of 5,000 lumens.
3. Standard Poles: Metal poles that are used to mount light fixtures shall be painted to blend with the surrounding terrain.
4. Non-complying Streetlights: Existing street and highway lights that do not meet the requirements of this Ordinance shall be brought into compliance as funds become available.
5. Location: Roadway and streetlights, as a minimum, should be placed at intersections and crosswalks on major collector streets and arterials not to exceed 500' between streetlights unless within 125 feet of an adjacent streetlight. At intersections and crosswalks on minor collector or residential collector streets not to exceed 500' between streetlights unless within 250 feet of an adjacent streetlight.

M. All other improvements shall be designed and installed as required in the Enoch City Engineering Standards and all other Enoch City ordinances.

**ENOCH CITY CORPORATION
ORDINANCE NO. 2022-05-04-B**

**AN ORDINANCE AMENDING THE ENOCH CITY ORDINANCE, SECTION
12.2500.2502 MINOR SUBDIVISIONS AND SECTION 12.2600 MAJOR SUBDIVISION
REGARDING IMPROVEMENTS**

WHEREAS, the Enoch City Planning Commission has determined the current ordinance regarding minor and major subdivisions required some amendments to the language meet current conditions and requirements; and

WHEREAS, the Enoch City Planning Commission has reviewed the amended language of the Enoch Subdivision Ordinance referring to said amendments; and

WHEREAS, the Enoch City Planning Commission held a public hearing on April 26, 2022 and sent a favorable recommendation to the City Council regarding amending the Enoch City Ordinance; and

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

12.2500.2502 MINOR SUBDIVISION

Procedure for obtaining approval of a Subdivision, which does not require the submission of a Final Plat (Less than 5 lots)

D. In subdivisions of less than five (5) parcels, land may be exempt from the recording of a plat as set forth below and may be created by metes and bounds description, via a Quit-Claim and/or Warranty Deed and the requirement of a record of survey plat map, if:

1. If the subdivision is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes;
2. If the subdivision is located in a zoned area, each parcel in the subdivision meets the frontage, width and area requirements of the Zoning Ordinance;
3. Or has been granted a variance from those requirements by the Land Use Appeal Authority.

12.2600 MAJOR SUBDIVISION

12.2600.2602 IMPROVEMENTS

Material/compaction testing is required for all improvements and all improvements shall comply with the test recommendations. The following improvements shall be required in all subdivisions and shall be approved by the City staff and City Engineer. The improvements required by this Ordinance shall be installed prior to recording the final plat, except as provided herein. Improvements shall not be installed until their location and specifications are approved by the Planning Commission and the City Engineer. Water and sewer mains and laterals and fire hydrants shall be installed prior to the surfacing of streets and the installation of road base, curbs, gutters, and sidewalks.

A. Streets on Property of Other Public Agencies or Utility Companies. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company by the subdivider prior to approval of the preliminary plat.

B. Every new development, additional development, or redevelopment proposal submitted to Enoch City that generates 100 or more peak hour trips (use ITE Manual), and will have a significant impact on Enoch City's transportation system as determined by the Enoch City Engineer, will include a traffic impact study (TIS). As part of the process on Development, UDOT will be included as a technical resource for any development that will generate 200 or more new peak hour trips (use ITE Manual).

C. Surface Water Street drainage and drainage structures shall be provided in accordance with City Engineering Standards and Enoch City storm drain system master plans. Additionally, prior to altering the natural terrain, sub-divider(s) shall consult with the City Engineer to determine the flood control measures necessary in their project area. A flood control system shall be designed and approved as part of the construction plans. Design of flood control systems shall meet the following criteria:

1. A comprehensive drainage study shall be performed for the development by a licensed Professional Engineer. The drainage study shall provide all necessary data required by this Ordinance or the City Engineer.
2. Detention Basins
 - a. Detention basins shall be sized to detain a 25-year 100-year, 24-hour post development rainfall event.
 - b. Detention basin outlet structures shall be designed to restrict flows to a pre-development 2-year, 24-hour rainfall event or 0.2 CFS/acre, whichever is less.
 - c. Detention basins shall be constructed with emergency overflow spillways with a post development 100-year rainfall peak capacity.
 - d. Storm water drainage systems, including pipes, streets and gutter, must be designed to effectively convey flows to and from the detention basin for all storm events up to and including the 100-year rainfall event.
 - e. Flows from detention basin outlet structures and emergency overflow spillways shall be conveyed directly to a City designated storm drain system or street right-of-way without impacting other private property. This standard can be waived if a private property owner gives permission to receive the flow through deeded drainage easement.
 - f. All required improvements shall be designed and installed to City Engineering Standards.
3. Retention Basins:
 - a. Retention basins shall be sized to retain at a minimum the 100-year, 24-hour post-development rainfall event. Retention basin sizing calculations must be included in a drainage study prepared by a licensed professional engineer in the state of Utah.
 - b. Retention basins shall be designed and constructed according to recommendations from a licensed profession engineer in the state of Utah specializing in geotechnical engineering. The retention basin design recommendations must be included in the soils report for the development.
 - c. Retention basins will not be allowed in highly susceptible soil or susceptible soil areas, or in other poor soils areas as recommended by the geotechnical engineer. Refer to the "Relative Hydrocompaction Susceptibility" map.
 - d. The side slopes of retention basins shall not be steeper than 3:1 (H:V).
 - e. The maximum depth of retention basins shall be three (3) feet plus one (1) foot of freeboard above the emergency overflow and a maximum water depth of three feet below the emergency

overflow.

- f. Fencing that will prevent entry is required around retention ponds if the maximum water depth below the emergency overflow is greater than 12 inches in depth. Fence minimum height is to be 42 inches.
- g. Retention basins with a maximum water depth below the emergency overflow of 12 inches or less can be landscaped and used as open space for the development.
- h. Retention basins shall be designed to drain out completely within 2 days (48 hours) from the end of the storm event. This is to be documented with a certified percolation test of the native sub-grade material and the material to be placed during construction. The percolation rate must be documented in the soils report.
- i. The emergency overflow shall be designed to pass the full 100-year event and convey the overflow to a City designated storm drain system or street right-of-way without impacting other private property.
- j. Underground utilities (i.e., water lines, sewer lines, gas lines, power lines, telecommunication lines, etc.) shall not be allowed through the retention basin or within 5 feet of the pond side-slopes.
- k. All retention ponds must be privately maintained and operated.
- l. All required improvements shall be designed and installed to City Engineering Standards.

D. Sewage Disposal. Sewage disposal system shall be provided and must meet municipal and state codes and regulations for each lot in the subdivision. Said sewer systems shall be installed before the installation of road base, surfacing, curbs, gutters and sidewalks, unless waived by the Planning Commission or the City Council.

1. A comprehensive sewer study shall be performed for the development by a licensed Professional Engineer. The sewer study shall provide all necessary data required by this Ordinance or the City Engineer.
2. If the comprehensive sewer study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (Outside of current impact fee plan/analysis)
3. All required improvements shall be designed and installed to City Engineering Standards.

E. Water Supply. A culinary water supply which must be approved by the City Engineer and the Utah Division of Water Quality and shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the municipality and Utah Rules & Regulations. Where an approved public water supply is available, the subdivider shall install water mains and service lines or laterals from such mains to each lot within the subdivision prior to the installation of road base, surfacing, curbs and gutters and sidewalks.

1. A comprehensive water model shall be performed for the development by a licensed Professional Engineer. The water model study shall provide all necessary data required by this Ordinance or the City Engineer.
2. If the comprehensive sewer study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (Outside of current impact fee plan/analysis)
3. All required improvements shall be designed and installed to City Engineering Standards.

F. Fire Hydrants. Fire hydrants shall be installed by the subdivider at locations determined by the State of

Utah standards.

G. Underground utilities shall be installed within the subdivision. A subdivider/developer may have the option of installing overhead utilities in any portion of the subdivision in which overhead utilities are existing, where such utilities could serve that portion of the subdivision upon approval of the City Council.

H. Street Improvements. All streets shall be constructed by the subdivider in accordance with the Enoch City Engineering Standards, rules and regulations adopted by the City Council and pursuant to this Ordinance.

I. Curbs, Gutters, and Sidewalks. Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the subdivider in all subdivisions.

J. Monuments. Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. All monuments shall be protected by developer/subdivider and all contractors hired to build said subdivision. All subdivision plats shall be tied to a corner or monument of record or established land office survey corner.

K. Street Signs. The subdivider shall be responsible for furnishing and installing any necessary street signs. The names of streets and the design of the street sign shall be installed in accordance with the Enoch City Engineering Standards.

L. Street Lights. The subdivider shall be responsible for all necessary streetlights and shall obtain such through contracting with Rocky Mountain power/Pacificorp. All street lights shall be in accordance with Enoch City Standard Specifications and as indicated below.

1. Full Cut-off Fixtures: All new lighting for streets or highways shall constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
2. Light Source: Streetlights shall preferably use high-pressure sodium or LED with a maximum of 5,000 lumens.
3. Standard Poles: Metal poles that are used to mount light fixtures shall be painted to blend with the surrounding terrain.
4. Non-complying Streetlights: Existing street and highway lights that do not meet the requirements of this Ordinance shall be brought into compliance as funds become available.
5. Location: Roadway and streetlights, as a minimum, should be placed at intersections and crosswalks on major collector streets and arterials not to exceed 500' between streetlights unless within 125 feet of an adjacent streetlight. At intersections and crosswalks on minor collector or residential collector streets not to exceed 500' between streetlights unless within 250 feet of an adjacent streetlight

M. All other improvements shall be designed and installed as required in the Enoch City Engineering Standards and all other Enoch City ordinances.

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 4th day of May, 2022. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 4th day of May 2022

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

David Harris

Yea___ Nay___

Jolene Lee

Yea___ Nay___

West Harris

Yea___ Nay___

Katherine Ross

Yea___ Nay___

Shawn Stoor

Yea___ Nay___

SEAL:

ENOCH CITY 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: 7 copies of an 11" x 17" plat map. These must be turned in with the application. All applicants are urged to confer with the City Staff prior to submission of any application.

Applicant Mike Harden and Ross Chaturin

Mailing Address Box 110, Colorado City Az 86021

Daytime phone 435-212-8104 Cell phone 435-212-8104

Property Owner Mike Harden

Subdivision Name R-1-18 to R-1-11

Project Address _____

Signature of Applicant or Rep. Ross Chaturin

Date of Planning Commission Meeting 4-12-22

Reason for meeting with Planning Commission _____

Zone change for Hardin Property
from R-1-18 to R-1-11

If applicable: Yes or No

Staff Approval _____ Public Works Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____

April 6th, 2022

To whom it may concern:

I, Michael Hardin, give permission to submit a Request for Zone Change in Enoch City, from R-1-18 to R-1-11 by Ross Chatwin.

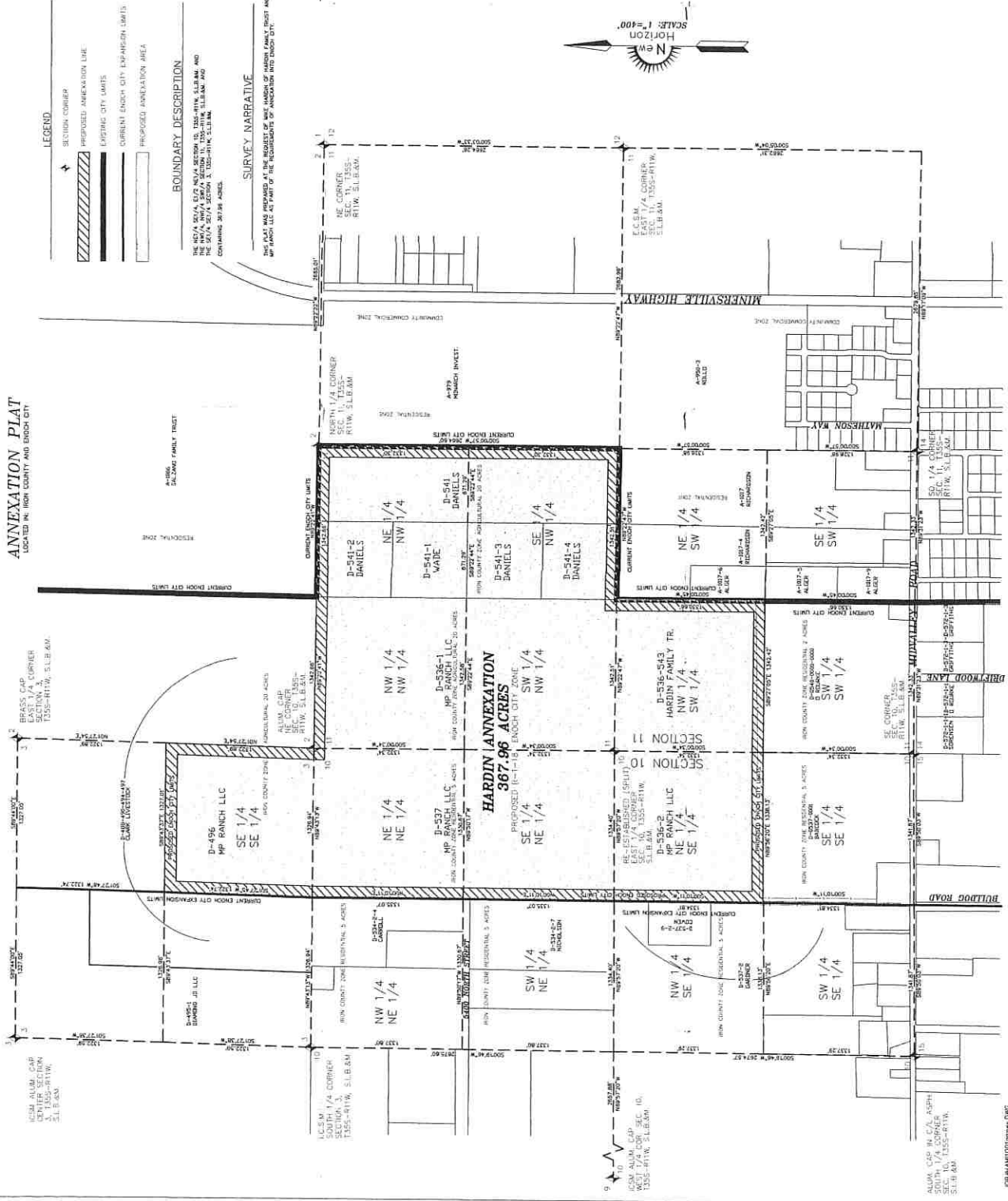
Please contact me if any further information is needed.

Respectfully,


Michael Hardin

ANNEXATION PLAT

LOCATED IN IRON COUNTY AND ENOCH CITY



LEGEND

SECTION CORNER

PROPOSED ANNEXATION LINE

EXISTING CITY LIMITS

PROPOSED ANNEXATION AREA

CURRENT ENOCH CITY LIMITS

BOUNDARY DESCRIPTION

SURVEY NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF THE HARBIN FAMILY TRUST AND THE CITY OF ENOCH, UTAH, FOR THE PURPOSES OF ANNEXATION INTO ENOCH CITY.

AREA AND TAXABLE VALUATION CALCULATIONS

TOTAL ANNEXATION AREA = 370 ACRES TOTAL ANNEXATION VALUE = \$14,000

APPLICANTS TO ANNEXATION

ENNOCH LLC

MP RANCH LLC

PARCEL D-536-543

PARCEL D-537-2

PARCEL D-537-3

PARCEL D-537-4

PARCEL D-537-5

PARCEL D-537-6

PARCEL D-537-7

PARCEL D-537-8

PARCEL D-537-9

PARCEL D-537-10

PARCEL D-537-11

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PARCEL D-537-78

PARCEL D-537-79

PARCEL D-537-80

IRON COUNTY SURVEYOR APPROVAL

THIS ANNEXATION PLAT IS HEREBY APPROVED IN COMPLIANCE WITH UTAH CODE

DATE

BY

IRON COUNTY SURVEYOR

ENNOCH CITY ATTORNEY APPROVAL

CITY THAT I HAVE EXAMINED THIS ANNEXATION PLAT AND RECOMMEND IT TO THE CITY

DATE

BY

ENNOCH CITY ATTORNEY

ENNOCH CITY PLANNING COMMISSION APPROVAL

COMMISSION HAS REVIEWED THIS ANNEXATION PLAT AND THE CITY COUNCIL HAS

DATE

BY

PLANNING COMMISSION CHAIRPERSON

ENNOCH CITY APPROVAL

CITY THAT I HAVE EXAMINED THIS ANNEXATION PLAT AND RECOMMEND IT TO THE CITY

DATE

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BY

CERTIFICATE OF RECORDING

COUNTY RECORDS OF IRON COUNTY, UTAH ON HERETY CERTIFY THAT

THIS ANNEXATION PLAT WAS RECORDED IN THE CITY COUNCIL OF IRON COUNTY, UTAH

BOOK

PAGE

FILE

DATE

RECORDED AT THE REQUEST OF

IRON COUNTY RECORDER

IRON COUNTY / ENNOCH CITY

ANNEXATION PLAT

PREPARED FOR: HARBIN FAMILY TRUST / MP RANCH, LLC

LOCATION: E 1/2 SEC. 10, T35S-R11W, S.L.B.&M.

W 1/2 SEC. 11, T35S-R11W, S.L.B.&M.

SE 1/4 SEC. 1/4 SEC. 3, T35S-R11W, S.L.B.&M.

PREPARATION DATE: 4/5/2018

NEW HORIZON

Engineering & Surveying LLC

4103 N. Morgan Dr.

Enoch, Utah 84721

(435) 586-8897

(435) 559-4104