

**ENOCH CITY PLANNING COMMISSION  
NOTICE AND AGENDA**

**August 9, 2022, at 5:30 pm**

**City Council Chambers**

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

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89379680027>**

**Meeting ID: 893 7968 0027**

- 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 August 9, 2022**
  - e. Approval of minutes for July 26, 2022**
  - f. Conflict of Interest Declaration**
- 2. CONSIDER AMENDING ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, C. STREET STANDARDS, AND SET A PUBLIC HEARING FOR AUGUST 23, 2022**
- 3. CONSIDER THE REVISION OF THE PRELIMINARY PLAT FOR DAIRY GLEN SUBDIVISION PH. 2A AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 4. CONSIDER THE FINAL PLAT OF DAIRY GLEN SUBDIVISION PH. 2A AND MAKE A RECOMMENDATION OF THE CITY COUNCIL**
- 5. DISCUSS SECTION 4A OF THE GENERAL PLAN – Starting with Agriculture/Urban Reserve**
- 6. PUBLIC COMMENTS**
- 7. COMMISSION/STAFF REPORTS**
- 8. 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 August 5, 2022.

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**Lindsay Hildebrand, City Recorder**

**Date**

**Meeting ID: 893 7968 0027**

**MINUTES**  
**ENOCH CITY PLANNING COMMISSION**  
**July 26, 2022 at 5:30pm**  
**City Council Chambers**  
**City Offices, 900 E. Midvalley Road**

**MEMBERS PRESENT:**

Commissioner Leonard Correa  
Commissioner Andy Losee  
Commissioner Debra Ley  
Commissioner Wade Adams  
Ross  
Chairman Bob Tingey

**STAFF PRESENT:**

Rob Dotson, City Manager  
Lindsay Hildebrand, City Recorder  
Hayden White, Pub. Works Dir.  
Council Member Katherine

**PUBLIC PRESENT:** Steve Woolsey

1. **CALL TO ORDER OF REGULAR MEETING- Chairman Tingey**
  - a. **Pledge of Allegiance** – Steve Woolsey
  - b. **Invocation (2 min.)** –Audience invited to participate. Commissioner Losee
  - c. **Inspirational thought-** Chairman Tingey
  - d. **Approval of agenda for July 26, 2022** – Commissioner Correa made a motion to approve the agenda. Commissioner Ley seconded and all voted in favor.
  - e. **Approval of minutes for July 12, 2022** – Commissioner Ley motioned to approve the minutes. Commissioner Correa seconded and all voted in favor.
  - f. **Conflict of Interest Declaration** – none stated
2. **ADMINISTER OATH OF OFFICE TO NEW PLANNING COMMISSION MEMBER** –Lindsay Hildebrand  
The oath of office was administered to Wade Adams. Commissioner Adams gave some of his employment background and history with Enoch City.
3. **CONSIDER GRIMSHAW-BROUGH MINOR SUBDIVISION PARCELS A-0752-0000, A-0757-0000, A-0757-0002, AND A-0757-0003 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL** – Steve Woolsey  
Steve Woolsey said he was at the meeting on behalf of Grimshaw Family Trust. Mr. Woolsey displayed a map containing six parcels. The first four parcels deal with the minor subdivision. Parcels five and six are based on a boundary adjustment. He explained that parcel number three is a flag lot and has the staff. There was a small discussion about Larry Brough's property, as it is next to Carol Grimshaw's property and he previously needed some work done by Mr. Woolsey. He explained how the County records his maps and surveying work. There is a 25 foot private ingress/egress, public utility easement.  
**Commissioner Ley motioned to send a favorable recommendation to the City Council for the Grimshaw-Brough minor subdivision, parcels #A-0752-0000, #A-0757-0000, #A-0757-0002, and #A-0757-0003 contingent upon the City Engineer making a final pass on it. Commissioner Correa seconded and all voted in favor.**

**4. CONSIDER AMENDING ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, C. STREET STANDARDS, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Dotson said this was a request from a landowner who is putting in a subdivision on the west side of town. Their lot was land locked except for one side. The land owners on the west side don't want them to travel on their private road. The landowners on the north side have agreed to an access easement with a cattle guard. The problem is, they will potentially have to have a cul-de-sac, which would be over 500 ft. They have requested that we change our code to allow for a longer length. The purpose for a cul-de-sac is for emergency vehicles to turn around. City Manager Dotson said he researched what was available in other cities. He found Parowan's code and modified it to fit Enoch. Commissioner Ley asked how many houses the owner wanted to build. City Manager Dotson said about 20 lots. Commissioner Ley asked if he is looking at this as a temporary dead end. City Manager Dotson said no. He will have to create a cul-de-sac with drainage. There is no curb and gutter because they are bigger lots. Commissioner Ley asked if we are developing part of an ordinance because someone is in need. City Manager Dotson said they don't necessarily need it if they could access the potential road to the north. This item will be brought back.

**5. CONSIDER ADDING CITY CODE 12.300.323 SIGNS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – two variations**

City Manager Dotson said our sign ordinance had not been reviewed for a long time and is currently outdated. The current code states that only 32 square feet is the maximum size allowed, which is not very big. New subdivisions that are being built want to show off some really nice signs. Bigger developments want to have bigger signs. A developer had submitted an application for a sign that is 16 feet tall, with columns made out of river rock and decorative metal bars. City Manager Dotson said he had to tell them that they can't build it. Chairman Tingey said the basic issue is allowing bigger signs. There needs to be a public hearing.

**6. DISCUSS SECTION 4A OF THE GENERAL PLAN**

Chairman Tingey said after he read through everything he had a better appreciation for the people that put it together. His only concern was that there are several redundancies. He was impressed with the document. Council Member Ley said the first two paragraphs are disclaimers. Chairman Tingey agreed and said he would separate the first sentence from the rest of the paragraph. Commissioner Correa questioned the third and fourth sentence and wanted to condense them. Chairman Tingey suggested removing "construction of such at the" from the 6<sup>th</sup> line down and remove the last sentence completely. All Commissioners agreed. He also suggested taking out the word "stated" and "of implementation" in the second sentence. Commissioner Losee asked to take out the first "or" in the same sentence. All Commissioners agreed to both suggestions.

In the second paragraph, Chairman Tingey suggested removing the last two sentences because they are redundant. All Commissioners agreed. Commissioner Ley suggested replacing "have multiple purposes that relate to" with the "overlap into" in the first sentence. All Commissioners agreed.

**Number 1. Purpose**

Chairman Tingey thought that the three major concepts in this section blur a bit they way they are listed. He didn't have an issue with the first paragraph. Commissioner Correa suggested taking out "and provide sufficient land" in the first sentence. There was a small discussion about using the word "provide". All Commissioners agreed. In the second paragraph, Commissioner Correa suggested adding "and advanced view" after the word "pattern" in the first sentence. He

then suggested removing the second sentence and all Commissioners agreed. Commissioner Ley suggested removing the last sentence and all Commissioners agreed.

## **Number 2. Land Use Map**

In the first paragraph, Commissioner Ley asked if the General Plan Land Use Map is the zoning Map. Hayden said the Planning Commission zoned the land that hasn't been developed yet. Chairman Tingey suggested removing the third sentence in that first paragraph, as well as, "within the City" in the fourth sentence because they are redundant. The Commissioners agreed. Commissioner Correa questioned "preserving natural resources and agricultural lands" in the second sentence. Chairman Tingey explained that he read it differently and wanted to ask City Manager Dotson what he thought. There was a discussion on Enoch's availability to provide water.

In the second paragraph Chairman Tingey wanted clarification on whether to leave "40 years". He also suggested changing "2030 to 2040". The Commissioners agreed. Commissioner Ley suggested removing "intensity" from the second sentence. She also suggested removing "independent of the time it takes to fill the area". The Commissioners agreed. Commissioner Correa questioned the word "community" and wanted to keep it in mind. Chairman Tingey said that the Planning Commission is reflective of the community.

In the third paragraph, third sentence down, Chairman Tingey wanted to remove "in interpreting" and "realize that it". The Commissioners agreed. Commissioner Correa suggested putting a period after "map" in that same sentence, removing "in that the" and start a new sentence with "boundaries". He also suggested putting a period after "flexible", and remove the rest of that sentence. So it reads: "However, the General Plan Land Use Map is not a zoning map. Boundaries between land use designations are meant to be flexible."

Commissioner Correa questioned how the Planning Commission has the authority to use a "holding zone" in the fourth paragraph. There was some conversation about this and Chairman Tingey suggested asking City Manager Dotson.

In paragraph five, Commissioner Losee suggested removing "after adoption of this map". It was also suggested to remove the second half of the second sentence. The Commissioners agreed. Chairman Tingey suggested removing "right and" in the second sentence as well. The Commissioners agreed.

In paragraph six, Chairman Tingey suggested taking out "The land use designations of" and "are described on the following pages". Commissioner Correa suggested restructuring the paragraph to flow as one sentence. There was discussion on the purpose of reviewing the General Plan.

**7. PUBLIC COMMENTS-** There were no public comments

## **8. COMMISSION/STAFF REPORTS**

Hayden White said they were test pumping another well today. It is 230 feet deep and is the biggest well Enoch has. They have also been doing a little bit of asphaltting. He had two new hires. They started within the last week. One is in parks.

Sept. 11 is a day of community service. The dump is open with new hours.

Lindsay Hildebrand said non-residents may be able to use the Enoch City dump. This is pending the City Council meeting on August 3<sup>rd</sup>. She has been busy with business licenses and helping Carrie up front.

Chairman Tingey said Paul Hardy fell and they decided to give him a new hip and is in Stonehenge for a few weeks.

Commissioner Ley said she wanted the library to be weeded.

Commissioner Correa said he wanted to replace the flag at Blue Sky, but Jolene Lee replaced it and cleaned things up.

Commissioner Losee wanted to speak about the survey regarding the Vision Statement. He wanted to ask “How would you describe Enoch City to a friend or family if you were trying to convince them to move to the area?” There was a discussion about what the survey should specifically ask. Commissioner Losee will put something together.

**8. ADJOURN – Commissioner Ley motioned to adjourn. Commissioner Adams seconded and all voted in favor. Meeting ended at 7:27pm.**

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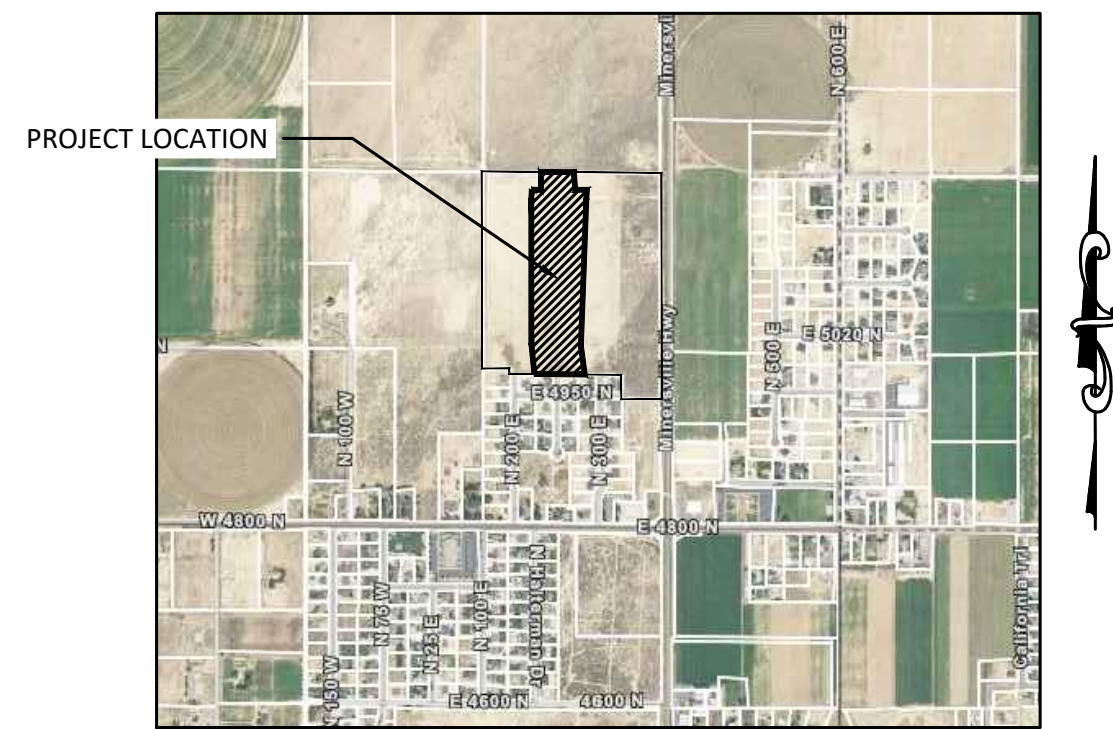
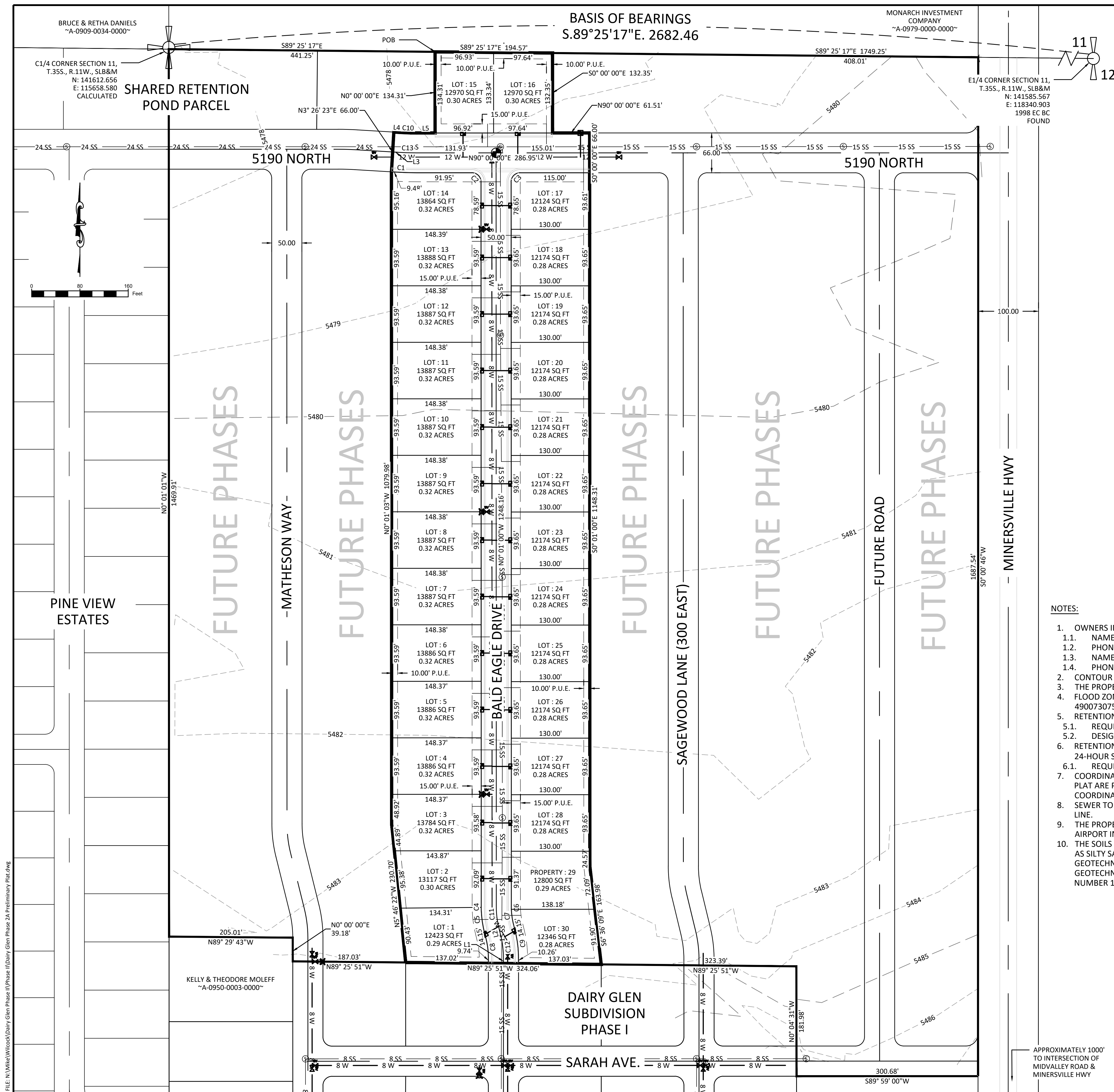
|                                          |             |
|------------------------------------------|-------------|
| <b>Lindsay Hildebrand, City Recorder</b> | <b>Date</b> |
|------------------------------------------|-------------|

## 12.3100.3102 DESIGN STANDARDS

### C. Street Standards.

~~Dead-end streets, including cul-de-sacs, shall not exceed five hundred (500) feet in length with a turnaround in accordance with Enoch Engineering Standards.~~

Cul-de-sacs must be terminated in a turn-around in accordance with Enoch City Engineering Standards. If surface water drainage is into the turn-around due to the grade of the streets, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dead-end street, an adequate temporary turning area shall be provided at the dead-end thereof to remain and be available for public use so long as the dead-end exists.



VICINITY MAP  
N.T.S.

**PHASE II A LEGAL DESCRIPTION:**

BEGINNING AT A POINT LOCATED S.89°25'17"E. ALONG THE QUARTER SECTION LINE 441.25 FEET FROM THE CENTER QUARTER CORNER OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE S.89°25'17"E. ALONG THE QUARTER SECTION LINE 154.57 FEET, THENCE S.0°00'00"E. 132.35 FEET, THENCE N.90°00'00"E. 61.51 FEET, THENCE S.0°00'00"E. 66.00 FEET, THENCE S. 0°01'00"E. 1148.31 FEET, THENCE S.6°36'09"E. 163.98 FEET TO THE NORTH BOUNDARY OF DAIRY GLEN SUBDIVISION PHASE I, THENCE N.89°25'51"W. ALONG SAID NORTH BOUNDARY LINE 324.06 FEET, THENCE N.5°44'37"W. 230.70 FEET, THENCE N.01°03'00"W. 1079.98 FEET, THENCE N.3°26'23"E. 66.00 FEET, THENCE S.86°33'32"E. 9.48 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 467.00 FEET A DISTANCE 28.04 FEET (THE CHORD OF SAID CURVE BEARS S.88°16'48"E. 28.03 FEET), THENCE N.90°00'00"E. 30.87 FEET, THENCE N.0°00'00"E. 134.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.94 ACRES OF LAND.

### UTILITY CONTACT INFORMATION

|                                                 |              |
|-------------------------------------------------|--------------|
| ROCKY MOUNTAIN POWER - KAMERON SHORTT           | 435-865-3315 |
| DOMINION ENERGY - ANDREW MEACHAM                | 435-865-6234 |
| SOUTH CENTRAL COMMUNICATIONS - MARSHALL JACKSON | 435-494-4745 |
| SOUTH CENTRAL COMMUNICATIONS - LANCE GOULDING   | 435-493-0315 |
| TDS - DAVID TRAUTVIENT                          | 435-703-8932 |
| ENOCH CITY MANAGER - ROB DOTSON                 | 435-586-1119 |
| PUBLIC WORKS DIRECTOR - HAYDEN WHITE            | 435-586-1119 |
| BLUE STAKES                                     | 811          |

NOTES:

1. OWNERS INFORMATION:
  - 1.1. NAME: WADE WILCOCK
  - 1.2. PHONE: (435) 233-0252
  - 1.3. NAME: MARK WILCOCK
  - 1.4. PHONE: (801) 233-0129
2. CONTOUR INTERVAL = 1 FT
3. THE PROPERTY IS ZONE R-1-11
4. FLOOD ZONE C PER FEMA FIRM PANEL 4900730750B DATED JULY 17, 1986.
5. RETENTION POND (100 YEAR, 24-HOUR STORM)
  - 5.1. REQUIRED VOLUME = 526,645 FT<sup>3</sup>
  - 5.2. DESIGN VOLUME = 657,817 FT<sup>3</sup>
6. RETENTION POND PHASE II A (100 YEAR, 24-HOUR STORM)
  - 6.1. REQUIRED VOLUME = 90,000 FT<sup>3</sup>
7. COORDINATES SHOWN ON THIS PRELIMINARY PLAT ARE PART OF THE CEDAR CITY COORDINATE SYSTEM.
8. SEWER TO CONNECT WITH EXISTING 15" SEWER LINE.
9. THE PROPERTY IS LOCATED WITHIN THE AIRPORT INFLUENCE ZONE.
10. THE SOILS FOR THIS PROJECT WERE CLASSIFIED AS SILTY SAND AND CLAY PER PROJECT GEOTECHNICAL REPORT PERFORMED BY GEOTECHNICAL TESTING SERVICES REPORT NUMBER 18652, DATED OCTOBER 22, 2021.

### LEGEND

- |                                                                                       |                                    |
|---------------------------------------------------------------------------------------|------------------------------------|
|  | PROJECT BOUNDARY                   |
|  | EXISTING 8-INCH WATER LINE         |
|  | PROPOSED 8-INCH WATER LINE         |
|  | PROPOSED 12-INCH WATER LINE        |
|  | WATER VALVE/BLOWOFF                |
|  | PROPOSED FIRE HYDRANT              |
|  | EXISTING FIRE HYDRANT              |
|  | EXISTING 15-INCH SEWER LINE        |
|  | EXISTING 24-INCH SEWER LINE        |
|  | PROPOSED 15-INCH SEWER LINE        |
|  | SEWER LATERAL                      |
|  | EXISTING 48-INCH SEWER MANHOLE     |
|  | EXISTING CONTOUR (1-FOOT) INTERVAL |
|  | PUBLIC UTILITY EASEMENT            |
|  | CENTERLINE                         |
|  | PROPOSED STREET CONTROL MONUMENT   |

| Curve # | Length | Radius | Delta     | Chord Direction | Chord Length |
|---------|--------|--------|-----------|-----------------|--------------|
| C1      | 32.00  | 533.00 | 3°26'23"  | S88° 16' 48"E   | 31.99        |
| C2      | 23.56  | 15.00  | 89°59'00" | S45° 00' 30"E   | 21.21        |
| C3      | 23.57  | 15.00  | 90°01'00" | S44° 59' 30"W   | 21.22        |
| C4      | 1.59   | 175.00 | 0°31'15"  | S0° 16' 37"E    | 1.59         |
| C5      | 40.04  | 175.00 | 13°06'33" | S7° 05' 31"E    | 39.95        |
| C6      | 4.81   | 125.00 | 2°12'21"  | S1° 07' 10"E    | 4.81         |
| C7      | 24.92  | 125.00 | 11°25'27" | S7° 56' 04"E    | 24.88        |
| C8      | 29.74  | 125.00 | 13°37'48" | S6° 49' 54"E    | 29.67        |
| C9      | 41.63  | 175.00 | 13°37'48" | S6° 49' 54"E    | 41.53        |
| C10     | 28.04  | 467.00 | 3°26'23"  | S88° 16' 48"E   | 28.03        |
| C11     | 35.68  | 150.00 | 13°37'48" | N6° 49' 54"W    | 35.60        |
| C12     | 35.68  | 150.00 | 13°37'48" | N6° 49' 54"W    | 35.60        |
| C13     | 30.02  | 500.00 | 3°26'23"  | S88° 16' 48"E   | 30.01        |

| Line # | Length | Direction     |
|--------|--------|---------------|
| L1     | 10.00  | N0° 01' 00"W  |
| L2     | 14.15  | N13° 38' 48"W |
| L3     | 9.48   | S86° 33' 37"E |
| L4     | 9.48   | S86° 33' 37"E |
| L5     | 30.87  | N90° 00' 00"E |

APPROXIMATELY 1000'  
TO INTERSECTION OF  
MIDVALLEY ROAD &  
MINERSVILLE HWY

|                                                                                                                                                                                                                          |                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
|                                                                                                                                       |                                                  |
| <b>PLATT &amp; PLATT, INC</b><br>CONSULTING<br>CIVIL ENGINEERS<br>&<br>LAND SURVEYORS<br>195 N. 100 E.<br>CEDAR CITY, UT 84720<br><br>TEL: (435) 586-6151<br><br>FAX: (435) 586-8567<br><br>EMAIL:<br>PLATT@INFOWEST.COM |                                                  |
| REVISION:<br>08/03/22                                                                                                                                                                                                    | DESCRIPTION<br>ADDRESSED CITY REVIEW COMMENTS #1 |
| DATE:                                                                                                                                                                                                                    |                                                  |
| DATE:                                                                                                                                                                                                                    |                                                  |
| DATE:                                                                                                                                                                                                                    |                                                  |

**PRELIMINARY PLAT FOR**

**DAIRY GLEN PHASE II A**

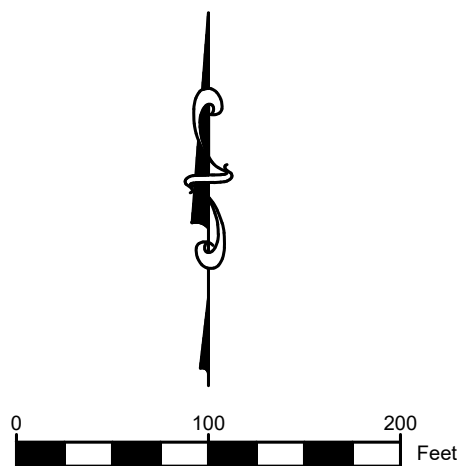
**WITHIN THE SE1/4 OF SECTION 11, T. 35 S., R. 11 W., SUB&M**

**ENOCH, IRON COUNTY, UTAH**

|                                                                                                           |
|-----------------------------------------------------------------------------------------------------------|
|                      |
| DRAWN BY:<br>H.K. HULET<br><br>CHECKED BY:<br>R.B. PLATT<br><br>DATE: Aug 04, 2022<br><br>SCALE: 1" = 80' |

**PAGE: 1 OF 1**

FINAL PLAT FOR  
DAIRY GLEN PHASE II A  
WITHIN THE SE1/4 OF SECTION 11, T. 35 S., R. 11 W., SLB&M  
ENOCH, IRON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS DAIRY GLEN PHASE II A SUBDIVISION, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PHASE II A LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED S.89°25'17"E. ALONG THE QUARTER SECTION LINE 441.25 FEET FROM THE CENTER QUARTER CORNER OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE S.89°25'17"E. ALONG THE QUARTER SECTION LINE 194.57 FEET, THENCE S.0°00'00"E. 132.35 FEET, THENCE N.90°00'00"E. 61.51 FEET, THENCE S.0°00'00"E. 66.00 FEET, THENCE S. 0°01'00"E. 1148.31 FEET, THENCE S.6°36'09"E. 163.98 FEET TO THE NORTH BOUNDARY OF DAIRY GLEN SUBDIVISION PHASE I, THENCE N.89°25'51"W. ALONG SAID NORTH BOUNDARY LINE 324.06 FEET, THENCE N.5°46'22"W. 230.70 FEET, THENCE N.0°01'03"W. 1079.98 FEET, THENCE N.3°26'23"E. 66.00 FEET, THENCE S.86°33'37"E. 9.48 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 467.00 FEET A DISTANCE 28.04 FEET (THE CHORD OF SAID CURVE BEARS S.88°16'48"E. 28.03 FEET), THENCE N.90°00'00"E. 30.87 FEET, THENCE N.0°00'00"E. 134.31 FEET TO THE POINT OF BEGINNING.  
CONTAINS 10.94 ACRES OF LAND.

RETENTION POND PARCEL: (TO BE DEEDED TO ENOCH CITY)

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE S.89°25'17"E. ALONG THE 1/4 SECTION LINE 246.37 FEET, THENCE S.0°14'43"W. 130.29 FEET, THENCE N.90°00'00"W. 245.00 FEET TO THE 1/4 SECTION LINE OF SAID SECTION 11, THENCE N.0°01'01"W. ALONG THE 1/4 SECTION LINE 1327.7 FEET TO THE POINT OF BEGINNING.  
CONTAINS 0.74 ACRE OF LAND.

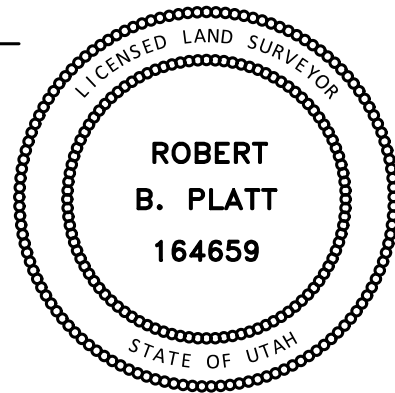
TEMPORARY DRAINAGE EASEMENT:

A 10.00 FOOT WIDE DRAINAGE EASEMENT, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING S.0°01'01"E. ALONG THE 1/4 SECTION LINE 135.27 FEET FROM THE CENTER QUARTER CORNER OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE N.90°00'00"E. 280.47 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 530.50 FEET A DISTANCE OF 31.85 FEET (THE CHORD OF SAID CURVE BEARS S.88°16'48"E. 31.84 FEET), THENCE S.86°33'37"E. 60.49 FEET MORE OR LESS TO THE WESTERLY BOUNDARY OF DAIRY GLEN PHASE II A.

SAID EASEMENT WILL BE VACATED WHEN THE PORTION OF 5190 NORTH IS DEDICATED BETWEEN DAIRY GLEN PHASE II A AND PINE VIEW ESTATES PHASE II.

DATE: \_\_\_\_\_



ROBERT B. PLATT  
PLS #164659

UTILITIES NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED IN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BY PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

PUBLIC UTILITY EASEMENT NOTE:

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS SHOWN ON THIS FINAL PLAT OF DAIRY GLEN PHASE II A, AND GUARANTEE THE INSTALLATION OF OUR UTILITY.

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

SOUTH CENTRAL COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

POSTAL SERVICE APPROVAL

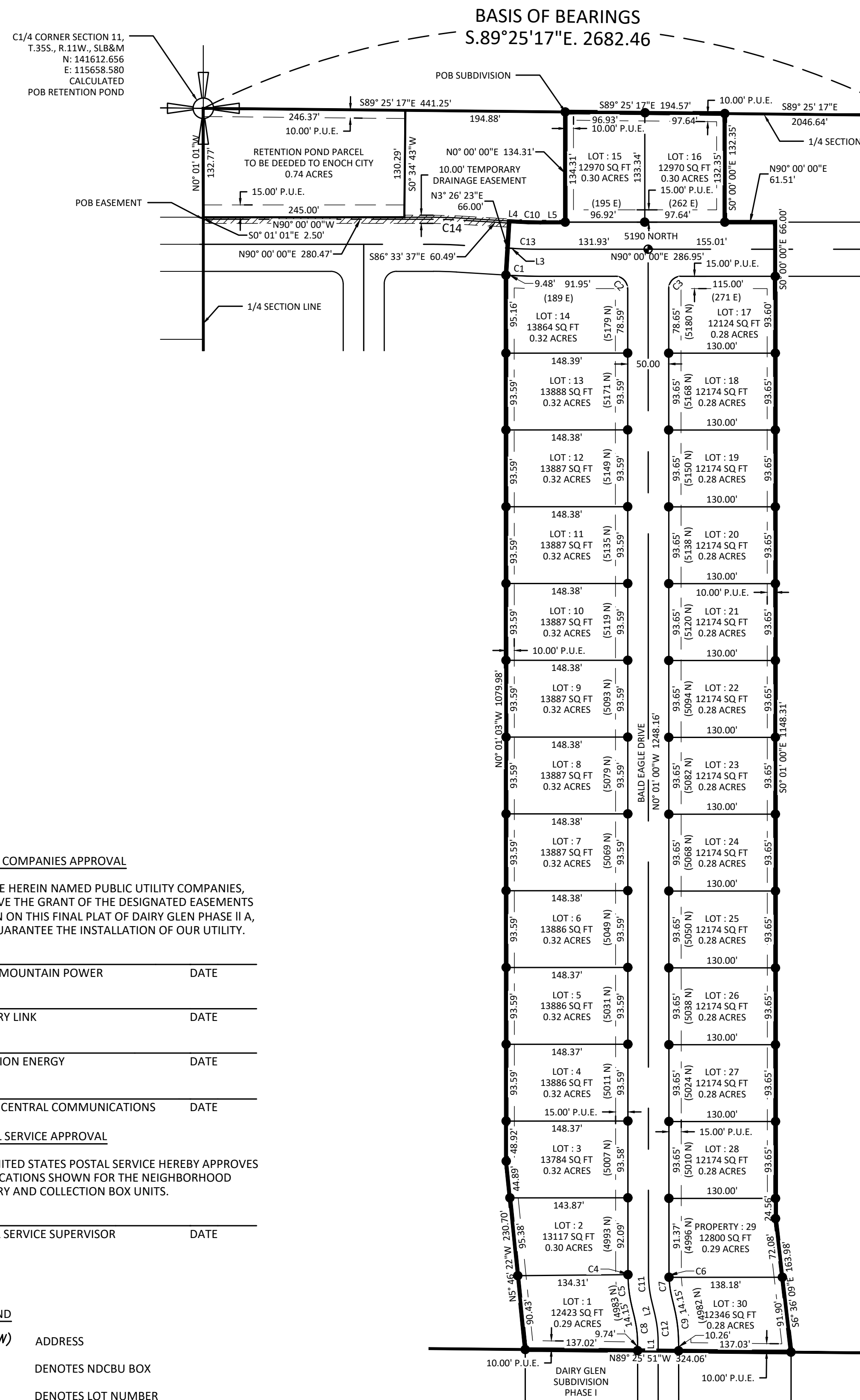
THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR THE NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

POSTAL SERVICE SUPERVISOR \_\_\_\_\_ DATE \_\_\_\_\_

LEGEND

(2391 W)

- ADDRESS
- ☒ DENOTES NDCBU BOX
- 2 DENOTES LOT NUMBER
- ⊕ DENOTES STREET MONUMENT TO BE SET
- DENOTES PROPERTY CORNER TO BE SET- 5/8" REBAR WITH YELLOW PVC CAP STAMPED PLATT & PLATT INC. LS 164659



OWNER'S CERTIFICATE OF DEDICATION

WE, WADE WILCOCK & MARK WILCOCK, MEMBERS OF DG 2 LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY CERTIFY THAT IT IS OUR INTENTION TO SUBDIVIDE THE PROPERTY SO DESCRIBED INTO LOTS, STREETS, AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF DAIRY GLEN PHASE II A, AND DO HEREBY DEDICATE FOR THE USE AND ENJOYMENT OF THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

DATE \_\_\_\_\_

WADE WILCOCK, MEMBER

DATE \_\_\_\_\_

MARK WILCOCK, MEMBER

ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME WADE WILCOCK & MARK WILCOCK, MEMBERS OF DG 2 LLC, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

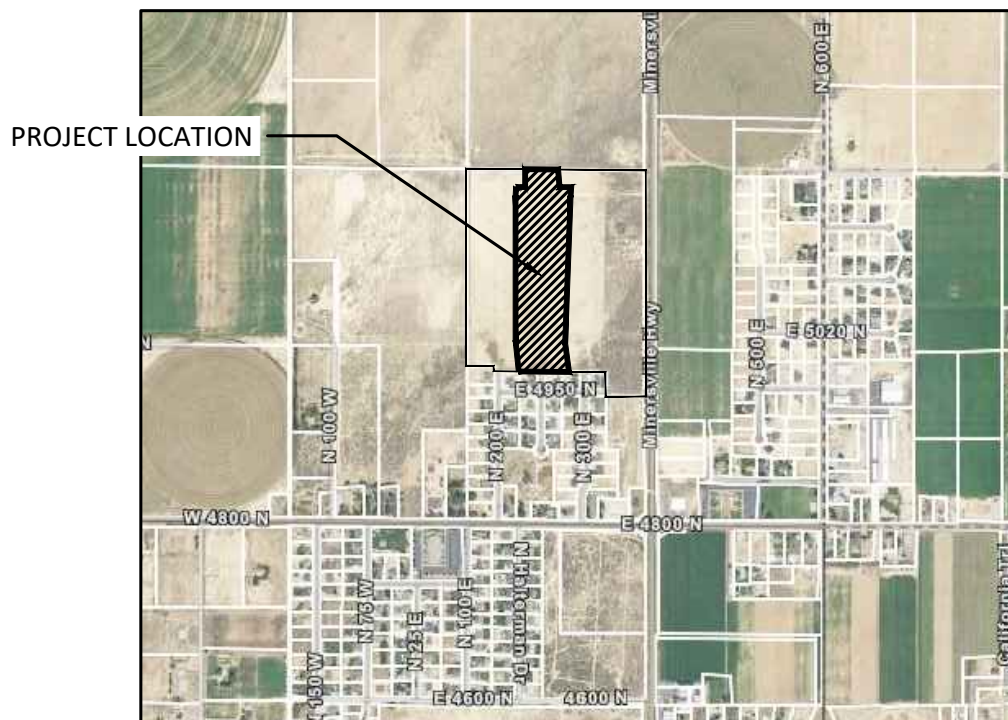
COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16

NOTES:

- OWNERS INFORMATION:  
NAME: WADE WILCOCK  
PHONE: (435) 233-0252  
NAME: MARK WILCOCK  
PHONE: (801) 233-0129
- THE PROPERTY IS ZONE R-1-11
- THE PROPERTY IS LOCATED IN FLOOD ZONE C PER FEMA FIRM PANEL 4900730750B DATED JULY 17, 1986.
- COORDINATES SHOWN ON THIS FINAL PLAT ARE PER THE CEDAR CITY COORDINATE SYSTEM AND GPS CALIBRATION.
- THE PROPERTY IS LOCATED WITHIN THE AIRPORT INFLUENCE ZONE.
- THE SOILS FOR THIS PROJECT WERE CLASSIFIED AS SILTY SAND AND CLAY PER PROJECT GEOTECHNICAL REPORT PERFORMED BY GEOTECHNICAL TESTING SERVICES REPORT NUMBER 18652, DATED OCTOBER 22, 2021.
- PUBLIC UTILITY EASEMENTS ARE:  
7.1. 15-FOOT FRONT EASEMENT  
7.2. 10-FOOT REAR EASEMENT  
7.3. OTHER EASEMENTS AS SHOWN

| Curve Table |        |        |           |                 |
|-------------|--------|--------|-----------|-----------------|
| Curve #     | Length | Radius | Delta     | Chord Direction |
| C1          | 32.00  | 533.00 | 3°26'23"  | S88° 16' 48"E   |
| C2          | 23.56  | 15.00  | 89°59'00" | S45° 00' 30"E   |
| C3          | 23.57  | 15.00  | 90°01'00" | S44° 59' 30"W   |
| C4          | 1.59   | 175.00 | 0°31'15"  | S0° 16' 37"E    |
| C5          | 40.04  | 175.00 | 13°06'33" | S7° 05' 31"E    |
| C6          | 4.81   | 125.00 | 2°12'21"  | S1° 07' 10"E    |
| C7          | 24.92  | 125.00 | 11°25'27" | S7° 56' 04"E    |
| C8          | 29.74  | 125.00 | 13°37'48" | S6° 49' 54"E    |
| C9          | 41.63  | 175.00 | 13°37'48" | S6° 49' 54"E    |
| C10         | 28.04  | 467.00 | 3°26'23"  | S88° 16' 48"E   |
| C11         | 35.68  | 150.00 | 13°37'48" | N6° 49' 54"W    |
| C12         | 35.68  | 150.00 | 13°37'48" | N6° 49' 54"W    |
| C13         | 30.02  | 500.00 | 3°26'23"  | S88° 16' 48"E   |
| C14         | 31.85  | 530.50 | 3°26'23"  | S88° 16' 48"E   |



VICINITY MAP  
N.T.S.

CITY ENGINEER'S APPROVAL

I, TIM WATSON, CITY ENGINEER FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT OF DAIRY GLEN PHASE II A AND HEREBY APPROVE THE SAME.

DATE: \_\_\_\_\_

CITY ENGINEER

PUBLIC WORKS APPROVAL

I, HAYDEN WHITE, PUBLIC WORKS DIRECTOR FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF DAIRY GLEN PHASE II A WAS EXAMINED AND ACCEPTED BY ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PUBLIC WORKS DIRECTOR

CITY ATTORNEY APPROVAL

I, JUSTIN WAYMANT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF DAIRY GLEN PHASE II A WAS EXAMINED AND ACCEPTED BY ME ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, ROBERT TINGEY, CHAIRPERSON OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF DAIRY GLEN PHASE II A WAS APPROVED BY SAID COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESTNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF DAIRY GLEN PHASE II A WAS APPROVED BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AND IS HEREBY ORDERED TO BE FILED IN THE OFFICE OF THE IRON COUNTY RECORDER.

MAYOR

ATTEST CITY RECORDER  
LINDSAY HILDEBRAND

Parcel Line Table

| Line # | Length | Direction     |
|--------|--------|---------------|
| L1     | 10.00  | N0° 01' 00"W  |
| L2     | 14.15  | N13° 38' 48"W |
| L3     | 9.48   | S86° 33' 37"E |
| L4     | 9.48   | S86° 33' 37"E |
| L5     | 30.87  | N90° 00' 00"E |

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF DAIRY GLEN II A WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CARRI JEFFRIES

IRON COUNTY RECORDER

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

ENTRY NO.: \_\_\_\_\_

FEE: \_\_\_\_\_

RECORDED AT THE REQUEST OF: \_\_\_\_\_

PLATT  
&  
PLATT, INC

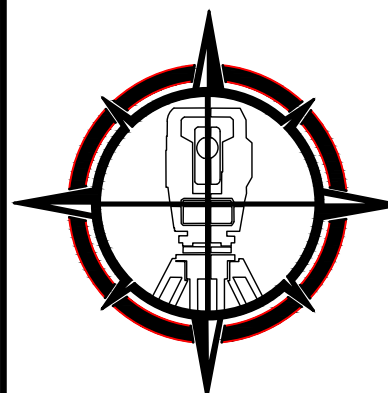
CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS

195 N. 100 E.  
CEDAR CITY, UT 84720

TEL: (435) 586-6151

FAX: (435) 586-8567

EMAIL:  
PLATT@INFOWEST.COM



| REVISION |    | DESCRIPTION |
|----------|----|-------------|
| DATE     | BY |             |
|          |    |             |
|          |    |             |
|          |    |             |

FINAL PLAT FOR  
DAIRY GLEN PHASE II A  
WITHIN THE SE1/4 OF SECTION 11, T. 35 S., R. 11 W., SLB&M  
ENOCH, IRON COUNTY, UTAH

DRAWN BY:

H.K. HULET

CHECKED BY:

R.B. PLATT

DATE: Aug 03, 2022

SCALE: 1" = 100'

PAGE: 1 OF 1