

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

**October 11, 2022, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

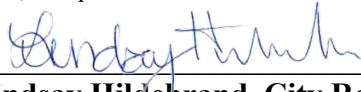
**Join Zoom Meeting
<https://us02web.zoom.us/j/86748873564>
Meeting ID: 867 4887 3564**

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought**
 - d. Approval of agenda for October 11, 2022**
 - e. Approval of minutes for September 27, 2022**
 - f. Conflict of Interest Declaration-none stated**
- 2. CONSIDER A PLAT AMENDMENT FOR LEGACY ESTATES
SUBDIVISION, PHASE 3 AND MAKE A RECOMMENDATION TO THE
CITY COUNCIL**
- 3. CONSIDER AMENDMENT TO ENOCH CITY CODE 12.1100.1107 –
RV-TEMPORARY AND MAKE A RECOMMENDATION TO THE CITY
COUNCIL**
- 4. DISCUSS SECTION D OF THE GENERAL PLAN**
- 5. PUBLIC COMMENTS**
- 6. COMMISSION/STAFF REPORTS**
- 7. ADJOURN**

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

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on October 6, 2022.


Lindsay Hildebrand, City Recorder **10/6/2022**
Date

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

**September 27, 2022, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

**Join Zoom Meeting
<https://us02web.zoom.us/j/87103001591>
Meeting ID: 871 0300 1591**

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** – Led by Commissioner Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Losee
 - c. **Inspirational thought** - none
 - d. **Approval of agenda for September 27, 2022** – Commissioner Ley motioned to approve and amend the agenda by deleting number four. Commissioner Correa seconded and all voted in favor.
 - e. **Approval of minutes for September 13, 2022** – Commissioner Ley made a motion to approve the minutes. Commissioner Losee seconded and all voted in favor.
 - f. **Conflict of Interest Declaration**-none stated

2. **REVIEW THE GENERAL PLAN, TRANSPORTATION AND HOUSING ELEMENTS**

City Manager Dotson said the state is active in requiring municipalities to do what they can to promote and sustain affordable housing. The state law has been included in their packet. The new code requires us to have an action to take place within other codes to make sure it's happening and includes a reporting mechanism. This is a report that he sends back to the state. The last time Enoch made changes was in 2018 and things have changed since then. The strategies are up to date.

Goal: C-1 Housing Compatibility

City Manager Dotson asked if these policies sound in compliance with Enoch City. Commissioner Correa said yes especially with a buffer. Commissioner Ley agreed. Chairman Tingey asked if they wanted to maintain all of the residential neighborhoods as they are now. City Manager Dotson said the integrity means going out to protect zoning ordinances and make them stronger. They agreed to leave this section as is.

Goal: C-2 Development of New Housing

C-2.1 City Manager Dotson said we encourage the development of those types of housing by zoning. Commissioner Correa asked if we have a zone for elderly/senior oriented housing. City Manager Dotson said not specifically.

C-2.3 This is for potentially higher density or PUDs.

C-2.4 This lists non-traditional housing, which is becoming more traditional.

C-2.6 The Commissioners agreed that this was redundant and should be removed.

C-2.7 Commissioner Ley suggested changing the word “use” to “encourage”. Commissioner Correa suggested changing “affordable” to “moderate income”. City Manager Dotson said it needs to be changed throughout the entire General Plan.

Goal: C-3 Availability of Land for Residential Development

C-3.2 City Manager Dotson said the problem is “seek development”. He thought that the sentence should start with “Facilitate the efficient use”. The commissioners agreed.

C-3.3 City Manager Dotson said our impact fees do this.

C-3.4 City Manager Dotson said manufactured housing has to be wider than 20 feet.

Commissioner Ley asked if the City had a zone allowing for tiny homes. City Manager Dotson said no we do not.

Goal: C-4 Maintenance of Existing Housing

C-4.1 Chairman Tingey agreed with this.

C-4.2 Commissioner Ley suggested removing this policy. City Manager Dotson said the intent with housing rehabilitation is blight. This is more about programs to get funding to fix up those houses. Commissioner Losee suggested taking out the words “residential properties” and add “areas”. He also suggested removing “housing”. The Commissioners agreed.

Goal: C-5 Meeting Moderate Income Housing Needs/Programs

C-5.1 City Manager Dotson said this is where they should go to their list of strategies and choose three. City Manager Dotson went over the items, which were listed A through X. In the conversation there were several items identified that we currently do. City Manager Dotson clarified that they need to add the selected strategies to the General Plan.

C-5.3 City Manager Dotson said we could look at deed restrictions to maintain affordable housing.

Commissioner Losee asked if Enoch had pickle ball courts. He wanted to know if Enoch has land for other zones, such as pickle ball courts. He suggested using the north side of the rec center to add more recreation. Council Member Ross said we do have a recreation committee that oversees parks. There was conversation about maintaining areas of residential property.

3. SET A PUBLIC HEARING FOR THE GENERAL PLAN, HOUSING ELEMENT FOR OCTOBER 11, 2022

No action was taken.

5. PUBLIC COMMENTS

6. COMMISSION/STAFF REPORTS

Hayden White said he’s been working on the sewer outfall line. They have been working on drainage off of Ravine Road. They have also been working on pothole patching and getting parks ready for winter. Secondary water will be turned off on November 1st.

Council Member Ross said the City Council is still talking about water. They will have another discussion. She went over the proposal again.

Lindsay Hildebrand said she went to the UMCA Conference last week and will be attending the UBLA Conference this week.

Commissioner Losee said he can get contractors to help Public Works in various projects.

7. ADJOURN - Commissioner Correa motioned to adjourn. Commissioner Ley seconded and all voted in favor. The Meeting ended at 7:10 pm.

Lindsay Hildebrand, City Recorder

Date

ENOCH CITY PLANNING COMMISSION APPLICATION

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

Applicant Watson Engineering in behalf of Derrick Clark

Mailing Address _____

Daytime phone 435-590-2105 Cell phone _____

Property Owner Derrick Clark & Cary/Cynthia Clark

Subdivision Name Tapia Minor Lot Subdivision

Project Address 4908 N & 4922 N 500 E, Enoch UT

Signature of applicant 

Date of Planning Commission Meeting Oct 11, 2022

Reason for meeting with the Planning Commission _____

Plat Amendment to combine Lots 45 & 82 and Lots 46 & 83

Legacy Estates Subdivision, Phase 3

If applicable: Yes or No

Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____



WATSON
ENGINEERING
COMPANY, INC.

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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Watson Engineering Co.

AMENDED PLAT
LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3
DERRICK CLARK
WITHIN SEC. 11, T. 35 S., R. 11 W., S.L.M.
ENOCH CITY, IRON COUNTY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
D. T. BROWN

CHECKED BY:
T. G. WATSON

DATE:
September 28, 2022

SCALE:
1:40

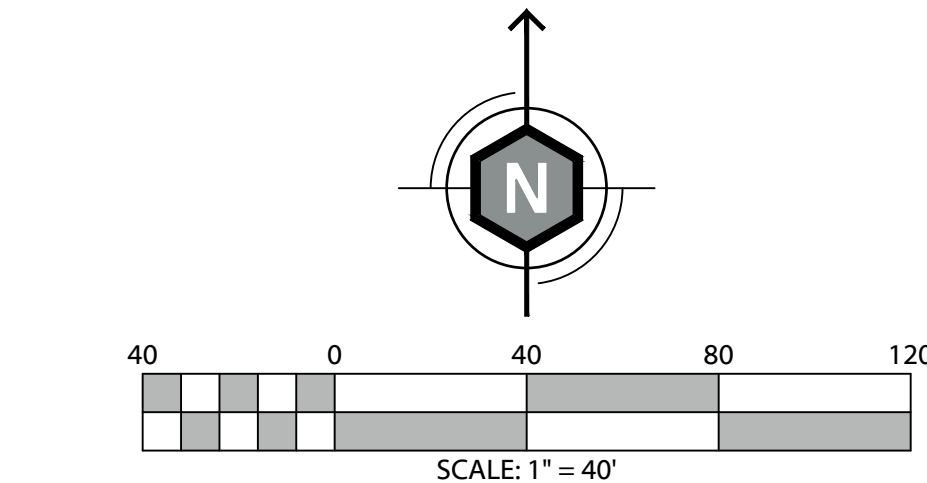
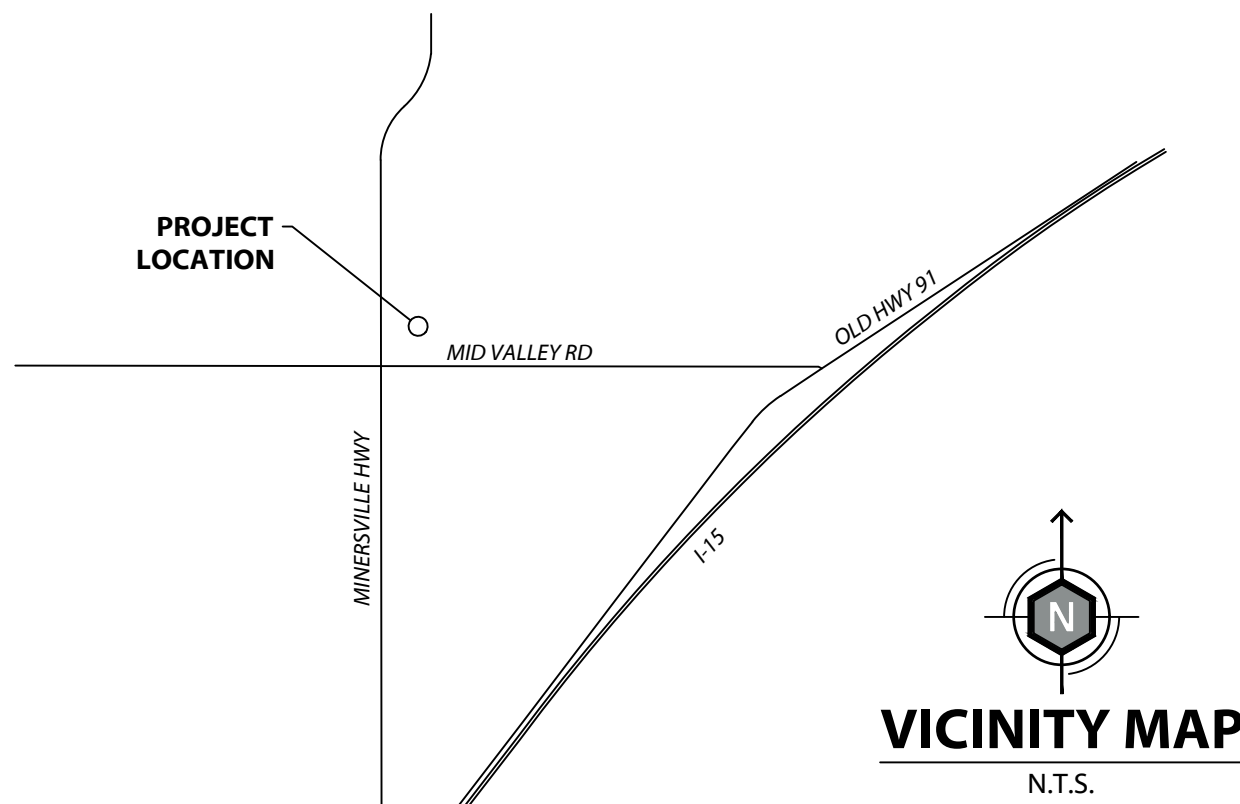
WATSON PROJECT No.:
22-6006

FILE:
DERRICK CLARK SURVEY.DWG

Sheet
1 of 1

AMENDED PLAT LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3

WITHIN THE SE ¼ OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
ENOCH CITY, IRON COUNTY, UTAH



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, **DERRICK CLARK**, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE COMBINED INTO ONE (1) LOT, TOGETHER WITH EXISTING STREETS AND EASEMENTS TO BE KNOWN HEREFTER AS LOT 45A, LEGACY ESTATES, PHASE 3, AMENDED, A RESIDENTIAL SUBDIVISION, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF: WE HAVE SET OUR HANDS THIS ____ DAY OF ____, 2022.

DERRICK CLARK

ACKNOWLEDGEMENT

STATE OF _____ S.S.
COUNTY OF _____

ON THIS ____ DAY OF ____, 2022, PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, **DERRICK CLARK**, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

COMMISSION NUMBER _____

RESIDING IN THE COUNTY OF _____
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

NOTARY PUBLIC STATE OF COMMISSION

COMMISSION EXPIRES _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, **CARY & CYNTHIA CLARK**, HUSBAND AND WIFE AS JOINT TENANTS, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE COMBINED INTO ONE (1) LOT, TOGETHER WITH EXISTING STREETS AND EASEMENTS TO BE KNOWN HEREFTER AS LOT 46A, LEGACY ESTATES, PHASE 3, AMENDED, A RESIDENTIAL SUBDIVISION, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF: WE HAVE SET OUR HANDS THIS ____ DAY OF ____, 2022.

CARY CLARK

CYNTHIA CLARK

ACKNOWLEDGEMENT

STATE OF _____ S.S.
COUNTY OF _____

ON THIS ____ DAY OF ____, 2022, PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, **CARY & CYNTHIA CLARK**, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

COMMISSION NUMBER _____

RESIDING IN THE COUNTY OF _____
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

NOTARY PUBLIC STATE OF COMMISSION

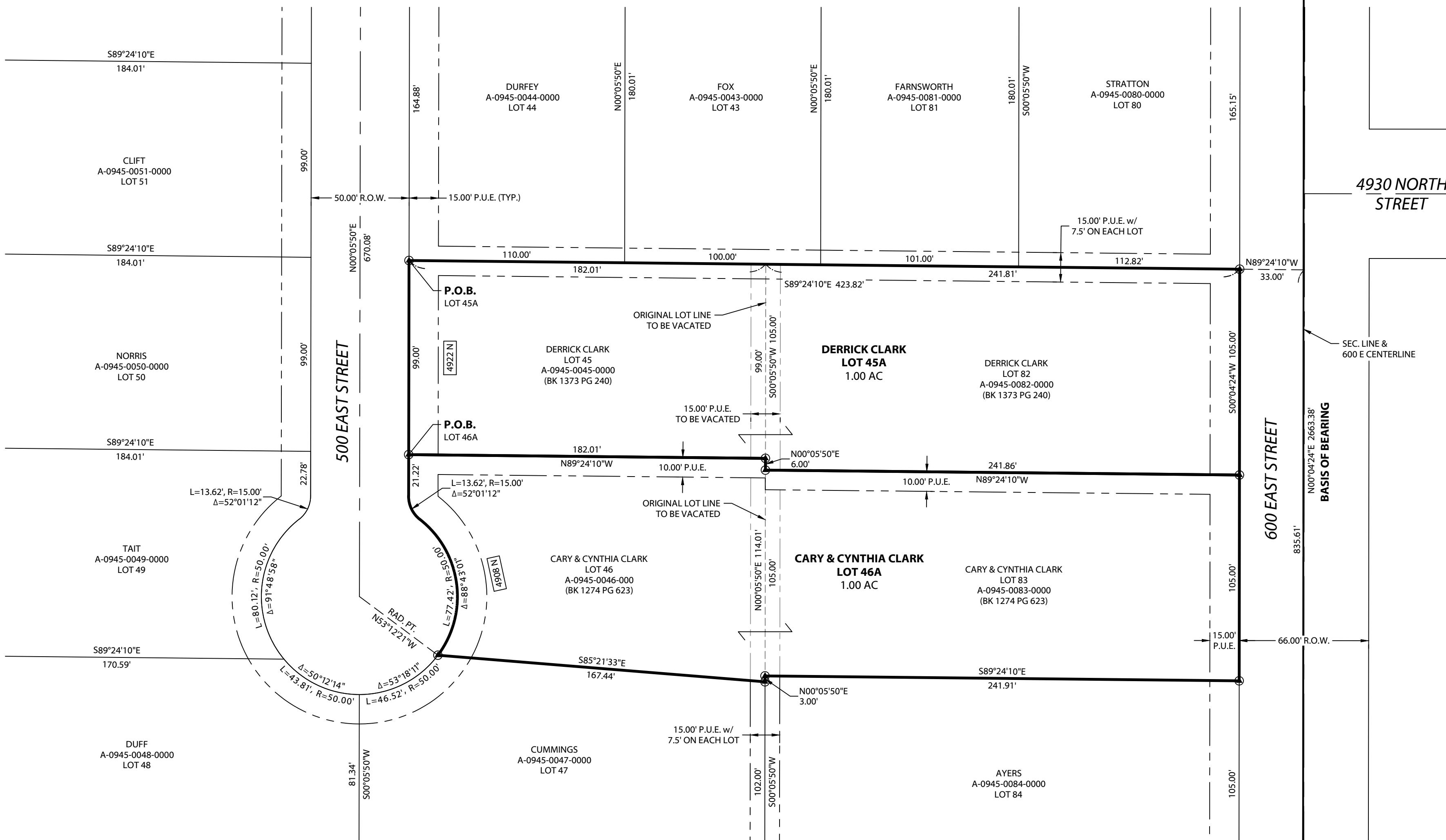
COMMISSION EXPIRES _____

NOTES

- OWNER INFORMATION:
 - OWNER: DERRICK CLARK
 - APN #: A-0945-0045-0000 (LOT 45) & A-0945-0082-0000 (LOT 82)
 - OWNER: CARY & CYNTHIA CLARK
 - APN #: A-0945-0046-0000 (LOT 46) & A-0945-0083-0000 (LOT 83)
- SITE INFORMATION:
 - LOT 45A ADDRESS: 4922 N 500 E
 - LOT 46A ADDRESS: 4908 N 500 E
- SITE ZONING: RESIDENTIAL-1-18 (R-1-18)
- SITE AIRPORT COMPATIBILITY ZONE: INSIDE THE AIRPORT INFLUENCE ZONE (AIZ)
- SITE FLOOD ZONE: ZONE C - AREAS OF MINIMAL FLOODING PER FIRM PANEL NUMBER 490073 0750 B, EFFECTIVE DATE: JULY 17, 1986.

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT, AS NOTED
- RIGHT-OF-WAY CENTERLINE
- SECTION CORNER, FOUND AS NOTED
- QUARTER CORNER, FOUND AS NOTED
- SET WATSON REBAR & CAP
- FOUND PROPERTY CORNER, AS NOTED



LEGAL DESCRIPTION - LOT 45A

LOT 45 & 82, LEGACY ESTATES SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE. MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 45, LEGACY ESTATES, PHASE 3; THENCE ALONG THE NORTH LINE OF SAID LOT 45, S89°24'10"E 423.82' TO THE NORTHEAST CORNER OF LOT 82, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF 600 EAST STREET; THENCE ALONG SAID R.O.W. LINE S00°04'24"W 105.00' TO THE SOUTHEAST CORNER OF SAID LOT 82; THENCE DEPARTING SAID R.O.W. AND ALONG THE SOUTH LINE OF SAID LOT 82, N89°24'10"W 241.86' TO THE SOUTHWEST CORNER OF SAID LOT 82; THENCE N00°05'50"E 6.00' TO THE SOUTHEAST CORNER OF SAID LOT 45; THENCE ALONG THE SOUTH LINE OF SAID LOT 45, N89°24'10"W 182.01' TO THE SOUTHWEST CORNER OF SAID LOT 45; SAID CORNER BEING ON THE EAST R.O.W. LINE OF 500 EAST STREET; THENCE ALONG SAID R.O.W. LINE N00°05'50"E 99.00' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINS 1.00 ACRE.

LEGAL DESCRIPTION - LOT 46A

LOT 46 & 83, LEGACY ESTATES SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE. MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 46, LEGACY ESTATES, PHASE 3; THENCE ALONG THE NORTH LINE OF SAID LOT 46, S89°24'10"E 182.01' TO THE NORTH EAST CORNER OF SAID LOT 46; THENCE S00°05'50"W 6.00' TO THE NORTHWEST CORNER OF LOT 83; THENCE ALONG THE NORTH LINE OF SAID LOT 83, S89°24'10"E 241.86' TO THE NORTHEAST CORNER OF SAID LOT 83; SAID CORNER BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF 600 EAST STREET; THENCE ALONG SAID R.O.W. LINE S00°04'24"W 105.00' TO THE SOUTHEAST CORNER OF SAID LOT 83; THENCE DEPARTING SAID R.O.W. LINE AND ALONG THE SOUTH LINE OF SAID LOT 83, N89°24'10"W 241.91' TO THE SOUTHWEST CORNER OF SAID LOT 83; THENCE S00°05'50"W 3.00' TO THE SOUTHEAST CORNER OF SAID LOT 46; THENCE ALONG THE SOUTH LINE OF SAID LOT 46, N85°21'33"W 167.44' TO THE SOUTHWEST CORNER OF SAID LOT 46; SAID CORNER BEING ON THE EAST R.O.W. LINE OF 500 EAST STREET; THENCE ALONG SAID R.O.W. LINE AND ARC OF A NON-TANGENT CURVE TO THE LEFT 77.42' WITH A RADIUS OF 50.00' AND CENTRAL ANGLE OF 88°43'01" (RADIUS POINT BEARS N53°12'21"W), TO THE POINT-OF-REVERSE-CURVATURE (P.R.C.) OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE L3.62' WITH A RADIUS OF 15.00' AND A CENTRAL ANGLE OF 52°01'12"; THENCE N00°05'50"E 21.22' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINS 1.00 ACRE.

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT OF LEGACY ESTATES, PHASE 3 AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

CENTURY LINK - PHONE	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY - GAS	DATE
TDS TELECOM - CABLE TV	DATE
SOUTH CENTRAL COMMUNICATION	DATE

SURVEYOR'S CERTIFICATE

I, DARYL T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 11864106, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS AMENDED PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3, AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DARYL T. BROWN, P.L.S.

DATE

NARRATIVE

THIS AMENDED PLAT WAS COMPLETED AT THE REQUEST OF DERRICK CLARK IN ORDER TO COMBINE LOTS 45/82 & 46/83, LEGACY ESTATES, PHASE 3 INTO TWO (2) LOTS RESPECTIVELY.

HOMES EXIST ON THE SUBJECT PROPERTIES. THE EXISTING ADDRESSES FOR SAID HOMES WILL BE USED AS THE NEW LOT ADDRESS FOR LOTS 45A & 46A RESPECTIVELY AS SHOWN HEREON, WHICH FRONT 500 EAST STREET. THE COMMON LOT LINES AND UTILITIES BETWEEN THE EXISTING LOTS 45/82 & 46/83 WILL BE VACATED AS A PART OF THIS AMENDED PLAT AS SHOWN HEREON.

BASIS OF BEARING

THE BASIS OF BEARING IS N00°04'24"E FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN.

UTILITY 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 WITHIN 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 BE PLACED WITH 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.

CITY SURVEYOR APPROVAL

I, _____, ENOCH CITY SURVEYOR, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3, WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF ____, 2022.

ENOCH CITY SURVEYOR

CITY ATTORNEY APPROVAL

I, _____, CITY ATTORNEY FOR THE ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDED PLAT OF LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF ____, 2022.

ENOCH CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, _____, CHAIRPERSON OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3, HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE ____ DAY OF ____, 2022.

CHAIRMAN

DATE

CERTIFICATE OF ACCEPTANCE

I, _____, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3, HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE ____ DAY OF ____, 2022.

BY, CITY MAYOR

ATTEST: CITY RECORDER

POST OFFICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT (N.D.C.B.U.).

POSTMASTER

DATE

IRON COUNTY RECORDER CERTIFICATE

I, CARRI JEFFRIES, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOTS 45,46, 82, & 83, LEGACY ESTATES, PHASE 3, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF ____, 2021.

CARRI JEFFRIES - IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY No.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

E ½ COR. SEC 11
T35S, R11W, SLM
BC
N 141585.567
E 118340.903

N00°04'24"E 2463.38'
BASIS OF BEARING

SE COR. SEC 11
T35S, R11W, SLM
BC
N 138922.230
E 118338.909

12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS -TEMPORARY

1. The use of recreational vehicles/travel trailers for living quarters is allowed by an official conditional use permit in all zones under the following conditions:
 - a. Only one recreational vehicle/travel trailer can be used as temporary living quarters on a single lot/parcel, must be on a concrete RV pad with RV utility connections, and
 - b. Recreational vehicle/travel trailers must comply with corresponding zoning district set-back requirements, and
 - c. Is permitted ~~F~~for one (1) year. After the year, applicant must reapply for an additional year. If a violation to an Enoch City ordinance has been committed within the previous year, the application will be denied.
2. Application Procedures.
 - a. The use of recreational vehicles/travel trailers for living quarters shall be submitted to the Enoch City Manager or designee for review and approval.
 - b. An application recommended for disapproval by the Enoch City Manager or designee may be appealed to the Enoch City Planning Commission in accordance with part 12.600.625 Appeals found in this code.
 - c. A Recreational Vehicles/Travel Trailer Permit may be applied with written consent of the property owner and every application must be signed by the property owner.
3. Enforcement. Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who stores, maintains, or otherwise keeps a recreational vehicles/travel trailers in violation of any detailed statement of plan submitted by owner and approved under the provisions of this ordinance shall be guilty of an infraction and, upon conviction thereof, shall be subject to punishment as provided by Utah State law.