

SUBDIVISION
ORDINANCE
OF
ENOGH, UTAH

Updated and Revised February 2020

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CHAPTER 1. SUBDIVISION

SECTION 1.1 Purposes of Ordinance.

The provisions of this Ordinance are enacted for the purpose of adoption of subdivision regulations for the divisions of land within Enoch, Utah. The provisions of and the intent of this Ordinance is to promote the health, safety and general welfare of the citizens of Enoch and to implement the goals, policies and programs of the General Plan by ensuring that all proposed subdivisions are consistent with the General Plan. To provide standards for the physical development of subdivisions of land, construction of buildings and improvements within this municipality, including, but not limited to, the construction and installation of roads, streets, curbs, gutters, drainage systems, water and sewer systems, design standards for public facilities and utilities, accesses to public rights-of-ways, dedication of land and streets, granting easements of rights-of-ways, and to establish fees and other charges for the authorizing of a subdivision.

The regulations, action data, exceptions, suggestions, and conditions set forth in this Ordinance are designed to assist the subdivider/developer in the preparation of his plans and shall apply to all subdivisions or property wholly within the city limits.

SECTION 1.2 Scope of Ordinance.

(1) No land shall be subdivided which is located wholly or in part in Enoch, Utah, except in compliance with this Ordinance and according to Utah State Code as adopted and amended.

(2) No lot within a subdivision created and recorded prior to the effective date of this Ordinance or approved by the Planning Commission and Governing Body and recorded in the County Recorder's office under the provisions of this Ordinance, shall be further divided, nor shall the boundaries of any lot be altered in any manner so as to create more lots than initially recorded, or any non-conforming lot, without first obtaining the recommendation of the Local Planning Commission and the approval of the Local Governing Body.

(3) No lot within an already approved subdivision may be divided without compliance with the Utah State Code.

SECTION 1.3 Applications

The provisions of this Ordinance shall be applicable to all subdivisions within the meaning of the term "subdivision", as used in this Ordinance, which subdivisions are wholly within the City.

SECTION 1.4 Definitions.

The following definitions shall be used in the interpretation of this Ordinance. All definitions included in the Enoch Zoning Ordinance shall also apply to this Ordinance where and when needed.

1. Available Sewer. An existing sewer into which domestic sewage from a proposed subdivision can drain by gravity.
2. City Engineer. A designated Engineer or authorized representative employed by or officially representing Enoch, Utah.
3. Collector Street. A street, existing or proposed, of considerable continuity which serves or is intended to serve as the principal traffic-way between large and separated areas or districts and which is the main means of access to a major street system.
4. Commission's Authorized Representative. Any City employee or official who has been designated by the Planning Commission and approved by the Local Governing Body to represent the City in enforcing or carrying out the functions of the Planning Commission as set forth in this Ordinance.
5. Easement. A quantity of land set aside or over which a liberty, privilege or advantage in land without profit, existing distinct from the ownership of land, is granted to the public or some particular person or part of the public.
6. Engineer. The engineer or surveyor engaged by the subdivider/developer to prepare a final plat or to compile such data as may be required in connection therewith in accordance with the provisions of this Ordinance.
7. Final Plat. A map or chart of the land division, which has been accurately surveyed and such survey marked on the ground so that streets, alleys, blocks, lots and other divisions thereof can be identified. The document shall be prepared in accordance with provisions of this Ordinance.
8. Intervening Property. Property located between the existing city utilities and public service facilities, and the property under development.
9. Major Street. A street, existing or proposed which serves or is intended to serve as a major traffic-way and is so designated on the Circulation Map in the General Plan.
10. Metes & Bounds. The description of a lot or parcel of land by courses and distances.
11. Minor Street. A street, existing or proposed, which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local needs of a neighborhood.
12. Minor Subdivision. Four (4) or less lots which (a) already has improvements; (b) is not traversed by the mapped lines of a proposed road; (c) meets the requirements of Chapter 2 of the Subdivision Ordinance; and (d) may be exempted from the plat process and sold by metes and bounds.

13. On-Site Facilities. Facilities installed in, under, or upon the public streets, or rights-of-way within or on the perimeter of the subdivision or development site.
14. Off-Site Facilities. Facilities designed or located so as to serve other property outside the boundaries of the subdivision.
15. Oversize Facility. Facilities with added capacity designed to serve other property outside the boundaries of the subdivision or development site.
16. Preliminary Plat. A plat made for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it. Such plat need not be based upon an accurate or final survey of the property. The Preliminary Plat is essentially a study plat which, when approved, will serve as a basis for the preparation of the final plat.
17. Subdivider/Developer. Any individual, firm, association, syndicate, co-partnership, corporation, trust, or other legal entity that creates or develops a subdivision for himself or for another.
18. Subdivision. Any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.
 - a. Subdivision includes:
 - i. the division of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and divisions of land for all residential and non-residential uses, including land used or to be used for commercial, agricultural, and industrial purposes. (Rev. 5-4-16)
 - b. Subdivision does not include:
 - i. a bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agriculture land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable zoning ordinance; or
 - ii. a recorded agreement between owners of adjoining properties adjusting their mutual boundary if:
 1. no new lot is created; and
 2. the adjustment does not result in a violation of applicable zoning ordinances; or
 - iii. a recorded document, executed by the owner of record, revising the legal description of more than one contiguous parcel of property into one legal description encompassing all such parcels of property. The joining of a subdivided parcel of property is subject to the municipality's subdivision ordinance.

19. Subdivider/Developer's Authorized Representative. Any person who has been designated by the subdivider/developer in writing, which designation has been filed with the Commission as the authorized person to represent the subdivider/developer.

20. Zoning Ordinance. The Zoning Ordinance of Enoch, Utah.

SECTION 1.5 Other Public Agencies.

The Planning Commission may withhold approval of a preliminary plat for thirty (30) days if all or part of the area to be subdivided may be needed for a park, school, street or other public purpose. The Planning Commission shall notify the appropriate agency in writing of the proposed subdivision. If proper means have not been initiated to acquire the desired property by a public agency within thirty (30) days, the owner may then subdivide in compliance with the provisions of this title. Acceptance of dedication of proposed public lands or streets, or street rights-of-way in an approved plat can be made only by the Governing Body.

SECTION 1.6 Prohibited Acts.

1. Subdividing Land. It shall be unlawful for any person to subdivide for the purpose of transferring, selling, conveying or assigning any tract or parcel of land which is located wholly or in part in the municipality, except in compliance with this Ordinance.
2. Subdivisions. It shall be unlawful for any person to sell or exchange any parcel of land which is a part of a subdivision of land or recorded in the office of the County Recorder as a subdivision unless the subdivision has been approved by the municipality and meets the provisions of this Ordinance.
3. Building Permits Prohibited. It shall be unlawful for any person to receive a building permit in any subdivision until all improvements including road base and utilities are installed on a lot on which the building is to be constructed. There shall be no human occupancy of any building and it shall be unlawful to so occupy until the improvements in the subdivision have been accepted by this municipality and the building and lot fully comply with the subdivider to sell any portion of an approved subdivision until the prospective buyer or builder has been advised in writing and signed an acknowledgment that occupancy permits will not be issued until the improvements are completed and are accepted by the City. In the case of a division of land pursuant to testamentary disposition, no building permit shall be issued for such lot until any necessary improvements are installed and the building permit is approved by the City Council.
4. Improved Lots. It shall be unlawful to build any residential unit or any commercial building on any lot, except on an improved lot.

SECTION 1.7 Enabling Clause.

It shall be the responsibility of the Planning Commission, with the approval of the City Council, to prepare, formulate, and reduce to writing general requirements for improvements and construction design to be required within subdivisions in this municipality. These requirements and design standards shall be distributed to subdividers wishing to develop property within this municipality and shall have the force and effect of law. It shall be the responsibility of the City staff to administer the application of these requirements and standards, and it shall be the responsibility of the City Manager to enforce these standards. These standards shall cover such subjects as standards for construction drawings, content of construction drawings, provisions for

inspections, guaranteeing of work, standards for the use of soil within the subdivision, standards for asphalt paving and cement use, standards for telephone service, standards for installation of pipelines, standards for pipe fittings and the use thereof, standards for the installation of man holes and other provisions for the maintenance, cleaning, and testing of water and sewer lines, standards for the installation of electrical facilities, and other such standards and requirements as to the Planning Commission may seem necessary.

CHAPTER 2. PROCEDURE

SECTION 2.1 Procedures.

Before dividing any tract of land into two or more building lots, a subdivider/developer, owner, or agent of the owner shall comply with the following procedures. (Amended 2-6-08)

SECTION 2.2 Minor Subdivision.

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

Step 1. Discuss Proposed Subdivision with City Staff. Any person wishing to subdivide within Enoch, Utah, shall secure from the City staff, information pertaining to the City's plan of streets, parks, draining, zoning, subdivision of lands, and other General Plan requirements affecting the land to be subdivided.

Step 2. Design Review Committee. The subdivider/developer shall prepare a plan of a scale of not smaller than 1 inch equals 500 feet, and shall submit two physical copies and one digital pdf. copy of the same to the City Manager. The plan shall be reviewed by the Design Review Committee, which is comprised of the City Manager, City Public Works Staff, Police Chief and any others deemed necessary by the City Manager and show the following: (Amended 5-4-16)

- (1) The location of the subdivision; and
- (2) The general layout of streets, blocks and lots within the area to be subdivided; and
- (3) The relationship of the proposed streets within the proposed subdivision to existing and planned streets within one-half mile from the outside boundaries of the subdivision.

Step 3. Preliminary Plat. The subdivider/developer shall prepare and submit the following information and material to the City staff for review. Within thirty (30) days the City staff will submit to the Planning Commission the Preliminary Plat, as detailed in Chapter 5 of this ordinance, for their recommendation.

- (1) Payment of filing fee for Preliminary Plat; and
- (2) A written application for approval of a Preliminary Plat of the subdivision; and
- (3) Two (2) copies (24 inches by 36 inches) and six (6) copies (11 inches by 17 inches) of a Preliminary Plat of the subdivision; and
- (4) 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:
 - a. 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,
 - b. 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

- c. 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.

Step 4. City Staff and City Engineer Review of Preliminary Plat. The City Staff shall review the submitted drawings and recommend changes or approval to City Engineer. The City Engineer will review drawings and recommend changes to the subdivider/developer before submission for, approval or disapproval to Planning Commission.

Step 5. Planning Commission Review of Preliminary Plat.

(1) The Planning Commission shall review and recommend to the City Council approval, or disapproval of the Preliminary Plat, within thirty (30) days from the date of the submission of the Preliminary Plat.

(2) Action of the Planning Commission shall be written on the face of three copies of the Plat; two of which shall be retained in the files of the City Recorder, and one of which shall be returned to the subdivider/developer. If disapproval is recommended, the Planning Commission shall express its reasons therefore.

Step 6. City Staff Review. The City Engineer and City Staff shall check the Preliminary Plat for accuracy and shall determine the amount of bond or other performance guarantee, which shall be based upon an engineer's estimate of the cost of installing the required improvements.

Step 7. City Council Approval of Preliminary Plat. The City Council shall review the Planning Commission's recommendation of the Preliminary Plat and shall approve or deny the Preliminary Plat. Considerations include:

(1) Any land that shall be deeded to the City as a requirement of a subdivision shall be annexed into the City prior to recording the deed. The subdivider/developer shall pay any and all costs related to said transfer. Exceptions may be made by the City Council for beneficial uses of roads, parks, trails and other right-of- ways consistent with the General Plan, Public Improvement Specification and this Ordinance.

(2) The Minor Subdivision Ordinance shall not allow subdividing in phases.

Step 8. Bond or Other Performance Guarantee Submitted to City. (Applies only if improvements are required). Prior to the approval of the Final Plat (if required) the subdivider/developer shall submit a proposal bond or other performance guarantee to be

approved by the City Attorney and City Council. After approval the subdivider/developer shall post a bond or other performance guarantee with the City, guaranteeing that the required improvements will be installed and paid for without cost to the City. The City will also collect an inspection fee of 1% of the total estimated improvements cost. Unexpended portion of the inspection fee will be refunded to subdivider/developer after final inspection approval.

SECTION 2.3 Major Subdivision

Procedures for obtaining approval of a Major Subdivision (5 or more lots)

Step 1. Discuss Proposed Subdivision with City Staff. Any person wishing to subdivide within Enoch, Utah, shall secure from the City staff, plan of streets, parks, draining, zoning, subdivision of lands, and other General Plan requirements affecting the land to be subdivided.

Step 2. Design Review Committee The subdivider/developer shall prepare a plan of a scale of not smaller than one-inch equals 500 feet, and shall submit three copies of the same to the City Manager. The plan shall be reviewed by the Design Review Committee, which is comprised of the City Manager, City Public Works Staff, Police Chief and any others deemed necessary by the City Manager and show the following:

- (1) The location of the subdivision; and
- (2) The general layout of streets, blocks and lots within the area to be subdivided; and
- (3) The relationship of the proposed streets within the proposed subdivision to existing and planned streets within one-half mile from the outside boundaries of the subdivision.

Step 3. Approval of Design Review Plan. The Design Review committee recommendations or approval shall be submitted to the applicant no longer than thirty (30) days from applicant submittal.

Step 4. Preliminary Plat. The subdivider/developer shall prepare and submit the following information and material to the City staff for review. Within thirty (30) days the City staff will submit to the Planning Commission the Preliminary Plat, as detailed in Chapter 5 of this Ordinance, for their recommendation.

- (1) Payment of filing fee for Preliminary Plat; and
- (2) A written application for approval of a Preliminary Plat of the subdivision; and
- (3) Two (2) copies (24 inches by 36 inches) and fourteen (14) copies (11 inches by 17 inches) of a Preliminary Plat of the subdivision.

Step 5. City Staff and City Engineer Review of Preliminary Plat. The City staff shall review the submitted drawings and recommend changes or approval to City Engineer. The City Engineer will review drawings and recommend changes to the developer/subdivider. Content shall include:

- (1) The proposed name of the subdivision.
- (2) Where the plan submitted covers only a part of the subdivider's tract or is part of a larger vacant area, the plan shall show the location of the subdivision as it forms part of the larger tract or parcel of land. In such case, a sketch of the prospective future

- street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.
- (3) Sufficient information to locate accurately the property shown on the plan.
 - (4) The names and addresses of the subdivider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided as shown in the records of the County Recorder.
 - (5) Contour maps at appropriate intervals where required by the Planning Commission.
 - (6) The boundary lines of the tract to be subdivided.
 - (7) Existing sanitary sewers, storm drains, water supply mains and culverts within the tract or within three hundred feet of the boundaries of the proposed subdivision.
 - (8) The location, widths and other dimensions of proposed streets, alleys, easement, parks, and other open spaces and lots, with proper labeling of spaces to be dedicated to the municipality.
 - (9) The location, principal dimension and names of all existing or recorded streets, alleys and easements, both within the proposed subdivision and within five hundred feet of the boundary thereof, whether recorded or claimed by usage, the location of and dimensions to the nearest existing bench-mark or monument, and section line, the location and principal dimensions for all water course, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided including railroads, exceptional topography, airports and air approaches to the airport.
 - (10) The location of existing bridges, culverts, surface or subsurface drainage ways, utilities, public buildings, pumping stations or appurtenances, within the subdivision or within five hundred feet thereof.
 - (11) Proposed off-site and on-site water facilities, sanitary sewers, storm drainage facilities, and fire hydrants.
 - (12) A tentative plan by which the subdivider proposes to handle a twenty-five year storm water drainage for the subdivision.
 - (13) Each sheet of the preliminary plan shall contain the name of the project, scale (not less than one hundred feet to the inch), sheet number, and the north arrow.
 - (14) Boundary lines of adjacent tracks of un-subdivided land, showing ownership and property monuments.
 - (15) A Preliminary Title Report prepared by a Title Company within three months of the date of submittal of the preliminary plat.

Step 6. Planning Commission Review of Preliminary Plat.

- (1) The Planning Commission shall, within thirty (30) days after the preliminary plat is filed with the Planning Commission, approve the preliminary subdivision plan if it finds that the subdivision complies with the requirements of this municipality's Ordinances or the guidelines for development of subdivisions within the municipality which may be promulgated by the Planning Commission or the City Council pursuant to this Ordinance. The Planning Commission and the City Council are hereby authorized to promulgate guidelines and enact minimum standards for design and construction of subdivisions and to provide those guidelines to developers as necessary. The Planning Commission may conditionally approve a preliminary subdivision plat imposing such conditions as it may

require in order to bring the subdivision plat into compliance with the requirements of this municipality's Ordinances and the guidelines as described hereinabove. In the event the Planning Commission disapproves the preliminary plat, it shall do so within thirty (30) days after the date the subdivider made application for approval; and it shall state in writing to the subdivider each reason for disapproval. Failure to state disapproval of the preliminary plat within forty-five days as set forth above shall not constitute approval of the plat

(2) Action of the Planning Commission shall be written on the face of three copies of the Plat; two of which shall be retained in the files of the City Recorder, and one of which shall be returned to the subdivider/developer. If disapproval is recommended, the Planning Commission shall express its reasons therefore.

Step 7. City Staff Review. The subdivider/developer shall submit a proposal bond or other performance guarantee to be approved by the City Attorney.

Step 8. Soils Suitability. A soils report from a qualified soils engineer identifying the types of soils within the proposed subdivision area and identifying any soils constraints for a subdivision shall be submitted prior to approval of the construction drawings.

- (1) With any soils constraints, recommendations of corrections shall be submitted by the qualified soils engineer with said report.
- (2) The City Engineer shall review the verification of suitable soils stability and approve or disapprove the subdivision development and Construction Drawings. The City Engineer may require additional studies and require additional test holes to be drilled and further analysis.

Step 9. City Council Approval of Preliminary Plat. The City Council shall review the Planning Commission's recommendation of the Preliminary and shall approve; or disapprove the Preliminary Plat. The decision will consider the following items:

- (1) Payment of professional and consultant fees required for review and approval of plans and drawings.
- (2) The subdivision includes the mapped lines of any proposed street as shown in the General Plan; and
- (3) A survey is provided that shows the location of the proposed lots with dimensions and shows utilities and streets and shows lot numbers and block numbers; and
- (4) The subdivider/developer shall pay any and all costs incurred in updating the city map due to the subdivision; and
- (5) Any land that shall be deeded to the City as a requirement of a subdivision shall be annexed into the City prior to recording the deed. The subdivider/developer shall pay any and all costs related to the annexation. Exceptions may be made by the City Council for beneficial uses of roads, parks, trails and other rights-of-ways consistent with the General Plan, Public Improvement Specification and this Ordinance.
- (76) If construction has not commenced or final plat not recorded within two (2) years from the date of preliminary plat approval by the City Council, the City shall notify the applicant before construction commencement of the requirement to update the civil plans, if needed. Such updating of the civil plans shall be

coordinated between the City staff and the applicant. In the event of an appeal to the updating of the civil plans by the applicant, the City Council shall be the appeal authority. This requirement shall be effective and binding on preliminary plats and civil plans submitted after February 6, 2008.

Step 10. Filing Fee. Payment of a filing fee for the final plat.

Step 11. Guarantee of Improvements. After approval, the subdivider/developer shall post a bond or other performance guarantee with the City, as detailed in Chapter 4 of this Ordinance, guaranteeing that the required improvements will be installed and paid for without cost to the City. The City will also collect an inspection fee of 1% of the total estimated improvements cost. Unexpended portion of the inspection fee will be refunded to subdivider/developer after final inspection approval.

Step 12. Final Plat. After the Preliminary Plat and civil plans have ~~has~~ been approved, the subdivider/developer shall prepare and submit two tracings of the Final Plat of the subdivision to the City Recorder, together with all accompanying documents, as required by these regulations. (One of the tracings may be a process duplicate when approved by the City Manager.) A written application for Planning Commission and City Council approval of the Final Plat, on forms furnished by the Enoch City Recorder, shall also be submitted with the Final Plat.

Step 13. City Staff and City Engineer Review of Final Plat. The City Staff and City Engineer shall check the Final Plat tracings for accuracy and completeness. The subdivider/developer shall pay to the City before recommended approval of the final plat is given to the City Council, all costs of checking the subdivision, which shall be computed on the basis of actual costs as determined by the City Engineer.

(1) One-acre foot of underground water shall be deeded to Enoch City Corporation for each single dwelling lot created in the subdivision. The subdivider/developer shall convey a water right with proof of use, proof of ownership through a chain of title, and will pay all costs incurred for deeding and transferring the water. Water rights requirements for all multi-residential, commercial and industrial/manufacturing properties will be determined in accordance with City ordinances. When deeding underground water to Enoch City, the water right must be in the Cedar City Valley Drainage on the north side of Highway 56 with a water right prefix of 73 and shall have a priority date no younger than 1934 or an official date set by the Utah State Engineer. A "Water Rights Addendum" shall be required with the water deed. Enoch City shall only consider accepting surface water shares in lieu of underground water rights from Union field Irrigation Company and East Extension Irrigation Company because of their present points of distribution and use within Enoch City's boundaries. A transfer of surface water shares to Enoch City shall include any supplemental underground water rights associated with the transferred water shares. The credit transfer ratio of one (1) surface water share of Union Field Irrigation Company, (plus any supplemental underground water associated therewith), to Enoch City shall be the equivalent of two (2) acre feet of underground water rights. The

credit transfer ratio to Enoch City of one (1) surface water share of East Extension Irrigation Company, (plus any supplemental underground water associated therewith), shall be the equivalent to two (2) acre feet of underground water rights. (Rev. 3-7-18)

Step 14. Planning Commission Review of Final Plat. After the Final Plat has been reviewed by the City Staff and approved by the City Engineer, it shall be submitted to the Planning Commission for its recommended approval or disapproval. Recommendation of the Final Plat by the Planning Commission shall not be deemed as acceptance of the dedication of any street, public way or ground. Such acceptance must be obtained from the City Council.

Step 15. City Attorney Approval. A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved bond or other performance guarantee by the subdivider/developer for review regarding ownership of the property and zoning requirements.

Step 16. Final Plat Must Be Approved by City Council and Recorded. After recommendation of approval of the Final Plat by the Planning Commission and City Attorney, the Final Plat must be reviewed within 30 days by the City Council. Upon approval of the Final Plat by the City Council, the subdivider/developer shall obtain all required signatures before submitting one copy of the Final Plat tracing to the County Recorder. All Final Plats must be recorded in the office of the Iron County Recorder not more than 30 days from the date of the final signature being placed on the final plat.

- (1) A Final Plat of any subdivision which is not recorded within 30 days from the date of the final signature shall be null and void unless an extension for reasonable cause is approved by the City Council. (Amended 2-6-08)
- (2) No lots shall be conveyed until the subdivision plat complies with the provisions of this ordinance and the final plat is recorded in the county recorder's office.

Step 17. Electronic & Paper Copies. All final plats shall be delivered as two (2) paper copies (24 inches by 36 inches), and by one of the following: CD, USB flash drive, or e-mailed zip file (not to exceed 20 MB). The final plats must be in .pdf format and either AutoCAD format (DWG or DXF), Geodatabase format (GDB), or Shapefile format (SHP) and must have a projection assigned to the file(s). Submitted final plats must also include the proper metadata that describes what coordinate system/projection the data being delivered is assigned to.

Step 18. "As Built Plans". After the improvements have been installed, and prior to the final inspection and releases herein provided, "As Built Plans" shall be delivered as two (2) paper copies (24 inches by 36 inches), and one of the following: CD, USB flash drive, or e-mailed zip file (not to exceed 20 MB). The final plats must be in .pdf format and either AutoCAD format (DWG or DXF), Geodatabase format (GDB), or Shapefile format (SHP) and must have a projection assigned to the file(s). Submitted final plats must also include the proper metadata that describes what coordinate system/projection the data being delivered is assigned to.

If the major subdivision (five or more lots) is to be constructed in phases, the Preliminary Plat must show all phases.

SECTION 2.4 Construction.

Structures, erected within a subdivision in which a soils engineering report has been required, must be built in accordance with the Engineering Standards adopted by the City Council. This shall be in addition to all other building code requirements.

The Building Inspector shall have the authority to deny a building permit to a builder proposing to erect a structure not in compliance with the final specifications adopted by the City Council. The City Engineer may assist the Building Inspector in determining the compliance of builders with the engineering report. The Building Inspector shall maintain a complete copy of soils engineering report for inspection and review by the general public and for his own use in performing the duties of the Building Inspector.

CHAPTER 3. SUBDIVISION IMPROVEMENTS

SECTION 3.1 Improvements Required.

Subdivision improvements shall be installed in accordance with Enoch City Engineering Standards. A bond or other performance guarantee must be furnished to the City by the subdivider/developer before approval of final plat.

SECTION 3.2 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.

- (1) 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.
- (2) 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). (Rev. 9-5-12)
- (3) 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:
 - a. 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.
 - b. Detention basins shall be sized to detain a 25-year, 24-hour post development rainfall event.

- c. 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.
 - d. Detention basins shall be constructed with emergency overflow spillways with a post development 100-year rainfall peak capacity.
 - e. 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.
 - f. 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.
 - g. All required improvements shall be designed and installed to City Engineering Standards.
- (3) 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.
- (4) Water Supply. A culinary water supply which must be approved by the State Board of Health and by the Planning Commission 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. 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.
- (5) Fire Hydrants. Fire hydrants shall be installed by the subdivider at locations determined by the State of Utah standards.
- (6) 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.
- (7) 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.
- (8) Curbs, Gutters, and Sidewalks. Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the subdivider in all subdivisions is not required by the City Council and the installation thereof is waived in writing at the time of approval of the final plat.
- (9) 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.

- (10) 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.
- (11) All street lights shall be in accordance with Enoch City Standard Specifications and as indicated below.
 - A. 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.
 - B. Light Source: Streetlights shall preferably use high-pressure sodium or LED with a maximum of 5,000 lumens.
 - C. Standard Poles: Metal poles that are used to mount light fixtures shall be painted to blend with the surrounding terrain.
 - D. 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.
 - E. 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.
- (11) All other improvements shall be designed and installed as required in the Enoch City Engineering Standards and all other Enoch City ordinances.

SECTION 3.3 Costs of Improvements.

Cost of improvements that are covered under the provisions of this section, as well as the cost of other improvements which the developer may install, shall be the responsibility of the developer.

CHAPTER 4. BONDS AND OTHER PERFORMANCE GUARANTEES

SECTION 4.1 Guarantee.

The subdivider and/or developer shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such personnel as the City Council shall designate. The amount of the security shall be 125% of the Engineer's estimated costs of the improvements. The security shall be in the form of cash, an irrevocable letter of credit, or an escrow bond. (Amended 3-19-08)

SECTION 4.2 Types of Guarantees.

Irrevocable letters of credit or escrow bonds shall be executed by financial institutions acceptable to the City, and must be in the form approved by the City. The bond or letter of credit as required by this section must be posted prior to recording. As improvements are completed, inspected, approved and accepted the guarantee may be reduced proportionately. Upon completion, inspection, approval, and acceptance of the improvements, the security, less fifteen percent (15%), shall be released to the subdivider/developer. Fifteen percent (15%) of the Engineer's costs of improvement shall be held from the security deposited for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period. (Amended 3-19-08)

CHAPTER 5. PRELIMINARY PLAT

SECTION 5.1 Preliminary Plat.

The Preliminary plat shall comply with the following requirements:

- (1) Description: In a title block located in the lower right corner of the sheet shall appear the following:
 - a. The proposed subdivision name which shall not duplicate, or too closely approximate, phonetically, the name of any other subdivision in the area covered by these regulations.
 - b. The names and addresses of the owner or subdivider/developer if other than the owner.
 - c. Scale shall be sufficient size to adequately describe in legible form, all required conditions of this Ordinance.
 - d. Size of the sheet shall be 24" x 36".
- (2) Illustrate Existing Conditions.
 - a. The boundary of the proposed subdivision and the acreage included.
 - b. Vicinity Map.
 - c. All property under the control of the subdivider/developer. Where the plat submitted covers only a part of the subdivider/developer's tract, a sketch of the prospective street systems of the unplatted parts of the subdivider/developer's land shall be submitted.
 - d. The location, width, and names of all existing streets within two hundred feet of the subdivision and of all prior platted streets or other public and traveled ways.
 - e. The location of all wells, proposed, active and abandoned, and all reservoirs within the tract and to a distance of at least one hundred feet beyond the tract boundaries.
 - f. Existing septic tanks, water mains, culverts, or other underground facilities within the tract and to a distance of at least one hundred feet beyond the tract boundaries, indicating the pipe sizes and location.
 - g. Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments.
 - h. Contour at vertical intervals not greater than five (5) feet and two (2) feet when specified by the City Engineer.
 - i. Exceptional topography, airports, and air approaches when required by the City Engineer.
- (3) Proposed Plan.
 - a. The layout of streets, showing location, widths, and other dimensions designated by actual or proposed streets, and easements.
 - b. The layout, numbers and typical dimensions of lots, including lot numbers, and block identification.
 - c. Parcels of land intended to be dedicated or reserved for public use or set aside for use of property owners in the subdivision.

- d. A technical drainage design by which the subdivider/developer proposes to handle storm water drainage for the subdivision as required in Part 3.2 (3). Such design shall comply with Enoch City storm drain system master plans.
- e. Approximate radius of all center line curves on highways or streets.
- f. A general plan for water, sewer, and power mains.

If construction has not commenced or final plat not recorded within two (2) years from the date of preliminary plat and/or construction drawing approval by the City Council, the City shall notify the applicant at the time of construction commencement of the requirement to update the construction drawings, if needed. Such updating of the construction drawings shall be coordinated between the City staff and the applicant. In the event of an appeal to the updating of the construction drawings by the applicant, the City Council shall be the appeal authority. This requirement shall be effective and binding on preliminary plats and construction drawings submitted after February 6, 2008.

CHAPTER 6. CIVIL PLANS AND PROFILE DRAWINGS

SECTION 6.1 Civil Plans and Profile Drawings.

Civil plans and profile drawings shall be delivered by one of the following: CD, USB flash drive, or e-mailed zip file (not to exceed 20 MB). The must be in .pdf format and either AutoCAD format (DWG or DXF), Geodatabase format (GDB), or Shapefile format (SHP) and must have a projection assigned to the file(s). Submitted final plats must also include the proper metadata that describes what coordinate system/projection the data being delivered is assigned to. With 3 hard copies on 24"x 36" (trim line). Drawings submitted for approval shall include:

- (1) Title Block with:
 - a. Name of subdivision and date.
 - b. Name of City.
 - c. Type of work.
 - d. Name of Engineer preparing drawings.
 - e. Space for approval of the City Engineer.
- (2) North Arrow and Scales. Horizontal scale preferred is 1-inch equals 50 feet; Minimum scale is 1-inch equals 10 feet. Vertical scale preferred is 1-inch equals 50 feet; minimum scale is 1-inch equals 10 feet.
- (3) Location of permanent benchmarks and their true elevations according to United States Geological Service Datum. All profiles shall conform to the standards of the profession.
- (4) Profiles shall indicate finished and existing grades for each side of the street and shall extend a minimum of two hundred (200) feet beyond the limits of the proposed project.
- (5) Plans and Profiles shall also include details of:
 - a. Curb and gutter (if any);
 - b. Sidewalks (if any);
 - c. Street cross-sections;
 - d. Location and elevations of manholes, catch basins, storm sewers and their appurtenant works;
 - e. Elevations and location of fire hydrants, water mains, type of pipe, valves and their appurtenant works;
 - f. Location, size, and elevations of sewer mains with their grades and type of pipe (rubber gasket mandatory);
 - g. Manholes;
 - h. Clean outs;
 - i. Other appurtenant works; and
 - j. A non-culinary (irrigation) water system, if any, indicating size, location, and kind of pipe, valves and turnouts.

On curb returns, at least one additional control point for elevation besides those at the P.C and P.T. shall be indicated on the plans and staked in the field to insure drainage at the intersections. Complete curve data must be shown for all horizontal and vertical curves. Minimum length of vertical curve is two hundred (200) feet, unless otherwise approved. Elevations for the top of curbs and road center lines shall be shown on the plans for all 50-foot stations, all BVC's and EVC's. Street monuments shall be installed by the subdivider/developer's engineer or land surveyor at points designated on the final map. They must be placed prior to release of the improvement bond.

(6) After City Council approval, one set of drawings shall be returned to the subdivider/developer and shall be available at the work site.

(7) As Built Drawings. Upon completion of each improvement a reproducible copy and two (2) prints of "As Built Drawings" shall be prepared and submitted by the subdivider/developer's engineer, to accurately define for permanent record the improvements and underground utilities as they were actually constructed.

CHAPTER 7. FINAL PLAT

SECTION 7.1 Final Plat.

The final plat must be prepared by a licensed surveyor on a standard tracing linen sheet or Mylar drawn with waterproof black India ink. The top of the plat shall be either north or east, whichever accommodates the drawing best. The plat shall contain all information required as set forth below:

- (1) Description and Delineation. The plat shall show:
 - a. The name of the subdivision, which name must be reviewed by the Planning Commission and approved by the City Council.
 - b. An identification system for all lots and blocks and names of streets. Lot lines shall show dimensions in feet and hundredths. Lot sizes shall be shown to 1/1000 acre accuracy.
 - c. Monumentation and survey control:
 - (1) All United States, state, county, city or other official monuments shall be identified on the plat and the location accurately tied by true bearing and distance.
 - (2) Street monuments shall be installed by the subdivider/developer in accordance with the requirements of the City standards located on the plat.
 - (3) All street centerline data and street widths shall be shown with ties to property lines, lot corners, etc.
 - d. The dedication to the public of all streets or other areas reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses of all property owners.
 - e. Size of the sheet shall be 24" x 36".
- (2) Standard Forms. The final plat shall require:
 - a. A registered professional land surveyor's "Certificate of Survey".
 - b. The owner's "Certificate of Dedication" or a "Corporate Certificate" for corporations.
 - c. A notary public's acknowledgment.
 - d. The City Planning Commission's "Certificate of Approval".
 - e. The City Engineer's "Certificate of Approval".
 - f. The City Attorney's "Certificate of Approval".
 - g. The City Council's "Certificate of Approval".
 - h. Power Company's "Certificate of Approval".
 - i. Gas Company's "Certificate of Approval".
 - j. Telephone Company's "Certificate of Approval".
 - k. Internet/Cable Company's "Certificate of Approval".
 - l. A one and one-half by five-inch space in the lower right hand corner of the drawing for the use of the County Recorder.
- (3) The following information shall be submitted.

- a. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a letter stating that a satisfactory bond has been filed to secure such payment.
- b. An original copy of any proposed deed restrictions in final form and signed by all of the owners of any interest in the subdivision who sign the final subdivision map. This copy shall be acknowledged by a Notary Public and shall be recorded in the office of the County Recorder along with the final plat. (Note for Planning Commission consideration: The City Attorney requires a copy of the CCRs and reviews them to ensure that meet legal requirements).
- c. Deeds of each new lot created with a signature line for Planning Commission Chair to acknowledge the Final Plat was approved. Planning Commission Chair shall sign deeds after Final Plat Mylar is approved by all signatories. (Rev. 5-4-16)

(4) Conformance to Applicable Rules and Regulations. In addition to the requirements established herein, all subdivision plats shall comply with all applicable laws, plans and regulations including but not limited to:

- a. The City of Enoch Zoning Ordinance, building and housing codes and all other applicable Ordinances of Enoch City.
- b. The Official General Plan, including all streets, drainage and utility systems and parks shown on the Official Map or General Plan as adopted.
- c. The standards, regulations and policies adopted by the City Engineer and all boards, commissions, agencies, and officials of Enoch City.

(5) Character of the Land. Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formation, adverse earth formations or topography, utility easements or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the City Council upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses that shall not involve such a danger.

If construction has not commenced or final plat not recorded within two (2) years from the date of preliminary plat and/or construction drawing approval by the City Council, the City shall notify the applicant at the time of construction commencement of the requirement to update the construction drawings, if needed. Such updating of the construction drawings shall be coordinated between the City staff and the applicant. In the event of an appeal to the updating of the construction drawings by the applicant, the City Council shall be the appeal authority. This requirement shall be effective and binding on preliminary plats and construction drawings submitted after February 6, 2008.

CHAPTER 8. STANDARDS

SECTION 8.1 Improvements Standards.

All improvements shall be installed in accordance with City Specifications.

SECTION 8.2 Design Standards.

All subdivisions shall comply with the following standards:

(1) General Standards. The design and development of subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil and trees.

(2) Lot Size Standards.

a. Where no zoning regulations are in effect, density standards or minimum lot size requirements may be specified by the Planning Commission, based on interpretations made from the U.S. Department of Agriculture, Soil Conservation Service, and other procedures and available information. All lots shall conform to area requirements of any existing Zoning Ordinance.

b. All residential lots in subdivision shall front on a public street, or on a private street or court approved by the Planning Commission and the City Council.

c. Residential lots in the subdivisions shall, where possible, not front on collector roads.

(3) Street Standards.

a. The street or highway layout shall conform to the General Plan and official map adopted by the Planning Commission and the City Council.

b. Paved stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent subdivisions. Not more than six (6) lots shall front on a stub street.

c. Minor streets shall approach the major or collector streets at an angle of at least eighty (80) degrees.

d. Subdivider/developer shall design street patterns to provide reasonable access to subdivisions. Where possible a minimum of two (2) access roads should be provided.

e. Residential local streets shall have a minimum width of fifty (50) feet and shall include curbs, gutters, and sidewalks. Residential collector streets shall be a minimum width of sixty-six (66) feet and shall include curbs, gutters, and sidewalks. All streets that front public, commercial, and industrial facilities, i.e., Churches, Schools, Parks, Cemeteries, shall be a minimum width of sixty-six (66) feet and shall include curbs, gutter, and sidewalks. (Section 8.2, 3e amended 5-4-16) (Section (3)e. amended 12-19-18)

f. 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.

(4) Easement Standards

- a. Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of fifteen (15) feet, apportioned equally in abutting properties.
- b. Where front-line easements are required, a minimum of ten (10) feet shall be allocated as a utility easement. Perimeter easements shall not be less than fifteen (15) feet width, extending throughout the peripheral area of the development.
- c. All easements shall be designed so as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required. Public utility installation shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

(5) Utilities to be Underground. Unless the Planning Commission and Governing Body determine, upon application by the subdivider/developer, supported by recommendation of the City Engineer, that it is not feasible to do so, all power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the subdivider/developer.

SECTION 8.3 Flag Lot Standard

In order to allow the more efficient use of land which otherwise may be inaccessible except through unnecessary streets, flag or L-shaped lots may be allowed upon recommendation by the Planning Commission and approval by the City Council.

The following conditions must be met:

- (1) A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.
- (2) The staff portion of the lot shall front on and be contiguous to a dedicated public street. The minimum width of the staff portion of flag lots shall be 25 feet and the maximum length shall be 250 feet or longer if approved by the City Council.
- (3) No building or construction, except the driveways, shall be allowed on the staff portion of the lot.
- (4) The staff portion of the lots shall be deemed to end and the flag portion of the lots shall be deemed to commence at the extension of the front lot line.
- (5) The square footage located in the flag portion of the lot, exclusive of the square footage located in the staff portion of said lot, shall be the same of greater than the minimum square footage as is required in the underlying zone.
- (6) The side and rear yard requirements of the flag portion of the lots shall be the same as is required in the underlying zone.
- (7) The minimum setback requirements for all buildings shall be 35 feet from the front lot line of the flag portion.

- (8) No more than two flag lots can be served by one staff portion of the lots.
- (9) The maximum number of flag lots in the development site will be ten percent (10%) of the total number of lots, except when it is determined to be a hardship to develop otherwise, more may be allowed.
- (10) Driveways shall be at least twenty (20) feet in width and adequately drained so as to mitigate erosion and adverse runoff.
- (11) Written notice, from the City Office, shall be mailed to adjacent land owners prior to consideration and approval.
- (12) A property owner may request approval of a special exception from the City Council if unusual circumstances on the property are physically prohibitive and would require a staff width or length other than what is required by the ordinance.

CHAPTER 9. ACCEPTANCE OF DEDICATED STREETS AND PUBLIC IMPROVEMENTS

SECTION 9.1 Dedication.

The subdivider/developer shall dedicate the streets, easements and land for public facilities, and public improvements to the City at the time the final plat is approved by the City Council. The dedication shall be deemed an offer by the subdivider/developer, which shall be irrevocable until one (1) year after all of the improvements are completed. The City shall accept the offer of dedication only if it finds that the subdivider/developer has constructed, installed and maintained the public improvements required by this Ordinance and that the improvements comply with the minimum requirements of this Ordinance at the acceptance.

SECTION 9.2 Modification of Dedication for Public Facilities.

If a subdivider/developer selects to use the solar access incentive provisions contained within the Enoch Zoning Ordinance, then the variations in the public facility dedication requirements of Section 9.2 of this chapter may be modified by the Planning Commission in order to meet the requirements of this provision.

Under this provision, no dedication required by Section 9.2 of this Ordinance may be reduced by more than twenty-five (25) percent. A subdivider/developer shall submit to the Planning Commission site drawings, showing shadow projections and suitable solar access easements or covenant provisions for the Planning Commission's review and approval prior to the Planning Commission's recommending approval of the subdivision plan in accordance with the subdivision review and Zoning Ordinance.

SECTION 9.3 Time of Acceptance.

Unless the City Council extends the time for acceptance of the dedicated public improvements and land, the dedication shall be accepted on action of the City Council, or at the expiration of one (1) year following the completion and acceptance of the public improvements. The subdivider/developer shall be so advised in writing and of the reason for non-acceptance.

CHAPTER 10. PENALTY AND SEVERABILITY

SECTION 10.1 Penalty.

Any person, firm or corporation (as principal, agent, employed, or otherwise) violating, causing, or permitting violation of the provisions of this Ordinance shall be guilty of a misdemeanor, and punishable as provided by law.

SECTION 10.2 Severability.

If any chapter, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such hold shall not affect the remaining portion of this Ordinance.

CHAPTER 11. ADOPTION

Passed and adopted by the City Council and approved by the mayor of the City of Enoch, Utah this 20th day of August, 1997.

Worth H. Grimshaw, Mayor

ATTEST:

Noreen G. Gray, Recorder

This Ordinance shall become effective on September 13, 1997, twenty days (20) after publication, pursuant Utah Code Annotated, as amended.

***Changes passed and adopted by the City Council and approved by the mayor of the City of Enoch, Utah this 5th day of May, 2016.

Geoffrey Chesnut, Mayor

ATTEST:

Julie Watson, Recorder