

PLANNING AND ZONING MEETING

January 16, 2019

AGENDA

1. Review Minutes..... 1-2
2. Appointments
 - A. Public Hearing – North Eastern Services Conditional Use Permit 3
 - B. Dale Tribe Annexation – Zone Designation Discussion..... 4-5
 - C. Lance Denver Annexation – Zone Designation Discussion..... 6-7
 - D. Chad Orme – Master Site Plan/3rd East Auto..... 8
 - E. Annual Election of Chair
 - F. Master Plan Discussion
 - G. Open Public Meeting Training
3. Other Business
4. Adjourn

MINUTES OF A PLANNING AND ZONING MEETING

November 14, 2018

The meeting was called to order at 5:30 p.m. by Chairperson Steven Timothy.

A roll call was taken which showed Board Members Steven Timothy, David Higginson, Cris Squire, Eric Larsen, and Lynn Snow present. Nancy Boender and Gwen Bellon are excused.

Others present included City Manager Ryan Snow, Public Information Officer LeeNichole Marett, City Councilman Dustin White, John Wills, Rocky Wills, Todd Farley, Mrs. Farley, Corey Laing, Asher Tomlinson, and Dimitri Saloga.

MINUTES

Members reviewed minutes of the meeting of Oct. 17, 2018, as presented. Motion to approve was made by David Higginson. Motion seconded by Cris Squire. Those voting Aye are Steven Timothy, David Higginson, Cris Squire, and Lynn Snow. Motion carried unanimously.

PUBLIC HEARING – ZONE DESIGNATION FOR WILLS ANNEXATION

The board is holding a public hearing to determine a zone designation for the Rocky and Angie Wills property located at 942 N. Highway 121 in Roosevelt. The property is a one-acre lot that is being annexed into Roosevelt City. The surrounding city property is designated R-R-1. The commission is in support of zoning the annexed property as R-R-1.

After discussion, a motion was made by Lynn Snow to approve the R-R-1 zone designation for the Wills property. Motion seconded by Cris Squire. Those voting Aye are Steven Timothy, David Higginson, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

CONDITIONAL USE PERMIT – TODD FARLEY

Todd Farley is here to discuss a conditional use permit for an A-frame metal building on his property located at 132 N. 100 W. in Roosevelt. The building will be constructed on its own lot, not on the lot containing the Farley's home. A conditional use permit is necessary because a residential lot typically requires that a residence be constructed on it. The board is comfortable with approving the conditional use permit to allow for the construction of a metal shop on the lot based on the lot's current status and usage. Ordinances governing setbacks and other requirements will be enforced by Building Director Dean Johnson.

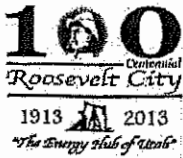
After discussion, a motion was made by David Higginson to recommend approval of the conditional use permit to the Roosevelt City Council. Motion seconded by Eric Larsen. Those voting Aye are Steven Timothy, David Higginson, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

DISCUSSION – TITLE 17 REVISIONS

The commission was made aware that the city is currently working on revisions to Title 17. A public hearing for those revisions will be held on Tuesday, Nov. 20, at the Roosevelt City Council meeting. The commission was invited to review the proposed changes and bring any concerns to City Manager Snow prior to that meeting.

Motion to adjourn the meeting was made by Lynn Snow. Motion seconded by Cris Squire. Those voting Aye are Steven Timothy, David Higginson, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

Meeting adjourned at 6:17 p.m.



ROOSEVELT CITY CORPORATION
 255 South State Street
 Roosevelt, UT 84066
 (435) 722-5001
 FAX: 435-722-5000

All applications must be submitted 10 days prior to a Planning & Zoning meeting
 Plans and plats must be approved no later than Friday prior to the scheduled meeting

PLANNING AND ZONING APPLICATION

TYPE OF REQUEST AND FEES: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Lot line adjustment/Property boundary adjustment - 75.00
<input type="checkbox"/> Master site plan - 150.00 Over 1 acre 75.00 per acre
<input checked="" type="checkbox"/> Conditional Use Permit Fee: 200.00 <i>is required before Home Occupation Permit can be applied for and approved</i>
<input type="checkbox"/> Zoning map amendment (rezone) - 250.00
<input type="checkbox"/> Application for reimbursement of public improvements - 100.00
<input type="checkbox"/> Hearing office appeal - 150.00
<input type="checkbox"/> Hearing Officer Variance request - 150.00
<input type="checkbox"/> Infrastructure reimbursement agreement - 100.00
<input type="checkbox"/> Manufactured home park - 250.00 plus per home pad - 10.00
<input type="checkbox"/> Ordinance/general plan amendment - 200.00 | <input type="checkbox"/> Planned Residential Unit Development (PRUD) - 250.00
Plus per dwelling unit - 10.00
<input type="checkbox"/> Subdivision preliminary plat - 250.00
<input type="checkbox"/> Subdivision, minor - 250.00
<input type="checkbox"/> Subdivision vacation/amendment - 200.00
<input type="checkbox"/> Time Extension - 100.00
<input type="checkbox"/> Subdivision final plat - 150.00
Plus per lot - 25.00
Signed plat must be sent electronically to the Building & Zoning Director,
djohnson@rooseveltcity.com no later than Friday prior to the meeting
<input type="checkbox"/> Petition to Vacate Public Right of Way - 200.00 |
|---|---|

DETAILS OF REQUEST (include how property is affected and attach maps and drawings) Attach additional pages as needed.

North Eastern Services (NES) is a company that has been supporting individuals with disabilities for over 35 years. They do so by providing opportunities for such individuals to live integrated in community settings. The request for a Conditional Use Permit for the below listed Roosevelt residence would allow up to five individuals with disabilities to reside in this property. In accordance with the Utah Office of Licensing and Division of Services for People with Disabilities, each disabled individual residing in a community residence must have their own bedroom. Rotating staff will be monitoring the home and it's residents to ensure safety and client well being. The property contains sufficient room for staff parking. Clients living in the home will not require a personal vehicle. Prior to hiring a new employee, North Eastern Services completes a federal and state background check, drug analysis and provides extensive training on how to best integrate adults with disabilities into the community. As a company, they take pride in the appearance of the homes and are committed to keeping well maintained homes and yards. Both communities and individuals with disabilities benefit from quality, integrated services that provide opportunities for all people to live in a comfortable home setting.

INFORMATION:

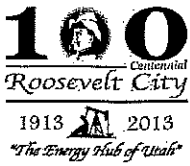
Date application submitted: JANUARY 3, 2019 Contact #: 801-815-7910
 Owner or Representatives Name: NEIL ALRED Email: alreddownunder@gmail.com
 Mailing Address: 2088 W. Cox ST. City: LEHI State: UT Zip: 84043
 Project Name: ALLRED SHACKS LLC
 Tax I.D. Number on property: 83-2690022 Zoning of Subject Property: RESIDENTIAL
 Property Location: 2685 STATE ST. ROOSEVELT UT. 84066
 Nature of Request: CONDITIONAL USE PERMIT
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME:

NEIL ALRED
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: 2088 W. Cox ST. City: LEHI State: UT Zip: 84043
 Contact #: 801-815-7910 Email: alreddownunder@gmail.com
 SIGNATURE: Dated: 1/3/19

OFFICE USE ONLY:

Zoning Director: _____ Planning Director: _____ Fee Paid: 1-3-18 Date Paid: \$200.00
 Dated: _____ Hearing Date: _____
 Comments: _____



ROOSEVELT CITY CORPORATION
 255 South State Street
 Roosevelt, UT 84066
 (435) 722-5001
 FAX: 435-722-5000

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PLANNING AND ZONING APPLICATION

TYPE OF REQUEST AND FEES: (Check one)

Annexation

- Lot line adjustment/Property boundary adjustment - 75.00
- Master site plan - 150.00 Over 1 acre 75.00 per acre
- Conditional Use Permit Fee: 200.00 is required before Home Occupation Permit can be applied for and approved
- Zoning map amendment (rezone) - 250.00
- Application for reimbursement of public improvements - 100.00
- Hearing office appeal - 150.00
- Hearing Officer Variance request - 150.00
- Infrastructure reimbursement agreement - 100.00
- Manufactured home park - 250.00 plus per home pad - 10.00
- Ordinance/general plan amendment - 200.00
- Planned Residential Unit Development (PRUD) - 250.00 Plus per dwelling unit - 10.00
- Subdivision preliminary plat - 250.00
- Subdivision, minor - 250.00
- Subdivision vacation/amendment - 200.00
- Time Extension - 100.00
- Subdivision final plat - 150.00 Plus per lot - 25.00
- Petition to Vacate Public Right of Way - 200.00

Signed plat must be sent electronically to the Building & Zoning Director, djohnson@rooseveltcity.com no later than Friday prior to the meeting

DETAILS OF REQUEST (include how property is affected and attach maps and drawings) Attach additional pages as needed.

UPON ANNEXATION REQUEST PARCEL 00-0005-8010 S.18
 ACRES TO BE ZONE R-R-1

INFORMATION:

Date application submitted: 10-25-18 Contact #: 435-893-1883
 Owner or Representatives Name: DALE TRIBE Email: daletribe@gmail.com
 Mailing Address: 2818 S 125 E City: ROOSEVELT State: UT Zip: 84066
 Project Name:
 Tax I.D. Number on property: 1675 Zoning of Subject Property: Agricultural
 Property Location: 1594 SOUTH STATE ROOSEVELT UT 84066
 Nature of Request: ZONE
 Current Land Use: Vacant Residential Commercial Professional Agricultural

PROPERTY OWNER(S) NAME: DALE & HEIDI TRIBE
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: 2818 S 125 E City: ROOSEVELT State: UT Zip: 84066
 Contact #: 435-893-1883 Email: daletribe@gmail.com
 SIGNATURE: [Signature] Dated: 10-25-18

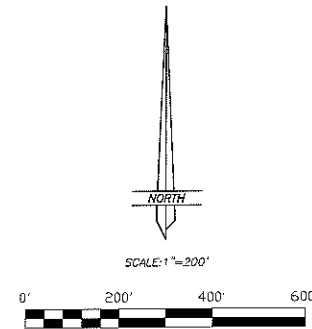
OFFICE USE ONLY: Zoning Director: [Signature] Planning Director: [Signature] Fee Paid: NO FEE Date Paid: Dated: 11/27/18 Hearing Date:

Comments:

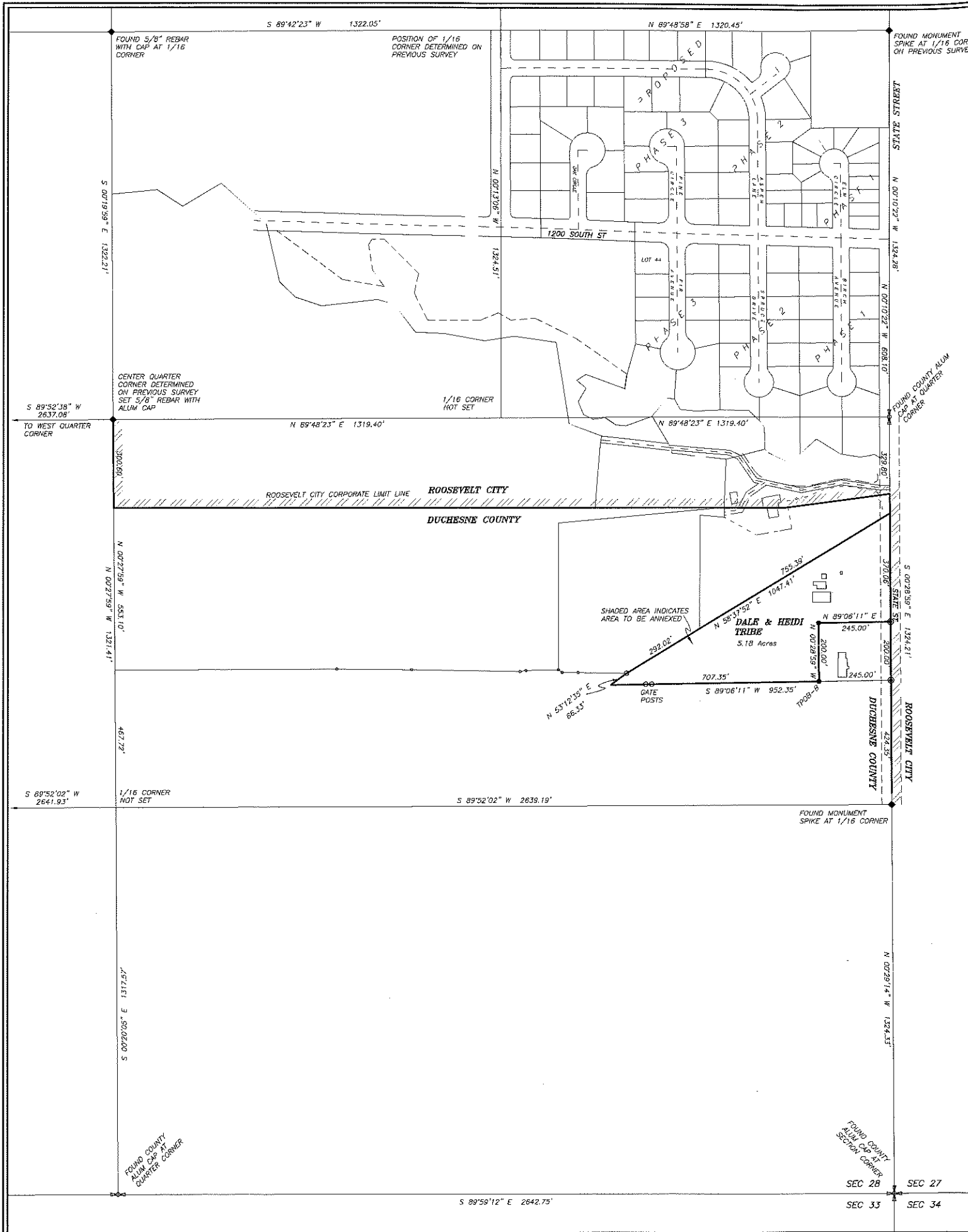
PLAT OF THE
DALE TRIBE ANNEXATION
 TO
ROOSEVELT CITY, UTAH
 SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST
 UINTAH SPECIAL BASE AND MERIDIAN
 DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL TO BE ANNEXED

Commencing at the Southeast Corner of Section 28, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
 Thence North 00°28'14" West 1324.33 feet to the Southeast Corner of the NE1/4 of the SE1/4 of said Section;
 Thence North 00°28'59" West 424.35 feet along the East line of said aliquot part;
 Thence South 89°06'11" West 245.00 feet along an existing fence to the TRUE POINT OF BEGINNING;
 Thence South 89°06'11" West 707.35 feet along said fence and extension thereof to the centerline of an existing stream;
 Thence North 53°12'35" East 66.33 feet to a fence corner;
 Thence North 58°37'52" East 1047.41 feet to said East line;
 Thence South 00°28'59" East 370.06 feet along said East line;
 Thence South 89°06'11" West 245.00 feet;
 Thence South 00°28'59" East 200.00 feet to the TRUE POINT OF BEGINNING, containing 5.18 acres.



THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) EQUIPMENT AND PROCEDURES.



APPROVAL AS TO FORM

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY ATTORNEY.

 ATTORNEY

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY COUNCIL.

 ATTEST: CLERK

 MAYOR

BOARD OF COUNTY COMMISSION APPROVAL

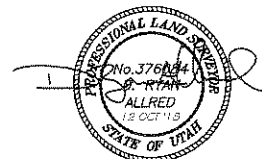
APPROVED THIS _____ DAY OF _____, 20____, BY THE DUCHESNE COUNTY BOARD OF COUNTY COMMISSIONERS

 ATTEST: COUNTY CLERK

 COMMISSION CHAIRMAN

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



D. Ryan Allred, Professional Land Surveyor,
 Certificate No. 376084 (Utah)

DUCHESNE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____, BY THE DUCHESNE COUNTY SURVEYOR.

DUCHESNE COUNTY SURVEYOR
 Jerry D. Allred, Professional Land Surveyor,
 Certificate No. 148951, (Utah)

COUNTY RECORDER'S CERTIFICATE

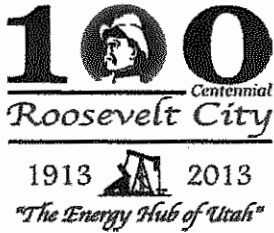
STATE OF UTAH }
 COUNTY OF DUCHESNE } SS
 THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

FILING NO. _____

 COUNTY RECORDER

COUNTY SURVEYOR FILE NO. _____

JERRY D. ALLRED & ASSOCIATES, INC.
 SURVEYING CONSULTANTS
 1235 NORTH 700 EAST—P.O. BOX 975
 DUCHESNE, UTAH 84021
 (435) 738-5352



Roosevelt City
 255 South State Street
 Roosevelt, UT 84066
 (435) 722-5001

Annexation Petition
 (Submit to Records office)

Petition Title: _____

Property Location: 66 N 1460 W Roosevelt Utah 84066 Acreage: ~~1.94~~ 3.608

Property Owner Names: <i>(within annexation area)</i>	Tax ID# of all Affected Parcels:	Parcel ID#:
Lance Denver	BAS-0005B	00-0035-1246
ROOSEVELT CITY CORPORATION	BAS-0005C	00-0035-1247
_____	_____	_____
_____	_____	_____

Attach additional sheet as needed

Main Contact Person: (It is your responsibility to notify the other property owners)

<u>Lance Denver</u>		<u>435-722-7472</u>	
Name		Phone #'s	
<u>111 N 1460 W</u>	<u>Roosevelt</u>	<u>Utah</u>	<u>84066</u>
Mailing Address	City	State	Zip

Include with this petition:

1. One 24" x 36" accurate and recordable (mylar) map, prepared by a licensed surveyor, specifying the area proposed for annexation, one copy paper 11"x17" reduced map with legal description prepared by a licensed surveyor, and electronic copy of map sent to: cwiicken@rooseveltcity.com. Mylar copy must be stamped by the surveyor and stamped by the County surveyor.
2. On the date of filing with the City Recorder, deliver or mail a copy of petition (including map) to Duchesne County Planner Mike Hyde, P. O. Box 317, Duchesne, UT 84021.

Signature of Applicant: *Lance Denver* 10-17-18
 Date Submitted

PLAT OF THE
LANCE DENVER ANNEXATION
 TO
ROOSEVELT CITY, UTAH
 SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST
 UTAH SPECIAL BASE AND MERIDIAN
 DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL TO BE ANNEXED

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 17, Township 2 South, Range 1 West of the Utah Special Base and Meridian;
 Thence North 82°50'59" West 385.45 feet along the South line of said aliquot part;
 Thence North 03°01'14" West 40.00 feet;
 Thence North 25°40'29" West 69.39 feet;
 Thence North 27°09'15" West 64.46 feet;
 Thence North 29°53'09" West 67.34 feet;
 Thence North 04°09'44" East 66.88 feet;
 Thence North 52°21'11" East 117.99 feet to a pipe fence;
 Thence the following seven courses along said pipe fence:
 South 59°28'54" East 104.53 feet;
 South 77°38'30" East 165.50 feet;
 South 73°14'51" East 103.46 feet;
 South 83°16'54" East 71.21 feet;
 North 82°14'14" East 69.35 feet;
 North 54°33'23" East 89.08 feet;
 South 89°44'26" East 21.05 feet to the East line of said aliquot part;
 Thence South 02°27'39" East 256.30 feet along said East line to the Point of Beginning, containing 3.608 acres.
 Said described parcel comprising Lots 5B and 5C, of BROKEN ARROW SUBDIVISION.

APPROVAL AS TO FORM

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY ATTORNEY.

 ATTORNEY

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY COUNCIL.

ATTEST: CLERK _____ MAYOR _____

BOARD OF COUNTY COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE DUCHESNE COUNTY BOARD OF COUNTY COMMISSIONERS

ATTEST: COUNTY CLERK _____ COMMISSION CHAIRMAN _____

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



D. Ryan Allred, Professional Land Surveyor,
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DUCHESNE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____, BY THE DUCHESNE COUNTY SURVEYOR.



JERRY D. ALLRED, Professional Land Surveyor,
 Certificate No. 148951 (Utah)

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
 COUNTY OF DUCHESNE }
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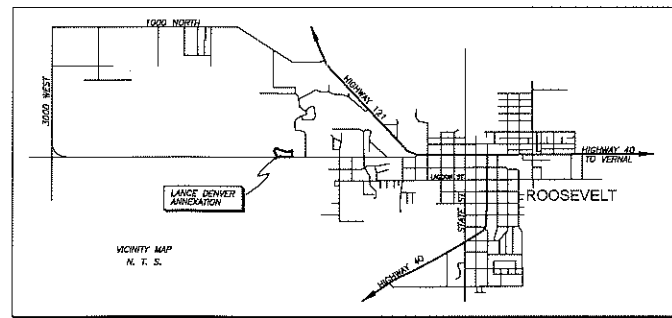
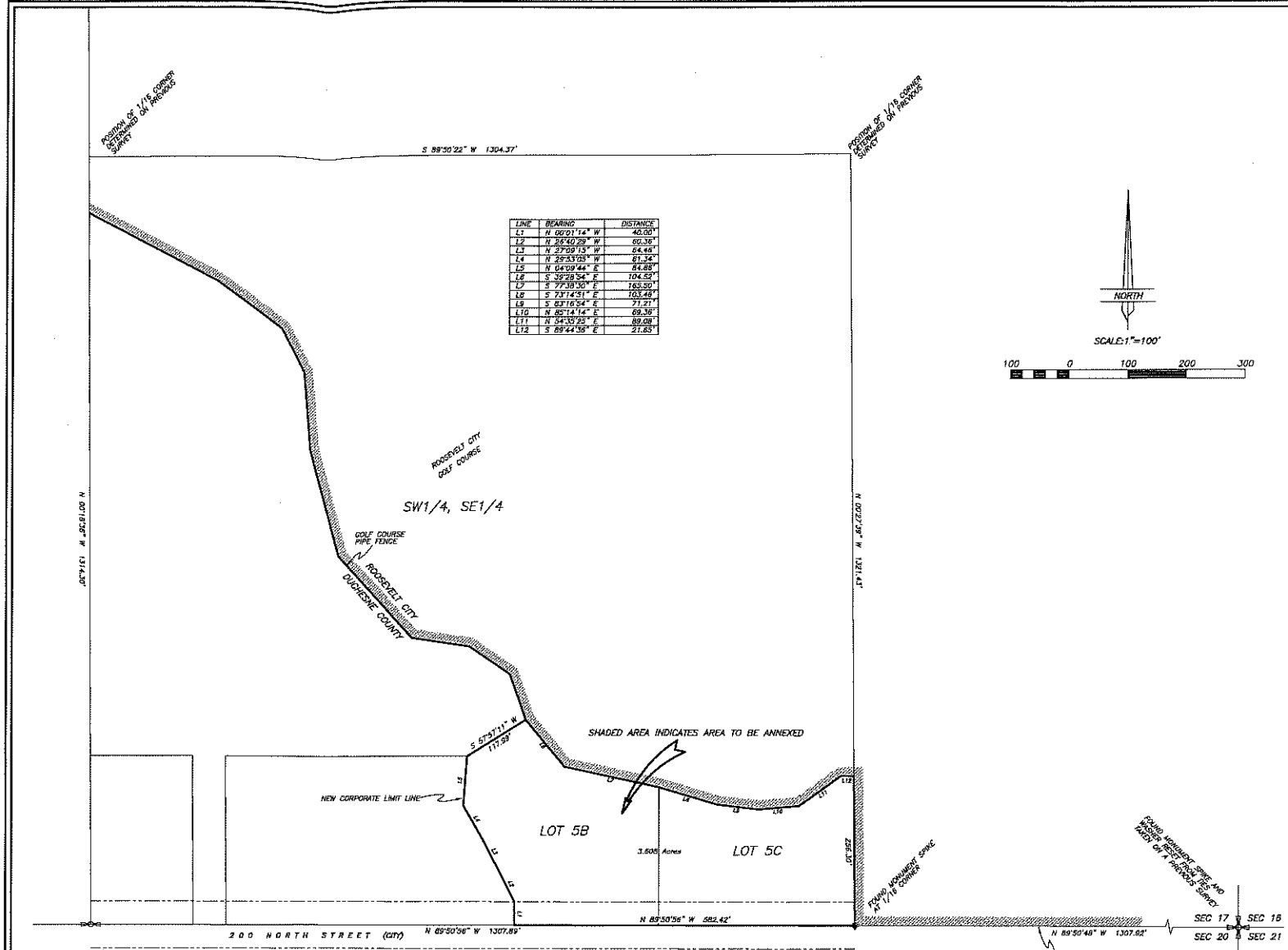
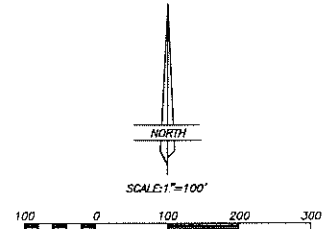
FILE NO. _____ COUNTY RECORDER _____

COUNTY SURVEYOR FILE NO.

JERRY D. ALLRED & ASSOCIATES, INC.
 SURVEYING CONSULTANTS

1235 NORTH 700 EAST—P.O. BOX 975
 DUCHESNE, UTAH 84201
 (435) 738-5352

LINE	BEARING	DISTANCE
L1	N 09°01'14" W	40.00'
L2	N 25°40'29" W	69.39'
L3	N 27°09'15" W	64.46'
L4	N 29°53'09" W	67.34'
L5	N 04°09'44" E	66.88'
L6	S 52°21'11" E	117.99'
L7	S 77°38'30" E	165.50'
L8	S 73°14'51" E	103.46'
L9	S 83°16'54" E	71.21'
L10	N 82°14'14" E	69.35'
L11	N 54°33'23" E	89.08'
L12	S 89°44'26" E	21.05'



THIS SURVEY WAS PERFORMED BY USING G.P.S. (GLOBAL POSITIONING SYSTEM) EQUIPMENT AND PROCEDURES.

THE BASIS OF BEARINGS IS BASED ON NAD83 BENCHMARK NORTH AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22 TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UTAH SPECIAL BASE AND MERIDIAN AS DETERMINED BY THE UTAH STATE GPS VERTICAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEODETIC REFERENCE CENTER.

SYSTEM OF 1/4 SECTION SURVEY

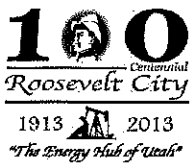
SYSTEM OF 1/4 SECTION SURVEY

REVISED SECTION N

SECTION N

300 NORTH STREET (city)

EXISTING CORPORATE LIMIT LINE



ROOSEVELT CITY CORPORATION
 255 South State Street
 Roosevelt, UT 84066
 (435) 722-5001
 FAX: 435-722-5000

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PLANNING AND ZONING APPLICATION

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djohnson@rooseveltcity.com no later than Friday prior to the meeting
<input type="checkbox"/> Petition to Vacate Public Right of Way - 200.00 |
|---|---|

DETAILS OF REQUEST (include how property is affected and attach maps and drawings) Attach additional pages as needed.

INFORMATION:

Date application submitted: 11-27-18 Contact #: 435-823-7022
 Owner or Representatives Name: 3rd East Auto Email: cornelubtanel.com
 Mailing Address: 157 N 300 E City: Roosevelt State: UT Zip: 84066
 Project Name: Additional Storage
 Tax I.D. Number on property: 00-0001-2983 R-0010 Zoning of Subject Property: Commercial
 Property Location: 157 N 300 E
 Nature of Request: Storage Containers
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME: (Mac) Orme

(If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: 157 N 300 E City: Roosevelt State: UT Zip: 84066
 Contact #: 435-823-7022 Email: cornelubtanel.com
 SIGNATURE: [Signature] Dated: 11-27-18

OFFICE USE ONLY:

Zoning Director: [Signature] Planning Director: [Signature] Fee Paid: 150.00 Date Paid: 11-27-18
 Dated: 11/27/2018 Hearing Date: _____

Comments:
