

PLANNING AND ZONING MEETING

March 28, 2018

AGENDA

	Page
1. Review Minutes.....	1
2. Public Hearing – Zone Change R-R-1 to M-2 in Industrial Park Area	
3. Appointments	
A. Lot Line Adjustment – Lots 18, 19, 45A in Grayhawk Ridge Subdivision - Chris Anderton.....	2-3
B. Lot Line Adjustment – Lots 43 in Grayhawk Ridge Subdivision – Park Burdick	
C. Conditional Use – Apartments in RM-18 near 800 South and 200 East – Clate Miller	
D. Site Plan Approval – Roosevelt Dominos 101 South Main St. – Ron Kearns	
4. Other Business	
5. Adjourn	

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)

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

Lot line adjustment - see Dean with questions

LOT 45 LOT 46

00-0034-8483 RGR-0046

00-0034-8474 RGR-0045A

INFORMATION:
 Date application submitted: 2/23/18 Contact #: 435-724-6111
 Owner or Representatives Name: Chris Anderson Email: Chrisanderton@msn.com
 Mailing Address: 300N. Areva Rd City: Roosevelt State: UT Zip: 84064
 Project Name: _____
 Tax I.D. Number on property: _____ Zoning of Subject Property: R-1-10
 Property Location: _____
 Nature of Request: lot line adjustment
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME: _____
 (if not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Contact #: _____ Email: _____
 SIGNATURE: _____ Dated: _____

OFFICE USE ONLY:
 Zoning Director: Ron Egan Planning Director: DEJ Fee Paid: 75.00 Date Paid: 2/23/2018
 Dated: 2/23/2018 Hearing Date: 3/28/2018
 Comments: _____

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<input type="checkbox"/> Lot line adjustment/Property boundary adjustment - 75.00	<input type="checkbox"/> Planned Residential Unit Development (PRUD) - 250.00 Plus per dwelling unit - 10.00
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<input type="checkbox"/> Ordinance/general plan amendment - 200.00	

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

Obtain a variance for a 5' setback (rear) on our 800 S. property, because we are making room for a city street out front.

INFORMATION:

Date application submitted: 2-7-18 Contact #: 435-823-7090
 Owner or Representatives Name: Clate Miller Email: ClateMiller@gmail.com
 Mailing Address: 1404 N Page Bench Rd. City: Roosevelt State: UT Zip: 84066
 Project Name: 800 South
 Tax I.D. Number on property: _____ Zoning of Subject Property: _____
 Property Location: 800 S.
 Nature of Request: Variance
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME: West Capital
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Contact #: _____ Email: _____
 SIGNATURE: _____ Dated: _____

OFFICE USE ONLY:

Zoning Director: [Signature] Planning Director: _____ Fee Paid: 200.00 Date Paid: 3-7-2018
 Dated: 3/19/2018 Hearing Date: _____
 Comments: _____

March 28th

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PLANNING AND ZONING APPLICATION

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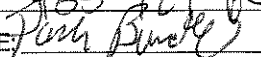
DETAILS OF REQUEST (include how property is affected and attach maps and drawings) Attach additional pages as needed.

Lot line adjustment for lot 43 Grayhawk
 Subdivision


INFORMATION:

Date application submitted: _____ Contact #: 435-724-6495
 Owner or Representatives Name: Park Burdick Email: PARK@UBTANET.COM
 Mailing Address: 350 Arena Rd. City: Roosevelt State: VT Zip: 84006
 Project Name: _____
 Tax I.D. Number on property: _____ Zoning of Subject Property: _____
 Property Location: Lot 43 Grayhawk subdivision
 Nature of Request: Lot line adjustment
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME:


Park Burdick
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: 350 Arena Rd City: Roosevelt State: VT Zip: 84006
 Contact #: 435-724-6495 Email: PARK@UBTANET.COM
 SIGNATURE:  Dated: 3-1-18

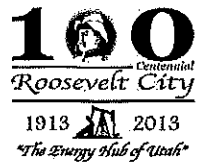
OFFICE USE ONLY:

Zoning Director:  Planning Director: _____ Fee Paid: 75.00 Date Paid: 3-1-18
 Dated: 3/19/2018 Hearing Date: _____
 Comments: Reviewed vellum + looks OK

COUNCIL APPOINTMENT/DISCUSSION FORM

Placement on Council agenda requires completed form

NAME: <u>Park Burdick</u>		DATE: <u>3.1.18</u>
PHONE #: <u>435-724-0495</u>	EMAIL: <u>Park@ubt.net.com</u>	
NAME OF INDIVIDUAL(S) OR GROUP TO APPEAR BEFORE COUNCIL: <u>Park Burdick</u>		
NATURE OF REQUEST: <i>(Include applicable details such as location, current use, desired use, timetable, including sufficient detail for council to make informed decision.)</i> <u>Approval of lot line adjustment. Park will appear at March 28th planning and zoning for lot line adjustment. Will need to be placed on April 3rd city council agenda.</u>		
<input type="checkbox"/> Will this involve city funding? Please estimate amount \$ _____		
<input type="checkbox"/> Public hearing required		
<input checked="" type="checkbox"/> Approved by Planning and Zoning (if required)		
List any city personal who reviewed your request and explain outcome or attach a separate sheet: <i>(i.e. City Manager, Finance Director, City Recorder, Public Works Director, Aquatics Center Manager, Park Manager, Recreation Manager, Cemetery Sexton, Golf Course Manager)</i>		
CITY PERSONNEL COMMENTS (if any):		
Signature: <u></u>		



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

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

Construction of a new Domino's pizza building on the corner of
US 40 and 100's.

INFORMATION:

Date application submitted: 19 March 2018 Contact #: 719-439-6507
 Owner or Representatives Name: Ron Kearns Email: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Project Name: Roosevelt Domino's
 Tax I.D. Number on property: 00-0001-4849 Zoning of Subject Property: Commercial
 Property Location: 101 S Main St Roosevelt, UT
 Nature of Request: Site Approval
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME: DR Pizza Inc - John McKell
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Contact #: _____ Email: _____
 SIGNATURE: _____ Dated: _____

OFFICE USE ONLY: Zoning Director: Ron Johnson Planning Director: _____ Fee Paid: 150.00 Date Paid: 3-19-18
 Dated: 3/19/2018 Hearing Date: _____

Comments: _____

Dean Johnson

From: John Barrus <johnbarrus@civcoengineering.com>
Sent: Monday, March 19, 2018 2:42 PM
To: Dean Johnson
Cc: Ron Kearns; michaelw@gnicharch.com
Subject: Roosevelt Domino's site approval submittal - Site plan and Elevations
Attachments: 4681_03XX18_Issued for Permit-A5.0 EXT ELEVS.PDF; 031918_Site Plan_IssuedForPermit.pdf

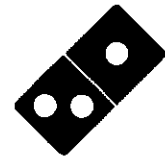
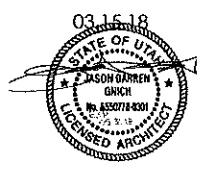
Dean,

I have attached the PDF copies of the site plan and elevation view for the Domino's Pizza site in Roosevelt like we discussed. I will be leaving in a few minutes to bring the paper copies. Thanks for your help on this.

John B. Barrus, PE
CIVCO Engineering, Inc.
PO Box 1758
1256 West 400 South
Vernal, Utah 84078
[\(435\)789-5448](tel:4357895448) – Office
[\(435\)790-8610](tel:4357908610) – Cell
[\(435\)789-4485](tel:4357894485) – Fax
email: johnbarrus@civcoengineering.com



9 SE 3RD AVE, SUITE 110
 PORTLAND, OR 97214
 V. 503.652.9079
 F. 503.241.7055
 WWW.GNICHARCH.COM



719.439.6507

Project No: 4681
 Domino's Pizza Bakery Store
 New Freestanding Building
 210 East 100 S., Roosevelt, UT 84066
 for DR Pizza, Inc.
 8244 Radcliff Dr.
 Colorado Springs, CO 80920

ISSUED FOR PERMIT:
 03.15.18

REV. DATE	DESCRIPTION

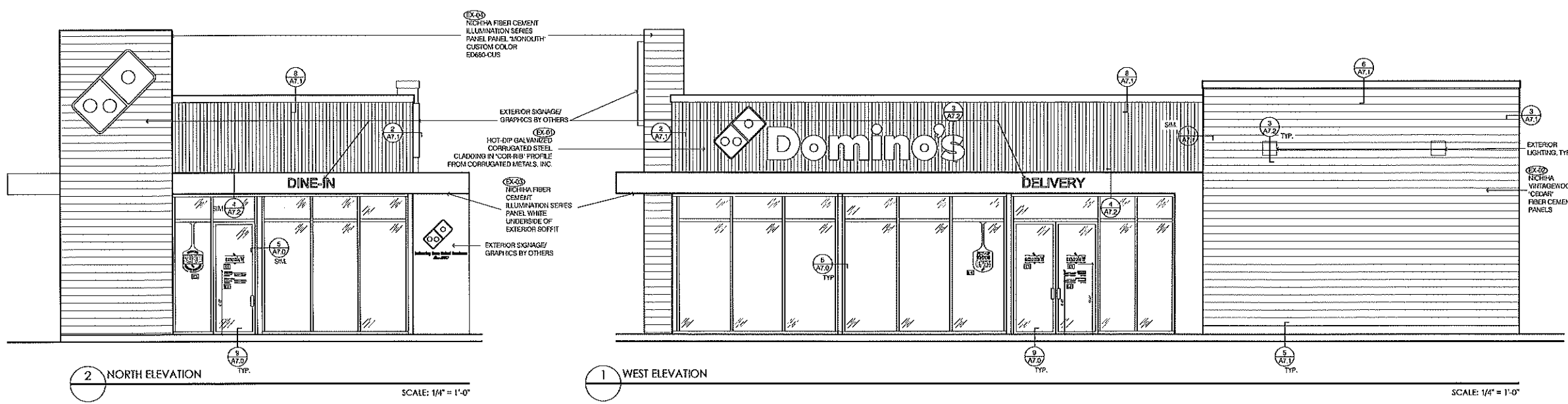
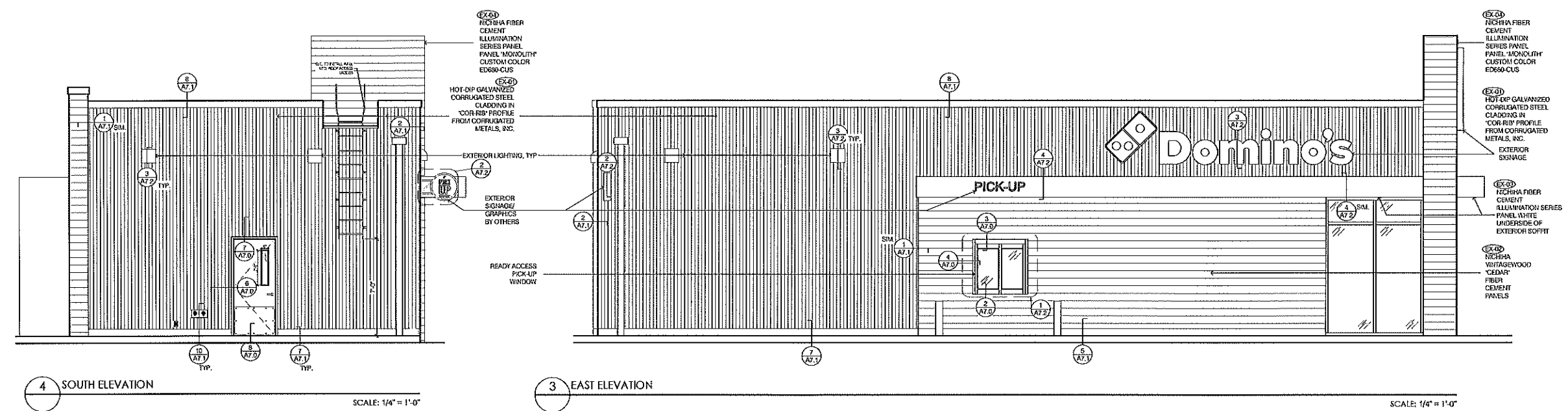
SHEET NAME:

BUILDING ELEVATIONS

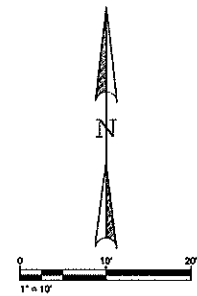
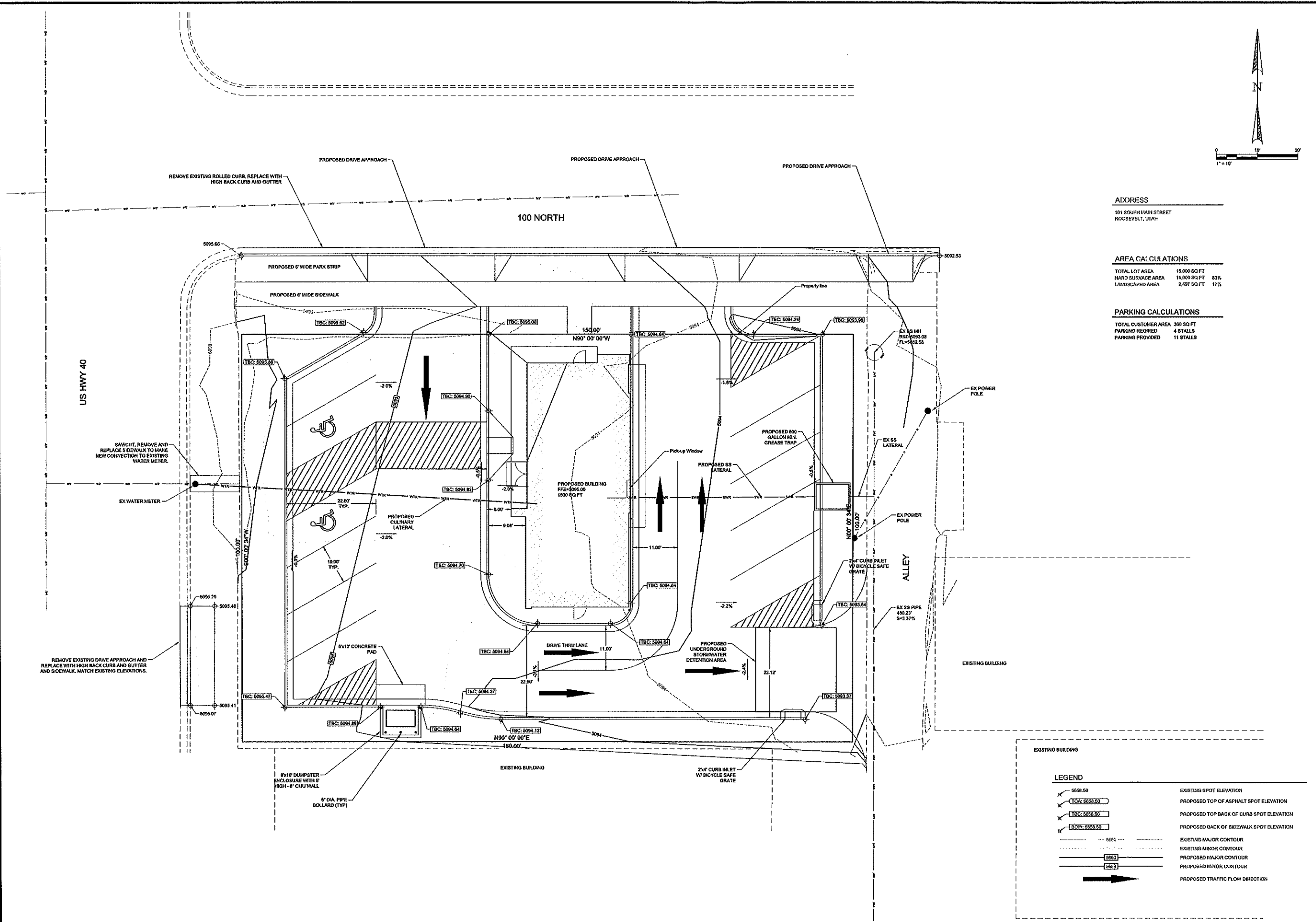
SHEET NUMBER:

A5.0

EXTERIOR MATERIALS						
MARK	MATERIAL	MANUFACTURER	MODEL #	COLOR	FINISH	COMMENT
EX-01	CORRUGATED METAL	CORRUGATED METALS, INC.	'COR-RIB' PROFILE	HOT-DIP GALVANIZED STEEL	HOT-DIP GALVANIZED STEEL	
EX-02	FIBER CEMENT PANEL	NICHHA	'VINTAGE WOOD'	'CEDAR'		PANELS @ FAUX WOOD BUMP-OUTS
EX-03	FIBER CEMENT PANEL	NICHHA	ILLUMINATION SERIES	ED690-CUS		PANELS @ 'MONOOUTH'
EX-04	FIBER CEMENT PANEL	NICHHA	ILLUMINATION SERIES	WHITE		PANELS @ EXTERIOR SOFFIT



BLANK PROJECT S:\PROJECTS\2018\22_Subdivisions and Site Plans\Domino's Pizzeria\Domino's Pizzeria\DWG\Site Plans\Bases.dwg 3/19/2018 1:50 PM CIVCO1



ADDRESS
101 SOUTH MAIN STREET
ROOSEVELT, UTAH

AREA CALCULATIONS
TOTAL LOT AREA 18,000 SQ FT
HARD SURFACE AREA 15,000 SQ FT 83%
LANDSCAPED AREA 2,497 SQ FT 17%

PARKING CALCULATIONS
TOTAL CUSTOMER AREA 380 SQ FT
PARKING REQUIRED 4 STALLS
PARKING PROVIDED 11 STALLS

LEGEND

	EXISTING SPOT ELEVATION
	PROPOSED TOP OF ASPHALT SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED BACK OF SIDEWALK SPOT ELEVATION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED TRAFFIC FLOW DIRECTION

REVISIONS

Rev. #	Rev. Date	Revision Description

CIVCO Engineering, Inc.
P.O. Box 1758, Vernal, Utah 84078
Telephone: (435)789-5448 Fax: (435)789-4485
www.civcoengineering.com



SITE PLAN
DOMINO'S PIZZA
DR PIZZA, INC.
ROOSEVELT, DUCESNE CO., UT

DATE: 3/19/18
DRAWN BY: JBB
SHEET **C1**