

## MINUTES OF A PLANNING AND ZONING MEETING

January 16, 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, Cris Squire, Eric Larsen, Nancy Boender, and Lynn Snow present.

Others present included Zoning and Building Director Dean Johnson, City Manager Ryan Snow, Public Information Officer LeeNichole Marett, City Councilman Dustin White, Rex C. Wedig, Allison Wedig, Ashlee Parrish, Chris Taylor, Lynn W. Labrum, Chad Orme, Keith Winterton, Vivian Winterton, Chad Mortensen, Nikki Beal, Neil Wilkerson, Danielle Wilkerson, Jason Martin, Neil Allred, Ben Wasinger, and Idal Hill.

### **MINUTES**

Members reviewed minutes of the meeting of Nov. 14, 2018 as presented. Motion to approve was made by Cris Squire. Motion seconded by Lynn Snow. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

### **PUBLIC HEARING – NORTHEASTERN SERVICES CONDITIONAL USE PERMIT**

Northeastern Services is seeking a conditional use permit to establish a group home for persons with disabilities at 268 S. State Street in Roosevelt. The lot is zoned PO-R and group homes are an approved use. A conditional use permit is required because the home will house 4-5 residents, one for each of the home's bedrooms. This exceeds the typical group home size of three residents. Neil Allred explained that the purpose of the group home is to allow people with long term disabilities such as Down syndrome to live as independently as possible and integrate with the community. The home will be staffed 24/7.

Allison Wedig asked what kind of disabilities residents might have. Neil Allred explained that it is for long term disabilities such as traumatic brain injury or those born with a disability. Chad Mortensen expressed concern that much of the surrounding population is single women living alone or elderly residents and asked about their safety. Neil Allred explained the staffing requirements and stated that the home is intended to house residents for 30-40 years. Chairperson Steven Timothy shared that he lives down the road from another Northeastern Services group home and has experienced no problems. Ashlee Parrish asked if this group home would be like the one run by Northeastern Counseling. Neil Allred explained that this home will not treat mental health patients. Allison Wedig asked about the impact to property value for residents. Neil Allred said that they have seen no impact to property values with any of the 30+ homes they operate in Utah. Lynn Snow expressed that this area is already zoned Professional Office-Residential and a group home is an approved use. Cris Squire asked how the long-term use of the home will be impacted as the area becomes more commercial. Neil Allred explained that the access to commercial services makes it easier for residents to integrate with the community and they do not anticipate the use changing. Nancy Boender and Nikki Beal asked about training requirements for

staff. Neil Allred explained that each staff member is extensively trained, and many have post-secondary degrees. Allison Wedig asked who to contact for more information and was referred to the Utah Department of Human Services website. Neil Allred expressed that Northeastern Services is focused on integrating people with disabilities into their communities and allowing them to live as independently as possible rather than institutionalizing them. Allison Wedig expressed that she agreed with integrating them but would prefer that it didn't happen in this location.

After discussion, a motion was made by Lynn Snow to approve the conditional use permit. Motion seconded by Nancy Boender. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

### **DALE TRIBE ANNEXATION – ZONE DESIGNATION DISCUSSION**

The board is discussing a zone designation for the Dale & Heidi Tribe property located at 1594 S. State Street in Roosevelt. The lot is 5.1 acres in size. The adjoining city property is zoned R-R-1, which is also the county equivalent of their current zone.

After discussion, a motion was made by Lynn Snow to approve the zone designation. Motion seconded by Eric Larsen. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

### **LANCE DENVER ANNEXATION – ZONE DESIGNATION DISCUSSION**

The board is discussing a zone designation for the Lance Denver property located at 66 N. 1460 W. in Roosevelt. This lot was previously part of the city and had R-1-10 designation. The surrounding city property is zoned R-1-10 and staff feels this best matches its intended use.

After discussion, a motion was made by Cris Squire to approve the zone designation. Motion seconded by Eric Larsen. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

### **MASTER SITE PLAN – 3<sup>RD</sup> EAST AUTO**

Chad Orme purchased Napa Auto Parts on 300 East in Roosevelt. The business has constructed a temporary storage facility out of shipping containers. The placement and construction meet current code.

After discussion, a motion was made by Lynn Snow to approve the master site plan. Motion seconded by Eric Larsen. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

### **ANNUAL ELECTION OF CHAIR**

Steven Timothy was nominated by Lynn Snow to serve a second term as the Planning and Zoning Chairperson. Nancy Boender seconded the nomination. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

Cris Squire was nominated by Lynn Snow to serve as the Planning and Zoning Vice Chairperson. Eric Larsen seconded the nomination. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, Eric Larsen, and Lynn Snow. Motion carried unanimously.

**MASTER PLAN DISCUSSION**

Horrocks Engineering and IBI Group were invited to attend the meeting, but neither were able to make it. City Manager Ryan Snow gave the commission a brief overview of the master planning process and encouraged their involvement. The official master planning presentations will be scheduled for a later date.

**OPEN PUBLIC MEETINGS TRAINING**

The commission expressed a desire to complete the annual Open Public Meetings Act training on their own time. A follow-up discussion will be held at the next meeting.

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

Meeting adjourned at 6:29 p.m.

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