

MINUTES OF A PLANNING AND ZONING MEETING

March 28, 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 Nancy Boender, Gwen Bellon, Bob Gilbert, Steven Timothy, Cris Squire, David Higginson, and Lynn Snow present.

Others present included Zoning and Building Director Dean Johnson, City Manager Ryan Snow, City Recorder Carolyn Wilcken, Don Hamilton, Clate Miller, Dean Wilson, Nichole Wilson, Chris Anderton, Park Burdick, and Ronald Kearns. City Councilman Dustin White was absent.

MINUTES

Members reviewed minutes of the meeting of February 28, 2018. Motion to approve after revision, was made by Bob Gilbert. Motion seconded by David Higginson. Those voting Aye are Nancy Boender, Gwen Bellon, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, and Lynn Snow. Motion carried unanimously.

PUBLIC HEARING – ZONE CHANGE – R-R-1 TO M-2 IN INDUSTRIAL PARK AREA

Chairperson Steven Timothy stated that this is a public hearing to consider a request to change zoning from R-R-1 to M-2 in the Industrial Park area affecting property located from the corner of 1510 South and 2000 West to 809 South 3000 West. Letters were sent to surrounding property owners notifying them of the public hearing. If approved by the Zoning Commission, a recommendation will be sent to Council that the zoning be changed as requested. City Manager Ryan Snow explained that Axia wants to build a storage unit at this location. After discussion, a motion was made to by Lynn Snow to approve forwarding a recommendation to City Council to make this zone change. Motion seconded by David Higginson. Those voting Aye are Nancy Boender, Gwen Bellon, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, and Lynn Snow. Motion carried unanimously.

LOT LINE ADJUSTMENT – Lots 18, 19, 45A and 46 in Grayhawk Ridge Subdivision – Chris Anderton

Chris Anderton has requested a lot line adjustment for his property located in Grayhawk Ridge Subdivision affecting lots 18, 19, 45A and 46. He is requesting all these lots be combined into one lot. After discussion, a motion was made to by David Higginson to approve this lot line adjustment. Motion seconded by Lynn Snow. Those voting Aye are Nancy Boender, Gwen Bellon, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, and Lynn Snow. Motion carried unanimously.

LOT LINE ADJUSTMENT – Lots 16 and 43 in Grayhawk Ridge Subdivision – Park Burdick

Park Burdick has requested a lot line adjustment for his property located in Grayhawk Ridge Subdivision affecting lots 14 and 43. After discussion, a motion was made to by Lynn Snow to approve this lot line adjustment. Motion seconded by Bob Gilbert. Those voting Aye are Nancy Boender, Gwen Bellon, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, and Lynn Snow. Motion carried unanimously.

CONDITIONAL USE – Apartments in RM-18 Near 800 S and 200 E – Clate Miller

Clate Miller has requested a conditional use permit for property located at 800 South and 200 East that is zoned RM-18. There was concern that a road was needed to access other adjacent property and the Commission suggested contacting another property owner that could be affected. It was also suggested we talk to Council to discuss long-term traffic needs.

David Higginson had to leave the meeting.

SITE PLAN APPROVAL – Roosevelt Dominos 101 South Main St. – Ron Kearns

Ron Kearns, representing Dominos Pizza has requested approval of a site plan for property located at 101 South Main Street in Roosevelt. After discussion, a motion was made by Lynn Snow to approve this site plan with a change in parking spaces on the Highway 40 side to be 11 feet instead of 10 feet to accommodate trucks. Motion seconded by Nancy Boender. Those voting Aye are Nancy Boender, Gwen Bellon, Bob Gilbert, Steven Timothy, Cris Squire, and Lynn Snow. Motion carried unanimously

Bob Gilbert had to leave the meeting.

CHANGE ZONING MEETING SCHEDULE – 3RD WEDNESDAY INSTEAD OF 4TH WEDNESDAY

Chairperson Steven Timothy explained the need to change the meetings from the 4th Wednesday of the month to the 3rd Wednesday of the month. This change better meets the need of those that need to appear before Council after receiving approval from the Planning and Zoning Commission. After discussion, a motion was made to by Lynn Snow to approve changing the scheduled meeting dates to the 3rd Wednesday of the month. Motion seconded by Cris Squire. Those voting Aye are Nancy Boender, Gwen Bellon, Steven Timothy, Cris Squire, Dave Higginson, and Lynn Snow. Motion carried unanimously

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

Meeting adjourned at 6:45 p.m.