

PLANNING AND ZONING MEETING

March 3, 2021

AGENDA

- 1. Review Minutes 1-3
- 2. Appointments
 - a. Lot Line Adjustment – JR Bird 4-5
- 3. Other Business
- 4. Adjourn

MINUTES OF A PLANNING AND ZONING MEETING

December 2, 2020

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

A roll call was taken which showed Board Members Lynn Snow, Cody Fisher, Chris Thomsen, and Ren Bagley present.

Others present included, Building Director Dean Johnson, Deputy Recorder LeeNichole Maret, Cemetery Sexton Drew Eschler, Hal Huff, Alan Bennion, Allan Tacker, Darren Anderson, Tory Anderson, and Ramon Perez.

MINUTES

Members reviewed minutes of the meeting of November 4, 2020, as presented. Motion to approve was made by Cody Fisher. Motion seconded by Ren Bagley. Those voting Aye were Chris Thomsen, Lynn Snow, Cody Fisher, and Ren Bagley. Motion carried unanimously.

PUBLIC HEARING – ORDINANCE 2020-438

Graig Griffin and Ramon Perez are seeking a zone change on three parcels of land in the Roosevelt Industrial Park from M-1 to M-2 for the purpose of establishing a small laboratory. The properties in question are adjacent to M-2 zones and have similar characteristics of other M-2 properties in the area. The parcel numbers of the properties in question are 00-0002-4624, 00-0032-1060, and 00-0002-4608.

After review and discussion, a motion was made by Chris Thomsen to approve Ordinance 2020-438 and recommend it for approval to the Roosevelt City Council. Motion seconded by Cody Fisher. Those voting Aye were Chris Thomsen, Lynn Snow, Cody Fisher, and Ren Bagley. Motion was carried unanimously.

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR REEC LABORATORY

Graig Griffin and Ramon Perez are seeking a conditional use permit for the purpose of establishing a small laboratory working on petroleum catalytic pyrolysis in the Roosevelt Industrial Park. The business is consistent with other operations taking place in the industrial park area but requires a conditional use permit per Roosevelt City ordinances. The design was reviewed by the fire department, City staff, and City Councilmember Don Busenbark, all of whom approved. Dean Johnson stated that there is less public safety risk in the new business plan than there was in the old bulk plant that was on the site previously. The commission reviewed the criteria for mitigating conditions as written in the Roosevelt City ordinances. The amount of product on site was discussed, as were possible public safety concerns related to emissions and chemicals on site. The fire department will continue to monitor the business and determine whether a fire suppression system is required.

After review and discussion, a motion was made by Chris Thomsen to approval the conditional use permit for REEC Laboratory. Motion seconded by Ren Bagley. Those voting Aye were Chris Thomsen, Lynn Snow, Cody Fisher, and Ren Bagley. Motion was carried unanimously.

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR STRATA NETWORKS

STRATA Networks is seeking a conditional use permit for the purpose of establishing a cell phone tower on the southwest corner of the Union High School property. STRATA intends to build a 120-foot monopole and small equipment shelter on a section of property leased from Duchesne County School District. All ROW, permitting, FCC, and FAA requirements will be met. Police Chief Allan Tucker stated that the new cell tower will help to mitigate some of the public safety issues that currently exist due to communication problems at the high school. Cody Fisher agreed and stated that it is a public safety need at the school. Alan Bennion from STRATA Networks stated that the tower will be behind fencing and locked gates with restricted public access. It will also be available for colocation for other carriers in the future. Chris Thomsen referenced Title 17.01.100 of the City code which deals with issues of possible future abandonment. Dean Johnson agreed to review that section of the code with school district personnel. Alan Bennion stated that abandonment is also covered in STRATA's contract with the school district.

After review and discussion, a motion was made by Chris Thomsen to approval the conditional use permit for STRATA Networks. Motion seconded by Cody Fisher. Those voting Aye were Chris Thomsen, Lynn Snow, Cody Fisher, and Ren Bagley. Motion was carried unanimously.

WORKMAN/PRISBEY MINOR SUBDIVISION

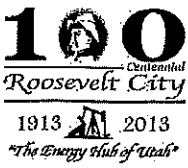
The Workmans and Prisbeys are seeking a minor subdivision on an L-shaped piece of property located on 300 North in Roosevelt. The property owners have worked with Jones & DeMille Engineering to resolve issues that were identified at the Planning and Zoning meeting in November. The shed that was an encroachment issue at the last meeting has been torn down. Chris Thomsen stated that Title 16.06.100 of the city ordinances requires that a sidewalk be installed any time there is a subdivision, unless the council approves otherwise. He recommended requiring sidewalk on the south side and recommending to Council that the sidewalk requirement be waived on the west side until it is developed. Cody Fisher stated that while he isn't in favor of requiring sidewalk, the ordinances state that it is ultimately for the Council to decide.

After review and discussion, a motion was made by Chris Thomsen to approve the minor subdivision with the condition that sidewalk be required on the south side but recommends to the City Council that sidewalk not be required on the west side until development takes place. Motion seconded by Cody Fisher. Those voting Aye were Chris Thomsen, Lynn Snow, Cody Fisher, and Ren Bagley. Motion was carried unanimously.

ADJOURN

Motion to adjourn the meeting was made by Chris Thomsen. Motion seconded by Ren Bagley. Those voting Aye were Chris Thomsen, Lynn Snow, Cody Fisher, and Ren Bagley. Motion was carried unanimously.

Meeting adjourned at 6:19 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)

- 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.

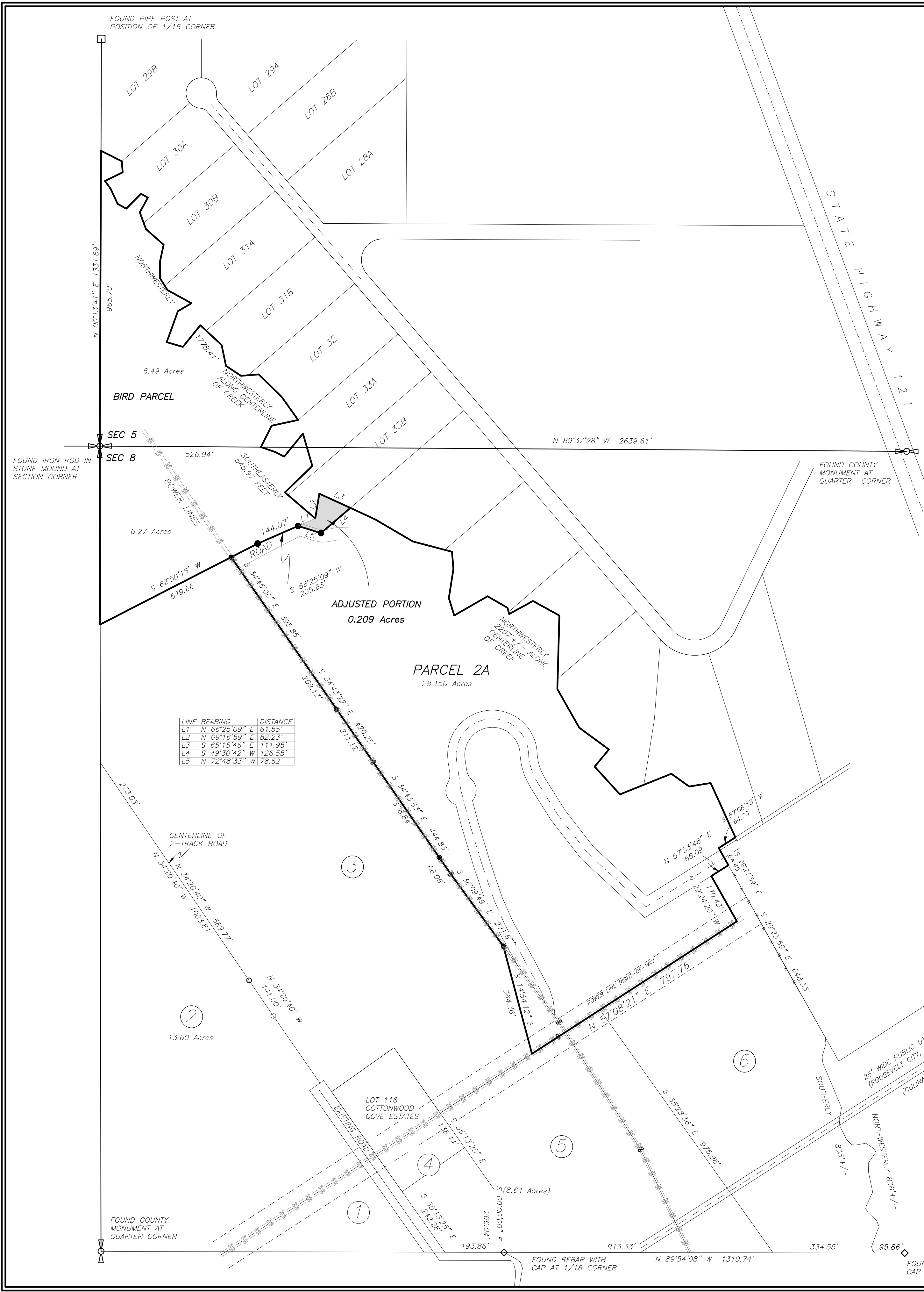
JR Bird has worked with clate Miller to redifine the boundary between two parcels to better accomodate Fencing

INFORMATION:

Date application submitted: 2/23/21 Contact #: 435-722-7988
 Owner or Representatives Name: JR Bird Email: jr.bird@paragonofp.com
 Mailing Address: 1981 Cottonwood Loop City: Roosevelt State: UT Zip: 84066
 Project Name: West Ridge Boundary Line Adjustment
 Tax I.D. Number on property: 00-0035-0714/00-0034-539 Zoning of Subject Property: Residential RR1
 Property Location: _____
 Nature of Request: Boundary Line Adjustment
 Current Land Use: Vacant Residential Ag Commercial Professional

PROPERTY OWNER(S) NAME: Kacblie I. Bird Jr.
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: 1981 Cottonwood Loop City: Roosevelt State: UT Zip: 84066
 Contact #: 435-722-7988 Email: jr.bird@paragonofp.com
 SIGNATURE: [Signature] Dated: 2/23/21

OFFICE USE ONLY: Fee Paid: 75.00 Date Paid: 2/23/2021
 Zoning Director: [Signature] Planning Director: [Signature] Dated: 2/23/2021 Hearing Date: _____
 Comments: _____



ORIGINAL DESCRIPTIONS

J.R. BIRD DESCRIPTION (ENTRY:445106)

Parcel in Section 5
Beginning at the Southwest corner of Section 5, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence South 89°37'28" East 526.94 feet along the South line of the Southwest Quarter of said Section 5 to the centerline of Cottonwood Creek; thence Northwesterly 1778.41 feet along said centerline to the West line of said Southwest Quarter; thence South 00°13'20" West 965.74 feet along said West line to the point of beginning.

Parcel in Section 8
Beginning at the Northwest corner of Section 8, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence South 89°37'28" East 526.94 feet along the North line of the Northwest Quarter of said Section 8 to the centerline of Cottonwood Creek; thence Southwesterly 345.97 feet along said centerline to a point which is South 71°26'27" East 743.79 feet from the point of beginning; thence South 66°25'09" West 205.63 feet; thence South 62°50'15" West 579.66 feet to the West line of said Northwest Quarter; thence North 00°05'25" West 583.62 feet along said West line to the point of beginning.

CLATE MILLER DESCRIPTION (ENTRY:530397)

PARCEL 2 OF THE WEST RIDGE LOT SPLIT SUBDIVISION, as shown on the 2nd amendment, according to the official plat thereof on file in the office of the Recorder, Duchesne County, Utah.

DESCRIPTION OF ADJUSTED PARCEL (FROM MILLER TO BIRD)

Commencing at the Northwest Corner of Section 8, Township 2 South, Range 1 West, Uintah Special Base and Meridian;
Thence South 00°05'25" East 583.62 feet;
Thence North 62°50'15" East 579.66 feet;
Thence North 66°25'09" East 144.07 feet to the TRUE POINT OF BEGINNING;
Thence North 66°25'09" East 61.55 feet to the centerline of Cottonwood Creek;
Thence North 09°16'59" East 82.23 feet along said centerline;
Thence South 65°15'46" East 111.95 feet along said centerline;
Thence South 49°30'42" West 126.55 feet;
Thence North 72°48'33" West 78.62 feet to the TRUE POINT OF BEGINNING, containing 37.041 total acres.

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE THIS _____ DAY OF _____ OF 20____.

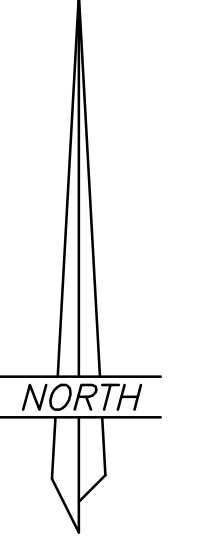
STEPHEN POTTER
DUCHESNE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, D. RYAN ALLRED, DUCHESNE COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 376084 AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER 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 AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



D. Ryan Allred, Professional Land Surveyor,
Certificate 376084 (Utah).



SCALE: 1"=200'



LEGEND AND NOTES

- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
- 10" SPIKE SET IN ROADWAY BY THIS SURVEY
- ◇ 1/16 CORNER (AS DESCRIBED)
- ◇ 1/4 CORNER (AS DESCRIBED)
- ⊕ SECTION CORNER (AS DESCRIBED)

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) EQUIPMENT AND PROCEDURES. BEARINGS ARE BASED ON WGS84 DATUM.

5/8"x24" REBAR WITH PLASTIC CAPS STAMPED ALLRED SURVEYING WILL BE SET AT LOT CORNERS UPON ROOSEVELT CITY APPROVAL AND COMPLETION OF CONSTRUCTION OF IMPROVEMENTS WHERE FEASIBLE.

**BOUNDARY LINE ADJUSTMENT AND AMENDMENT #2
TO THE SECOND AMENDMENT OF THE
WEST RIDGE LOT SPLIT
SECTIONS 5 & 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
ROOSEVELT CITY, UTAH**

SURVEYED DESCRIPTIONS

J.R. BIRD DESCRIPTION

Parcel in Section 5
Beginning at the Southwest corner of Section 5, Township 2 South, Range 1 West, Uintah Special Base and Meridian;
Thence South 89°37'28" East 526.94 feet along the South line of the Southwest Quarter of said Section 5 to the centerline of Cottonwood Creek;
Thence Northwesterly 1778.41 feet along said centerline to the West line of said Southwest Quarter;
Thence South 00°13'20" West 965.74 feet along said West line to the point of beginning.

Parcel in Section 8
Beginning at the Northwest corner of Section 8, Township 2 South, Range 1 West, Uintah Special Base and Meridian;
Thence South 89°37'28" East 526.94 feet along the North line of the Northwest Quarter of said Section 8 to the centerline of Cottonwood Creek;
Thence Southwesterly 345.97 feet along said centerline to a point which is South 76°08'02" East 844.66 feet from the point of beginning;
Thence South 49°30'42" West 126.55 feet;
Thence North 72°48'33" West 78.62 feet;
Thence South 66°25'09" West 144.07 feet;
Thence South 62°50'15" West 579.66 feet to the West line of said Northwest Quarter;
Thence North 00°05'25" West 583.62 feet along said West line to the TRUE POINT OF BEGINNING, containing 12.969 total acres.

CLATE MILLER DESCRIPTION

PARCEL 2 OF THE WEST RIDGE LOT SPLIT SUBDIVISION.
LESS THE FOLLOWING:
Commencing at the Northwest Corner of Section 8, Township 2 South, Range 1 West, Uintah Special Base and Meridian;
Thence South 00°05'25" East 583.62 feet;
Thence North 62°50'15" East 579.66 feet;
Thence North 66°25'09" East 144.07 feet to the TRUE POINT OF BEGINNING;
Thence North 66°25'09" East 61.55 feet to the centerline of Cottonwood Creek;
Thence North 09°16'59" East 82.23 feet along said centerline;
Thence South 65°15'46" East 111.95 feet along said centerline;
Thence South 49°30'42" West 126.55 feet;
Thence North 72°48'33" West 78.62 feet to the TRUE POINT OF BEGINNING, containing 28.150 total acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, OWNERS OF THE TRACTS OF LAND DESCRIBED HEREON: DO HEREBY ADJUST OUR BOUNDARY LINES, SUBDIVIDE OUR PROPERTY, AND AMEND THE WEST RIDGE LOT SPLIT AS SHOWN;

Landowner's Signatures	Date Acknowledged to Notary	Notary's Initials
CLATE D. MILLER		
TOSHA S. MILLER		
RODDIE I. BIRD JR.		
BRINDY J. BIRD		

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } SS
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE ABOVE DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT RODDIE I. BIRD JR. & BRINDY BIRD DID EXECUTE SAME. MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } SS
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE ABOVE DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT CLATE D. MILLER & TOSHA S. MILLER DID EXECUTE SAME. MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY PLANNING COMMISSION.
CHAIRPERSON _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

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

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.
ENTRY NO. _____ COUNTY RECORDER _____

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