

PLANNING AND ZONING SPECIAL SESSION

NOTICE AND AGENDA

June 9, 2021

Notice is hereby given that the Roosevelt Planning and Zoning Commission will hold its regular meeting on Wednesday, June 9, 2021, at the Roosevelt City Offices, located at 255 S. State Street, which meeting shall begin promptly at 5:30 p.m.

The agenda will be as follows:

1. Call to Order
2. Review Minutes 1
3. Appointments
 - a. John Wills Minor Subdivision 2-3
 - b. Clate Miller Lot Line Adjustment..... 4-5
4. Other Business
5. Adjourn

MINUTES OF A PLANNING AND ZONING MEETING

March 3, 2021

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, Lynn Snow, RuthAnn Green, Ren Bagley, Cris Squire, Cody Fisher and Chris Thomsen present.

Others present included City Manager Scott Finlayson, Building Director Dean Johnson, Deputy Recorder LeeNichole Marett, Mayor JR Bird, and Hal Huff.

MINUTES

Members reviewed minutes of the meeting of December 2, 2020, as amended. Motion to approve was made by Lynn Snow. Motion seconded by Ren Bagley. Those voting Aye are Steven Timothy, Lynn Snow, RuthAnn Green, Cris Squire, Ren Bagley, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

LOT LINE ADJUSTMENT – JR BIRD

JR Bird is seeking a lot line adjustment between his property and the neighboring property, which is owned by Clate Miller. The lot line adjustment will allow for the construction of a fence between the two parcels. The property owners are in agreement on the lot line adjustment and have both signed the plat.

Motion to approve was made by Lynn Snow. Motion seconded by Cris Squire. Those voting Aye are Steven Timothy, Lynn Snow, RuthAnn Green, Cris Squire, Ren Bagley, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

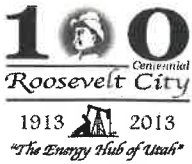
OTHER BUSINESS

Dean Johnson notified the commission that there are several matters that will come before them in the near future.

Lynn Snow requested that the commission look into the possibility of removing sidewalk and curb and gutter requirements for lots larger than one acre. He stated that he believes the requirements hinder development in some areas. Mayor Bird asked the committee to consider that if the cost of those improvements is not placed on the developer, the residents will ultimately end up carrying the financial burden.

Motion to adjourn the meeting was made by Chris Thomsen. Motion seconded by Lynn Snow. Those voting Aye are Steven Timothy, Lynn Snow, RuthAnn Green, Cris Squire, Ren Bagley, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

Meeting adjourned at 5:52 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 type="checkbox"/> Conditional Use Permit Fee: 200.00 is required before Home Occupation Permit can be applied for and approved
<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 checked="" 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.

Dividing parcels between family members.

INFORMATION:

Date application submitted: 5-10-21 Contact #: 435-823-2372
 Owner or Representatives Name: John A. Wills/Sherry Horrocks Email: shorrock@ubtanet.com
 Mailing Address: 998 N Hwy 121 City: Roosevelt State: Ut Zip: 84066
 Project Name: John A. Wills Trust
 Tax I.D. Number on property: 00-0013-3664 Zoning of Subject Property: RR1
 Property Location: Hwy 121
 Nature of Request: minor subdivision
 Current Land Use: Vacant Residential Commercial Professional Farm

PROPERTY OWNER(S) NAME: John A. Wills Trust

(If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: same City: _____ State: _____ Zip: _____
 Contact #: _____ Email: _____
 SIGNATURE: John A. Wills by Sherry Horrocks Dated: 5-10-21

OFFICE USE ONLY:
 Zoning Director: [Signature] Planning Director: [Signature] Fee Paid: \$250.00 Date Paid: 5/10/21
 Dated: _____ Hearing Date: 5/21/21
 Comments: _____

RECORD OF SURVEY FOR THE JOHN WILLS MINOR SUBDIVISION

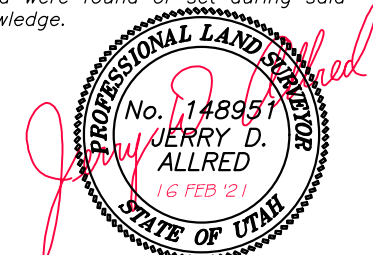
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST UINTAH SPECIAL BASE AND MERIDIAN

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 16, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
 Thence South 89°51'12" East 76.83 feet along the North line of said aliquot part to the West right-of-way line of State Highway 121;
 Thence South 20°16'52" East 749.20 feet along said West right-of-way line;
 Thence South 75°16'41" West 599.17 feet;
 Thence North 36°28'45" West 169.45 feet;
 Thence North 22°22'29" West 98.67 feet;
 Thence South 73°13'52" West 147.53 feet;
 Thence North 49°14'03" West 62.13 feet;
 Thence North 05°03'39" West 71.28 feet;
 Thence North 48°39'06" East 58.98 feet to the centerline of Cottonwood Creek;
 Thence Northwesterly 4221.20 feet, more or less along said centerline to the West line of that parcel described on Warrantee Deed Entry No. 121401;
 Thence South 29°14'23" East 80.18 feet to the Southwest Corner of said parcel;
 Thence North 57°10'36" East 861.11 feet to the Southeast Corner of said parcel and to said West right-of-way line;
 Thence South 20°16'46" East 2347.29 feet along said right-of-way line to the East line of the Northwest Quarter of said Southeast Quarter of said Section;
 Thence South 00°03'33" East 208.29 feet along said East line to the Point of Beginning;
 LESS LOTS 28 and 29, of COTTONWOOD CREEK ESTATES (containing 2.742 acres), containing 57.620 acres, net.

SURVEYOR'S CERTIFICATE

I, Jerry D. Allred, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 148951 as prescribed by the laws of the State of Utah. I further certify that this plat and its computations were prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels 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.



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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned, JOHN A. WILLS, owner of the parcels of land shown and described hereon, having caused the same to be subdivided into the lots shown, do hereby dedicate and set apart the same as a subdivision.

John A. Wills

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF DUCHESE } SS

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, JOHN A. WILLS, THE SIGNER OF THE ABOVE DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

DUCHESE COUNTY TREASURER

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

STEPHEN POTTER
 DUCHESE COUNTY TREASURER

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.

ATTEST: CLERK

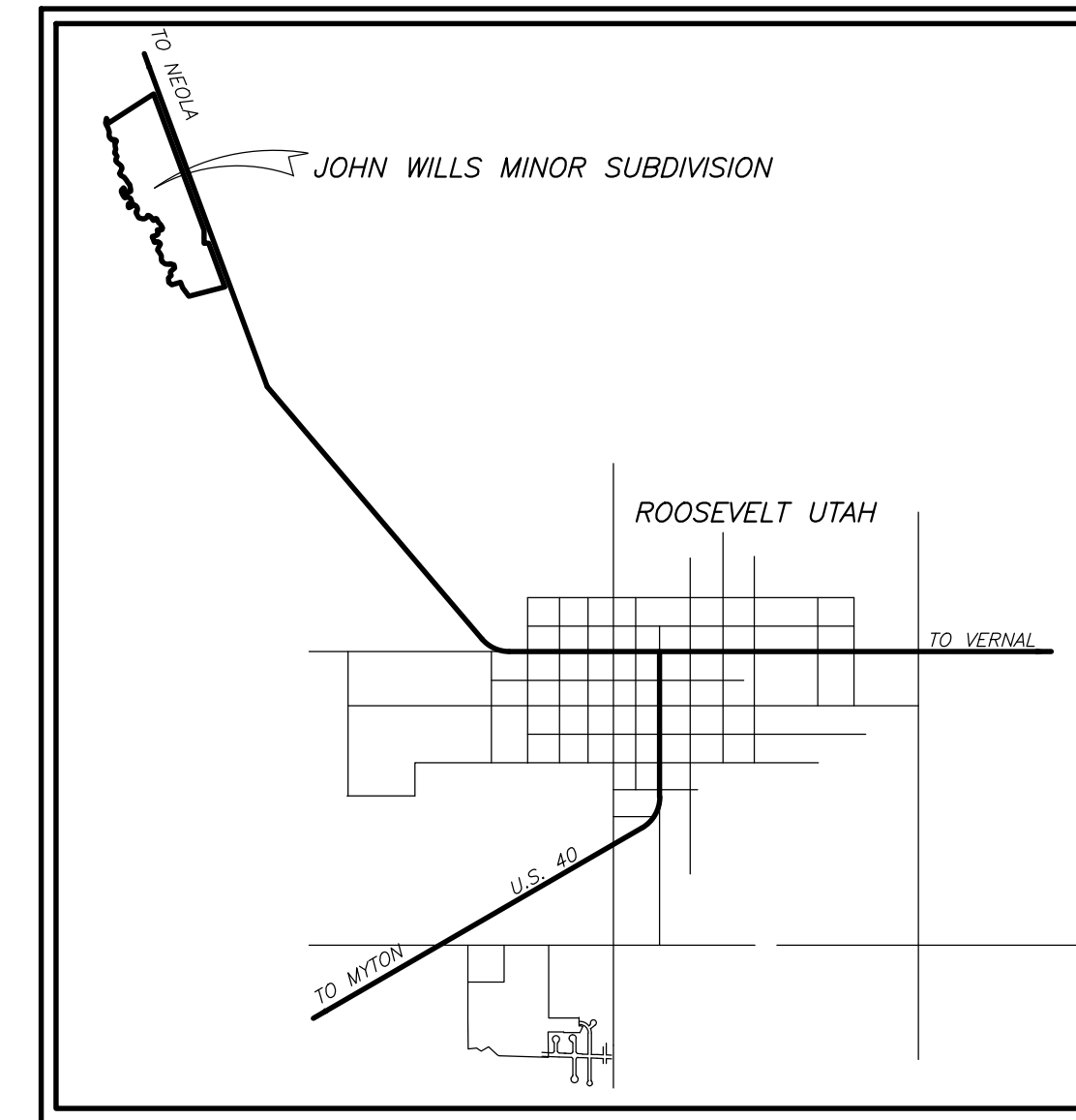
MAYOR

DUCHESE COUNTY RECORDER'S CERTIFICATE

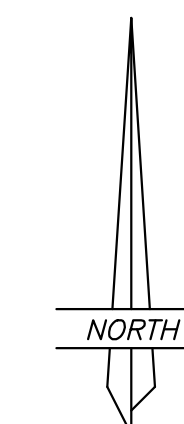
STATE OF UTAH }
 COUNTY OF DUCHESE } SS

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

ENTRY NO. _____ COUNTY RECORDER



VICINITY MAP
 (N.T.S.)



SCALE: 1"=300'



LEGEND AND NOTES

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- FOUND 1/16 CORNER
- FOUND REBAR OR IRON RODS SET ON PREVIOUS SURVEYS
- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED ALLRED SURVEYING SET BY THIS SURVEY
- EXISTING FENCE CORNER
- x - x - EXISTING FENCES

1 This 50 feet wide waterline and roadway right-of-way was left in-place when Tract 1 and Tract 2 of COTTONWOOD CREEK SUBDIVISION were "desubdivided" in 1997.

2 Lots 28 and 29, COTTONWOOD CREEK SUBDIVISION, were left in-place when Tract 1 and Tract 2 were "desubdivided" on the AMENDED PLAT FOR COTTONWOOD CREEK SUBDIVISION, recorded 19 August, 1997.

THE BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, T2S, R1W, U.S.B.&M., LAT: 40°18'07.650"N AND LONG: 109°59'30.703"W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

SEC 6 SEC 5
 SEC 7 SEC 8
 S 89°37'28" E 2639.61'

FOUND 5/8" REBAR AT SECTION CORNER

FOUND COUNTY MONUMENT AT QUARTER CORNER

EXISTING WOOD POLE TRANSMISSION LINE AS CALLED FOR IN THE WARRANTY DEED RECORDED ON PAGES 70-71, DEED BOOK 32

FOUND 5/8" REBAR WITH CAP AT 1/16 CORNER

FOUND 5/8"x24" REBAR WITH CAP AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND 1/2" REBAR AT SECTION CORNER

FOUND COUNTY MONUMENT AT QUARTER CORNER

FOUND COUNTY MONUMENT SPIKE AT SECTION CORNER

SEC 7 SEC 8
 SEC 18 SEC 17
 N 89°48'13" E 2629.51'

FOUND COUNTY MONUMENT AT QUARTER CORNER

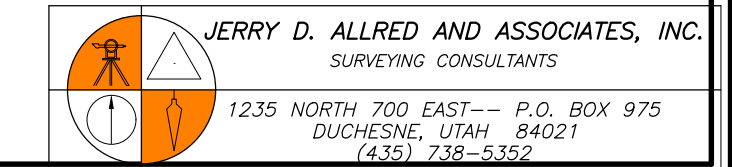
FOUND COUNTY MONUMENT AT 1/16 CORNER

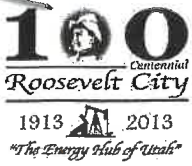
FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

FOUND COUNTY MONUMENT AT 1/16 CORNER

COUNTY SURVEYOR FILE NO.





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 checked="" 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 type="checkbox"/> Conditional Use Permit Fee: 200.00 is required before Home Occupation Permit can be applied for and approved
<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.

Adding Access To property To Allow Access To
 County Road

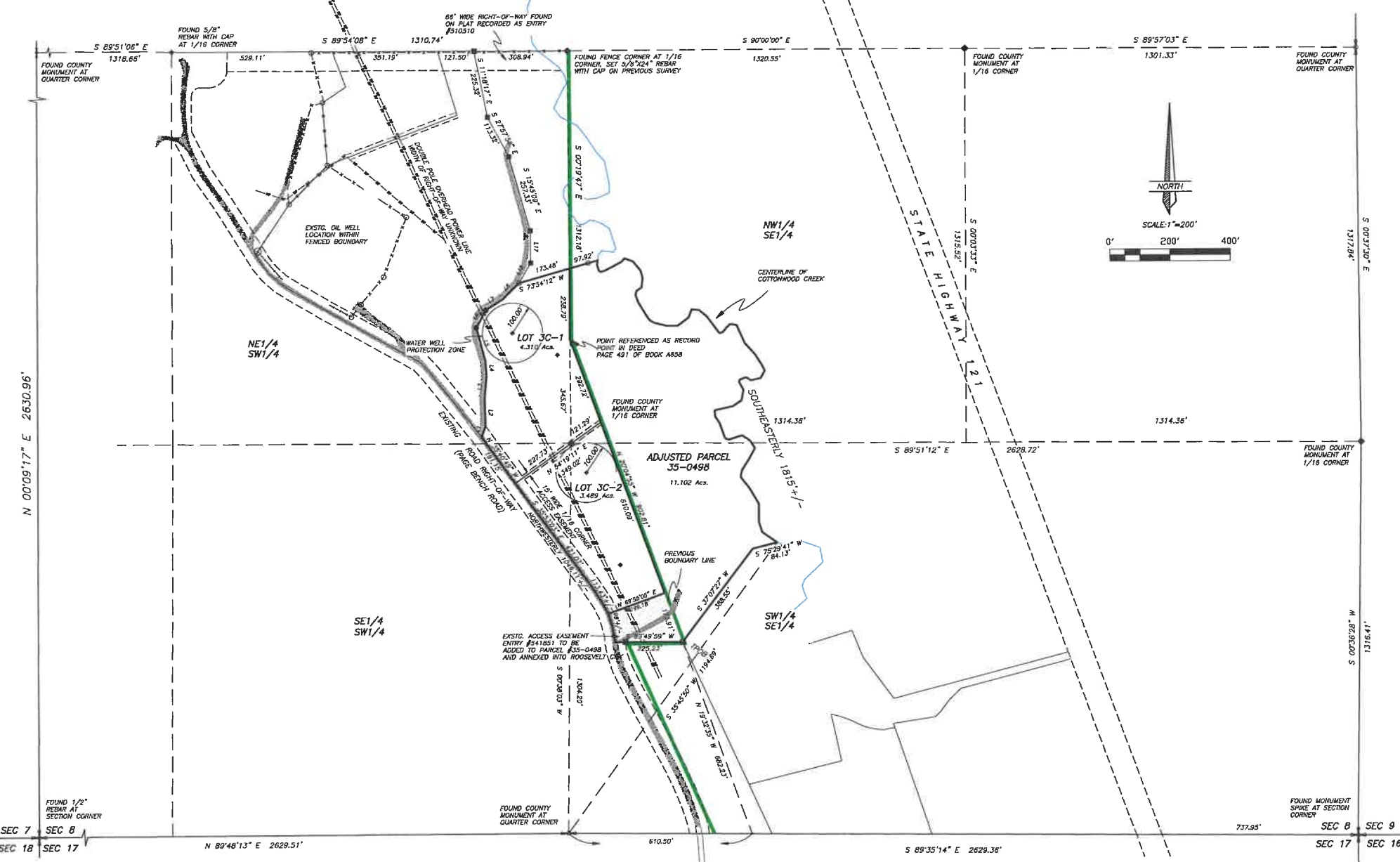
INFORMATION:

Date application submitted: 5/19/2021 Contact #: 435-823-7090 or 7092
 Owner or Representatives Name: Clate + Tosha Miller Email: toshasmiller@gmail.com
 Mailing Address: 11013 W 1850 N City: Roosevelt State: UT Zip: 84066
 Project Name: S 00-0035-0498
 Tax I.D. Number on property: R-0927-0001 Zoning of Subject Property: R-1-20
 Property Location: About 1250 N Page Bench Road you turn East and drop off hill
 Nature of Request: Lot line adjustment
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME: Clate and Tosha Miller
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: 11013 W 1850 N City: Roosevelt State: UT Zip: 84066
 Contact #: 435-823-7090 Email: toshasmiller@gmail.com
 SIGNATURE: [Signatures] Dated: 5/19/2021

OFFICE USE ONLY: Fee Paid: 75.00 Date Paid: 5/20/2021
 Zoning Director: [Signature] Planning Director: [Signature] Dated: 5/24/2021 Hearing Date: _____
 Comments: _____

RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT
AND AMENDMENT TO LOT 3C OF THE
CLATE MILLER MINOR SUBDIVISION
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UNTAH SPECIAL BASE AND MERIDIAN



BOUNDARY DESCRIPTION
Lot 3C of the Amendment of Lot 3 Clate Miller Minor Subdivision, located in Section 8, Township 2 South, Range 1 West, Utah Special Base and Meridian.

DESCRIPTION OF PARENT PARCEL 35-049B
Commencing at the South Quarter Corner of Section 8, Township 2 South, Range 1 West of the Utah Special Base and Meridian;
Thence South 89°35'14" East 810.50 feet along the South line of the Southeast Quarter of said Section;
Thence North 19°32'35" West 682.23 feet to the TRUE POINT OF BEGINNING;
Thence North 20°04'55" West 1076.72 feet to the West line of the Northwest Quarter of said Southeast Quarter;
Thence North 00°19'47" West 238.79 feet along said West line;
Thence North 02°34'12" East 37.92 feet to the centerline of Cottonwood Creek;
Thence Southwesterly 181.12 feet, more or less along said centerline to a point which bears North 33°43'50" East 1164.69 feet from said South quarter Corner;
Thence South 37°07'27" West 386.55 feet to the TRUE POINT OF BEGINNING, containing 10.457 acres.
TOGETHER WITH THE FOLLOWING DESCRIBED ROADWAY ACCESS EASEMENT:
Beginning at said TRUE POINT OF BEGINNING;
Thence South 89°35'14" East 126.18 feet;
Thence Northwesterly 88.00 feet along said centerline;
Thence North 69°25'05" East 198.18 feet;
Thence South 20°04'55" East 173.91 feet to the TRUE POINT OF BEGINNING.

ADJUSTED DESCRIPTION OF PARCEL 35-049B
Commencing at the South Quarter Corner of Section 8, Township 2 South, Range 1 West of the Utah Special Base and Meridian;
Thence South 89°35'14" East 810.50 feet along the South line of the Southeast Quarter of said Section;
Thence North 19°32'35" West 682.23 feet to the TRUE POINT OF BEGINNING;
Thence North 20°04'55" West 1076.72 feet to the West line of the Northwest Quarter of said Southeast Quarter;
Thence North 00°19'47" West 238.79 feet along said West line;
Thence North 02°34'12" East 37.92 feet to the centerline of Cottonwood Creek;
Thence Southwesterly 181.12 feet, more or less along said centerline to a point which bears North 33°43'50" East 1164.69 feet from said South quarter Corner;
Thence South 37°07'27" West 386.55 feet to the TRUE POINT OF BEGINNING, containing 11.102 acres.
Said described parcel being subject to those portions being used as County Road right-of-way and all other existing easements and/or rights-of-way.

OWNER'S CERTIFICATE
We, the undersigned, owner of the parcels of land shown hereon, having caused the same to be amended and subdivided into the parcels shown, do hereby set apart the same as an amendment to a minor subdivision and BOUNDARY LINE ADJUSTMENT, and place the boundary lines of the parcels as shown and described on this plat.
Landowner's Signatures: CLATE D. MILLER, TOSHA S. MILLER
Date Acknowledged to Notary: _____
Notary's Initials: _____

ACKNOWLEDGMENT
State of Utah }
County of Duchesne } ss
On the date shown by the signatures, Clate D. Miller and Tasha S. Miller, personally appeared before me, the signers of the above certificate who duly acknowledged to me that they did execute same.
My commission expires: _____
Notary Public: _____

DUCHESE COUNTY TREASURER
PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____
STEPHEN POTTER
DUCHESE COUNTY TREASURER

DUCHESE COUNTY PLANNING DEPT. APPROVAL
APPROVED AS A PLAT AMENDMENT AND BOUNDARY LINE ADJUSTMENT
THIS _____ DAY OF _____ OF 20____
MICHAEL HYDE
DUCHESE CO. COMMUNITY DEVELOPMENT DIR.

SURVEYOR'S CERTIFICATE
I, D. Ryan Alfred, 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.



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.
ATTEST: CLERK: _____ MAYOR: _____

COUNTY RECORDER'S CERTIFICATE
STATE OF UTAH }
COUNTY OF DUCHESE } 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: _____

LEGEND AND NOTES

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- FOUND 1/16 CORNER
- ◆ FOUND REBAR OR IRON RODS SET ON PREVIOUS SURVEYS
- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED ALLRED SURVEYING SET BY THIS SURVEY
- EXISTING FENCE CORNER
- - - EXISTING FENCES
- ROOSEVELT CITY BOUNDARY
- - - OVERHEAD POWER LINE
- ◆ SOIL TEST HOLE
- ROADWAY
- ◆ PROPOSED WATER WELL

LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L1	N 20°01'28" E	38.50
L2	N 01°47'01" W	91.19
L3	N 05°29'48" E	78.63
L4	N 04°22'20" W	51.87
L5	N 15°09'02" W	114.07
L6	N 29°39'47" E	108.18
L7	N 57°03'23" E	86.98
L8	N 45°15'56" E	76.29
L9	N 00°17'28" E	108.00
L10	S 29°53'08" W	177.33

NO ROADWAYS FOR THIS AMENDMENT/ADJUSTMENT HAVE BEEN BUILT.
ALL LOTS AND PARCELS SHOWN HEREON HAVE ACCESS TO AN EXISTING COUNTY ROAD.
THE BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT THE CORNER STATION TO SECTIONS 15, 16, 21, AND 22, T2S, R1W, U.S.B.M., LAT: 40°18'07.53071" AND LONG: 109°59'30.703" W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEODETIC REFERENCE CENTER.

COUNTY SURVEYOR FILE NO.
JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST—P.O. BOX 975
DUCHESE, UTAH 84021
(435) 738-5358