



# ROOSEVELT *Utah*

## PLANNING AND ZONING MINUTES

January 5, 2022

1. Call to Order

At 5:37 p.m. Chair, Steven Timothy called the meeting to order.

2. Roll Call

Board members Steven Timothy, RuthAnn Green, Cody Fisher, Lynn Snow, John Hullinger, Ren Bagley were present. Others in attendance included, Sunshine Bellon, Drew Eschler, Dean Johnson, Clate Miller, Steven Welsh, Hal Huff, and Ron Winterton.

3. Minutes

After review of the minutes from the December 1, 2021, meeting John Hullinger motioned to approve the minutes as written. The motion was seconded by Lynn Snow and passed unanimously.

4. Items

a. Clate Miller Lot Line Adjustment

Clate Miller presented the plat for the lot that he wanted to adjust. Miller noted that there is currently an out-of-date structure that will be removed and that adjusting the lot line would create useable space that could then be cleaned up. Seeing no concerns with the adjustment, Board Member RuthAnn Green motioned to approve the proposed lot line adjustment. The motion was seconded by Lynn Snow and passed unanimously.

b. Steve Welsh Site Approval

Steve Welsh presented his proposed site drawing to the committee for feedback before seeking approval at next month's meeting. Welsh discussed the lots current zoning (commercial) and that water drain, and sewer easements were an area of concern. Welsh told the board that he is working on creating a site plan that takes these easements into consideration. Board Member Cody Fisher added that the presented setbacks meet City requirements. After reviewing the site plan, the committee did not have any major concerns regarding his plan. The Board reminded Welsh that he would need his Design, Setbacks, Landscaping, and general project information for site approval next month. The Board also requested that Welsh include sloping and storm drains in site plan, so they know it is taken into consideration.

5. Future Discussion

Ron Winterton requested to address the Board and presented a lot line adjustment proposal that he may be bringing to planning and zoning next month. Winterton explained that his long-term plan would be to put power back to a building that is currently on site and use it for personal storage. At this time Winterton does not intend to develop further, however it was noted that the houses on neighboring lots are connected to City utilities, and that if he did develop the property, he would need to connect. Board Member Cody Fisher stated that Winterton would need to make sure his proposed adjustments met minimum lot size requirements. Building and Zoning Director, Dean Johnson gave feedback that there shouldn't be any issues with his proposal as long as he keeps it for personal use only.

6. Adjourn

At 5:57 p.m. Board Member John Hullinger motion to adjourn this meeting of the Planning and Zoning Board. The motion was seconded by Lynn Snow. The motion passed unanimously, and the meeting was adjourned.