



# ROOSEVELT *Utah*

## ROOSEVELT CITY PLANNING AND ZONING MINUTES

February 1, 2023

### 1. Call to Order

Commission Chair, Steven Timothy called the February 1, 2023, meeting of the Roosevelt City Planning and Zoning Commission to order at 5:30 p.m.

### 2. Roll Call

Commission Chair, Steven Timothy and Commissioners Keith Goodspeed, Lynn Snow and Ren Bagley were in attendance. Commissioners Cody Fisher, John Hullinger and Tommy Hoschouer were not present. City Staff in attendance included Planning and Zoning Division Manager, Drew Eschler and Deputy Recorder, Sunshine Bellon. Members of the public present included Tracie and Greg Buxton, Hal Huff, Joan Crozier and Ben Ansel.

### 3. Minutes

#### a. January 4, 2023,

Commission Chair Timothy noted that there was a typo on the roll call section of the previous minutes. Chair had been spelled "chari". Commissioner Bagley motioned to approve the minutes pending the correction of the spelling of "chair" and was seconded by Commissioner Snow. The motion passed unanimously with Commissioners Goodspeed, Snow and Bagley voting aye.

### 4. Public Hearing

#### a. Buxton Rezone Application

Planning and Zoning Division Manager, Drew Eschler presented the proposed Buxton rezone from R-1-10 to R-R-1 and provided the Commission with background information. Mr. Eschler explained that the property had been rezoned in recent years, but that the animal and accessory building regulations had been grandfathered in and now the Buxton's wished to rezone the property so that the zoning matched their current use. At this time Chair Timothy stated that the Commission had entered a public hearing and called for comments from the public. Seeing none, Chair Timothy closed the public hearing and commenced with the meeting.

## 5. Action Items

### a. Buxton Rezone Application

Commissioner Ren Bagley asked why the property was currently zoned R-1-10 and Chair Timothy explained that it had been previously rezoned to match everything else in the area and that some properties got changed that shouldn't have. Commissioner Bagley then asked if there would be any issues with creating an "island" if they approved the rezone of the subject property. Chair Timothy explained that definitions have changed so creating an "island" in this manner was not an issue. The Commission went on to discuss what the proposed zone change would allow for, such as the number of animals and accessory buildings. Commissioner Snow motioned to approve the rezone and was seconded by Commissioner Goodspeed. The motion passed unanimously with Commissioners Goodspeed, Snow and Bagley voting aye.

### b. Buxton Lot Line Adjustment

Following the rezone approval, Mr. Eschler presented the Commission with the Buxton's second request- to approve a lot line adjustment that would combine lots 1,2 & 4 (pictured in the attached plat) to form one lot. Mr. Eschler explained that the size of the lot would be compliant with the newly assigned zoning requirements. Commissioner Snow motioned to approve the lot line adjustment and was seconded by Commissioner Goodspeed. The motion passed unanimously with Commissioners Goodspeed, Snow and Bagley voting aye.

## 6. Planning and Zoning Division Manager Report

Commissioner Snow requested that Mr. Eschler provide the Commission with an update on the main line water break that had happened near the old Palmer's Tire building. Mr. Eschler explained that the City still had claims coming in and was assessing the damage. Mr. Eschler also noted that there was no curb and gutter constructed in the area which created flooding in the roadway and contributed to the problem and that the City is handling the situation through the insurance company at this time. Commissioner Snow expressed frustration at the way the insurance company was handling claims and encouraged the City to put pressure on them to respond more quickly and directly. Commissioner Snow also noted that overall drainage, including curb and gutter, needed to be looked at for that area in the future. Mr. Eschler reminded the Commission that he was just providing the information that he had at this time. Following this discussion, Commissioner Bagley asked if the discussion for tiny home zoning was still ongoing and Mr. Eschler responded that the consulting company had been looking into the issue for us and would be providing recommendations.

## 7. Items for Future Discussion

No specific items for future discussion were noted.

## 8. Adjourn

At 6:02 P.M. Commissioner Snow motioned to adjourn the February 1, 2023 meeting of the Roosevelt City Planning and Zoning Commission and was seconded by Commissioner Bagley. The motion passed unanimously with Commissioners Goodspeed, Snow and Bagley voting Aye.