



ROOSEVELT *Utah*

PLANNING AND ZONING BOARD MINUTES

February 2, 2022

1. Call to Order

Chair, Steven Timothy called the meeting to order at 5:31 p.m.

2. Roll Call

Board members RuthAnn Green, Steven Timothy, and Ren Bagley attended in-person and board member Raymund Hoschouer joined the meeting via Zoom.

Others appearing in-person included Steve Welsh, Sunshine Bellon, Drew Eschler and Dean Johnson.

3. Minutes

Seeing no revisions, board member Bagley motioned to approve the minutes from the previous meeting. The motion was seconded by board member Green and passed unanimously, approving the minutes.

4. Items

~~a. Ron Winterton Lot Line Adjustment~~

Petitioner was not prepared and requested to address the board in March.

b. Steve Welsh Site Approval

Steve Welsh presented his site plan and stated that all city easement requirements had been met, including drainage and sloping. The site plan showed two entrances with electronic gates, one with double swing gate that would not be used for regular business but would serve as an easement for City access to storm drains. The design feature of a 3-foot height fence was questioned by Mr. Hoschouer, and it was noted that the height was determined by city code. Mr. Hoschouer also inquired about security cameras on the premises citing concerns that unmonitored storage areas can become sites for criminal activity. Mr. Welsh explained to the board that there will be cameras on each corner of property. Mr. Bagley asked if there were any parking requirements that needed to be considered. Mr. Welsh stated that there would be no on-site office and therefore no on-site parking, so parking requirements do not apply. After consideration Chair Timothy motioned to approve the site plan and was seconded by board Mr. Hoschouer. The motion passed unanimously, and the site plan was approved.

After approval of the Welsh site plan, Mr. Bagley made a comment regarding future use saying, "I was reluctant to approve because in my opinion this is not best use of city's commercial space." And asked if there was a way to prevent future storage units from being built in commercial zones. Chair Timothy pointed out that zoning restrictions would have to be achieved through an ordinance change, which would have to go through public hearings and City Council approval. Building and Zoning Director, Dean Johnson informed the board that City zoning ordinances are currently under review by a third party and that any and all changes will be brought before the Planning and Zoning Board for approval. Mr. Johnson also noted that he agreed that storage units should not be built in commercial zones, and that he was planning to propose that change to the ordinances.

5. Adjourn

Seeing no additional business, Chair Timothy entertained a motion to adjourn. Mrs. Green motioned to adjourn and was seconded by Mr. Bagley. The February 2, 2022, meeting of the Roosevelt City Planning and Zoning Board adjourned at 5:46 p.m.

Minutes approved on 03/02/2022

A handwritten signature in cursive script, appearing to read "Sunshine Bellon", written over a horizontal line.

Sunshine Bellon
Deputy Recorder