



ROOSEVELT *Utah*

PLANNING AND ZONING MINUTES-DRAFT

JULY 6, 2022

1. Call to Order

Chair, Steven Timothy called the July 6 meeting of the Planning and Zoning Commission to order at 5:42 PM

2. Roll Call

Chai, Steven Timothy and Commission Members Lynn Snow, Keith Goodspeed, Tommy Hoschouer, and Ren Bagley were in attendance.

Others in attendance included Mayor JR Bird, Grant Charles, Dean Johnson, Drew Eschler and Sunshine Bellon

3. Minutes

a. June 1, 2022,

Commission Member Snow motioned to approve pending the correction of the spelling of “chair” and was seconded by Commission Member Goodspeed. The motion passed unanimously, and the minutes were approved.

b. Special Meeting, June 15, 2022,

Commission Member Snow motioned to approve pending the verification of “Golf Course Drive” as the location given on the plat or change to correct location name. This motion was seconded by Commission Member Goodspeed. The motion passed unanimously, and the minutes were approved.

4. Items

a. Country Hill Minor Subdivision

Planning and Zoning Director, Drew Eschler presented the proposed Country Hill Minor Subdivision to the Commission on behalf of Commission Member Snow. Mr. Snow is the property owner and as such recused himself from the discussion and vote. The presented minor subdivision met city requirements and city staff did not have any concerns with approving it. Commission Member Goodnight motioned to approve the minor subdivision and was seconded by Commission Member Bagley.

Those voting aye were:

Steven Timothy

Ren Bagley

Keith Goodspeed

Tommy Hoschouer

Abstained:
Lynn Snow

The motion passed and the minor subdivision was approved.

b. M-1 & M-2 Curb and Gutter Requirements Discussion

Planning and Zoning Director, Drew Eschler provided the Commission with the City Engineers recommendation for shoulder width when a curb, gutter and sidewalk are not constructed. Under these circumstances, they advise a 10' shoulder. Mr. Eschler also confirmed that other communities do not require sidewalks in industrial areas, while emphasizing the benefits of requiring improved shoulders to improve drainage. Chair Timothy added that Naples City requires curb and gutter in industrial areas. And Mr. Hoschouer commented that in Springville City curb gutter and sidewalk are everywhere. The final recommendation of staff was to adhere to the engineers' recommendations.

c. Planning and Zoning Division Manger Update

Mr. Eschler provided the commission with an update on the code review project being undertaken by Rural Community Consultants. Planning and Zoning codes are still being reviewed and RCC will be providing draft wording for Tiny House zoning. Mayor JR Bird added to the code discussion by brining it to the commission's attention that the City will be looking at updating zoning ordinances so that lot line adjustments are not required to go before the Commission, but instead can be dealt with administratively. This would streamline the process for citizens and do away with unnecessary steps. Mayor Bird added that both Duchesne and Uintah County allow lot line adjustments to be determined by staff if no new lots are being created, and both lots being adjusted still conform to zoning standards. Mayor Bird requested the commission consider the issue and provide their input as it is looked at. Mr. Timothy provided his perspective stating, "the less government slows down development, the better." Mr. Bagley agreed that sometimes the process can be a burden but that he believed "more eyes are better" and still wants to ensure oversight. Mr. Hoschouer provide an example of a lot line adjustment that became complicated and was concerned about complicated issues not being handled legislatively. Mayor bird addressed his concerned and agreed the situation was undesirable but was dictated by other codes and issues and was not solely a lot line adjustment issue. City attorney, Grant Charles will create a draft that will express stipulations that staff can only adjust lines, not create, or eliminate lots.

d. OPMA Training

Deputy Recorder, Sunshine Bellon conducted OPMA training as required by Utah state code and obtained signed affidavits of training from each commission member present.

5. Items for Future Discussion

Mr. Bagley asked his fellow commission members, "do we need to address these expedited cases?" Voicing his concern with the previous unscheduled meeting that was held. The applicants paid \$75 for their lot line adjustment application, and it cost the city \$125 for the meeting. Can we make a recommendation to council that the city charge

a fee for expedited services like holding a special meeting? Mr. Charles advised that yes, a recommendation can be made to City Council which could then be put as an agenda item for consideration as an update to the fee schedule.

Mr. Hoschouer

shared that his concern is bias, "what is the consideration for getting a special meeting vs not calling a special meeting?" Mr. Hoschouer continued, not being able to get a quorum to agree to hold a special meeting turns into "you approved it for them but not for me." Mr. Charles explained that not being able to get a quorum is the most common reason for not holding a special meeting, yes it can be interpreted many ways, but making additional guidelines is difficult.

Building Director, Dean Johnson shared his perspective that rather than having special meetings, we should just go back to twice a month. Special meetings aren't fair to the commission or the public. Mr. Charles gave the final recommendation that the commission should wait and see if adjusting staff powers resolves their concerns before scheduling additional meetings or instituting new fees.

6. Adjourn

Commission Member Snow motioned to adjourn the meeting at 6:32 p.m. and was seconded by Commission Member Hoschouer. The motion passed unanimously, and the meeting was adjourned.