



ROOSEVELT *Utah*

PLANNING AND ZONING COMMISSION MINUTES

AUGUST 3, 2022

1. Call to Order

Chair, Steven Timothy called the August 3, 2022, meeting of the Roosevelt City Planning and Zoning Commission to order at 5:33 p.m.

2. Roll Call

Chair, Steven Timothy and Commissioners Cody Fisher, John Hullinger, and A. Lynn Snow were in attendance. Commission members Keith Goodspeed, Tommy Houshouer, and Ren Bagley were not present.

Others in attendance included: Dean Johnson, Drew Eschler, Sunshine Bellon, Brad Knight, Gordon Snow, Chris Squire, Bridgett Squire, and Hall Huff.

3. Minutes

a. July 6, 2022, Meeting

Commissioner Snow motioned to approve the minutes from the July 6, 2022, meeting and was seconded by Commissioner Hullinger. The motion passed unanimously with Commissioners Timothy, Fisher, Hullinger, and Snow all voting aye.

4. Items

a. UBMC Minor Subdivision

Planning and Zoning Division Manager, Drew Eschler presented the plat for the UBMC minor subdivision. Mr. Eschler explained that the proposed parcel met all City requirements, and that the subdivision was necessary in order to complete the land transfer/donation between UBMC and Roosevelt City for the Nature Park. Commission Member Snow motioned to approve the Minor Subdivision and was seconded by Commissioner Fisher. The motion passed unanimously with Commissioners Timothy, Fisher, Hullinger, and Snow all voting aye.

b. Brad Knight Master Site Plan

Planning and Zoning Division Manager, Drew Eschler presented Brad Knight's Master Site Plan to the Commission. The property is zoned M2. Wastewater and sewer engineering is ongoing. Eventually the property will be subdivided into 4-acre lots, but this site approval is for a 60-acre lot so that Mr. Knight can

get started on some of the construction. The Commission reviewed his plan as well as ADA requirements for parking. Commissioner Hullinger motioned to approve the Master Site Plan and was seconded by Commissioner Snow. The motion passed unanimously with Commissioners Timothy, Fisher, Hullinger, and Snow all voting aye.

c. Jason Ross Minor Subdivision

Planning and Zoning Division Manager, Drew Eschler addressed the Commission regarding the Jason Ross (Fitzgerald Subdivision) Minor Subdivision. The proposed subdivision would split a parcel that currently has the old Palmers Tire building on it. The City gave Mr. Ross the option to construct a firewall or demolish the building. One of these would be required prior to moving on with the subdivision. Mr. Ross was planning on having the work completed by this meeting but hit a delay and the work has not been completed. Mr. Eschler recommended that the Commission motion to table this issue until the demolition was completed and the revisit the issue. Commissioner Hullinger motioned to table the issue and was seconded by Commissioner Snow. The motion passed unanimously with Commissioners Timothy, Fisher, Hullinger, and Snow all voting aye.

d. Gordon Snow Subdivision Preliminary

Gordon Snow addressed the Commission regarding Preliminary approval for his subdivision. Mr. Snow explained that he received approval from the Commission over a year ago but did not move forward with the project since then. The plan is for Mr. Snow to sell the property to Northeastern Counseling once the preliminary is approved. Northeastern Counseling will then take responsibility for and move forward with the development. Mr. Snow inquired if this should really be a preliminary approval and Chair Timothy clarified that yes, since the allotted time has lapsed the process now has to begin again. When asked if there were any concerns from the City staff, Mr. Eschler stated that the City did not have any concerns, we requested an update on the water lines, which Gordon followed through on, so staff has no issue with this preliminary. Commissioner Hullinger motioned to approve the Preliminary Subdivision and was seconded by Commissioner Fisher. The motion passed unanimously with Commissioners Timothy, Fisher, Hullinger, and Snow all voting aye.

5. Planning and Zoning Manager Report

Planning and Zoning Division Manager, Drew Eschler provided a brief note that the Tiny Home Zoning discussion was still ongoing and that he would have more information at the next meeting. Mr. Eschler also asked that any commissioner who is not getting paid for attending meetings check with the City's HR department to make sure that they have all of their correct information.

6. Items for Future Discussion

No items were noted for future discussion.

7. Adjourn

At 5:50 p.m. Commissioner Hullinger motioned to adjourn the August 3, 2022, meeting of the Roosevelt City Planning and Zoning Commission and was seconded by Commissioner Snow. The motion passed unanimously with Commissioners Timothy, Fisher, Hullinger, and Snow all voting aye and the meeting was adjourned.