



ROOSEVELT CITY | UT

PLANNING AND ZONING MINUTES

January 3, 2023,

1. Call to Order

At 5:00 p.m. Chair, Dale Tribe, Called the January 3, 2024, meeting of the Planning and Zoning Commission to order.

2. Roll Call

Commission Members Keith Goodspeed, John Hullinger, Tommy Hoshouer, Ren Bagley, Lynn Snow, Dale Tribe, and Kyle Smoot (arrived at 5:17 p.m.) were present for this meeting.

3. Minutes

a. December 6, 2023,

Commissioner Bagley motioned to approve the December 6th minutes pending the correction of the spelling of Mr. Eschler's name and was seconded by Commissioner Snow. The motion passed unanimously, and the minutes were approved.

b. December 19, 2023,

Commissioner Hullinger motioned to approve the December 19th minutes pending the correction of the roll call to show that Commissioner Smoot was not present and was seconded by Commissioner Hoschouer. The motion passed unanimously, with Commissioners Goodspeed, Hullinger, Hoschouer, Snow, Bagley, and Tribe voting aye and the minutes were approved.

4. Public Hearing

- a. B. Winterton Rezone Request for Parcel 00-0027-4013 from Commercial to R-1-20
Planning and Zoning Division Manager, Drew Eschler introduced item and explained that the property in question was previously zoned residential, then it along with many other residential properties in the area was rezoned to commercial when Moon Lake Electric built their complex. The property is adjacent to a R-1-20 property so approving the rezone would not be creating an island. Staff recommendation is to approve this rezone request. Commissioner Bagley motioned to enter a public hearing to receive comments on the proposed rezone and was seconded by Commissioner Hoschouer. The motion passed unanimously with Commissioners Goodspeed, Hullinger, Hoschouer, Snow, Bagley, and Tribe voting aye, and the public hearing began. Seeing no comments from the public, Commissioner Hullinger motioned to close the public hearing and return to regular session and was seconded by Commissioner Hoschouer. The motion passed unanimously with Commissioners Goodspeed, Hullinger, Hoschouer, Snow, Bagley, and Tribe voting aye, and the Commission returned to regular session.

5. Action Items

- a. B. Winterton Rezone Request for Parcel 00-0027-4013 from Commercial to R-1-20
Commissioner Bagley motioned to approve the rezone request and was seconded by Commissioner Hoschouer. The motion passed unanimously with Commissioners Goodspeed, Hullinger, Hoschouer, Snow, Bagley, and Tribe voting aye.
- b. N. Wilson Minor Subdivision for 340 Areva Road
Planning and Zoning Division Manager, Drew Eschler presented this request to the commission and explained that the lot in question had originally been platted as two lots, and then was amended to a single lot and now owner wants to split the lot back into two, then sell off one of the parcels. Commissioner Hoschouer added that due to the existing outbuilding, the lot split can only be approved if the commission intends to approve the next item, the lot line adjustment request; residential zoning does not allow for a residential lot to only have an accessory building (and no home) so in order to conform to zoning, the divided lot will need to be immediately combined with a lot with a home. Commissioner Hullinger motioned to approve the

lot split and was seconded by Commissioner Bagley. The motion passed with Commissioners Goodspeed, Hullinger, Snow, Bagley, Tribe, and Smoot voting aye. Commissioner Hoschouer abstained.

c. C. Anderton Lot Line Adjustment Grayhawk Loop

C. Anderton wishes to purchase the newly split lot on Grayhawk loop then absorb it into his property. The resultant property would still meet the zoning requirements for the area. It is coming close to having too much outbuilding space, but it still works for the zone. Commissioner Bagley motioned to approve the lot line adjustment and was seconded by Commissioner Goodspeed. The motion passed unanimously with Commissioners Goodspeed, Hullinger, Hoschouer, Snow, Bagley, Tribe, and Smoot voting aye.

d. Review/ Approve Changes to Title 17 as Discussed at the December 19, 2023, Work Session

Commissioner Hoschouer motioned to table this item and was seconded by Commissioner Goodspeed. The motion passed unanimously with Commissioners Goodspeed, Hullinger, Hoschouer, Snow, Bagley, Tribe, and Smoot voting aye.

6. Planning and Zoning Division Manager Report

Planning and Zoning Division Manager, Drew Eschler informed the Commission that the City Council had requested the Commission's feedback on the current junk vehicle ordinances. The Planning and Zoning Commission expressed that they were in favor of vehicle impoundment as a last resort tool, rather than continuing to have code authorizing the Chief of Police to take and dispose of vehicles.

7. Items For Future Discussion

The Commission determined that they would hold a Public Hearing to receive comments on proposed revisions to Title 16 (Subdivisions) during a special meeting on January 16, 2024.

8. Adjourn

At 5:50 p.m. Commissioner Snow motioned to adjourn the meeting and was seconded by

Commissioner Hoschouer. The motion passed unanimously, and the meeting was adjourned.