



ROOSEVELT *Utah*

ROOSEVELT CITY PLANNING AND ZONING NOTICE AND AGENDA

April 3, 2024

Notice is hereby given that the Roosevelt City Planning and Zoning Commission will hold its regular meeting on Wednesday April 3, 2024, at the Roosevelt Municipal Building, 255 South State Street, Roosevelt, Utah. The meeting shall begin promptly at 5:00 p.m.

The agenda will be as follows:

1. Call to Order
2. Roll Call
3. Minutes
 - a. January 16, 2024,
 - b. February 7, 2024,
4. Public Hearing
 - a. Conditional Use Permit for "Veda's Playdates Daycare" to run a daycare for up to 16 children in an R-R-1 zone.
5. Action Items
 - a. Approval of Conditional Use Permit for "Veda's Playdates Daycare" to run a daycare for up to 16 children in an R-R-1 zone.
6. Planning and Zoning Division Manager Report
7. Items for Future Discussion
8. Adjourn

Further information can be obtained by contacting Sunshine Bellon at (435) 823-0519. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify Sunshine Bellon at 255 South State Street, Roosevelt, Utah, 84066, at least three days prior to the hearing to be attended.



ROOSEVELT CITY | UT

PLANNING AND ZONING MINUTES- DRAFT

January 16, 2024,

1. Call to Order

The January 16, 2024, meeting of the Roosevelt Planning and Zoning Commission was called to order at 5:00 PM by Chair Dale Tribe.

2. Roll Call

Commission Members Dale Tribe, Keith Goodspeed, Ren Bagley, and Tommy Hoschouer were present for this meeting.

3. Public Hearing

a. Proposed revisions to Roosevelt Municipal Code Title16, Subdivisions

The revisions proposed to this title are intended to make the code clearer through use of plain language, and to bring Roosevelt City Code into compliance with SB174 by the February deadline, as required by state law.

Commissioner Goodspeed motioned to enter a public hearing to receive comments on the proposed revisions to Title 16 and was seconded by Commissioner Bagley. The motion passed unanimously, and the Commission entered a public hearing.

Seeing no comments from the public, Commissioner Bagley motioned to close the public hearing and return to regular session and was seconded by Commissioner Goodspeed. The motion passed unanimously, and the Commission returned to

regular session.

4. Action Items

- a. Recommendation that City Council approve the proposed changes to Title 16.

Commissioner Bagley motioned to approve the proposed changes to Title 16 and was seconded by Commissioner Hoschouer. The motion passed unanimously.

5. Adjourn

Commissioner Goodspeed motioned to adjourn the meeting at 5:30 PM and was seconded by Commissioner Bagley. The motion passed unanimously, and the meeting was adjourned.



ROOSEVELT *Utah*

ROOSEVELT CITY PLANNING AND ZONING MINUTES- DRAFT

February 7, 2024

1. Call to Order

The February 7, 2024, meeting of the Roosevelt Planning and Zoning Commission was called to order by the Chair Dale Tribe at 5:00 PM.

2. Roll Call

Commission Members Lynn Snow, Keith Goodspeed, Ren Bagley, Dale Tribe, and John Hullinger were present for this meeting.

3. Minutes

a. January 3, 2024,

Corrections noted: add Ren to the roll call for the January 3, 2024, meeting.

Commissioner Snow motioned to approve the minutes and was seconded by Commissioner Bagley. The motion passed unanimously, and the minutes were approved.

b. January 16, 2024,

Due to the Deputy Recorder needing input on who made and seconded a motion in this meeting from commission members who were not present, Commissioner Bagley motioned to hold these minutes for approval at the next regularly scheduled meeting and was seconded by Commissioner Snow. The motion passed unanimously, and the draft minutes were not approved.

4. Action Items

a. Phase One Properties/ Stewart Springs Preliminary Subdivision Preliminary Plat Approval

- Parcel 00-0026-6795
- Parcel 00-002-2701
- Parcel 00-002-2719

- Parcel 00-0002-3098

Planning and Zoning Division Manager Drew Eschler explained that there were three (3) owners of the four (4) parcels making up the Stewart Springs Subdivision and that the developer is under contract with all three (3) owners who have agreed to sell the properties once the preliminary plat is approved. The developer is requesting that the commission approve the preliminary, and staff recommended that the commission approve the preliminary plat on the contingency that all the parcels will be combined into one (1) prior to the plat being signed by the commission. The developer is under contract with all 3 owners who want the preliminary plat approved, and once that happens all parcels will be combined into one before the plat is signed. Commissioner Goodspeed motioned to approve the preliminary with the conditions recommended by staff and was seconded by Commissioner Snow. The motion passed unanimously, and the preliminary plat was approved with conditions.

b. Jerry Kulland Boundary Line Adjustment

Planning and Zoning Division Manager Drew Eschler introduced this item and reminded the commission that Mr. Kulland came before the commission several months prior for a rezone of the same properties to PO-R. Now Mr. Kulland is seeking approval to combine all the parcels into one (1). Commissioner Snow motioned to approve the lot line adjustment and was seconded by Commissioner Hullinger. The motion passed unanimously, and the lot line adjustment was approved.

c. Site Plan Approval- Nate Brockbank

Planning and Zoning Division Manager Drew Eschler introduced this item and explained that the site plan had been sent back for revision for parking stalls that are needed per square foot. Any requirements relating to use will be addressed during the building permitting process. Proposal fits zoning requirements. Septic, soil analysis etc. will be a part of the building permitting processes. Commissioner Goodspeed motioned to approve the site plan and was seconded by Commissioner Snow. The motion passed unanimously, and the site plan was approved.

d. Summer Hills Preliminary Construction Document Approval

Planning and Zoning Division Manager Drew Eschler introduced this item and explained that one contingency needs to be made on this; the storm drain has been the issue in this area and there is an existing storm drain easement that the developers have been working to expand to meet the city requirements of 20- foot width. The affected property owner has requested that the City sign an MOU allowing for a fence along the easement and seven (7) day notice from the City prior to any work taking place so the property owner has time to move the fence. Mr. Eschler recommended that the motion of approval be contingent upon MOU approval and proper easement size. The construction proposal has been reviewed by City engineers and staff and it meets the requirements. Commissioner Snow motioned to approve the Preliminary Construction Documents contingent upon easement approval and was seconded by Commissioner Hullinger. The motion passed unanimously, and the Preliminary Construction documents

were approved pending finalizing the MOU and/or proper easement size.

5. Planning and Zoning Division Manager Report

OPMA training was discussed, and it will be held at the next meeting.

6. Items for Future Discussion

No items for future discussion were noted.

7. Adjourn

at 5:36 p.m. Commissioner Snow motioned to adjourn the meeting and was seconded by Commissioner Hullinger. The motion passed unanimously, and the meeting was adjourned.

DRAFT



**NOTICE OF PUBLIC HEARING BY THE ROOSEVELT CITY PLANNING AND ZONING COMMISSION
ROOSEVELT, UTAH**

Notice is hereby given that the Roosevelt City Planning and Zoning Commission will hold a Public Hearing in connection with the regularly scheduled meeting on **Wednesday, April 3, 2024, at 5:00 p.m.**, at the Roosevelt City Administration Building, 255 South State Street, Roosevelt, Utah. The Roosevelt City Planning and Zoning Commission will receive public comment regarding the following item(s):

- Conditional Use Permit to run a daycare facility for more than 4 children, located at 2230 West 520 South, Roosevelt Utah. Residential zoning allows for this conditional use with the approval of the Planning and Zoning Commission. Please see attached for more information.

Interested persons are invited to attend and make comment. Supporting documentation will be attached to this notice.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify Sunshine Bellon at 255 South State Street, Roosevelt, Utah, 84066, at least three days prior to the hearing to be attended.

Attached: Map of property location, & summary table of permitted principal uses and conditional uses

Posted March 20, 2024,

/ s/ Sunshine Bellon, Deputy Recorder

-RASMUSSEN CONDITIONAL USE REQUEST ATTACHMENT-

Residential Home Occupation Permitted Uses	Residential Conditional Uses
1. Home office. 2. Accounting services. 3. Consulting services. 4. Bookkeeping. 5. Internet or mail order sales. 6. Computer-based businesses. 7. Professional services properly licensed with the state of Utah. 8. Insurance sales or broker. 9. Janitorial service. 10. Construction office (no storage or use of heavy equipment). 11. Landscaping contractor (no storage or use of heavy equipment). 12. Real estate sales or broker. 13. Sales representative. 14. Direct sales distribution. 15. Artists and/or authors. 16. Home crafts and arts. 17. Sewing or embossing of clothing or fabrics. 18. Musical lessons. 19. Barber shops, beauty shops or nail salons. 20. Daycare for up to four children per day. 21. Massage therapy. 22. Garden produce (produced on site).	1. Nursery or green house, wholesale or retail; 2. Aviary; 3. Home occupation; 4. Schools, churches, parks, playgrounds and civic buildings; 5. Public utilities, water and drainage facilities; 6. Cemetery; 7. Accessory uses and buildings customarily incidental to conditional uses; 8. Kennel; more than three dogs may be kept as an accessory use to a use allowed in the district; 9. Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.

Table 1- Permitted Principal Uses for current and proposed zone



Figure 1- Map of Location for Conditional Use.