



ROOSEVELT CITY | UT

April 16, 2024

ROOSEVELT CITY COUNCIL MINUTES

CALL TO ORDER

Councilman Don Busenbark, serving as Mayor Pro Tem called the meeting to order at 5:30 p.m.

ROLL CALL

Members Present:

Audrey Goodrich, *Cody Aland, Don Busenbark, *David Baird

*Participated Electronically

Members Absent:

Dustin White, J.R. Bird

OPENING CEREMONY

Prayer and Pledge of Allegiance

Resident and US Military Veteran, Hal Huff led the Pledge of Allegiance.

Councilwoman Audrey Goodrich provided the opening prayer.

APPROVAL OF PREVIOUS MINUTES

MARCH 19,2024, MINUTES , SUNSHINE BELLON

Agenda Attachments

1. [03.19.24 City Council Minutes- Draft.pdf](#)

Motion to approve submitted by Audrey Goodrich. Seconded by Cody Aland.

Ayes: Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos: 0

PUBLIC COMMENT PERIOD

Three (3) minute time limit per speaker. If you would like to make a comment, but are unable to attend the meeting, please consider emailing your comment to citycouncil@rooseveltcity.com.

Shyanne Morris:

Came to ask for exemption for building a privacy fence that they have been told is not compliant with the fire code. Mrs. Morris stated that she believes that the neighbor's driveway is not blocked, which is the reason that she was told the fence would not be in compliance. Mrs. Morris was directed to meet with Planning and Zoning Division Manager, Drew Eschler.

Jenni Thompson

Addressed the Council regarding the importance of everyone playing by the same rules (ordinances) and stated that allowing some people to break the rules is a violation of everyone's 14th amendment rights. Ms. Thompson stated that she was served with stalking papers and claimed that this was the result of actions by a Roosevelt City Police officer, who she believed violated her Constitutional rights. Ms.

Thompson then recommended that all city officials and staff be required to receive training on the US Constitution, and recommended "Patriot Academy."

COUNCIL APPOINTMENTS

To make an appointment to appear before the Roosevelt City Council, please visit rooseveltcity.com/council or contact the City Recorder.

No Council Appointments were scheduled for this meeting.

*an error in drafting the agenda did list a public hearing item, but it was not supposed to be scheduled for this meeting.

COMMITTEE APPOINTMENTS

No Committee Appointments were recommended during this meeting.

PUBLIC HEARING(S)

PROPOSED AMENDMENTS TO TITLES 1, 2, 3, 5, 8, 10, & 12 OF THE ROOSEVELT MUNICIPAL CODE., DREW ESCHLER

A public hearing to receive comments regarding proposed changes to the Roosevelt Municipal Code.

- Make the language more plain/ understandable.
- Bring the code into compliance with Utah State Code, as well as City Ordinances that have been passed since 2019.
- Address oversights/ remove code that is no longer applicable.
- Make sure the code meets the needs of the citizens.

Prior to entering the Public Hearing, Planning and Zoning Division Manager, Drew Eschler, and Mike Hansen of Rural Community Consultants, who the City has contracted with to conduct the code update, presented an overview of the project and key proposed revisions. Mr. Eschler reminded the Council that all the titles being considered had previously been brought before the Council for their revision (except recent updates to Title 12 to include rules for the Nature Park), and that tonight's purpose was to receive comments on the proposed changes from the public.

Mr. Hansen requested that the Council review R10.12.075 and consider how the City can best keep roads clear for winter maintenance and still accommodate on-street parking. The Council was then directed to choose point #1 or #2 in the draft code documents to be included in the final version.

The Council also acknowledged that there had been a lot of discussion among the public regarding rules at the golf course and whether individuals should be allowed to walk along the golf course, and if walkers needed to pay for entry. Councilman Baird recommended that discussions surrounding golf course rules were a hot topic, and as such should have their own public hearing. Councilman Baird also stated that he would like to hear from the Recreation Department Head, Aaron Brown, regarding his thoughts or concerns, and any potential liability issues.

A motion to enter a public hearing to receive comments on the proposed amendments to Titles 1, 2, 3, 5, 8, 10, & 12 of the Roosevelt Municipal Code was submitted by Audrey Goodrich.

Seconded by David Baird

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos:0

PUBLIC HEARING COMMENTS:

Trudy Duncan

Mrs. Duncan stated that she had been walking on the golf course for years and has never had issues, near misses etc., and doesn't think it's reasonable to prohibit walkers. She also said that she called other courses, and they allow walkers/runners and didn't have issues.

Roger Hullinger

Mr. Hullinger stated that he lives next to hole 14, agrees with Mrs. Duncan, walkers aren't a problem. The golf course is a beautiful place and I would like non-golfers to still be able to use it.

Garrett Grant

Mr. Grant lives off hole 7 on the golf course and has held a season pass for years and feels like people walking on the course (both alone and with dogs) does pose a problem and stated he is against it being used as a walking path.

Jenni Thompson

Ms. Thompson stated that she would like to see the golf course left for just golf, not dogs, walking etc., and thought the City should prioritize keeping the golf course nice.

Additionally, Ms. Thompson stated that she would like to see sidewalks used for pedestrians, citing cars frequently being parked on sidewalks (which is a problem for pedestrians, and damage to the concrete from vehicles). Ms. Thompson also brought up her concerns regarding unrestrained dogs at the parks, and the need for a noise ordinance.

A motion to return to a regular session was submitted by Audrey Goodrich. Seconded by David Baird.

Ayes: Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos: 0

Following the comments from the public, Mr. Eschler recommended that the Council approve the proposed revisions to Titles 1, 2, 3, 5, & 8, but wait to approve titles 10 & 12. Mr. Eschler also recommended that the Council consider reviewing the code annually to ensure it still meets the needs of the City and residents.

Councilman Busenbark asked Mr. Hansen to explain R1.04.080 "Repeal Shall Not Revive Any Ordinances" and it was determined that the clause was unnecessary, confusing, and needed to be deleted.

A motion to approve the amendments to Titles 1, 2, 3, 5, & 8, of the Roosevelt Municipal Code, and to fix the language in R1.04.080 was submitted by Audrey Goodrich. Seconded by Cody Aland.

Ayes: Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos: 0

FISCAL YEAR 2024 BUDGET REOPEN AND AMENDMENT , RHONDA GOODRICH

A public hearing to receive comments regarding reopening and amending Roosevelt City's Fiscal Year 2024 budget.

Roosevelt City Finance Director, Rhonda Goodrich, presented a revised Fiscal Year 2024 budget for the Council's review and approval.

Mrs. Goodrich summarized the revisions as follows:

- Increase revenues by about 800,000
- Lawsuits and new City Attorney Contract require an increased budget.
- Public works had funds that had already been utilized, but bills were not provided in a timely manner, so the money for those bills had to be moved into this budget.

A motion to enter a public hearing to receive comments on the proposed revisions to the Fiscal Year 2024 budget was submitted by Audrey Goodrich. Seconded by Cody Aland.

Ayes: Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos: 0

PUBLIC HEARING COMMENTS:

Jenni Thompson

I would like to see more money go to the PD. The primary objective of government is to protect

us. I would rather see money go to the police over recreation.

A motion to return to regular session was submitted by Audrey Goodrich. Seconded by David Baird.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark
Nos:0

A motion to approve the amended Fiscal Year 2024 Budget was submitted by David Baird. Seconded by Audrey Goodrich.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark
Nos:0

PROPOSED REVISIONS TO THE CONSOLIDATED FEE SCHEDULE, AARON BROWN

The recreation department is recommending a discount of 10% be applied to field use/rental fees for travel teams who prepay at the beginning of each season.

A motion to enter a public hearing to receive comments on the proposed fee schedule amendments was submitted by Audrey Goodrich. Seconded by Cody Aland.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark
Nos:0

PUBLIC HEARING COMMENTS:

Rhonda Goodrich (as a citizen)

Mrs. Goodrich stated that since a 3.2 million dollar debt to cover a new sports complex was just taken on by the City, now may not be the time to consider a discount when increased fees may end up being necessary.

A motion to return to regular session was submitted by Audrey Goodrich. Seconded by David Baird.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark
Nos:0

Councilwoman Goodrich commented that the City may not be losing money if they approve the discount because there will be fewer missed/canceled field reservation days.

A motion to approve the proposed amendments to the consolidated fee schedule was submitted by Audrey Goodrich. Seconded by Cody Aland.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark
Nos:0

ACTION ITEMS

BART AND ANNETTE MILLER BOND ALTERNATIVE REQUEST , DREW ESCHLER

Roosevelt City requires a performance bond to be posted in the amount of 110% of the overall cost of the development's infrastructure. The probable cost for the Summerhills development is \$444,500.00, plus 10% for a total of \$488,950.00. The developer would like an alternative option to a cash bond, and is requesting to post property as collateral, which is allowable with Council approval as per R16.09.030 in Roosevelt Municipal Code.

Agenda Attachments

1. [Miller Letter.pdf](#)

Planning and Zoning Division Manager, Drew Eschler, introduced Bart and Annette Miller as the developers of the Summerhills Development. Mr. Eschler stated that he had reviewed the information the Millers had provided about their property holdings and thinks that there is enough interest that it would cover the bond amount requirements.

The Millers explained that they were not offering all the presented properties as collateral, but provided the information so the City could have a choice.

A motion to approve a bond alternative for the Summerhills Development, with the expectation that the City Attorney will finalize what assets will be used as the collateral was submitted by Audrey Goodrich. Seconded by David Baird.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos:0

DISCUSSION OF PLANS, DIRECTION, AND TIMELINE FOR PICKLEBALL COURTS , APR COMMITTEE

Arts, Parks, and Recreation Committee members will be addressing the Council regarding the plans, budget, and timeline for constructing dedicated pickleball courts.

Agenda Attachments

1. [APR Pickleball Council Memo 4.19.24.pdf](#)

Jeremy Libberton of the Roosevelt Arts, Parks, and Recreation Committee shared a presentation regarding the proposed construction plan and costs for resurfacing the basketball courts at Central Park into pickleball courts. Following his presentation, the Council discussed how best to move forward with the project, since it would be displacing the basketball courts, and there was no clear plan for where or when new ones would be constructed.

A motion to approve the resurfacing of the basketball courts at Central Park to turn them into pickleball courts, with the understanding that basketball courts would be reconstructed elsewhere, was submitted by Audrey Goodrich. Seconded by Cody Aland.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos:0

GUN RANGE ENVIRONMENTAL ASSESSMENT BY JONES AND DEMILLE , JEFF BAKER

To proceed with receiving the Wildlife and Sportfish Restoration Grant, Roosevelt City needs to start preparing the Environmental Analysis and working through the process. Our engineers have touched bases with the Department of Natural Resources on it and have put together a scope of work for Council Approval.

Agenda Attachments

1. [Gun Range Memo.pdf](#)

Jeff Baker of Jones and DeMille Engineering addressed the Council regarding the environmental assessment that is required in order to move forward with the Wildlife and Sportfish Restoration Grant. Councilman Baird asked if the assessment was required in order to receive funding and Mr. Baker explained that the funding was not yet garenteed, but that they wouldn't be asking for the environmental assessment if they we'rent preparing to fund the project.

A motion to approve the environmental analysis was submitted by David Baird. Seconded by Audery Goodrich.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos:0

EXPENDITURE APPROVAL & FINANCIAL REVIEW

A motion to approve the presented expenditures was submitted by Audrey Goodrich. Seconded by David Baird.

Ayes:Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos:0

CAPITAL PROJECT UPDATES

CITY MANAGER REPORT

COMMITTEE REPORTS

ITEMS FOR FUTURE DISCUSSION

CLOSED SESSION

As for the purposes listed in Utah Code 52-4-205

A motion to enter a closed session to discuss property acquisition was submitted by Audrey Goodrich. Seconded by David Baird.

Ayes: Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos: 0

A motion to return to regular session was submitted by Audrey Goodrich. Seconded by Cody Aland.

Ayes: Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos: 0

A motion to have City staff move forward with property negotiations with Rob McNeal was submitted by Audrey Goodrich. Seconded by David Baird.

Ayes: Audrey Goodrich, Cody Aland, David Baird, Don Busenbark

Nos: 0

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.

Following their return to regular session, the Roosevelt City Council adjourned and reconvened as the Roosevelt Municipal Building Authority.



ROOSEVELT CITY | UT

ROOSEVELT CITY COUNCIL MINUTES- DRAFT

March 19, 2024

1. Call to Order

Mayor JR Bird called the March 19, 2023, to order at 5:30 P.M.

2. Roll Call

Council Members Dustin White, David Baird, Audrey Goodrich, Cody Aland, and Mayor JR Bird were present. Councilman Don Busenbark was not present for this meeting.

3. Opening Ceremony (*prayer and pledge of allegiance*)

Councilman Baird offered the opening prayer and Lieutenant Allan Tucker lead the Pledge of Allegiance.

4. Minutes

a. February 20, 2024,

Councilman White motioned to approve the February 20, 2024, meeting minutes and was seconded by Councilman Aland. The motion passed unanimously.

5. Public Comment Period

Jenny Thompson

Ms. Thompson addressed the council regarding getting charged by another dog at Constitution Park. She explained that she had to hold a bat out towards the dog to protect herself. Ms. Thompson referenced the US Constitution and cited the right to life and to be safe from bodily harm, saying that unrestrained dogs are unpredictable and asking the

Council to please fulfill the oath that you swore and protect us.

6. Committee Appointments

No committee appoints were recommended during this meeting.

7. Recognitions

No recognitions were given during this meeting.

8. Council Appointments

- a. Terry & Deborah Stringham Regarding "Animal at Large" definition in Roosevelt City Code R6.04.0101.

Mister and Missus Stringham addressed the council regarding their recent experiences with having the police called multiple times on their dogs. The Stringham's acknowledged that, at times, their dog had set foot off their property, which would technically be a violation of Roosevelt City code as it is written. They went on to describe the circumstances of the police visits and stated that they did not agree with the phrasing of the ordinance and recommended that the Council consider changing Roosevelt City language to be the same as the Duchesne County Ordinances when it comes to the definition of "Animal at Large."

9. Action Items

- a. Airport Preservation Project Contract Award- Kim

Kimberly Silvester of JUB Engineers presented the bid tabulations for the Airport Pavement Preservation Project and recommended that the Council award the bid to C.R. Contracting, LLC. Kimberly explained that they had received 5 bidders, when they typically only receive 2 or 3 bids on projects like this. Councilman Baird asked if any local companies had submitted bids and was told that Straight Stripe was based out of St. George and Maxwell was in West Jordan. Councilman White motioned to approve awarding the bid base on JUB's recommendation to C.R. Contracting, LLC and was seconded by Councilman Aland. The motion passed unanimously.

- b. Airport Master Plan Presentation and Approval- Neal Fraser

Neal Fraser of JUB Engineering presented the final Airport Master Plan for the Council's approval. Each Council Member was provided with a print copy of the plan

and Mr. Fraser provided a summary of some of the key elements. The master plan is available for public review on the Municipal Airport webpage and the presentation slides are included in the agenda packet. Councilman White motioned to approve the Airport Master Plan and Layout Plan, as well as authorize the Mayor to sign the project and grant closeout documents and was seconded by Councilwoman Goodrich. The motion passed unanimously.

c. Airport Engineering Services Contract Award

Public Works Director and Airport Manager, Kirby Wolfinger, recommended that the Council award the contract for Airport Engineering Services to JUB Engineers. Mr. Wolfinger spoke highly of the company and encouraged the council to approve them. Councilman Baird stated that he was also happy with the work that they had done and would be in favor of working with them for the next 5 years. Councilman Baird then motioned to approve awarding the contract to JUB Engineers and was seconded by Councilman White. The motion passed unanimously.

d. Mark Hicken & Chamber of Commerce Representing Duchesne County

Dustin Glines, Dorothy Carter, Mike Hicken addressed the Council on behalf of the Chamber of Commerce Representing Duchesne County. Mr. Hicken provided the council with copies of flyers for educational events sponsored by the Chamber and explained what they do to help local businesses and support the community. The Chamber representatives then requested that the Council consider increasing their membership to the Platinum level to provide more financial support to the Chamber. Councilman Baird expressed his gratitude for all the Chamber does to support and encourage local business in Roosevelt and asked if there was money in the City budget for the increase. City Manager, Joshua Bake, told the Council that the money comes out of the City Manager discretionary fund and that the increase could be included in the budget proposal for the next fiscal year. Councilman Baird motioned to approve the platinum level membership and was seconded by Councilman White. The motion passed unanimously.

e. Lead Service Line Inventory Contract Award- Jeff Baker/ Jones and DeMille
Jeff Baker of Jones and DeMille Engineering discussed the Lead Service Line Inventory requirements that had been passed down from the EPA and Utah Division of Drinking Water. Mr. Baker explained that in order to comply with the new rule, the City is required to create a lead line inventory, and that there is a grant available to pay for the project, for which the City should qualify. Jones and DeMille have already submitted a grant application on behalf of the city and are requesting that the City award the inventory project to Jones and DeMille. Mr. Baker added that at this time, there is no requirement for replacing lead lines, just an inventory. Mr. Wolfinger also added that money had been budgeted for this project, so even if the grant funds are not awarded to the city, we will be able to complete the project. Councilman Aland motioned to approve awarding the bid to Jones and DeMille and was seconded by Councilman Baird. The motion passed unanimously.

f. Recreation Items- Aaron
Prior to the discussion of Recreation items, Deputy Recorder and Public Information Officer, Sunshine Bellon, presented the results of the recreation survey that had been conducted at the Recreation Preview hosted by the Arts, Parks, and Recreation Committee, and was also available online following the event. The results presentation is included in the agenda packet, and full results are available on the City website. The survey was intended to collect information about what recreational activities residents participate in, how they find out about those activities, and what new activities or facilities that residents would like to see brought to Roosevelt in the future. 217 responses were submitted, and the top 3 suggestions were pickleball courts, a splash pad, and an indoor recreation center.

i. Mini Golf

Recreation Director Aaron Brown presented a map and proposal for a mini golf facility at Central Park. During previous meetings the idea of a mini golf facility had been discussed, and it was requested that Mr. Brown put together a cost estimate that included fencing to match the existing fencing.

Mr. Brown presented this updated proposal, and the Council discussed the pros and cons of the location, the need to create green spaces along future trail routes, and where this project should fall on the priority list for recreation spending (considering the results of the recreation survey). They also discussed how this project would fit with the pickleball court plans that are already in motion. The Council decided that they did not want to make a final decision on the mini-golf course until they had more information from the community and requested that the Public Information Officer publish a follow up recreation survey to rank the suggested projects and provide more data for the Council to consider prior to making their final decision on the project.

ii. Septic System for Back-9

Recreation Director, Aaron Brown, requested that the Council reopen the Fiscal Year 2024 budget to allocate an additional \$10,000 for golf course maintenance so that a septic system can be installed in the back 9 of the golf course to make the bathrooms located there functional, since they haven't been operable for years. Councilman White motioned to approve the project and move forward with reopening the budget with the direction to do as much of the work "in-house" as possible to keep the costs low and was seconded by Councilman Aland. The motion passed unanimously.

iii. Field Early Payment Discount

Lots of travel teams have been leasing/ renting the fields for practice. Lots to keep track of, missed days, payments etc. Would likely come out even considering that we would not be refunding for missed/canceled days. Suggested just for travel teams because they pay per field and other teams pay per player. Mayor, I just want to make sure that if we make this decision it applies to any travel team, not just baseball. Motion to approve Goodrich seconded by White- unan. Fee schedule revision res. For same night as budget reopen.

- g. Resolution Modifying the Arts, Parks, and Recreation Committee-Grant
City Attorney, Grant Charles presented a draft of the proposed revisions to the Resolution Forming the Arts, Parks, and Recreation Committee. Mr. Charles explained that there was frustration from the committee and confusion among staff about how to handle expenditures. Mr. Charles asked for direction from the Council regarding subcommittee votes – do they need to be conducted in an open meeting and if not, how did the Council want those votes documented? The Mayor suggested implementing a form that subcommittee members could sign then return to City staff. Mr. Charles stated that he would add that as a requirement to the resolution. The collection of fees/donations by the committee was also discussed and Mr. Charles explained that there was state code that allowed the committee to charge certain fees without them needing to be on the City's fee schedule. Deputy Recorder, Sunshine Bellon, reminded the council that resolutions serve as guides and instructions for City staff and requested that code be cited in the resolution to avoid confusion in the future. Mr. Charles then recommended that the Council approve the resolution subject to inclusion of a required treasure on the committee, modification of contract language, citation to state code, and inclusion of the voting form. Councilman Baird motioned to approve the resolution with the inclusion of Mr. Charles' recommendations and was seconded by Councilwoman Goodrich. The motion passed unanimously.
- h. Nature Park Rules and Guidelines Discussion- Ryan
Assistant City Manager, Ryan Clayburn presented the Council with a suggested list of rules for the Nature Park base on the Parks rules currently in ordinance, the rules and guidelines for other similar nature parks, and the suggestions of the Nature Park Committee. Mr. Clayburn explained that he didn't need a final decision, but that he wanted the Council to review the rules and then give a recommendation for what they would like included in the Title 12 revisions.
- i. "Hidden Lake" Frac Pond Discussion- Josh
City Manager Joshua Bake told the Council that the City had been approached by Uintah Wax with a proposal to pump or store service water bought from the city. The

proposal was framed as a recreational opportunity in that they would build a recreational reservoir of approximately 10 acres that would be used to store frack water but would also allow residents to recreate on it. Mr. Bake stated that, should the Council decide to pursue this project, the goal would be to do so at a zero budget and requested the Council's approval to continue discussions and come up with a project proposal. The consensus from the Council was that they wanted Mr. Bake to move forward with discussions with Uintah Wax and bring information back to the Council for their review and discussion.

- j. Code Update Discussion on Titles 1, 2, 3, 5, 8, 10, & 12 – Drew Planning and Zoning Division Manager, Drew Eschler updated the Council on the Code Update Project and asked that they review Titles 1, 2, 3, 5, 8, 10, & 12 in preparation for the public hearing that would be held at the next meeting. Councilman White told Mr. Eschler about a grant program for water-wise landscaping that residents are wanting to take advantage of but that requires the City to have a water-wise plan in code in order for the residents to be eligible. Councilman White requested that Mr. Eschler investigate getting that added to the code during this revision process.

10. Expenditure Approval & Financial Review

Councilman White motioned to approve the expenditures and was seconded by Councilwoman Goodrich. The motion passed unanimously.

11. Capital Project Updates

Mayor Bird requested a list of project assignments to be sent to him before the next meeting so we can be sure every project has a Council representative.

12. City Manager Report

No report was given.

13. Committee Reports

Interfaith City-wide Cleanup is happening April 27th.

14. Items for Future Discussion

Public hearings will need to be scheduled for our next meeting.

15. Closed Session as for the purposes listed in Utah Code 52-4-205(1)(d)

Councilman White motioned to enter a closed session to discuss land negotiations and litigation and was seconded by Councilman Aland. The motion passed unanimously with a roll call vote with the following result:

Dustin White: Aye

David Bair: Aye

Audrey Goodrich: Aye

Cody Aland: Aye

16. Adjourn

At 9:39 p.m. Councilman Aland motioned to adjourn the meeting and was seconded by Councilwoman Goodrich. The motion passed unanimously, and the meeting was adjourned.

DRAFT

Dear Roosevelt City Council Members,

We would like to thank you for the help you have given us thus far in the development of the Summer Hills Subdivision. We have been working to obtain a performance bond as per Roosevelt City Subdivision Development Municipal Code. We have been denied the bond due to lack of a resume of experience in development projects as we are only contractors and this is our first development project.

We are asking that you approve the option of us putting up collateral in place of a bond as per your Code :

R16.09.030 Collateral As Security



When approved by the city council, the subdivider may provide other forms of collateral as security in an amount equal to the cost of improvements required as estimated by the local engineer plus fifteen (15) percent for the installation of said improvements within two years from the approval of the final plat and subdivision.

We propose to offer as security your choice of the following real properties:

1. The Summer Hills Subdivision Just over 3 acres. Comparative Market Value Ave: \$432,000
2. Henrie Hide Out. Tax ID # 00-0033-1836 Comparative Market Value: \$536,000
3. We also have a Line of Credit at Zions Bank for \$250,000
4. 4-Plex on Harrison Ave. Tax ID # 00-0002-8732 Duchesne County Tax Value: \$569,000

Thank you for your consideration in this matter,

Handwritten signatures in black ink. The top signature is 'Annette Miller' and the bottom signature is 'Bart Miller'.

Bart and Annette Miller

ZIONS BANK.

March 5, 2024

To Whom It May Concern:

Subject: Notification of Line of Credit Available Funds

I hope this letter finds you well. I am writing to inform you that our client, Bart & Annette Miller, hold an available balance of \$250,000 on their line of credit with our institution, Zions Bank. This line of credit was opened in 2016 and has been properly utilized. This amount is readily accessible at their request.

Please be advised that the funds are available for immediate use and can be utilized as they request. Our client has instructed us to notify you of this available balance.

Should you require any further assistance or documentation regarding this matter, please do not hesitate to contact me with my contact information below. We are committed to providing any necessary support to ensure a seamless transaction process.

Thank you for your attention to this matter.

Sincerely,



Tim Negus
SVP, Zions Bank
Sales Manager-MLO
156 N 200 E
Roosevelt, UT 84066
timothy.negus@zionsbank.com
p. (801) 844-8202
c. (435) 401-1024

MLS# 1841132

Sold Price: \$570,000
 Original List Price: \$649,900
 Price Per: \$220
 DOM: 58
 Time UC: 18

Tour/Open: View Tour
 Status: SOLD
 Entry Date: 09/13/2022
 Contract Date: 10/27/2022
 Sold Date: 11/14/2022
 Sold Terms: Conventional

Concessions: \$0
 Address: 2645 W 1500 N
 NS/EW: 1500 N / 2645 W
 City: Roosevelt, UT 84066
 County: Duchesne

Restrictions: No

Proj/Subdiv:
 Tax ID: 00-0005-5537
 Zoning: R-1/A

Est. Taxes: \$2,636
 HOA?: No

Pre-Market:
 School Dist: Duchesne
 Sr High: Union

Elem: King's Peak
 Other Schl:

Jr High: Roosevelt



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	1102	4	2	-	-	-	-	-	-	-	-	-
1	1487	-	-	1	1	-	1	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2589	4	2	1	1	0	1	1	0	1	1	0

Type: Single Family
 Style: 2-Story
 Year Built: 2003
 Acres: 5.00
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 8
 Fin Bsmt:

Const Status: Bit./Standing
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central; Propane

Basement: None/Crawl Space
 Garage/Park: See Remarks; Attached; Built-In; Detached; Extra Height; Extra Width; Heated; Opener; Parking; Covered; Rv Parking; Storage Above; Extra Length; Workshop; Workbench
 Driveway: Concrete; Dirt; Gravel
 Water: See Remarks; Culinary; Irrigation; Shares
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 2nd floor
 Senior Comm: No
 Animals: Pets > 75 Lbs.; Livestock

Air Cond: Central Air; Gas
 Floor: Carpet; Laminate; Tile; Vinyl
 Window Cov: Blinds
 Pool?: No
 Pool Feat:
 Possession: Recording
 Exterior: Brick; Stucco; Vinyl
 Has Solar?: No

Landscape: See Remarks; Fruit Trees; Landscaping: Full; Mature Trees; Stream; Vegetable Garden; Waterfall
 Lot Facts: Fenced: Part; Secluded Yard; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Mountain; Drip Irrigation: Man-Part
 Exterior Feat: Double Pane Windows; Entry (Foyer); Horse Property; Out Buildings; Outdoor Lighting; Patio: Covered; Porch: Open; Patio: Open
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Jetted Tub; Range/Oven: Free Stdng.; Vaulted Ceilings; Instantaneous Hot Water
 Amenities: Electric Dryer Hookup; Swimming Pool; Workshop
 Inclusions: Basketball Standard; Ceiling Fan; Dog Run; Dryer; Gas Grill/BBQ; Microwave; Range; Refrigerator; Storage Shed(s); Washer; Window Coverings; Workbench
 Exclusions: See Remarks; Freezer
 Terms: Cash; Conventional; FHA; VA
 Storage: See Remarks; Garage; Shed
 Tel Comm: Ethernet; Wired
 Utilities: Power: Connected; Sewer: Septic Tank; Water: Connected
 Zoning: Single-Family

MLS# 1673757

Sold Price: \$365,000
 Original List Price: \$380,000
 Price Per: \$157
 DOM: 29
 Time UC: 40

Tour/Open: None
 Status: SOLD
 Entry Date: 05/13/2020
 Contract Date: 06/05/2020
 Sold Date: 07/15/2020
 Sold Terms: Conventional

Concessions: \$6,723
 Address: 1356 S 2500 W
 NS/EW: 1356 S / 2500 W
 City: Vernal, UT 84078
 County: Uintah



Proj/Subdiv:
 Tax ID: 05:086:0074
 Zoning: RA1
 Restrictions: No
 Est. Taxes: \$2,245
 HOA?: No

Pre-Market:

School Dist: Uintah
 Sr High: Uintah

Elem: Discovery
 Other Schl: Terra Academy

Jr High: Uintah

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	375	1	-	-	-	-	-	-	-	-	-	-
1	1945	3	2	-	-	1	-	1	-	1	1	1
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2320	4	2	0	0	1	0	1	0	1	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2006
 Acres: 3.25
 Deck | Pat: 0 | 2
 Garage: 2
 Carport: 2
 Prkg Sp: 4
 Fin Bsmt:

Const Status: Bit./Standing
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Stove
 Air Cond: Central Air; Electric
 Floor: Carpet; Hardwood; Tile
 Window Cov: Blinds
 Pool?: No

Basement: None/Crawl Space
 Garage/Park: Attached; Detached; Rv Parking; Workshop
 Driveway: Concrete; Gravel
 Water: Culinary; Irrigation: Pressure; Shares
 Water Shares: 2.00
 Spa?: No Community Pool?: No
 Master Level: 1st floor
 Senior Comm: No
 Animals:

Pool Feat:
 Possession: Recording
 Exterior: Asphalt Shingles; Vinyl
 Has Solar?: No
 Landscape: Landscaping: Part; Mature Trees
 Lot Facts: Fenced: Full; Road: Paved; Terrain, Flat; View: Mountain

Exterior Feat: See Remarks; Barn; Double Pane Windows; Entry (Foyer); Horse Property; Patio: Covered
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; French Doors; Gas Log; Vaulted Ceilings

Amenities: Electric Dryer Hookup; Workshop
 Inclusions: Fireplace Insert; Microwave; Range; Refrigerator; Storage Shed(s); Window Coverings
 Exclusions: Dryer; Freezer; Gas Grill/BBQ; Washer
 Terms: Assumption: Qualify; Cash; Conventional; FHA; VA
 Storage: Garage; Other; Shed

Tel Comm: DSL
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family; Agricultural

Remarks: Don't miss this home! Single level living PLUS a bonus room. All of the amenities are on the main level. NOW let's talk about the 3.25 acres with water shares and the shop/barn that comes with it. Large carport for parking, barn/shop for all of the extras or for use with livestock, fully wired with electrical including 220 & lights, large roll up door and fully movable barn door on the back. Barn/Shop is 24' x 48', with the carport it's 48' x 48'. Shed is wired with outlets & lights. Excellent location in Vernal. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.

Agt Remarks: Water shares included are 1 share Ashley Reservoir & 1 share Ashley Creek. Home is currently getting a fresh coat of paint throughout!

Excl Remarks: All panels are excluded and will be removed.

Show Inst: Call Agent/Appt

Owner: Newman

Special Owner Type:

Contact: Nancy Birchell
 L/Agent: Nancy Birchell

Contact Type: Agent
 Email: nancy@nancybirchell.com

Ph 1: 435-724-4953
 Ph: 435-724-4953
 Ph: 435-781-2500

Ph 2: 435-781-2500
 Mobile: 435-724-4953
 Fax:

L/Office: Realty ONE Group Signature (Vernal)

MLS# 1800813

Sold Price: \$675,000
 Original List Price: \$675,000
 Price Per: \$242
 DOM: 8
 Time UC: 51

Tour/Open: View Tour
 Status: SOLD
 Entry Date: 04/04/2022
 Contract Date: 04/11/2022
 Sold Date: 06/01/2022
 Sold Terms: Conventional

Concessions: \$0
 Address: 820 S 500 W
 NS/EW: 820 S / 500 W
 City: Vernal, UT 84078
 County: Uintah

Restrictions: No

Proj/Subdiv:
 Tax ID: 05:058:0019
 Zoning: RES

Est. Taxes: \$3,166
 HOA?: No

Pre-Market:
 School Dist: Uintah
 Sr High: Uintah

Elem: Discovery
 Other Schl: Terra Academy

Jr High: Vernal Mid



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-
1	2780	4	2	1	1	-	1	1	1	1	1	1
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2780	4	2	0	1	0	1	1	0	0	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 1998
 Acres: 4.97
 Deck | Pat: 0 | 0
 Garage: 6
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: Blt./Standing
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric
 Floor: Carpet; Tile

Window Cov: Blinds
 Pool?: No

Pool Feat:

Possession: Recording
 Exterior: Brick

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Part; Vegetable Garden

Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; View: Valley

Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Disposal; French Doors; Range: Countertop

Amenities: Electric Dryer Hookup

Inclusions: Ceiling Fan; Dryer; Freezer; Range; Refrigerator; Washer; Window Coverings

Terms: Cash; Conventional; FHA; VA

Storage: Garage

Access Feat: Single Level Living

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

Zoning: Single-Family; Agricultural

Remarks: Custom built rambler with 4.97 acres close to town. This home has it all - sun room - 3 bedrooms - 3 car detached garage and attached garage. lots of cement - water shares plus a well. Yards are nicely groomed with tons of space. Freezer and safe are included. Buyer to verify all information taken from courthouse records. This is a one of a kind property - must see for the qualified buyer.

Show Inst: Appt/Use Lockbox

Owner: Teresa M. Kay

Special Owner Type:

Contact: Freida Parker

Contact Type: Agent

Ph 1: 435-828-2270

Ph 2:

L/Agent: Freida B. Parker

Email: theparkerteam@gmail.com

Ph: 435-789-2606

Mobile: 435-828-2270

Co-Agent: Angela Bea Walker

Email: c21angelaw@gmail.com

Ph: 435-789-2606

Mobile: 435-828-3770

L/Office: CENTURY 21 Parker Real Estate Professionals, Inc.

Ph: 435-789-2606

Fax: 435-789-2601

B/Agent: Stephanie Smith

Email: stephsmithcen21@gmail.com

Ph: 435-790-9741

Mobile: 435-790-9741

B/Office: CENTURY 21 Parker Real Estate Professionals, Inc.

Ph: 435-789-2606

Fax: 435-789-2601

BBC: 3%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Gross

Withdrwn Dt:

Off Mkt Dt:

Exp Dt: 10/05/2022

MLS# 1845199

Tour/Open: View Tour
Sold Price: \$225,000
Original List Price: \$225,000
Lease Price: \$0
DOM: 6
Time UC: 19

Status: SOLD
Price Per: Other
Entry Date: 10/05/2022
Contract Date: 03/22/2023
Sold Date: 04/10/2023
Sold Terms: Cash



Concessions: \$0
Address: 2750 W Hwy 40
NS/EW: / 2750
City: Vernal, UT 84078
County: Uintah
Plat:
Tax ID: 05:093:0017
Zoning Code: C1

LOT #:
Est. Taxes: \$1,306
HOA Fee: \$0

School Dist: Uintah
Sr High: Uintah
Acre FT./Share: 0.00 |
Wells: |

Elem: Maeser
Other Schl: Uintah Basin Christian Academy
Acre FT./Share: 0.00 |
Surface: |

Jr High: Uintah
Acre FT./Share: 0.00 |
Dev. Spring: |

Culinary Well Health Inspected:

Prop Type: Commercial
Acres: 3.19
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Facing: E
Drv. Access: Dirt; Gravel

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees: See Remarks; Gas; Power; Sewer; Water

Irrigation Co:

Water: Culinary Available

Exterior Feat.:

Irrigation:

Land Use:

Utilities: Sewer: Available; Sewer: Public; Gas: Stubbed; Power: Stubbed

Zoning: Commercial

Possession: Recording

Terms: Cash; Commercial Fin. Req.

CCR: No

Lot Facts: Terrain: Grad Slope; View: Mountain; View: Valley

Pre-Market:

Township:

Range:

Section:

Section Desc.:

Driving Dir:

Remarks: Prime commercial property right off of Hwy 40 as you enter Vernal. Beautiful views. Great visibility and location. Call today!

Agt Remarks:

HOA Remarks:

Clos Remarks:

Owner: WMH Real Estate LLC

Special Owner Type:

Contact: Bethany Trouberman

Contact Type: Agent

Ph 1: 435-621-1072

Ph 2: 435-789-2606

L/Agent: Bethany Trouberman

Email: bethscozyhuts@gmail.com

Ph: 435-621-1072

Mobile: 435-621-1072

L/Office: EXIT Realty Legacy

Email: realtorcindynash@gmail.com

Ph: 435-503-0483

Fax:

B/Agent: Cindy Nash

Ph: 435-790-9882

Mobile: 435-790-9882

B/Office: New Star Real Estate LLC

Ph: 435-789-2220

Fax: 435-789-2879

BBC: 3%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Gross

Wthrwn Dt:

Off Mkt Dt:

Exp Dt: 09/29/2023

MLS# 1877124

Tour/Open: None
List Price: \$200,000
Lease Price: \$0
DOM: 156
Address: See Directions
NS/EW: 200 N / 2000 W
City: Roosevelt, UT 84066
County: Duchesne
Plat:
Tax ID: 00-0002-2529
Zoning Code:

Status: ACTIVE
Price Per: Other
Entry Date: 05/16/2023

LOT #:
Est. Taxes: \$2,464
HOA Fee: \$0



Jr High: Roosevelt

School Dist: Duchesne
Sr High: Union
Acre FT./Share: 0.00 |
Wells: |

Elem: King's Peak
Other Schl:
Acre FT./Share: 0.00 |
Surface: |

Acre FT./Share: 0.00 |
Dev. Spring: |

Culinary Well Health Inspected:

Prop Type: Commercial
Acres: 1.23
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: Yes
Facing:

Drv. Access Dirt

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees: Gas; Power; Sewer; Water

Irrigation Co:

Water: See Remarks; Culinary Available

Exterior Feat.:

Irrigation: Not Available

Land Use:

Utilities: Gas: Available; Power: Available; Sewer: Available; Sewer: Public

Zoning: Commercial

Possession: Closing

Terms: Cash; Conventional

CCR: No

Lot Facts: Corner Lot; Curb & Gutter; Excl. Mineral Rights; Excl. Oil/Gas Rights; Terrain: Flat; Adjacent to Golf Course

Pre-Market:

Township: 02S

Range: 01W

Section: 16

Section Desc.: SEC 16 TWN 02S RNG 01W

Driving Dir: Corner of 2000 W (Hwy 121) and 200 N. Refer to map pin for parcel location.

Remarks: Commercially Zoned 1.23 Acre (53,579 sq. ft.) lot at the corner of HWY 121 and 200 N in Roosevelt Utah, next to the Utah DMV Roosevelt Office, by Roosevelt Golf Course. Located on a busy highway with great residential and highway traffic visibility. Would be a great location for an office, or retail location! Call listing agent for additional information. Address will take you directly to the property. Acreage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.

Agt Remarks:

HOA Remarks:

Clos Remarks:

Owner: Douglas C Ogden

Special Owner Type:

Contact: Mike Stengel

Contact Type: Agent

Ph 1: 435-724-4663

Ph 2:

L/Agent: Michael Stengel

Email: mike@basinliving.com

Ph: 435-789-0044

Mobile: 435-724-4663

Co-Agent: Myles Stengel

Email: mylesstengel@gmail.com

Ph: 435-222-4849

Mobile: 435-222-4849

L/Office: Freedom Realty Corporation (Vernal)

Ph: 435-789-0044

Fax: 435-789-3705

BBC: 2.5%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Gross

Withdrwn Dt:

Off Mkt Dt:

Exp Dt: -

MLS# 1970472

Tour/Open: None
List Price: \$1,250,000
Lease Price: \$0
DOM: 99
Address: 800 E Main St
NS/EW: S / 800 E
City: Vernal, UT 84078
County: Uintah
Plat:
Tax ID: 05:039:0009
Zoning Code: C2

Status: ACTIVE
Price Per:
Entry Date: 12/06/2023

LOT #:
Est. Taxes: \$2,855
HOA Fee: \$0



Jr High: Vernal Mid

School Dist: Uintah
Sr High: Uintah
Acre FT./Share: 0.00 |
Wells: |

Elem: Naples
Other Schl: Terra Academy
Acre FT./Share: 0.00 |
Surface: |

Acre FT./Share: 0.00 |
Dev. Spring: |

Culinary Well Health Inspected:

Prop Type: Commercial
Acres: 2.89
Frontage: 300.0
Side: 0.0
Back: 0.0
Irregular: Yes
Facing: N
Drv. Access Asphalt

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees: See Remarks

Irrigation Co:

Water: Connected

Exterior Feat.:

Irrigation:

Land Use:

Utilities: See Remarks; Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public

Zoning: Commercial

Possession: Recording

Terms: Cash; Conventional; Lease Option; Seller Finance

CCR: No

Lot Facts: Curb & Gutter; Excl. Mineral Rights; Excl. Oil/Gas Rights; Fenced: Part; Sidewalks; Terrain: Flat

Pre-Market:

Township: 4S

Range: 21E

Section: 24

Section Desc.:

Driving Dir:

Remarks: BUILD-READY 2.89 acre commercial lot with 300' Highway 40 frontage, power, gas, water and sewer on lot. Next to Utah State Courts building. 740 East Main, Serial #050400001 included

Agt Remarks:

HOA Remarks:

Clos Remarks:

Owner: David H. Jolley Revocable

Special Owner Type:

Contact: LJ Jackson

Contact Type: Agent

Ph 1: 435-790-6931

Ph 2: 435-790-2719

L/Agent: Sonja Norton

Email: ashleyvalleyrealty@gmail.com

Ph: 435-789-7265

Mobile: 435-790-2719

Co-Agent: LJ Jackson

Email: 22ljjack@gmail.com

Ph:

Mobile: 435-790-6931

L/Office: Ashley Valley Realty, Inc.

Ph: 435-789-7265

Fax:

BBC: 3%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Net

Wthdrwn Dt:

Off Mkt Dt:

Exp Dt:

MLS# 1977155

Tour/Open: View Tour
 List Price: \$230,000
 Lease Price: \$0
 DOM: 50

Status: ACTIVE T/C
 Price Per:
 Entry Date: 01/24/2024

Address: See Directions
 NS/EW: 1601 S / 2000 W
 City: Roosevelt, UT 84066

County: Duchesne
 Plat:
 Tax ID: 00-0014-8175
 Zoning Code:

LOT #:
 Est. Taxes: \$486
 HOA Fee: \$0



Jr High: Roosevelt

School Dist: Duchesne
 Sr High: Union
 Acre FT./Share: 0.00 |
 Wells: |

Elem: King's Peak
 Other Schl:
 Acre FT./Share: 0.00 |
 Surface: |

Acre FT./Share: 0.00 |
 Dev. Spring: |

Culinary Well Health Inspected:

Prop Type: Commercial
 Acres: 2.00
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No
 Facing:
 Drv. Access: Dirt; Gravel

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees: Power; Water

Irrigation Co:

Water: Culinary Available

Exterior Feat.:

Irrigation:

Land Use:

Utilities: Power: Available; Power: Connected

Zoning: Commercial

Possession: RECORDING

Terms: Cash; Conventional

CCR:

Lot Facts: Terrain: Flat

Pre-Market:

Township:

Range:

Section:

Section Desc.:

Driving Dir: PROPERTY IS LOCATED ON THE WEST SIDE OF ROOSEVELT. TURN NORTH ON 2000 WEST FROM HWY 40; AT THE STOP LIGHT. PROPERTY WILL BE APPROXIMATELY 1/4 MILE FROM HWY 40 ON THE EAST SIDE OF THE ROAD.

Remarks: PERFECT LOCATION TO START A BUSINESS OR EXPAND AN EXISTING ONE. COMMERCIAL LOT ALLOWS EASY ACCESS TO HIGHWAY 40 FOR SEMI TRUCKS. ON THE SOUTH SIDE OF THE PROPERTY ARE POWER POLES TO PLUG IN TRUCKS FOR THE WINTER.

Agt Remarks: PLEASE INCLUDE PARCEL NUMBER 00-0014-8183 IN YOUR OFFER. APPROXIMATE TAXES FOR THIS PARCEL \$365

HOA Remarks:

Clos Remarks:

Owner: HIDATCO PROPERTY MANAGEME

Special Owner Type:

Contact: LAURY SECREST

Contact Type: Agent

Ph 1: 435-401-4749

Ph 2:

L/Agent: Laury Lee Secrest

Email: laury.secrest@gmail.com

Ph: 435-401-4749

Mobile: 435-401-4749

L/Office: Equity Real Estate (Solid)

Ph: 801-208-5872

Fax: 866-571-5424

BBC: 3%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Gross

Withdrwn Dt:

Off Mkt Dt:

Exp Dt: -

MLS# 1971654

Tour/Open: None
 List Price: \$259,750
 Lease Price: \$0
 DOM: 90
 Address: 650 S 150 W
 NS/EW: 650 S / 150 W
 City: Roosevelt, UT 84066
 County: Duchesne
 Plat: ROOSEVELT SQUARE
 Tax ID: 00-0035-0124
 Zoning Code: COMM

Status: ACTIVE
 Price Per:
 Entry Date: 12/15/2023

LOT #:
 Est. Taxes: \$2,988
 HOA Fee: \$0



Jr High: Roosevelt

Acre FT./Share: 0.00 |
 Dev. Spring: |

School Dist: Duchesne
 Sr High: Union
 Acre FT./Share: 0.00 |
 Wells: |

Elem: Centennial
 Other Schl:
 Acre FT./Share: 0.00 |
 Surface: |

Culinary Well Health Inspected:

Prop Type: Commercial
 Acres: 1.55
 Frontage: 187.0
 Side: 267.0
 Back: 255.0
 Irregular: No
 Facing: W

Drv. Access

Water Distance: 1 feet
 Sewer Distance: 1 feet
 Gas Distance: 1 feet
 Usable Electric: 1 feet

Pressurized Irr.:

Conn. Fees: Gas; Power; Sewer; Water
 Irrigation Co:
 Water: Not Connected

Exterior Feat.:

Irrigation: Not Available

Land Use:

Utilities: Gas: Not Connected; Power: Not Connected; Sewer: Not Connected

Zoning: Commercial

Possession: Recording

Terms: Cash; Conventional

CCR:

Lot Facts:

Pre-Market:

Township:

Range:

Section:

Section Desc.:

Driving Dir:

Remarks:

Agt Remarks: Amazing 1.55 Acres COMMERCIAL PROPERTY JUST OFF HWY 40! While the information contained herein has been obtained from what are believed to be reliable sources, the same has not been verified for accuracy or completeness. Listing Agent and listing brokerage accepts no responsibility or liability for the information contained in this listing. Any interested party should conduct an independent investigation to verify the information contained herein. Agent Related to Seller

HOA Remarks:

Clos Remarks:



Showing Requests Available Soon

Owner: Brockbank 5 LLC

Special Owner Type:

Contact:
 L/Agent: Ryan C Birdsley

Contact Type: Agent
 Email: ryan.birdsley@gmail.com

Ph 1: 801-755-5513
 Ph: 801-755-5513
 Ph: 801-678-3337

Ph 2:
 Mobile: 801-755-5513
 Fax:

L/Office: SURV REAL ESTATE INC



<p>MEMO TO: City Council</p> <p>FROM: APR Committee/Pickleball</p>	<p>Subject: Plans, direction and timeline for the approved funding for pickleball courts</p>
<p>Recommendation:</p> <p><i>Figure out a timeline on when the project can be started</i></p>	<p>Date: 4/8/24</p>
	<p>Fiscal Impact: <i>Council has approved \$125,000 for the project</i></p>
	<p>Funding Source: Council previously approved \$125,000 towards the project. Currently project is over budget (\$31,282) with the addition of adding fencing around the new basketball court.</p>
<p>Background:</p> <p>This project has been in the works for a few years now. We feel this is the best option for both pickleball and basketball. This is also the best budget friendly way of providing both recreation activities. The plan is to resurface both current basketball courts with state of the art pickleball surface (five courts will be created). Also additional fencing, curbing and leveling will be added to make the courts more user friendly.</p> <p>We will be pouring a new basketball court and need to find the best location for the court to go that will allow visibility and easy access for citizens.</p> <p>With the project being over budget, APR/pickleball committee is looking at possibly raising additional funding from local businesses. It's also a possibility of prolonging the perimeter fence around the new basketball court to a later date/project, which would come close to putting the project in budget. Would like to receive some direction and input from council on when project can be started.</p>	
<p>Attachments: <i>none attached</i></p>	



<p>MEMO TO: City Council</p> <p>FROM: Assistant City Manager/ Ryan Clayburn</p>	<p>Subject: Gun Range Environmental Assessment</p>	
<p>Recommendation: <i>It is recommended that City Council review, approve Jones & DeMille Engineering to proceed forward with the Environmental Assessment for the gun range.</i></p>	<p>Date: 3/25/24</p>	<p>Fiscal Impact: N/A</p>
	<p>Funding Source: General 2024 Budget</p>	
	<p>Background:</p> <p>To proceed forward with receiving the WSFR Grant Roosevelt City needs to start preparing the EA and working through the process. Our engineers have touched bases with the DNR on it and have put a scope together for the work. Below I've included what we anticipate for the scope along with an estimated fee. We would propose to do this hourly and anticipate that we would come in under that amount.</p> <p>Scope and Fee: Environmental Assessment Preparation: \$17,000</p> <p>Assumptions and Limitations:</p> <ol style="list-style-type: none"> 1. No public meetings would be required for the project. 2. No environmental surveys would be required for this project. It is assumed that other parties will complete the cultural survey for the project. 3. It is assumed that there will not be any insurmountable resource concerns that would require design changes. 4. It is assumed that Roosevelt City would consider commitments and BMPs that would help meet the agency requirements for the EA. 5. All project measures would occur on private land or land owned by Roosevelt City. 6. It is assumed that the project would not impact any jurisdictional channels or wetlands, or otherwise require any waters permitting with the Utah Division of Water Rights or the Army Corps of Engineers. Presence or absence of potential jurisdictional channels and wetlands would be reviewed during the preparation of the EA. 7. No impacts to federally listed species or state sensitive species are anticipated. 	
<p>Attachments:</p>		

