



ROOSEVELT CITY | UT

July 03, 2024

Notice is hereby given that the Roosevelt City Planning and Zoning Commission will hold their regularly scheduled meeting on Tuesday July 03, 2024, at the Roosevelt Municipal Building, 255 South State Street, Roosevelt, Utah. The meeting shall begin promptly at 05:00 PM.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF PREVIOUS MINUTES

3.A. MAY 1, 2024 , SUNSHINE BELLON

Attachments

1. [05.01.24 Planning and Zoning Minutes Draft.pdf](#)

4. PUBLIC HEARINGS

**As Needed*

5. ACTION ITEMS

5.A. MASTER SITE PLAN APPROVAL- SODA SPLASH, DREW ESCHLER

Jason Roos is requesting site plan approval for the "Soda Splash" project located on parcel # 00-0035-2575 (zoned commercial), near the US Designs building on Highway 40 in Roosevelt.

Attachments

1. [2402-054 SODA SPLASH_CONFORMANCE SET_Rev2.pdf](#)

6. PLANNING AND ZONING DIVISION MANAGER REPORT

6.A. TINY HOME ZONING DISCUSSION , DREW ESCHLER

The commission will be presented with a red-lined version of an example "Tiny Home" ordinance for their consideration.

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

May 01, 2024

ROOSEVELT CITY PLANNING AND ZONING COMMISSION MINUTES

CALL TO ORDER

Chair, Dale Tribe called the meeting to order at 5:01 p.m.

ROLL CALL

Members Present:

Lynn Snow, Tommy Hoschouer, Keith Goodspeed, Ren Bagley, Dale Tribe

Members Absent:

Kyle Smoot

APPROVAL OF PREVIOUS MINUTES

APRIL 3, 2024, PLANNING AND ZONING MINUTES , SUNSHINE BELLON

Agenda Attachments

1. [04.03.24 Planning and Zoning Minutes Draft.pdf](#)

Motion submitted by . Seconded by.

Ayes:

Nos:

ACTION ITEMS

MASTER SITE PLAN APPROVAL: AIRPORT 77 & 72- ROOSEVELT INDUSTRIAL PROPERTIES, SEAN PHILIPOOM

Site plan for an industrial building on two acres. Zoned Heavy Manufacturing District M-2. The property owner is Nate Brockbank, who is being represented by Sean Philipoom.

Agenda Attachments

1. [SKM_C250i24041813360.pdf](#)

Planning and Zoning Division Manager, Drew Eschler introduced the item on behalf of Sean Philipoom, who participated in the meeting via Zoom. Mr. Eschler explained that this same site plan had previously been approved for the adjoining lot to the east, and that now Mr. Philipoom was requesting approval for the same plan spanning lots 77 & 72. The site plan covers two lots, but a building will only be constructed on one lot, and the other will remain an open yard. The property will be on a septic system, and the other utilities are available.

Motion to approve submitted by Keith Goodspeed. Seconded by Ren Bagley.

Ayes: Lynn Snow, Tommy Hoschouer, Keith Goodspeed, Ren Bagley, Dale Tribe

Nos: none

SUBDIVISION PRELIMINARY PLAT APPROVAL: HIGH DESERT ESTATES, WAYNE MALNAR

This amended site plan proposes subdividing parcels 00-005-900, 00-0035-2040, and 00-0035-2039 into eight (8) lots of approximately one half (1/2) acre. The lots are located near Pole Line Road and State Street. The site plan has been reviewed by City Staff, and Duchesne County has approved access roads off Poleline Road, which is a Duchesne County road. A public hearing must be held before the final approval of the subdivision. Current zoning is Residential District R-1-6. *"To provide areas for low density, single-family and two-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size: six thousand (6,000) square feet."*

Agenda Attachments

1. [SUBDIVISION 2402-008-Subdivision Plat.pdf](#)

Planning and Zoning Division Manager, Drew Eschler introduced the item and explained that although the property had been annexed into Roosevelt City, the proposed lots will be accessed from a County road, which means that there are some county guidelines that need to be followed as far as easements and approaches. The proposed subdivision includes 8 lots, 2 of which were already plotted and approved in the 80s. Mr. Eschler indicated where the County approved access points would be, and also explained that the road was not to grade to allow for curb gutter and sidewalk construction, but that the easements would be held so that they could be constructed in the future when the road is brought up to grade.

Motion to approve submitted by Lynn Snow. Seconded by Keith Goodspeed
Ayes: Keith Goodspeed, Lynn Snow, Ren Bagley, Tommy Hoschouer, Dale Tribe

Nos: none

PLANNING AND ZONING DIVISION MANAGER REPORT

- Title 17 needs to be brought back for final review. We did look at manufactured housing, and it is state mandated that we need to allow it in all of our zones. We need to hold a public hearing on the title, which will happen at the next meeting.
- Still working on tiny home and the short-term rental section of the code. RCC is collecting data, and we are getting closer to having something to present for an initial review.
 - Suggested that the commission start thinking about how they want to approach zoning for short-term rentals, a special zone where they will be allowed?

ITEMS FOR FUTURE DISCUSSION

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.

5:26 p.m.

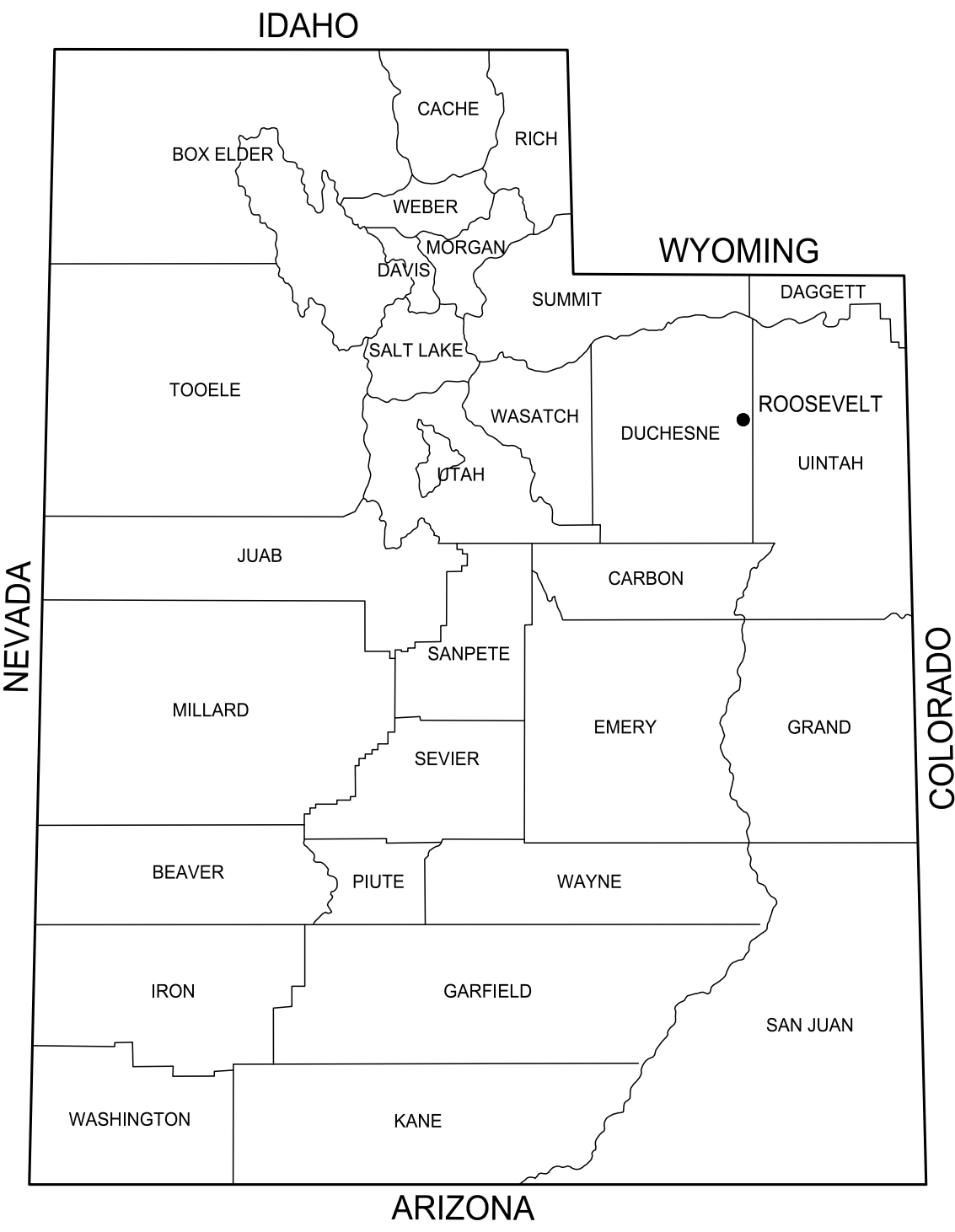
Motion to adjourn submitted by Tommy Hoschouer. Seconded by Ren Bagley.

Ayes: Keith Goodspeed, Lynn Snow, Ren Bagley, Tommy Hoschouer, Dale Tribe

Nos: none

SODA SPLASH - CIVIL PLANS
ROOSEVELT CITY, UTAH
2024

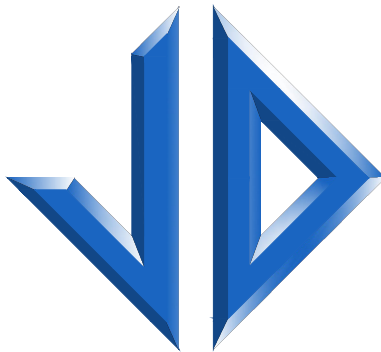
PROJECT NO.	SHEET NO.
2402-054	1
SUBMITTAL:	CONFORMANCE SET



SCALE: 1" = 300'

VICINITY MAP

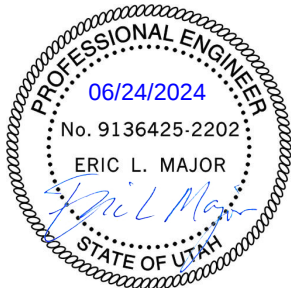
INDEX TO CIVIL SHEETS	
SHEET NO.	SHEET TITLE
C-001	TITLE
C-002	LEGEND & CIVIL NOTES
C-101	SITE & UTILITY PLAN
C-301	GRADING & DRAINAGE PLAN
C-501 TO C-502	DETAILS



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APPROVAL

RECOMMENDED FOR APPROVAL: _____



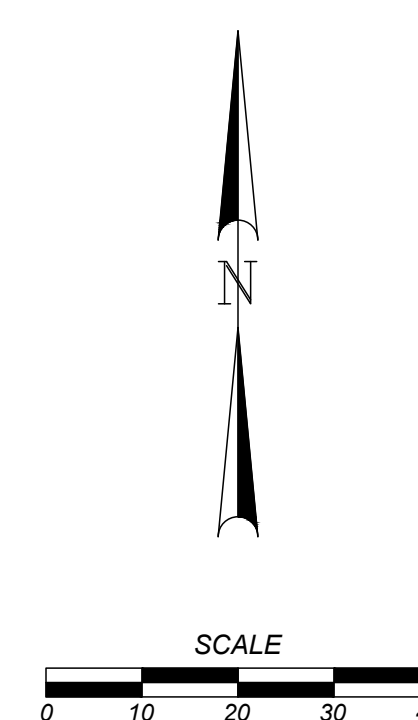
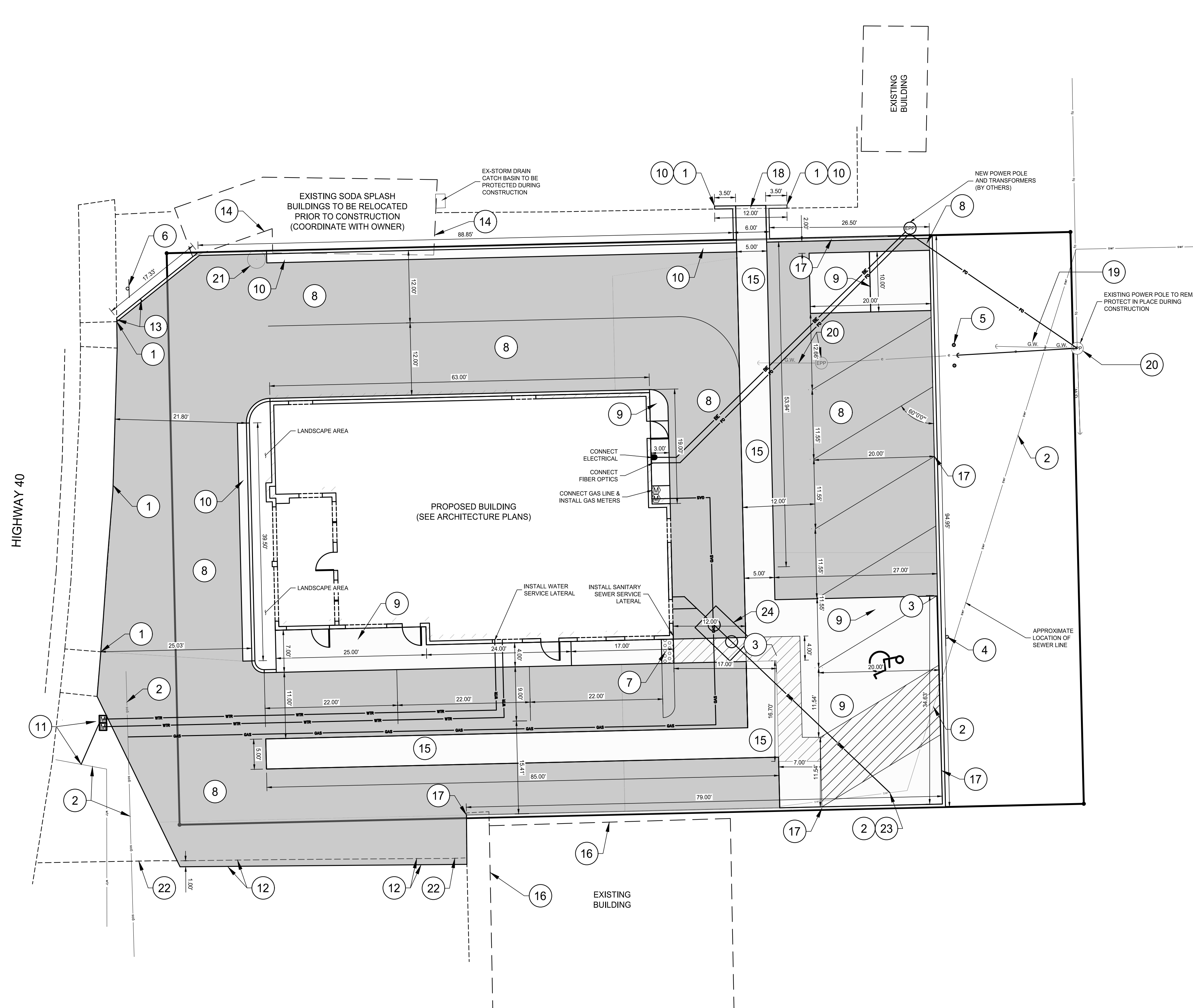
DATE

APPROVED: _____

CLIENT

DATE

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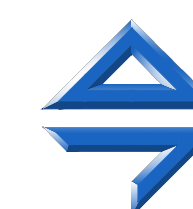
SCOPE OF WORK

- ① CONNECT TO EXISTING CURB, GUTTER, AND SIDEWALK. MATCH EXISTING HORIZONTAL & VERTICAL LOCATION.
- ② CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION
- ③ ADA ACCESSIBLE PARKING STALL & PATH, SEE DETAIL 'A1' C-501
- ④ INSTALL ADA PARKING SIGN, SEE DETAIL 'A5' C-501
- ⑤ INSTALL CONCRETE BOLLARD TO PROTECT GUY WIRE, SEE DETAIL 'A9' C-501
- ⑥ INSTALL STOP SIGN, SEE DETAIL 'A13' C-501
- ⑦ INSTALL DETECTABLE WARNING SURFACE, SEE DETAIL 'D13' C-501
- ⑧ 3" HMA PAVEMENT SECTION, SEE DETAIL 'D9' C-501
- ⑨ 6" CONCRETE PAVEMENT SECTION, SEE DETAIL 'D1' C-501
- ⑩ 24" HIGH BACK CURB & GUTTER, SEE DETAIL 'K9' C-501.
- ⑪ CONNECT TO EXISTING WATER LINE & INSTALL 1" WATER METERS, SEE DETAIL 'A1' C-502
- ⑫ SAWCUT 1' MIN WIDTH OF EXISTING ASPHALT & CONNECT TO EXISTING ASPHALT. MATCH EXISTING HORIZONTAL & VERTICAL LOCATION.
- ⑬ TAPER CURB TO EXISTING SIDEWALK. SEE DETAIL 'G5' C-501
- ⑭ REMOVE EXISTING BUILDINGS PRIOR TO CONSTRUCTION
- ⑮ INSTALL 5' CONCRETE WATERWAY, SEE DETAIL 'K5' C-501
- ⑯ PROTECT EXISTING BUILDING DURING CONSTRUCTION
- ⑰ INSTALL 6" CURB
- ⑱ CUT EXISTING CURB & GUTTER
- ⑲ RELOCATE EXISTING GUY WIRE (BY OTHERS)
- ⑳ RELOCATE EXISTING POWER POLE, GUY WIRE, AND LINE (BY OTHERS)
- ㉑ REMOVE/RELOCATE EXISTING ELECTRIC POWER DROP (COORDINATE WITH OWNER)
- ㉒ EXISTING EDGE OF ASPHALT
- ㉓ CONNECT TO EXISTING SEWER LINE. ADJUST SANITARY SEWER LINES AS NECESSARY TO PROVIDE A SMOOTH TRANSITION
- ㉔ INSTALL 1000-GALLON GREASE INTERCEPTOR SEE DETAIL, SEE DETAIL 'A9' C-502

STAMP:

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JASON ROSS

SODA SPLASH - CIVIL PLANS

SITE & UTILITY PLAN

PROJECT NUMBER: 2402-054

DUCHESNE
COUNTY

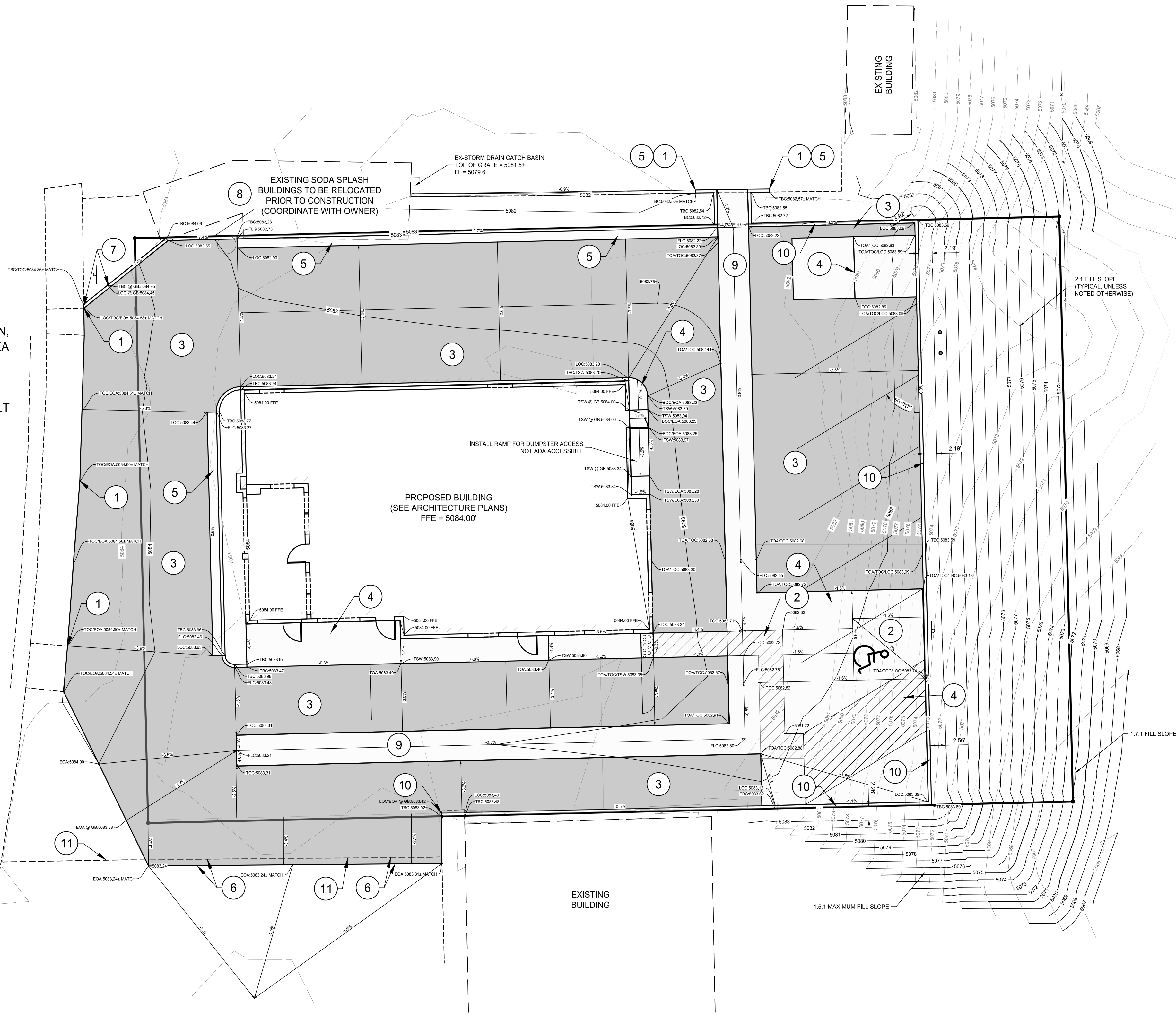
SHEET NO. C-101

STORM DRAINAGE CALCULATIONS:

THE EXISTING STORM DRAIN SERVICES APPROXIMATELY 5500 SQUARE FEET OF U.S. DESIGN. THE SITE FOR THE NEW BUILDING HAS A TOTAL AREA OF APPROXIMATELY 14,200 SQUARE FEET.

THE COMBINED RUNOFF OF THE TWO AREAS FOR A 24 HR. 50-YEAR STORM AS REQUIRED BY ROOSEVELT CITY IS .033 CFS. THE EXISTING 12" STORM DRAIN PIPE IS MORE THAN SUFFICIENT TO HANDLE THESE TWO AREAS.

HIGHWAY 40



SITE DESIGN QUANTITIES					
CONCRETE (CU YARDS)	ASPHALT (TONS)	WATERWAY CL LENGTH (FEET)	24" CURB & GUTTER (FEET)	6" CURB (FEET)	SIDEWALK (CU YARDS)
41.0	150.2	140.0	117.5	306.7	14.3
LANDSCAPE (SQ FT)					
149.2					

SURFACE VOLUME COMPARISON			
SURFACES	CUT (CU YARDS)	FILL (CU YARDS)	NET (CU YARDS)
EXISTING GROUND & FINISHED GROUND	10.54	1233.78	1223.24
EXISTING GROUND & FINISHED GROUND DATUM	403.70	177.01	-226.69
EXISTING GROUND & PROPOSED SLOPE FILL AREA	1.23	302.14	300.91
DIRT AVAILABLE (CUT) DIRT NEEDED FOR SLOPE (FILL)	403.70	177.01	-226.69

SITE VOLUMES USED A CUT & FILL FACTOR OF 1.00

SCOPE OF WORK

- CONNECT TO EXISTING CURB, GUTTER, AND SIDEWALK. MATCH EXISTING HORIZONTAL & VERTICAL LOCATION.
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- INSTALL 5' CONCRETE WATERWAY, SEE DETAIL 'K5' C-501
- INSTALL 6" CURB
- EXISTING EDGE OF ASPHALT

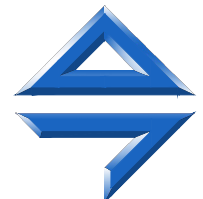


JASON ROSS

SODA SPLASH - CIVIL PLANS
GRADING & DRAINAGE PLAN

SUBMITTAL: CONFORMANCE SET PROJECT NUMBER: 2402-054

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DUCHESNE COUNTY

SHEET NO. C-301

