



# 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



## ROOSEVELT CITY PLANNING AND ZONING MINUTES- DRAFT

April 3, 2024

The agenda will be as follows:

1. Call to Order

Chair Dale Tribe called the April 3, 2024, meeting of the Roosevelt City Planning and Zoning Commission to order at 5:00 p.m.

2. Roll Call

Chair Dale Tribe, and Commissioners John Hullinger, Keith Goodspeed, Lynn Snow were present for this meeting.

3. Minutes

a. January 16, 2024,

Commissioner Goodspeed motioned to approve the January 16, 2024, minutes as they were provided and was seconded by Commissioner Snow. The motion passed unanimously, and the minutes were approved.

b. February 7, 2024,

Commissioner Snow motioned to approve the February 7, 2024, minutes as they were provided and was seconded by Commissioner Hullinger. The motion passed unanimously, and the minutes were approved.

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.

Alicia Rasmussen addressed the Commission regarding her conditional use request and explained that she is the owner of the property located in the Stonegate subdivision that is being proposed for a conditional use permit. Mrs. Rassmussen explained that she is also the legal owner of the business, Veda's Playdates Daycare, and it has met all the state/ inspection requirements. There was discussion surrounding the

number of children in care, and if the caregivers' own children who lived in the home were counted towards the total. Mrs. Rasmussen explained that only children under the age of four (4) count towards the total, so two of the children who live in the home would be counted for the 16-child maximum for two caregivers.

Commissioner Hullinger motioned to enter a public hearing to consider comments from the public regarding the conditional use permit and was seconded by Commissioner Goodspeed. J

No comments from the public were made, so Commissioner Hullinger motioned to close the public hearing and return to a regular meeting and was seconded by Commissioner Goodspeed.

##### 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.

Commissioner Hullinger motioned to approve the conditional use permit and was seconded by Commissioner Goodspeed. The motion passed unanimously with Commissioners Dale Tribe, John Hullinger, Keith Goodspeed, Lynn Snow all voting aye.

##### 6. Planning and Zoning Division Manager Report

No report was given during this meeting.

##### 7. Items for Future Discussion

No items for future discussion were noted.

##### 8. Adjourn

Commissioner Snow motioned to adjourn the meeting at 5:10 p.m. and was seconded by Commissioner Hullinger. The motion passed unanimously, and the meeting adjourned.



ROOSEVELT CITY CORPORATION  
255 South State Street  
Roosevelt, UT 84066  
(435) 722-5001  
FAX: 435-722-5000

All applications must be submitted 14 days prior to a Planning & Zoning meeting  
Plans and plats must be approved no later than Friday prior to the scheduled meeting

## PLANNING AND ZONING APPLICATION

### TYPE OF REQUEST AND FEES: (Check one)

- Lot line adjustment/Property boundary adjustment – 75.00
- Master site plan – 150.00 Over 1 acre 75.00 per acre
- Conditional Use Permit Fee: 200.00 is required before Home Occupation Permit can be applied for and approved
- Zoning map amendment (rezone) – 250.00
- Application for reimbursement of public improvements - 100.00
- Hearing office appeal - 150.00
- Hearing Officer Variance request – 150.00
- Infrastructure reimbursement agreement – 100.00
- Manufactured home park – 250.00 plus per home pad – 10.00
- Ordinance/general plan amendment - 200.00

- Planned Residential Unit Development (PRUD) – 250.00  
Plus per dwelling unit – 10.00
- Subdivision preliminary plat – 250.00
- Subdivision, minor – 250.00
- Subdivision vacation/amendment – 200.00
- Time Extension – 100.00
- Subdivision final plat – 150.00  
Plus per lot – 25.00  
Signed plat must be sent electronically to the Building & Zoning Director,  
[deschler@rooseveltcity.com](mailto:deschler@rooseveltcity.com) no later than Friday prior to the meeting
- Petition to Vacate Public Right of Way – 200.00

DETAILS OF REQUEST (include how property is affected and attach maps and drawings) Attach additional pages as needed.

See concept plan

150 + 75 = 225<sup>.00</sup>

### INFORMATION:

Date application submitted: 4/2/2024

Contact #: 801-448-1252

Owner or Representatives Name: Sean Philipoom

Email: seanphilipoom@gmail.com

Mailing Address: 2265 E Murray Holladay Rd

City: Holladay

State: UT

Zip: 84117

Project Name: Airport 77 and 72

Tax I.D. Number on property: 00-0014-8266 and 00-0014-8217

Zoning of Subject Property: M-2

Property Location: 1826 W 1680 S, Roosevelt, UT 84066

Nature of Request: Master Site Plan

Current Land Use:  Vacant  Residential  Commercial  Professional

PROPERTY OWNER(S) NAME: Roosevelt Industrial Properties LLC

(If not the same as applicant)

(Current Title Holder as shown on County Records)

Mailing Address: 2265 E Murray Holladay Rd

City: Holladay

State: UT

Zip: 84117

Contact #: 801-708-5551 by: Nate Brockbank

Email: NateBrockbank@gmail.com

SIGNATURE: Nate Brockbank

Dated April 2, 2024

### OFFICE USE ONLY:

Zoning Director: DW

Planning Director: DW

Fee Paid: \$1225.00

Date Paid: 4/18/24

Dated: 4/18/24

Hearing Date: 4/18/24

Comments: Site plan for Industrial building on two acres. Zoned M-2.



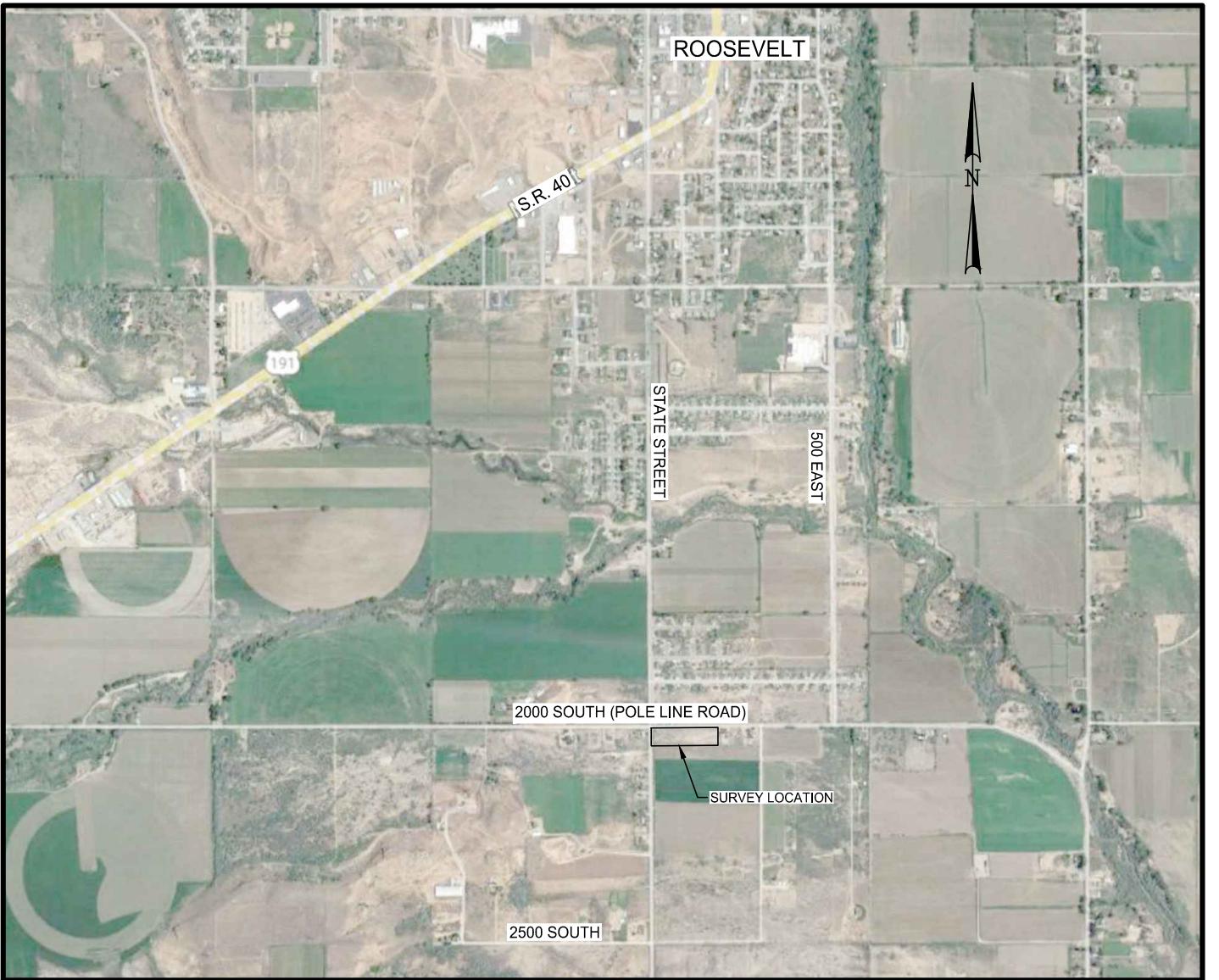
# High Desert Estates

## Amended Marion Malnar Plat

LOCATED IN SECTION 34, T. 2 S., R. 1 W., U.S.B. & M.  
ROOSEVELT, DUCHESNE COUNTY, UTAH

2024

COUNTY SURVEY FILE # \_\_\_\_\_

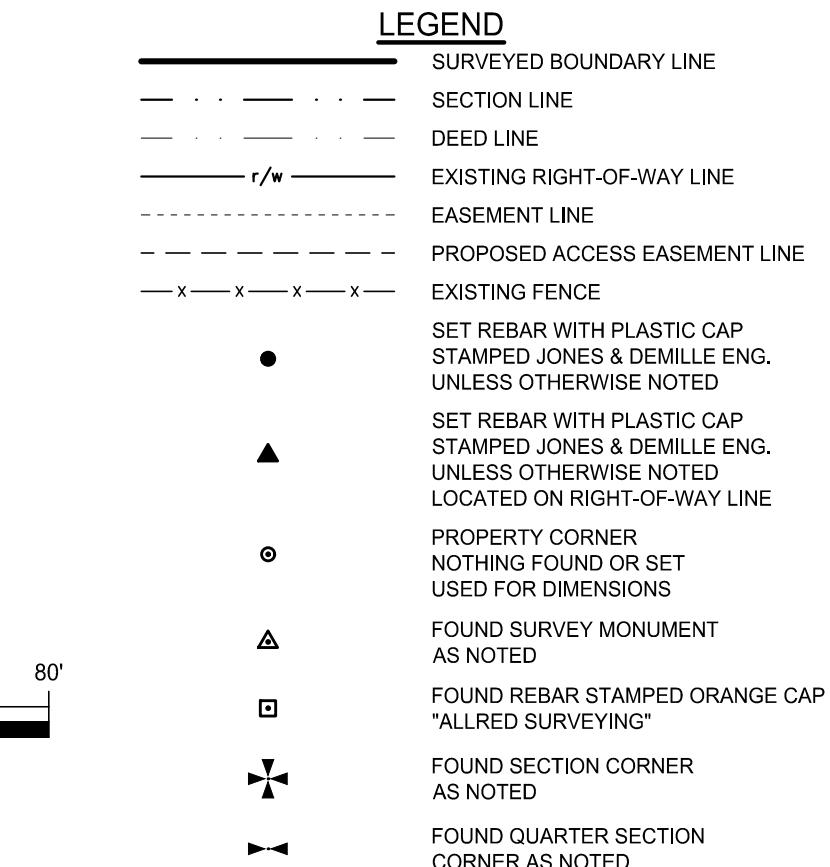


### VICINITY MAP

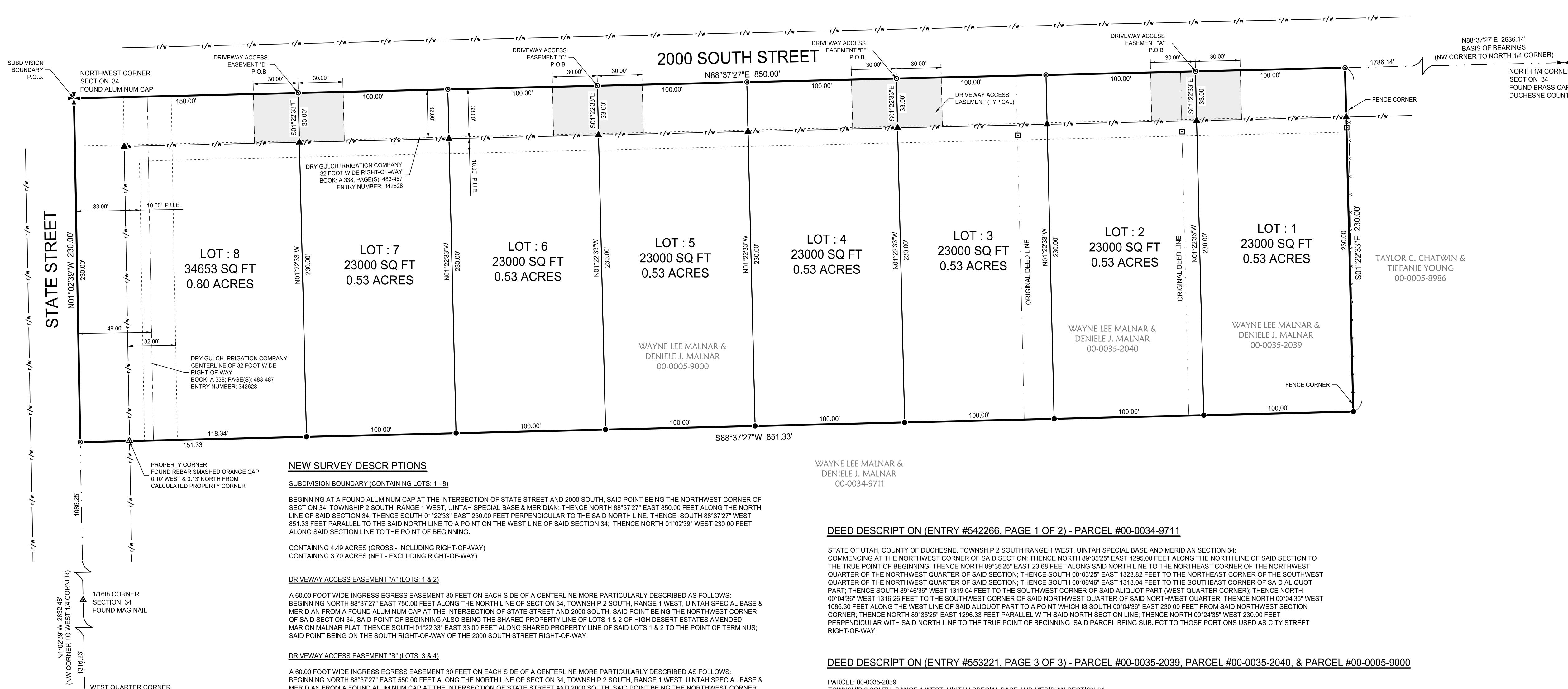
N.T.S.

### NARRATIVE

1. THIS SURVEY AND (SUBDIVISION PLAT) WAS REQUESTED AT THE BEHEST OF WAYNE MALNAR.
2. THE PURPOSE OF THIS SURVEY WAS TO SPLIT THE PARCEL #00-0005-9000 OF LAND SHOWN HEREON INTO SIX PARCELS, AND ADJUST THE LOT LINES BETWEEN PARCELS #00-0005-9000, #00-0035-2040 & #00-0035-2039. A FIELD SURVEY WAS PERFORMED AND EXISTING EVIDENCE WAS GATHERED, THE FINDINGS OF WHICH ARE SHOWN HEREON. ANY ADDITIONAL INFORMATION OR EVIDENCE PERTAINING TO THIS SURVEY SHOULD BE BROUGHT BEFORE ME FOR FURTHER CONSIDERATION.
3. BASIS OF BEARINGS USED IS NORTH 88°37'27" EAST BETWEEN A FOUND ALUMINUM CAP AT THE NORTHWEST CORNER OF SECTION 34 AND A FOUND ALUMINUM CAP AT THE NORTH QUARTER CORNER OF SECTION 34, T. 2 S., R. 1 W., U.S.B. & M. ALL DEEDS WERE ROTATED TO MATCH THE BASIS OF BEARINGS.
4. "RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT FOR MARION MALNAR" IS DATED JANUARY 25, 2019 AND SIGNED BY JERRY D. ALLRED, OF JERRY D. ALLRED & ASSOCIATES, INC. COUNTY SURVEYOR FILE NO. 3928
5. THE ABOVE SAID RECORD OF SURVEY SHOWS DESCRIPTIONS OF PARCELS A, B, & C IDENTIFIED HEREON AS LOTS 1-8 ON THIS PLAT. THE PARCELS AS DESCRIBED ON THE RECORDED PLAT SHOWS THE INTENT OF THE PROPERTY TO HAVE THE NORTHERN BOUNDARY FOLLOWING ALONG THE NORTH LINE OF SECTION 34 AND THE SOUTHERN BOUNDARY PARALLEL TO THE NORTH SECTION LINE. IN ADDITION, THE PARCEL LINES GOING NORTH AND SOUTH WERE ALSO CALLED OUT TO BE PERPENDICULAR TO THE NORTH SECTION LINE.
6. A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) TO BE LOCATED OFF THE EXISTING RIGHT-OF-WAY AS SHOWN HEREON.



0 20' 40' 80'  
1 Inch = 40 Feet



### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, WAYNE MALNAR THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE DIVIDED AS SHOWN HEREON.

WAYNE LEE MALNAR & DENIELE J. MALNAR

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF DUCHESNE } S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20 \_\_\_\_ PERSONALLY APPEARED BEFORE ME, WAYNE MALNAR, AS OWNER OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### CITY PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20 \_\_\_\_ BY THE ROOSEVELT CITY PLANNING COMMISSION.

DALE TRIBE  
PLANNING COMMISSION CHAIRPERSON

### CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS PLAT WAS APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20 \_\_\_\_ BY THE ROOSEVELT CITY COUNCIL.

RHONDA GOODRICH  
ROOSEVELT CITY RECORDER

RODIE I. BIRD, JR.  
ROOSEVELT CITY MAYOR

### DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE  
THIS \_\_\_\_ DAY OF \_\_\_\_ OF 20\_\_\_\_

STEPHEN POTTER  
DUCHESNE COUNTY TREASURER

### COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH  
COUNTY OF DUCHESNE } S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20 \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND IS DULY RECORDED.

ENTRY NO. \_\_\_\_\_

COUNTY RECORDER

### SURVEYOR'S CERTIFICATE

I, MARTIN G. PIERCE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5561-103, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

**PRELIMINARY**

MARTIN G. PIERCE, L.S. #5561-103 DATE

**Jones & DeMille Engineering, Inc.**

CIVIL & STRUCTURAL ENGINEERING - SURVEYING  
GIS - ENVIRONMENTAL - MATERIALS TESTING  
- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2402-008 FILE NAME: h:\jdp\proj\2402-008\wg\subdivision 2402-008.dwg  
SURVEYED BY: S.B. DRAWN BY: S.B. UPDATED: 4/9/2024 PLOTTED: 4/9/2024

**High Desert Estates**  
**Amended Marion Malnar Plat**

ROOSEVELT, DUCHESNE COUNTY, UTAH

SCALE: 1" = 40'