



ROOSEVELT CITY | UT

August 07, 2024

Notice is hereby given that the Roosevelt City Planning and Zoning Commission will hold their regularly scheduled meeting on Tuesday August 07, 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. JULY 3, 2024, PLANNING AND ZONING MINUTES, SUNSHINE BELLON

Attachments

1. [Planning and Zoning Minutes July 3, 2024- DRAFT.pdf](#)

4. PUBLIC HEARINGS

**As Needed*

4.A. AUREKA ANNEXATION PETITION, DREW ESCHLER

A petition to annex approximately 97.75 acres into Roosevelt City was submitted by the owners of record of the real property, as well as their representative. The Planning and Zoning Commission is being asked to review the petition and provide a recommendation to City Council regarding its approval.

Attachments

1. [Aureka Annex Plat_032824.pdf](#)

2. [Aureka Annexation Petition.pdf](#)

5. ACTION ITEMS

6. PLANNING AND ZONING DIVISION MANAGER REPORT

6.A. TINY HOME DISCUSSION, DREW ESCHLER

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

July 03, 2024

ROOSEVELT CITY PLANNING AND ZONING COMMISSION MINUTES

CALL TO ORDER

ROLL CALL

Members Present:

Lynn Snow, Ren Bagley, Dale Tribe, Tommy Hoschouer (participated electronically)

Members Absent:

John Hullinger, Keith Goodspeed, Kyle Smoot

APPROVAL OF PREVIOUS MINUTES

MAY 1, 2024, SUNSHINE BELLON

Agenda Attachments

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

Motion submitted by Lynn Snow. Seconded by Ren Bagley

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

Nos:

PUBLIC HEARINGS

**As Needed*

ACTION ITEMS

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.

Agenda Attachments

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

Planning and Zoning Division Manager, Drew Eschler presented the site plan and explained that it currently does not include enough parking, so to remedy this, Mr. Ross is securing a parking agreement with the adjacent property owner. An access agreement would also be needed for access off Highway 40 to allow through traffic between the two lots.

Commissioner Goodspeed asked if there was adequate room for delivery vehicles, citing concerns of delivery vehicles obstructing traffic. Mr. Ross indicated the parking area on the site plan and explained that delivery vehicles wouldn't fit in the drive-through, but obstructing traffic shouldn't be an issue because they would still fit in the parking lot. The Commission also noted that drainage should be included in the parking/ access agreement to ensure drainage is retained even if the property is sold. Potential erosion concerns were also brought up. Mr. Ross doesn't currently have a mitigation plan. However, he stated that he would be willing to do something like plant wild grass seeds to mitigate potential erosion issues.

A motion to approve the site plan, contingent upon recording of agreement including parking, access and drainage for the property was submitted by Lynn Snow. Seconded by Ren Bagley

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

Nos: none

PLANNING AND ZONING DIVISION MANAGER REPORT

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.

ITEMS FOR FUTURE DISCUSSION

ADJOURN

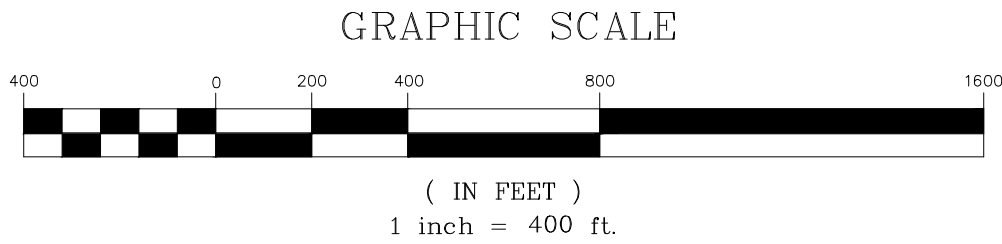
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Aureka Addition to Roosevelt City

Located in Section 36, T. 2 S., R. 2 W., U.S.B. & M.

Duchesne County, Utah

LEGEND	
	SURVEYED BOUNDARY LINE
	ROOSEVELT CITY LIMIT LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	DEED LINE
	EXISTING FENCE
	FOUND SURVEY MONUMENT AS NOTED
	FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED
	NOT FOUND QUARTER SECTION CORNER AS NOTED



SURVEY NARRATIVE AND NOTES

- THE PURPOSE OF THIS SURVEY WAS TO SHOW THE ANNEXATION BOUNDARY OF THE AUREKA ADDITION TO ROOSEVELT CITY CORPORATION.
- BASIS OF BEARING IS N89°38'14"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36, T. 2 S., R. 2 W., U.S.B. & M.
- THE LOCATION OF THE SOUTHWEST 1/16 CORNER OF SECTION 36, T. 2 S., R. 2 W., U.S.B. & M. SHOWN HEREON AS NOT FOUND WAS RE-ESTABLISHED FROM THE SURVEY PERFORMED BY OUTLAW ENGINEERING INC. FOR JOHNSON WATER DISTRICT IN APRIL OF 2020. SAID SURVEY PLAT IS ON FILE AT THE COUNTY SURVEYOR'S OFFICE AS FILE NO. 4461.
- THE LOCATION OF THE NORTHWEST 1/16 CORNER OF SECTION 36, T. 2 S., R. 2 W., U.S.B. & M. SHOWN HEREON AS NOT FOUND WAS RE-ESTABLISHED FROM THE MONUMENT RECORD SHEETS ON FILE AT THE COUNTY SURVEYOR'S OFFICE.

PARCEL DETAILS THAT MAKE UP THE AUREKA ADDITION

DS&O LLC
PARCEL 00-0006-1618
38.76 ACRES, MORE OR LESS

TOP DOG TACK LLC
PARCEL 00-0034-1860
34.68 ACRES, MORE OR LESS

RYAN B. ROSS
PARCEL 00-0034-8535
19.51 ACRES, MORE OR LESS

RYAN B. ROSS
PARCEL 00-0035-0612
1.47 ACRES, MORE OR LESS

RYAN B. ROSS
PARCEL 00-0035-0613
1.11 ACRES, MORE OR LESS

RYAN B. ROSS
PARCEL 00-0035-0613
1.11 ACRES, MORE OR LESS

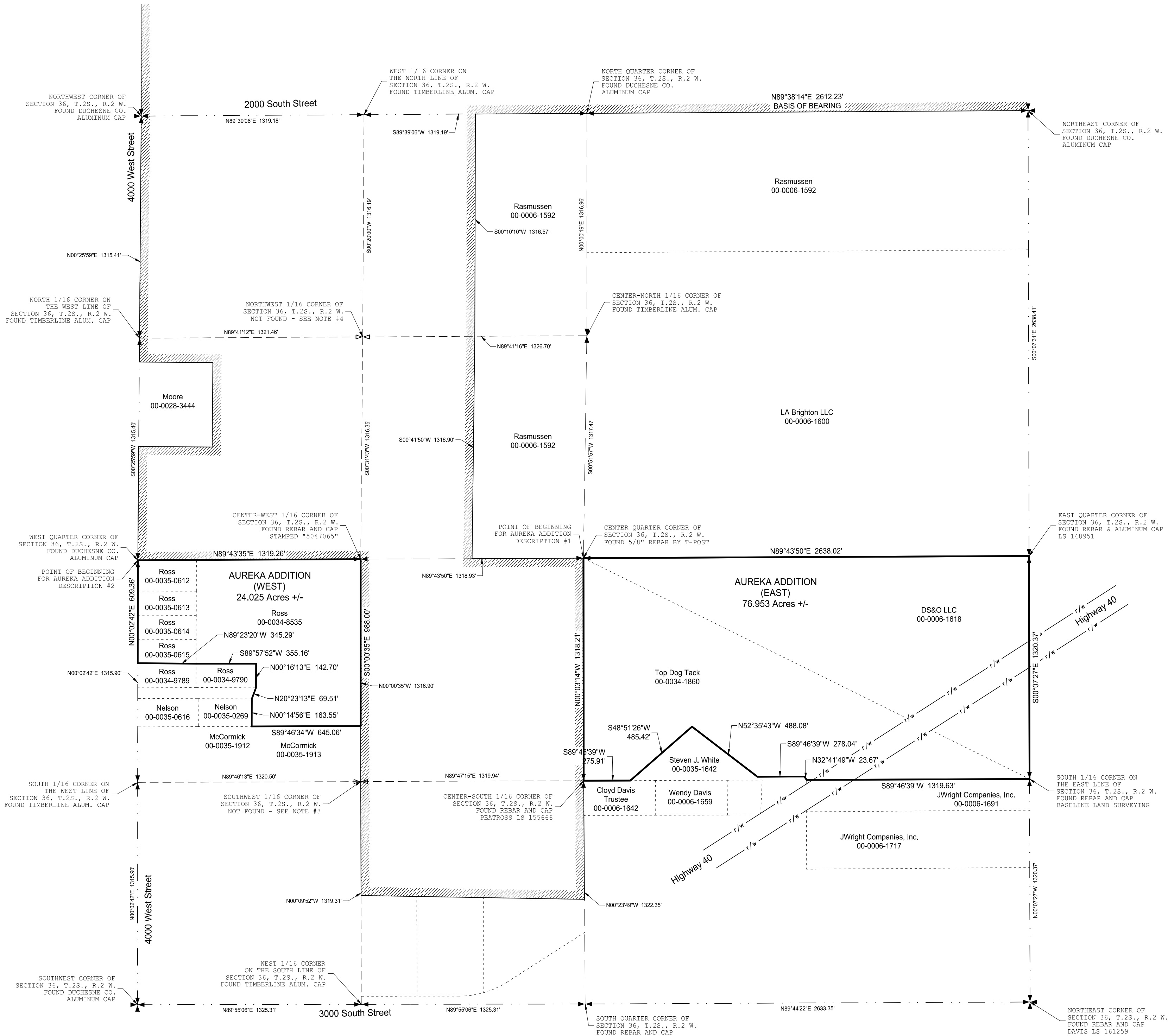
RYAN B. ROSS
PARCEL 00-0035-0615
1.11 ACRES, MORE OR LESS

AUREKA ADDITION DESCRIPTION #1 (EAST AREA)

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 36, T. 2 S., R. 2 W., U.S.B. & M., SAID POINT ALSO BEING LOCATED ON THE ROOSEVELT CITY LIMIT LINE; THENCE N89°43'50"E ALONG THE QUARTER SECTION LINE, 2638.02 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE S00°07'27"E ALONG THE EAST LINE OF SAID SECTION 36, 1320.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE S89°46'39"W ALONG THE 40 ACRE LINE, 1319.63 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND A POINT ON THE BOUNDARY OF THE STEVEN JAY WHITE MINOR SUBDIVISION; THENCE ALONG THE SAID MINOR SUBDIVISION BOUNDARY LINE THE FOLLOWING COURSES: N32°41'49"W 23.67 FEET, S89°46'39"W 278.04 FEET, N52°35'43"W 488.08 FEET, AND S48°51'28"W 485.42 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE S89°46'39"W ALONG THE 40 ACRE LINE, 275.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND ON THE ROOSEVELT CITY LIMIT LINE; THENCE N00°03'14"W ALONG THE QUARTER SECTION LINE AND ALONG THE ROOSEVELT CITY LIMIT LINE, 1319.21 FEET TO THE POINT OF BEGINNING, CONTAINING 76.953 ACRES, MORE OR LESS.

AUREKA ADDITION DESCRIPTION #2 (WEST AREA)

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 36, T. 2 S., R. 2 W., U.S.B. & M., SAID POINT ALSO BEING LOCATED ON THE ROOSEVELT CITY LIMIT LINE; THENCE N89°43'35"E ALONG THE ROOSEVELT CITY LIMIT LINE AND ALONG THE QUARTER SECTION LINE, 1319.25 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE S00°00'35"E ALONG THE ROOSEVELT CITY LIMIT LINE AND ALONG THE 40 ACRE LINE, 988.00 FEET; THENCE S89°46'34"W 645.06 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF THE UTAH MOUNTAIN VISTA PHASE 1 - AMENDED MINOR SUBDIVISION AS FOUND AS ENTRY NUMBER 456889 IN BOOK A-674 ON PAGE 227 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER; THENCE N00°14'56"E ALONG THE EAST LINE OF SAID LOT 7, 163.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N20°23'13"E 69.51 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION; THENCE N00°16'13"E ALONG THE EAST LINE OF SAID LOT 8, 142.70 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION; THENCE S89°57'52"W ALONG THE NORTH LINE OF SAID LOT 8, 355.16 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE N89°23'20"W ALONG THE NORTH LINE OF SAID LOT 5, 345.29 FEET TO THE WEST LINE OF SAID SECTION 36; THENCE N00°02'42"E ALONG THE WEST LINE OF SAID SECTION 36, 609.36 FEET TO THE POINT OF BEGINNING, CONTAINING 24.025 ACRES, MORE OR LESS.



SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE AUREKA ADDITION TO ROOSEVELT CITY TO THE BEST OF MY KNOWLEDGE.

TROY W. GADD, P.L.S. #5561169 DATE

DUCHESNE COUNTY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I AM THE COUNTY SURVEYOR FOR DUCHESNE COUNTY, THAT I HAVE REVIEWED THIS PLAT, AND APPROVE THE SAME ON THE ____ DAY OF ____, A.D., 2024.

JERRY D. ALLRED
DUCHESNE COUNTY SURVEYOR
UTAH PROFESSIONAL LAND SURVEYOR NUMBER 148951

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 L. BIRD, JR.
ROOSEVELT CITY MAYOR

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

Final Local Entity Plat

Aureka Addition to Roosevelt City



PROJECT NUMBER: 24-03-65 BLS
FILE NAME: Aureka Annexation.dwg
SURVEYED BY: T.W.G. FIELD WORK: 03/11/2024
DRAWN BY: T.W.G.

Baseline Land Surveying
Roosevelt, Utah 84066
Baselinelandsurveying@gmail.com
435-979-3446



Roosevelt City Corporation

255 South State Street
Roosevelt, Utah 84066

(435) 722-5001
722-5000 Fax

Rooseveltcity.com

ROOSEVELT CITY ANNEXATION PETITION

PETITION TITLE: AUREKA ANNEX
PROPERTY LOCATION: 2537 S 4000 W. ROOSEVELT ACREAGE: 24.38

AFFECTED PROPERTY OWNERS within annexation area

PROPERTY OWNER NAMES:

PROPERTY ADDRESS

PARCEL ID#

<u>RYAN ROSS</u>	<u>2537 S. 3925 W. ROOSEVELT</u>	<u>00-0034-8535</u>
<u>"</u>	<u>"</u>	<u>00-0035-0612</u>
<u>"</u>	<u>"</u>	<u>00-0035-0613</u>
<u>"</u>	<u>"</u>	<u>00-0035-0614</u>
<u>"</u>	<u>"</u>	<u>00-0035-0615</u>

Attach additional sheet as needed

MAIN CONTACT PERSON

It is the Main Contact's responsibility to notify/inform other property owners of any notifications or information received regarding this Annexation Petition

Name WYATT GRIFFITH Phone 801-808-7477
Mailing Address P.O. BOX 5 City ROOSEVELT
State UT Zip 84066 Email AUREKA CORP@GMAIL.COM

INCLUDE WITH THIS PETITION (in accordance with UCA §10-2-403):

1. A copy of the Notice of Intent to File an Annexation Petition sent to affected entities as required, the date the notice was sent, and a list of the affected entities to which notice was sent.
2. Signature page(s) (must include the required statement) of property owners that are within the proposed annexation area.
3. One 24" x 36" accurate and recordable (mylar) map, prepared by a licensed surveyor, of the area proposed for annexation. Mylar copy must be stamped by the surveyor and meet the requirements of [UCA§ 17-23-20\(4\)](#).
4. Electronic copy of prepared map sent to sbellon@rooseveltcity.com
5. A legal property description in word format sent to: sbellon@rooseveltcity.com
6. On the date of filing with the City Recorder, deliver or mail a copy of petition (including map) to Duchesne County Recorder

Signature of Applicant

Date

4-5-24

APPLICANT INFORMATION if different from Main Contact

Name RYAN ROSS Phone 435-823-5195
Mailing Address 2537 S. 3925 W. ROOSEVELT UT 84066 City ROOSEVELT
State UT Zip 84066 Email BASINWEEDCONTROL@GMAIL.COM

Petition Main Contact

WYATT GRIFFITH

Phone

801-808-7477

OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION

(This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)

NOTICE TO PROPERTY OWNERS: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder. If you choose to withdraw your signature, you shall do so no later than 30 days after West Point City receives notice that the petition has been certified.

PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION

In Favor

Not in Favor

Signature

Name

Address or Parcel ID#

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Ryan Reiss

2537 S. 4000 W. BOONVILLE, UT 84006

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Roosevelt City Corporation

255 South State Street
Roosevelt, Utah 84066

(435) 722-5001
722-5000 Fax

Rooseveltcity.com

ROOSEVELT CITY ANNEXATION PETITION

PETITION TITLE: AUREKA
PROPERTY LOCATION: 3200 W HWY 40 Roosevelt ACREAGE: 34.68

AFFECTED PROPERTY OWNERS

within annexation area

PROPERTY OWNER NAMES:

PROPERTY ADDRESS

PARCEL ID#

PROPERTY OWNER NAMES:	PROPERTY ADDRESS	PARCEL ID#
<u>Brad McClellan</u>	<u>3200 W HWY 40</u>	<u>00-0034-1860</u>

Attach additional sheet as needed

MAIN CONTACT PERSON

It is the Main Contact's responsibility to notify/inform other property owners of any notifications or information received regarding this Annexation Petition

Name Wyatt E Griffith Phone 801-808-7477
Mailing Address P.O. Box 5 City Roosevelt
State UT Zip 84006 Email aurelia corp @ gmail.com

INCLUDE WITH THIS PETITION (in accordance with UCA §10-2-403):

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5. A legal property description in word format sent to: sbellon@rooseveltcity.com
6. On the date of filing with the City Recorder, deliver or mail a copy of petition (including map) to Duchesne County Recorder

Signature of Applicant [Signature] Date 3-28-24

APPLICANT INFORMATION *if different from Main Contact*

Name TOP DOG IN ULSMEWE - BRAD & GARY MCCLELLAN Phone 435-789-1235
Mailing Address P.O. Box 575 City VERNAL
State UTAH Zip 84078 Email MCCLELLANBRAD @ HOTMAIL.COM

Petition Main Contact

Wyatt E. Griffith

Phone

801-808-7477

OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION

(This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)

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PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION

In Favor

Signature

Name

Address or Parcel ID#

☒

Not in Favor

[Signature]

BRAD McCLELLAN

3200 W. HUNYARD -

P.I. # 00-0034-1860

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Roosevelt City Corporation

255 South State Street
Roosevelt, Utah 84066

(435) 722-5001
722-5000 Fax

Rooseveltcity.com

ROOSEVELT CITY ANNEXATION PETITION

PETITION TITLE: Aureka

PROPERTY LOCATION: _____

ACREAGE: 38.76

AFFECTED PROPERTY OWNERS

within annexation area

PROPERTY OWNER NAMES:

PROPERTY ADDRESS

PARCEL ID#

DSIO, LLC

00-0006-1618

Attach additional sheet as needed

MAIN CONTACT PERSON

It is the Main Contact's responsibility to notify/inform other property owners of any notifications or information received regarding this Annexation Petition

Name Lynn W. Labrum

Phone (435) 893-7557

Mailing Address PO Box 1926

City Roosevelt

State UT

Zip 84066

Email slome14@yahoo.com

INCLUDE WITH THIS PETITION (in accordance with UCA §10-2-403):

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Signature of Applicant

Date

4-29-24

APPLICANT INFORMATION *if different from Main Contact*

Name _____

Phone _____

Mailing Address _____

City _____

State _____

Zip _____

Email _____

Petition Main Contact John W. Labrum

Phone (435) 823-7557

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[illegible]