



ROOSEVELT CITY | UT

October 02, 2024

ROOSEVELT CITY PLANNING AND ZONING COMMISSION MINUTES

CALL TO ORDER

Planning and Zoning Commission Chair, Dale Tribe, called the meeting to order at 5:00 p.m.

ROLL CALL

Members Present:

John Hullinger, Keith Goodspeed, Ren Bagley, Dale Tribe

Members Absent:

Kyle Smoot, Lynn Snow, Tommy Hoschouer

APPROVAL OF PREVIOUS MINUTES

PLANNING AND ZONING MINUTES- AUGUST 7, 2024 , SUNSHINE BELLON

Agenda Attachments

1. [RC_PLanning and Zoning_ Minutes Draft_ 08.07.24.pdf](#)

A Motion to approve the previous minutes was submitted by Keith Goodspeed. Seconded by Ren Bagley

Ayes: John Hullinger, Keith Goodspeed, Ren Bagley, Dale Tribe

Nos: none

PUBLIC HEARINGS

**As Needed*

No public hearing was held during this meeting.

ACTION ITEMS

TINY HOME OVERLAYMENT DRAFT APPROVAL, DREW ESCHLER

Staff are requesting direction from the commission regarding the proposed draft of the Tiny Home Overlay zone.

[Link to Google Docs copy of proposed draft](#)

The commission reviewed a Tiny Home Overlay zone draft ordinance and discussed what they liked and didn't like about its requirements. Commissioner Tribe voiced concerns about project bonds and stated that it would be important to ensure that tiny home properties are landscaped, not just a dirt lot. It was suggested that bonds, as well as occupancy letters would be held until landscaping was completed. Property setbacks were also discussed. The draft code listed property setbacks for tiny homes at 5 feet, and there was some concern that this may not be enough space for emergency responders, so increasing the minimum setback distance was suggested.

REVIEW PROPOSED CONDITIONAL USE REVISIONS TO TITLE 17- ALLOWED ANIMALS, DREW ESCHLER

The attached amendment to Title 17, if adopted, would allow for the keeping of animals as allowed in R-1-6 Zones, on parcels in the R-M zones that are 6000 feet and above in lot size.

Agenda Attachments

1. [R17-18 Animal Amendments.pdf](#)

The commission reviewed proposed changes to animal regulations in certain residential zones within the city that would allow for the keeping of certain livestock, provided the residence had adequate property. The commission didn't see any issues with the code presented, however additional changes to Title 17 are still being made, so no vote was taken.

PLANNING AND ZONING DIVISION MANAGER REPORT

No additional updates were provided .

ITEMS FOR FUTURE DISCUSSION

No items for future discussion were noted.

ADJOURN

A motion to adjourn was submitted by John Hullinger. Seconded by Ren Bagley
Ayes: John Hullinger, Keith Goodspeed, Ren Bagley, Dale Tribe

Nos: none



ROOSEVELT CITY | UT

August 07, 2024

ROOSEVELT CITY PLANNING AND ZONING COMMISSION MINUTES

CALL TO ORDER

Dale Tribe called the August 7, 2024, meeting of the Roosevelt Planning and Zoning Commission to order at 5:00 p.m.

ROLL CALL

Members Present:

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

Members Absent:

John Hullinger, Kyle Smoot

APPROVAL OF PREVIOUS MINUTES

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

Agenda Attachments

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

Motion to approve the previous minutes submitted by Lynn Snow. Seconded by Tommy Hoschouer

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

Nos:

PUBLIC HEARINGS

**As Needed*

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.

Agenda Attachments

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

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

Planning and Zoning Division Manager, Drew Eschler, presented the "Aureka" annexation petition. Mr. Eschler explains that the proposed annexation area connects to a previous Johnson Water and Griffith annexation area that was previously approved. Mr. Eschler added that the requested zoning for the area would be a combination of R-1-10 and Commercial, which is also consistent with neighboring properties. Commissioner Hoschouer asked if it was common practice to have an R-1-10 zone adjacent to a commercial zone and Mr. Eschler explained that it is common for the two zones to abut and that no exception was being made.

A motion to enter a public hearing to receive comments on the proposed annexation was

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

Nos:

Seeing no comments from the public, a motion to return to the regular session was submitted by Lynn Snow. Seconded by Tommy Hoschouer
Ayes: Lynn Snow, Ren Bagley, Dale Tribe, Keith Goodspeed, Tommy Hoschouer

Nos:

A motion to recommend the approval of the annexation petition, pending an updated plat map which better illustrates the requested zoning areas of the parcels was submitted by Lynn Snow. Seconded by Tommy Hoschouer
Ayes: Lynn Snow, Ren Bagley, Dale Tribe, Keith Goodspeed, Tommy Hoschouer

Nos:

ACTION ITEMS

No additional action items were planned for this meeting.

PLANNING AND ZONING DIVISION MANAGER REPORT

TINY HOME DISCUSSION, DREW ESCHLER

Mr. Eshcler briefed the commission on the research and drafting process for updating Roosevelt City codes to include previsions relating to Tiny Homes. Mr. Eschler provided electronic copies of draft language for possible amendments to Roosevelt City codes, and requested that the Commission review and add their thoughts to the shared document.

ITEMS FOR FUTURE DISCUSSION

No items for future discussion were noted.

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.

At 5:50 p.m. a motion to adjourn was submitted by Lynn Snow. Seconded by Ren Bagley
Ayes: Lynn Snow, Ren Bagley, Dale Tribe, Keith Goodspeed, Tommy Hoschouer

Nos:

R17.18.030 Permitted Principal Uses

The following principal uses and structures, and no others, are permitted in multiple-residential districts:

- A. Accessory buildings and uses customarily incidental to the permitted uses.
- B. Tilling soil, raising crops, horticulture, and gardening.
- C. Churches.
- D. Household pets.
- E. Manufactured homes, as per Chapter R17.10.
- F. Public agency parks and playgrounds.
- G. Single-family dwelling.
- H. Twin homes.
- I. Two-family dwelling.
- J. Water, sewer and utility transmission lines and facilities required as an incidental part of a conventional subdivision, flexible design subdivision or other approved development project in the zone, except those listed as conditional use.

R17.18.040 Conditional Uses

The following uses and structures are permitted in multiple-residential districts only after a conditional use permit has been approved and subject to the terms and conditions thereof:

- A. Accessory uses and buildings customarily incidental to the conditional uses.
- B. Child day care or nursery.
- C. Golf course.
- D. Group of dwellings when approved as a planned unit development.
- E. Home occupations.
- F. Hospital; medical or dental clinic accessory to a hospital and located on the same premises.
- G. Multiple-family dwelling.
- H. Nursing homes, rest homes, and assisted living facilities.
- I. Private or public schools.
- J. Private recreational grounds and facilities, not open to the general public and to which no admission charge is made.
- K. Substations or transmission lines of fifty (50) KV or greater capacity.
- L. Three- and four-family dwellings.

M. Duplex conversions.

~~M. Raising of up to two sheep or goats to a maximum age of nine months, keeping of up to six female chickens, keeping of up to six rabbits on condition that the subject parcel is occupied by not more than one single family residence, the parcel is comprised of a total area of not less than 6000 square feet. A conditional use permit granted by the city shall not be construed to grant any right or privilege to a tenant which is not expressly granted by the owner of any parcel.~~

N.—

