



# ROOSEVELT *Utah*

## ROOSEVELT CITY PLANNING AND ZONING NOTICE AND AGENDA

February 1, 2023

Notice is hereby given that the Roosevelt City Planning and Zoning Commission will hold its regular meeting on Wednesday February 1, 2023, at the Roosevelt Municipal Building, 255 South State Street, Roosevelt, Utah. Meeting shall begin promptly at 5:30 p.m.

The agenda will be as follows:

1. Call to Order
2. Roll Call
3. Minutes
  - a. January 4, 2023,
4. Public Hearing
  - a. Buxton Rezone Application
5. Action Items
  - a. Buxton Rezone Application
  - b. Buxton Lot Line Adjustment
6. Planning and Zoning Division Manager Report
7. Items for Future Discussion
8. Adjourn

Further information can be obtained by contacting Sunshine Bellon at (435) 725-7205. 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

*Utah*

## ROOSEVELT CITY PLANNING AND ZONING MINUTES

January,4, 2023

The agenda will be as follows:

1. Call to Order

At 5:30 p.m. Chair, Steven Timothy called the January 4, 2023, meeting of the Roosevelt City Planning and Zoning Commission to order.

2. Roll Call

Cahir, Steven Timothy, and Commission Members Ren Bagley, John Hullinger, Cody Fisher, Lynn Snow, Tommy Hoschouer were in attendance when the meeting was called to order. Commission Member Keith Goodspeed joined the meeting at 5:34. City staff in attendance included Drew Eschler and Sunshine Bellon. Members of the public in attendance included Mary Stewart, Stacey Davis, Dean Sellers, and Hal Huff.

3. Minutes

a. November 02, 2022,

The wrong minutes were included in the Commission's packet for review. Printed copies of the correct previous minutes were provided and a review took place at the end of the meeting. Seeing no corrections or additions, Commission Member Snow motioned to approve the minutes and was seconded by Commission Member Fisher. The motion passed unanimously, and the minutes were approved.

4. Action Items

a. MLEA Minor Subdivisions

Dean Sellers and Mary Stewart of Moon Lake Electric addressed the Commission with their request for approval of three minor subdivisions. Moon Lake Electric proposed the subdivision of 3 properties, and if approved will purchase the newly created parcels from their current owners. The Current owners of the subject parcels signed off on the request.

- Subdivision of Parcel #00-0031-2987 currently owned by Lanny and Kathy Ross:  
Commission Member Snow motioned to approve the subdivision of this parcel and was seconded by Commission Member Hoschouer. The motion passed unanimously, and the minor subdivision

was approved.

- Subdivision of Parcel #00-0032-6850 currently owned by Dale and Becky Rasmussen: Commission Member Snow motioned to approve the subdivision of this parcel and was seconded by Commission Member Hullinger. The motion passed unanimously, and the minor subdivision was approved.
- Subdivision of Parcel #00-0032-1580 currently owned by Kent R. Ivie: Commission Member Hullinger motioned to approve the subdivision of this parcel and was seconded by Commission Member Snow. The motion passed unanimously, and the minor subdivision was approved.

b. MLEA Lot Line Adjustment

Following the approval of the three minor subdivisions in item 4(a) Dean Sellers and Mary Stewart of Moon Lake Electric requested a Lot Line Adjustment to combine the newly created portions of parcels 00-0031-2987, 00-0032-6850, and 00-0032-1580 with parcel 00-0034-8865, which is currently owned by Moon Lake Electric and subject to conditional use provisions that were established in the February 18, 2020, meeting of the Roosevelt City Council. Planning and Zoning Division Manager, Drew Eschler noted that, upon approval, the combined properties would also become subject to the same conditional use provisions. Those conditions are as follows; 1. Road access and construction, 2. Site obscuring fencing, 3. A letter stating they will install curb and gutter and/or matching improvements with neighbors once the area is improved and developed, 4. A turnaround for emergency vehicles, and 5. Notification to neighbors of the City Council Public Hearing. Commission Member Snow motioned to approve the lot line adjustment with the understanding that the above listed conditions would apply and was seconded by Commission Member Hoschouer. The motion passed unanimously, and the lot like adjustment was approved.

5. Planning and Zoning Division Manager Report

There were no updates provided at this meeting.

6. Adjourn

At 5:55 p.m. Commission Member Hullinger motioned to adjourn the January 4, 2023 meeting of the Planning and Zoning Commission and was seconded by Commission Member Bagley. The motion passed unanimously and the meeting was adjourned.



**NOTICE OF PUBLIC HEARING BY THE ROOSEVELT CITY PLANNING AND ZONING COMMISSION  
ROOSEVELT, UTAH**

Notice is hereby given that the Roosevelt City Planning and Zoning Commission will hold a Public Hearing in connection with the regularly scheduled meeting on **Wednesday, February 1, 2023, at 5:30 p.m.**, at the Roosevelt City Administration Building, 255 South State Street, Roosevelt, Utah. The Roosevelt City Planning and Zoning Commission will receive public comment regarding the following item(s):

Proposed Rezone (zoning map amendment) of parcels 00-0002-1083 and 00-0035-2240 located at **1059 West 200 North** in Roosevelt. The property in question is currently zoned **R-1-10** with a proposed change to **R-R-1**

Interested persons are invited to attend and make comment. Supporting documentation will be attached to this notice.

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.

*Attached: Map of parcel location, table of permitted principal uses for current and proposed zones.*

Posted January 4, 2023,

\_\_\_\_\_  
/ s/ Sunshine Bellon, Deputy Recorder

Funds Report	
Used:	\$3774.480
Available:	\$240.520
Total Pieces:	6432
Control Sum:	\$4015.000
Batch Count:	33
Batch Value:	\$018.810
PBP Serial Number:	6000892

Jan 04 2023  
1:02P

**-BUXTON REZONE REQUEST ATTACHMENT-**

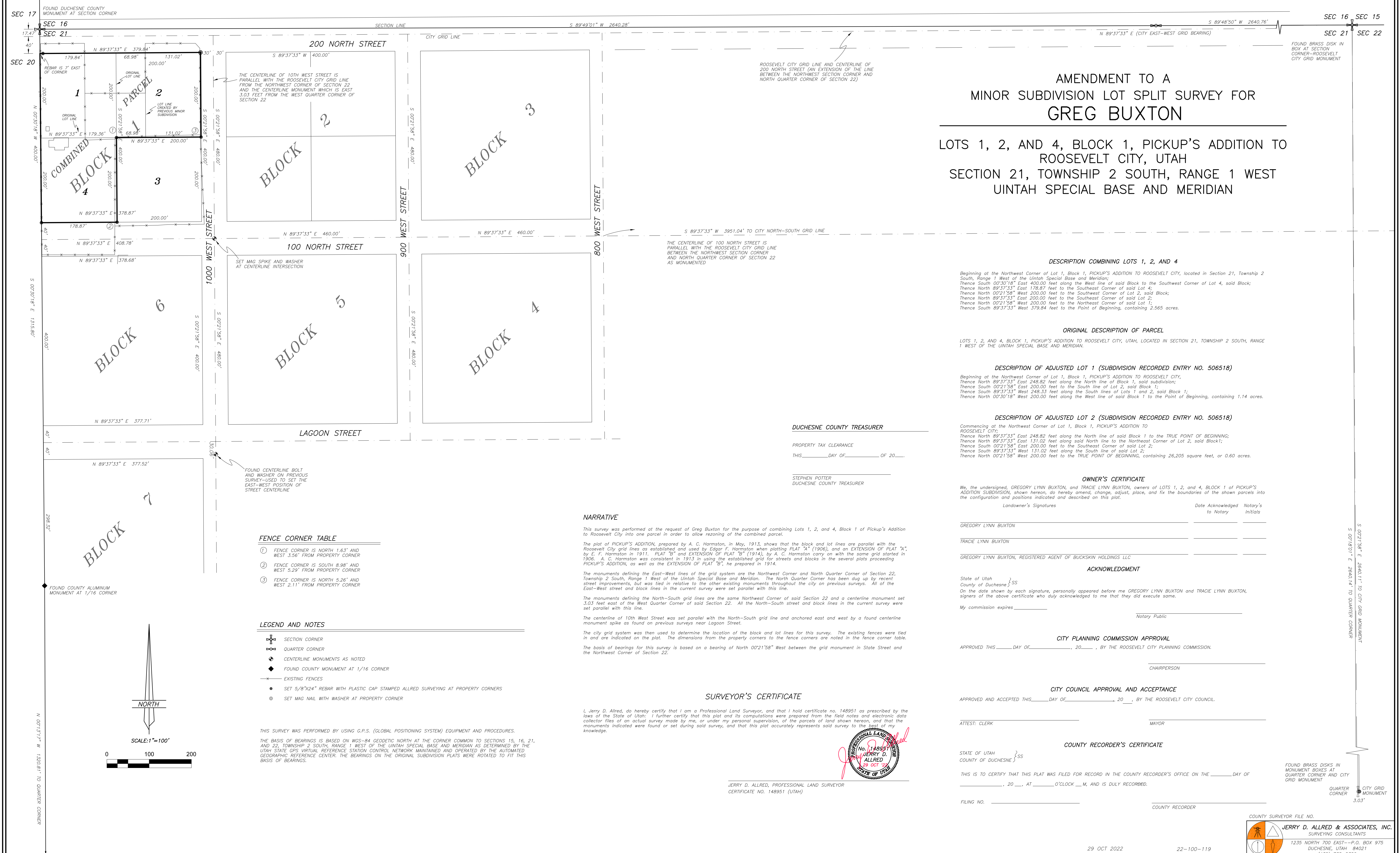
<b>R-1-10 PERMITTED PRINCIPAL USES</b>	<b>R-R-1 PERMITTED PRINCIPAL USES</b>
<p>A. Accessory buildings and uses customarily incidental to the permitted uses.</p> <p>B. Tilling soil, raising crops, horticulture, gardening, raising of up to two sheep or goats to a maximum age of nine months, keeping of up to six female chickens, keeping of up to six rabbits.</p> <p>C. Churches</p> <p>D. Household pets</p> <p>E. Public agency parks and playgrounds.</p> <p>F. Private or public schools.</p> <p>G. Single-family dwelling.</p> <p>H. 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.</p>	<p>A. Single-family dwellings;</p> <p>B. Household pets.</p> <p>C. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises;</p> <p>D. Aviary;</p> <p>E. The tilling of the soil, the raising of crops, horticulture and garden.</p> <p>F. Accessory buildings and uses customarily incidental to permitted uses;</p> <p>G. Signs</p>

*Table 1- Permitted Principal Uses for current and proposed zone*



*Figure 1- Map of property proposed for zone change*





# AMENDMENT TO A MINOR SUBDIVISION LOT SPLIT SURVEY FOR GREG BUXTON

LOTS 1, 2, AND 4, BLOCK 1, PICKUP'S ADDITION TO  
ROOSEVELT CITY, UTAH  
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
UINTAH SPECIAL BASE AND MERIDIAN

### DESCRIPTION COMBINING LOTS 1, 2, AND 4

Beginning at the Northwest Corner of Lot 1, Block 1, PICKUP'S ADDITION TO ROOSEVELT CITY, located in Section 21, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
Thence South 00°30'18" East 408.00 feet along the West line of said Block 1 to the Southwest Corner of Lot 4, said Block;  
Thence North 89°37'33" East 178.87 feet to the Southwest Corner of said Lot 4;  
Thence North 00°21'58" West 200.00 feet to the Southwest Corner of Lot 2, said Block;  
Thence North 89°37'33" East 200.00 feet to the Southwest Corner of said Lot 2;  
Thence North 00°21'58" West 200.00 feet to the Northeast Corner of said Lot 1;  
Thence South 89°37'33" West 379.84 feet to the Point of Beginning, containing 2.565 acres.

### ORIGINAL DESCRIPTION OF PARCEL

LOTS 1, 2, AND 4, BLOCK 1, PICKUP'S ADDITION TO ROOSEVELT CITY, UTAH, LOCATED IN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN.

### DESCRIPTION OF ADJUSTED LOT 1 (SUBDIVISION RECORDED ENTRY NO. 506518)

Beginning at the Northwest Corner of Lot 1, Block 1, PICKUP'S ADDITION TO ROOSEVELT CITY,  
Thence North 89°37'33" East 248.82 feet along the North line of Block 1, said subdivision;  
Thence South 00°21'58" East 200.00 feet to the South line of Lot 2, said Block 1;  
Thence South 89°37'33" West 248.33 feet along the South lines of Lots 1 and 2, said Block 1;  
Thence North 00°30'18" West 200.00 feet along the West line of said Block 1 to the Point of Beginning, containing 1.14 acres.

### DESCRIPTION OF ADJUSTED LOT 2 (SUBDIVISION RECORDED ENTRY NO. 506518)

Commencing at the Northwest Corner of Lot 1, Block 1, PICKUP'S ADDITION TO ROOSEVELT CITY,  
Thence North 89°37'33" East 248.82 feet along the North line of said Block 1 to the TRUE POINT OF BEGINNING;  
Thence North 89°37'33" East 131.02 feet along said North line to the Northwest Corner of Lot 2, said Block 1;  
Thence South 00°21'58" East 200.00 feet to the Southwest Corner of said Lot 2;  
Thence South 89°37'33" West 131.02 feet along the South line of said Lot 2;  
Thence North 00°21'58" West 200.00 feet to the TRUE POINT OF BEGINNING, containing 26,205 square feet, or 0.60 acres.

### OWNER'S CERTIFICATE

We, the undersigned, GREGORY LYNN BUXTON, and TRACIE LYNN BUXTON, owners of LOTS 1, 2, and 4, BLOCK 1 of PICKUP'S ADDITION SUBDIVISION, shown hereon, do hereby amend, change, adjust, place, and fix the boundaries of the shown parcels into the configuration and positions indicated and described on this plat.

Landowner's Signatures	Date Acknowledged	Notary's Initials
_____	_____	_____
_____	_____	_____
_____	_____	_____

### ACKNOWLEDGMENT

State of Utah }  
County of Duchesne } SS  
On the date shown by each signature, personally appeared before me GREGORY LYNN BUXTON and TRACIE LYNN BUXTON, signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires \_\_\_\_\_  
Notary Public

### CITY PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ROOSEVELT CITY PLANNING COMMISSION.  
\_\_\_\_\_  
CHAIRPERSON

### CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ROOSEVELT CITY COUNCIL.  
\_\_\_\_\_  
MAYOR

### COUNTY RECORDER'S CERTIFICATE

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

### DUCHESNE COUNTY TREASURER

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

STEPHEN FOTTER  
DUCHESNE COUNTY TREASURER

### NARRATIVE

This survey was performed at the request of Greg Buxton for the purpose of combining Lots 1, 2, and 4, Block 1 of Pickup's Addition to Roosevelt City into one parcel in order to allow rezoning of the combined parcel.  
The plat of PICKUP'S ADDITION, prepared by A. C. Hornston, in May, 1913, shows that the block and lot lines are parallel with the Roosevelt City grid lines as established and used by Edgar F. Hornston when plotting PLAT "A" (1906), and an EXTENSION OF PLAT "A", by E. F. Hornston in 1911. PLAT "B" and EXTENSION OF PLAT "B" (1914), by A. C. Hornston carry on with the same grid started in 1906. A. C. Hornston was consistent in 1913 in using the established grid for streets and blocks in the several plats preceding PICKUP'S ADDITION, as well as the EXTENSION OF PLAT "B", he prepared in 1914.

The monuments defining the East-West lines of the grid system are the Northwest Corner and North Quarter Corner of Section 22, Township 2 South, Range 1 West of the Uintah Special Base and Meridian. The North Quarter Corner has been dug up by recent street improvements, but was tied in relative to the other existing monuments throughout the city on previous surveys. All of the East-West street and block lines in the current survey were set parallel with this line.  
The monuments defining the North-South grid lines are the same Northwest Corner of said Section 22 and a centerline monument set 3.03 feet east of the West Quarter Corner of said Section 22. All the North-South street and block lines in the current survey were set parallel with this line.

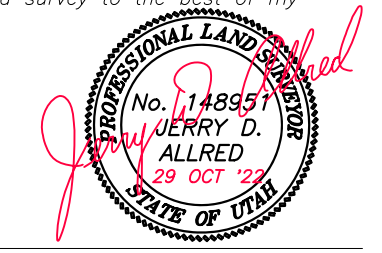
The centerline of 10th West Street was set parallel with the North-South grid line and anchored east and west by a found centerline monument spike as found on previous surveys near Lagoon Street.

The city grid system was then used to determine the location of the block and lot lines for this survey. The existing fences were tied in and are indicated on the plat. The dimensions from the property corners to the fence corners are noted in the fence corner table.

The basis of bearings for this survey is based on a bearing of North 00°21'58" West between the grid monument in State Street and the Northwest Corner of Section 22.

### SURVEYOR'S CERTIFICATE

I, Jerry D. Allred, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 148951 as prescribed by the laws of the State of Utah. I further certify that this plat and its computations were prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



JERRY D. ALLRED, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 148951 (UTAH)

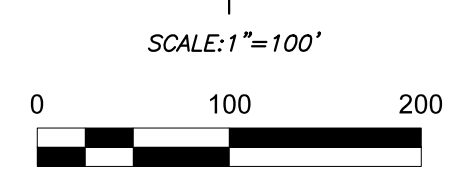
### FENCE CORNER TABLE

- ① FENCE CORNER IS NORTH 1.63' AND WEST 3.56' FROM PROPERTY CORNER
- ② FENCE CORNER IS SOUTH 8.98' AND WEST 5.29' FROM PROPERTY CORNER
- ③ FENCE CORNER IS NORTH 5.26' AND WEST 2.11' FROM PROPERTY CORNER

### LEGEND AND NOTES

- ⊕ SECTION CORNER
- ⊕ QUARTER CORNER
- ◆ CENTERLINE MONUMENTS AS NOTED
- ◆ FOUND COUNTY MONUMENT AT 1/16 CORNER
- EXISTING FENCES
- SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED ALLRED SURVEYING AT PROPERTY CORNERS
- SET MAG NAIL WITH WASHER AT PROPERTY CORNER

THIS SURVEY WAS PERFORMED BY USING G.P.S. (GLOBAL POSITIONING SYSTEM) EQUIPMENT AND PROCEDURES.  
THE BASIS OF BEARINGS IS BASED ON WGS-84 GEODETIC NORTH AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN AS DETERMINED BY THE UTAH STATE GPS VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER. THE BEARINGS ON THE ORIGINAL SUBDIVISION PLATS WERE ROTATED TO FIT THIS BASIS OF BEARINGS.



COUNTY SURVEYOR FILE NO.  
**JERRY D. ALLRED & ASSOCIATES, INC.**  
SURVEYING CONSULTANTS  
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DUCHESNE, UTAH 84021  
(435) 738-5352