MINUTES OF A PLANNING AND ZONING MEETING

March 4, 2020

The meeting was called to order at 5:30 p.m. by Chairperson Steven Timothy.

A roll call was taken which showed Board Members Steven Timothy, Cris Squire, Ren Bagley, RuthAnn Green, Lynn Snow, Chris Thomsen, and Cody Fisher present.

Others present included, Zoning and Building Director Dean Johnson, City Recorder Carolyn Wilcken, Mayor JR Bird, and Councilmember Dom Busenbark.

MINUTES

Members reviewed minutes of the meeting of February 5, 2020, after revision. Motion to approve was made by Lynn Snow. Motion seconded by Cris Thomsen. Those voting Aye are Steven Timothy, Cris Squire, Ren Bagley, RuthAnn Green, Lynn Snow, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

PLANNING AND ZONING TRAINING

Mayor JR Bird explained the role of the Planning and Zoning Commission and the role of the City Council and how they support one another. Mayor Bird then showed where the City's ordinances can be accessed for review on matters that come before the P & Z Commission.

Motion to adjourn the meeting was made by Lynn Snow. Motion seconded by Cris Squire. Those voting Aye are Steven Timothy, Cris Squire, Ren Bagley, RuthAnn Green, Lynn Snow, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

Meeting adjourned at 6:50 p.m.

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

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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)***

- ☐ 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***
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- ☐ Application for reimbursement of public improvements - 100.00
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  Plus per dwelling unit – 10.00
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  Plus per lot – 25.00
  Signed plat must be sent electronically to the Building & Zoning Director, djohnson@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.*

LOT SPLIT 1 ACRE NEW PARCEL

INFORMATION:

Date application submitted: 2-27-2020 Contact #: 435-823 6153
Owner or Representatives Name: Steve Yack Email: yack3yyy at yahoo.com
Mailing Address: P.O. Box 173 City: Neola State: UT Zip: 84053
Project Name: Minor Subdivision
Tax I.D. Number on property: 00-0005-3626 Zoning of Subject Property: S# R-0789 RM-18
Property Location: approx 780 so 140 W.
Nature of Request: Splitting Property cutting 1 acre off existing Property
Current Land Use: ☐ Vacant ☑ Residential ☐ Commercial ☐ Professional

PROPERTY OWNER(S) NAME: Steve Yack
(If not the same as applicant) (Current Title Holder as shown on County Records)
Mailing Address: P.O. Box 173 City: Neola State: UT Zip: 84053
Contact #: 435-823 6153 Email: yack3yyy at yahoo.com
SIGNATURE: Steve Yack Dated: 5/4

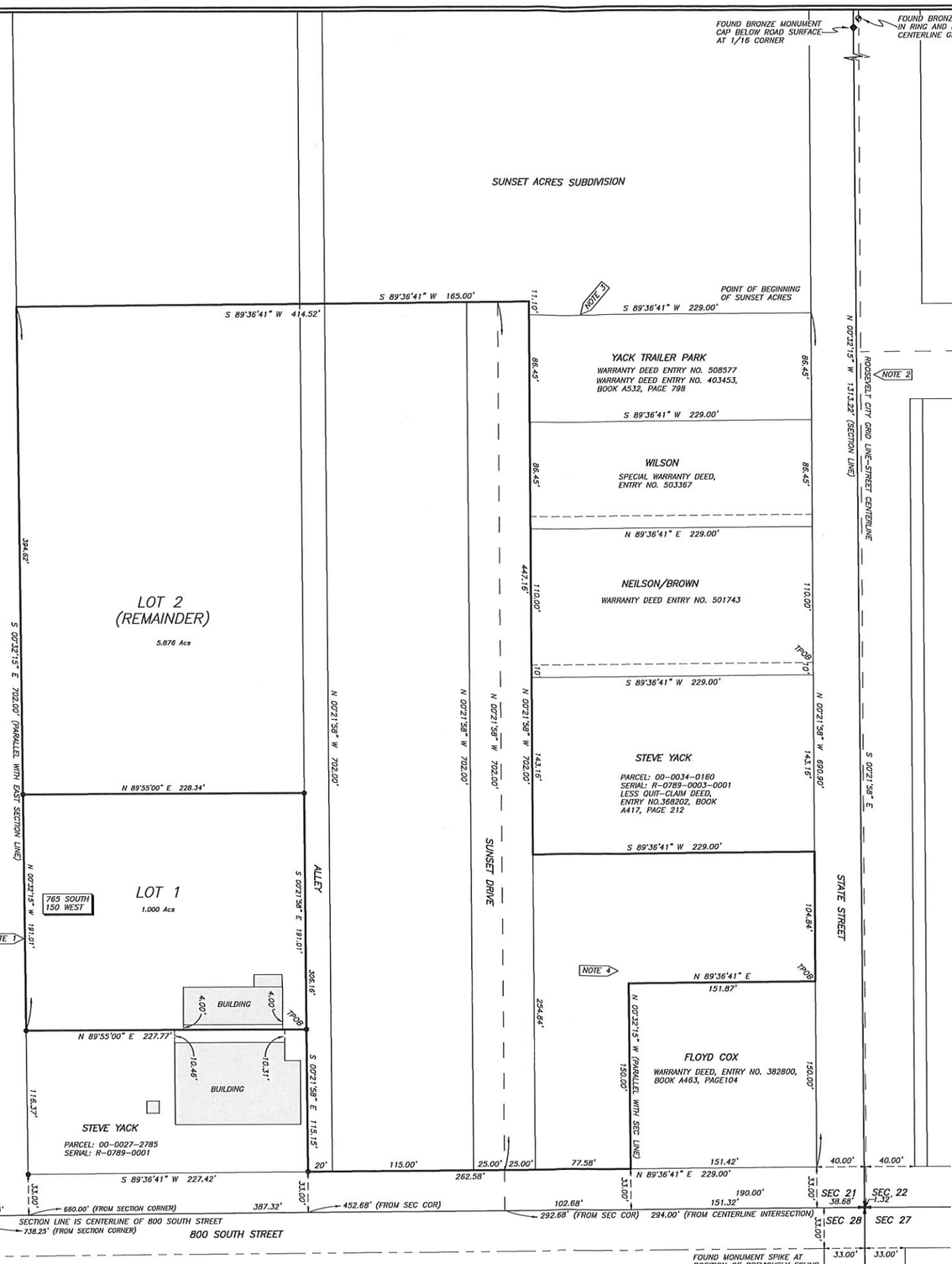
OFFICE USE ONLY: Fee Paid: 250.00 Date Paid: 2-27-2020
Zoning Director: Dean E Johnson **Planning Director:** Dean E Johnson Dated: 2/27/2020 **Hearing Date:** 4/1/2020
Comments:

P:\ZONING

RECORD OF SURVEY OF A MINOR SUBDIVISION FOR

STEVE YACK

SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST UINTAH SPECIAL BASE & MERIDIAN



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 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.

NOTE 1 THIS LINE IS DEFINED IN THE WARRANTY DEED, ENTRY NO 383902, BOOK A468, PAGE 689, AS BEING PARALLEL WITH AND 680 FEET WEST OF THE EAST SECTION LINE. THIS POSITION MATCHES VERY CLOSELY WITH THE DIMENSIONS SHOWN ON THE SUNSET ACRES SUBDIVISION PLAT. (THE EAST-WEST DIFFERENCE ON THE ENDS OF THE LINE ARE 0.14' ON THE NORTH AND 0.23 FEET ON THE SOUTH)

NOTE 2 THE NORTH-SOUTH ROOSEVELT CITY STREET CENTERLINE GRID IS DEFINED BY THE FOUND SECTION CORNER IN THE INTERSECTION OF STATE STREET AND 200 NORTH STREET AND THE CENTERLINE MONUMENT 3.04 FEET EAST OF THE EAST QUARTER CORNER OF SECTION 21

NOTE 3 THE SOUTH LINES OF SUNSET ACRES SUBDIVISION ARE PARALLEL WITH THE SOUTH SECTION LINE

NOTE 4 THE SOUTH, WEST, AND NORTH LINES OF THE COX PROPERTY ARE GIVEN AS BEING PARALLEL WITH THE SECTION LINES, WITH THE DIMENSION OF THE NORTH LINE BEING SHOWN AS "MORE OR LESS" BECAUSE THE EAST LINE IS ALONG THE STREET RIGHT-OF-WAY LINE NOT PARALLEL WITH THE SECTION LINE

DESCRIPTION OF LOT 1

Commencing at the Southeast Corner of Section 21, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 89°36'41" West 452.68 feet along the South line of the SE¼ of said Section;
Thence North 00°21'58" West 148.15 feet parallel with the West right-of-way line of State Street to the TRUE POINT OF BEGINNING;
Thence South 89°55'00" West 227.77 feet to a line defined as being West 680 feet and parallel with the West line of said SE¼, said line being the East right-of-way line of 150 West Street;
Thence North 00°32'15" West 191.01 feet along said line;
Thence North 89°55'00" East 228.34 feet;
Thence South 00°21'58" East 191.01 feet to the TRUE POINT OF BEGINNING, containing 1.000 acres.

DESCRIPTION OF LOT 2 (REMAINDER)

Commencing at the Southeast Corner of Section 21, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 89°36'41" West 38.68 feet along the South line of the SE¼ of said Section;
Thence North 00°21'58" West 33.00 feet to point of intersection of the West right-of-way line of State Street as defined by the Roosevelt City Grid monuments and the North right-of-way line of 800 South Street;
Thence North 00°21'58" West 150.00 feet along said West right-of-way line to the TRUE POINT OF BEGINNING;
Thence North 00°21'58" West 104.84 feet along said West right-of-way line;
Thence South 89°36'41" West 229.00 feet parallel with South Section line;
Thence North 00°21'58" West 447.16 feet parallel with said West line;
Thence South 89°36'41" West 414.52 feet parallel with said South line to a point on a line which is defined as being West 680 feet from and parallel with the East line of the SE¼ of said SE¼;
Thence South 00°32'15" East 394.62 feet along said line;
Thence North 89°55'00" East 228.34 feet to the West line of the alley shown on the SUNSET ACRES SUBDIVISION plat;
Thence South 00°21'58" East 306.16 feet along said alley line to said North right-of-way line of said 800 South Street;
Thence North 89°36'41" East 262.58 feet along said right-of-way line;
Thence North 00°32'15" West 150.00 feet parallel with said West right-of-way line of said State Street;
Thence North 89°36'41" East 151.87 feet to the TRUE POINT OF BEGINNING, containing 5.876 acres.

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.

PROFESSIONAL LAND SURVEYOR No. 148951 JERRY D. ALLRED 24 FEB 20 STATE OF UTAH

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

OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the lots shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the lots as shown and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged to Notary	Notary's Initials
THE STEVEN JAMES YACK TRUST and THE JILL HARDY YACK TRUST Steven James Yack, Trustee			
THE STEVEN JAMES YACK TRUST and THE JILL HARDY YACK TRUST Jill Hardy Yack, Trustee			

ACKNOWLEDGMENT

State of Utah }SS
County of Duchesne

On the dates shown by each signature, personally appeared before me the 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.

ATTEST: CLERK

MAYOR

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }SS
COUNTY OF DUCHESNE

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.

FILING NO. _____

COUNTY RECORDER

COUNTY SURVEYOR FILE NO.

JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST--P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352

24 FEB 2020 20-100-014

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

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PLANNING AND ZONING APPLICATION

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

1) 35' x 50' chapel building behind current garage
2) Removal of current garage
3) use of two existing houses for primary and pastors living quarters
4) Concrete sculpture of empty tomb with 6' round "Door"
5) Future primary building located next to chapel
6) Most of property developed into a lawn/soccer field/picnic located South of buildings
7) We will not rent out current existing homes. Primary meets today in these buildings. The existing two homes will be used for living quarters for Pastors. We have never in 14 years rented out the two homes

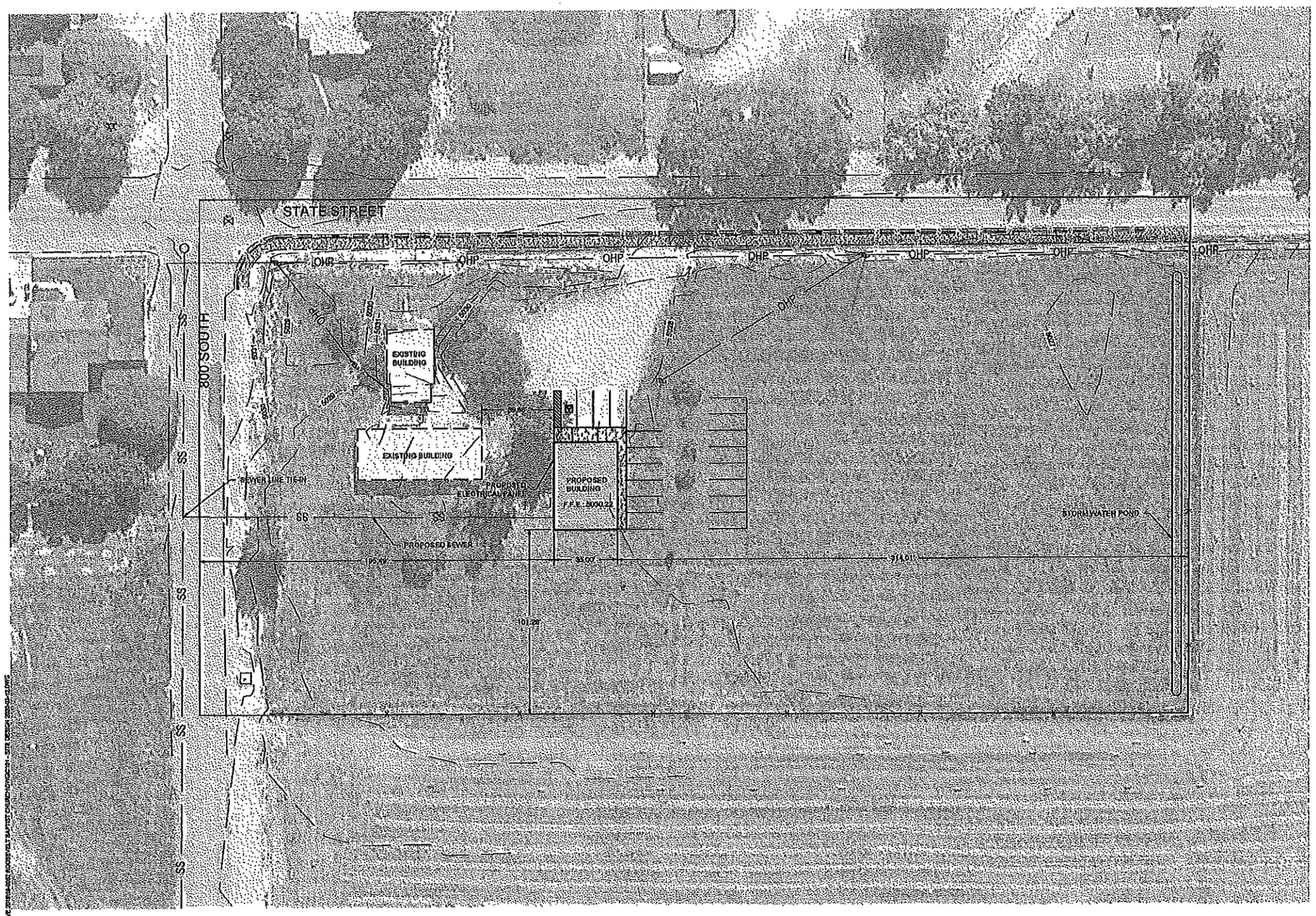
INFORMATION:

Date application submitted: March 16, 2020 Contact #: 435 722 7838
Owner or Representatives Name: Mark Bardsley Email: mdbardsley123@gmail.com
Mailing Address: PO Box 1336 City: Roosevelt State: UT Zip: 84066
Project Name: Faith Baptist Church
Tax I.D. Number on property: 20-473052 2 Zoning of Subject Property:
Property Location: SW corner 800 S state Street (Entrance - 822 S. State Street)
Nature of Request: New construction of 35x50' Chapel building
Current Land Use: ☐ Vacant ☐ Residential ☒ Commercial ☐ Professional

PROPERTY OWNER(S) NAME: Scott Sloan, Jerry James, Robert Franklin
(If not the same as applicant) (Current Title Holder as shown on County Records)
Mailing Address: P.O Box 1336 City: Roosevelt State: UT Zip: 84066
Contact #: 435 630 1242 Email:
SIGNATURE: Robert J Franklin Dated: March 16, 2020

OFFICE USE ONLY: Fee Paid: 150.00 Date Paid: 3-16-2020
Zoning Director: Dean E Johnson **Planning Director:** DEJ Dated: 3/16/2020 **Hearing Date:** 4/1/2020
Comments:

P:\ZONING



A C101 SITE PLAN
SCALE: 1"=30'

KNOW WHAT'S BELOW CALL BEFORE YOU DIG. ANY EXISTING UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTORS SHALL CALL BLUE STAKES BEFORE DIGGING.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

24" X 36" HORZ: 1 INCH = 30 FEET
11" X 17" HORZ: 1 INCH = 60 FEET

LEGEND

- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING MINOR CONTOURS 1' INCREMENT
- EXISTING MAJOR CONTOURS 5' INCREMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED PARKING
- EXISTING FENCE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

TIMBERLINE
Engineering & Land Surveying
209 North 300 West • Vernal, Utah
(435) 789-1365
UTAH • COLORADO • WYOMING

CLIENT INFO:
FAITH BAPTIST CHURCH
822 SOUTH STATE STREET
ROOSEVELT, UTAH

ROBERT FRANKLIN
PHONE: 435-630-1242

DRAWN BY: JGC
PROJECT MANAGER: CMM
CHECKED BY: CMM

FAITH BAPTIST CHURCH NEW CHAPEL

800 S STATE ST.
ROOSEVELT, UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			

SITE PLAN

C101

ROOSEVELT CITY CORPORATION
255 South State Street
Roosevelt, UT 84066
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We hope to build a learning center, but it is designed in a way that by adding closets to the "classrooms" it will simply be able to be used as a residence (single) in the future.

INFORMATION:

Date application submitted: 3-19-2020 Contact #: 435-401-3577

Owner or Representatives Name: Lonnie and Angel Mecham Email: angelmecham@gmail.com

Mailing Address: 3751 W. 2500 N. City: Roosevelt State: UT Zip: 84066

Project Name: Alliance for Innovative Education Learning Center

Tax I.D. Number on property: 00-0001-6570 R-0340 Zoning of Subject Property: R-M-13

Property Location: 57 NORTH 200 WEST

Nature of Request: Learning center / Residential Home

Current Land Use: ☒ Vacant ☐ Residential ☐ Commercial ☐ Professional

PROPERTY OWNER(S) NAME: Brandon Patterson (Planning to purchase from owner)
(If not the same as applicant) (Current Title Holder as shown on County Records)

Mailing Address: 6925 W. 10300 N. City: Highland State: UT Zip: 84003

Contact #: 801-404-9620 Email:

SIGNATURE: Dated:

OFFICE USE ONLY: Fee Paid: 200.00 Date Paid: 3/20/20

Zoning Director: Dean E John **Planning Director:** Dean E John Dated: Hearing Date: 4/1/20

Comments:

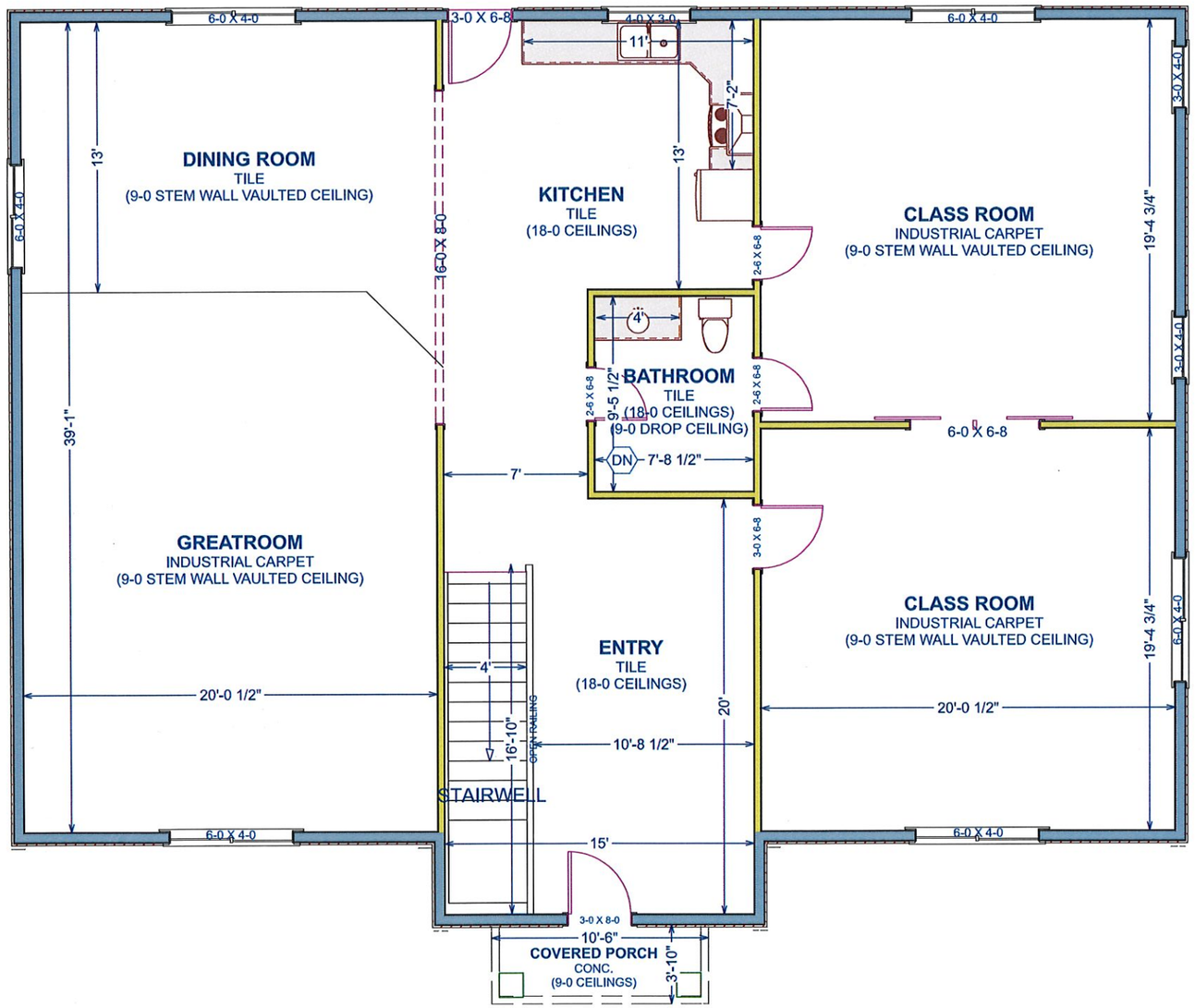
P:\ZONING

ALLIANCE

for Innovative Education

FLOOR PLAN

4 CLASSROOM / 2 BATH
MAIN FLOOR - 2299 SQ FT
BASEMENT - 2367 SQ FT
TOTAL - 4666 SQ FT
ROOF PITCH 10:12 &4:12



GRAPHIC SCALE
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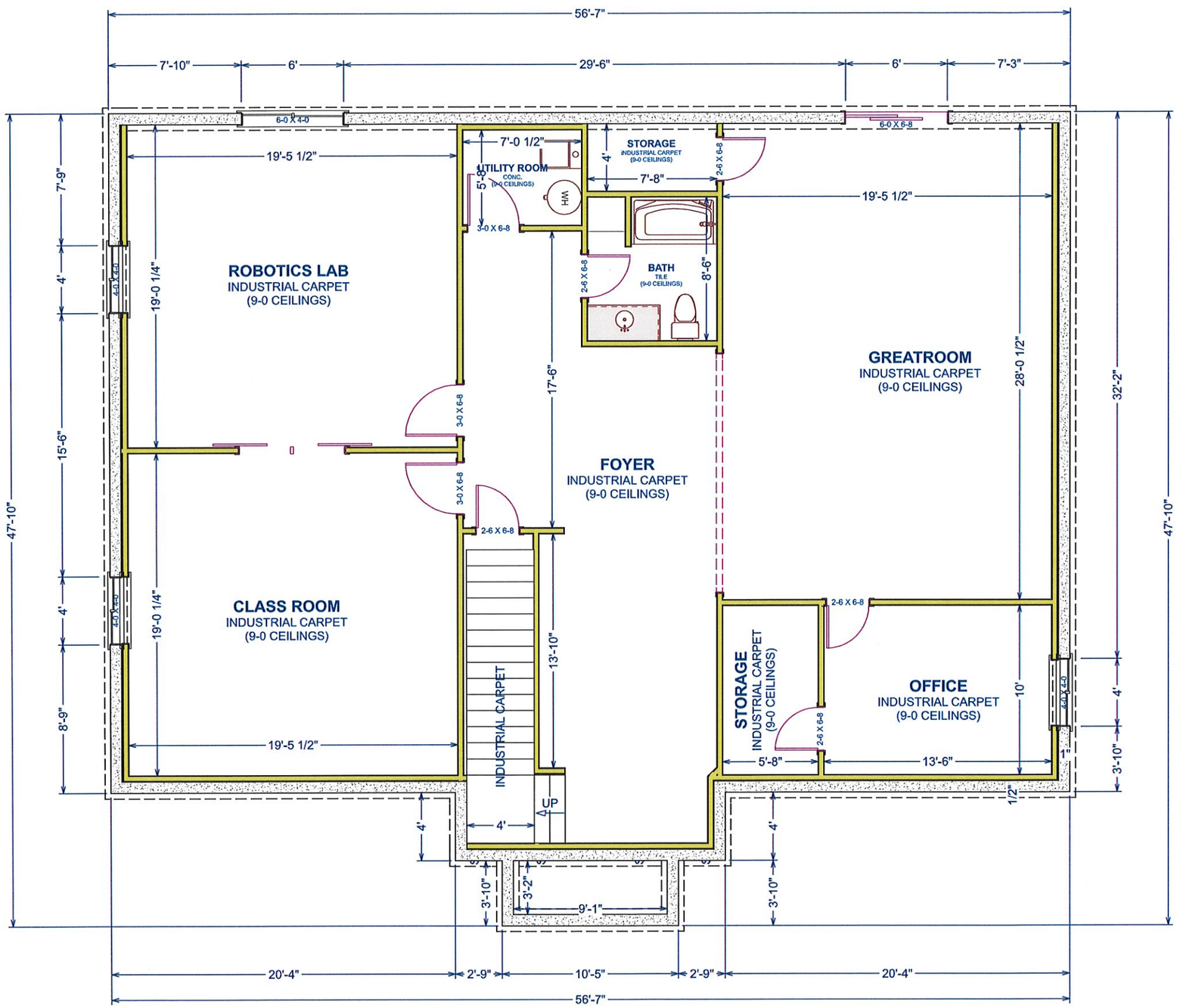

GRAPHIC SCALE

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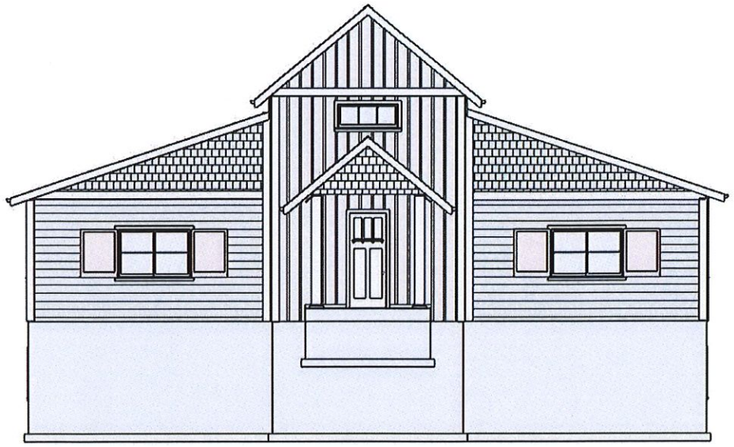
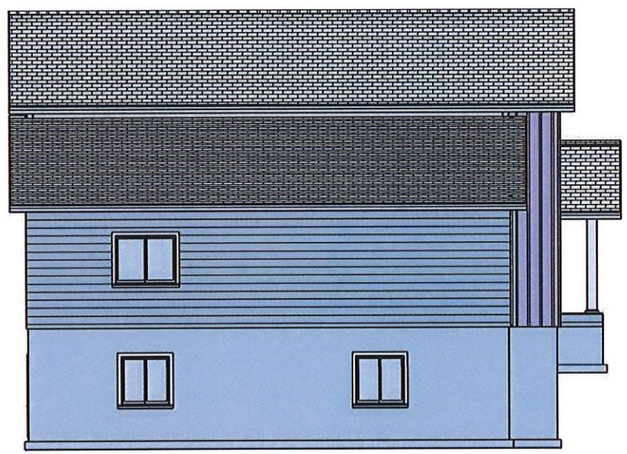
ALLIANCE

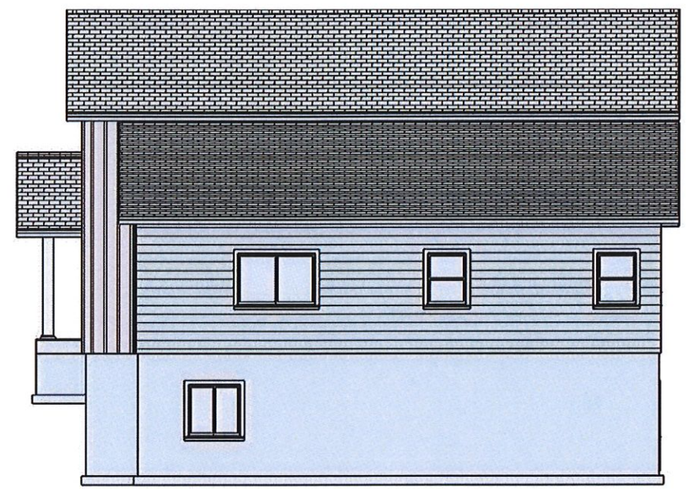
for Innovative Education



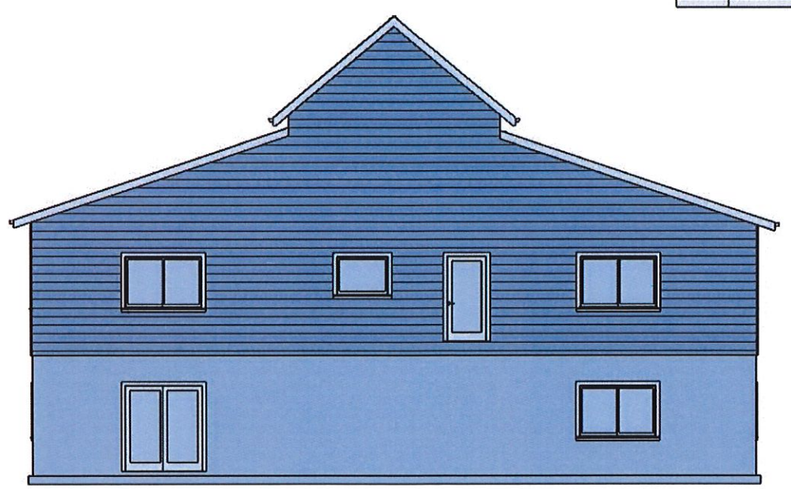
FRONT VIEW



LEFT VIEW



RIGHT VIEW



REAR VIEW