

PLANNING AND ZONING MEETING
NOTICE AND AGENDA

May 6, 2020

Notice is hereby given that the Roosevelt City Planning and Zoning Commission will hold it's regular meeting on Wednesday, May 6, 2020, at the Roosevelt City Council Chambers located at 255 South State Street, with access by the public remotely through a Zoom meeting beginning promptly at 5:30 p.m. Join Zoom Meeting

<https://zoom.us/j/93962977890>

Meeting ID: 939 6297 7890

One tap mobile

+12532158782,,93962977890# US (Tacoma)

+13462487799,,93962977890# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 939 6297 7890

Find your local number: <https://zoom.us/u/adb2qDkWhh>

The agenda will be as follows:

1. Review Minutes..... 1-2
2. Public Hearing
 - A. Summer Hills Subdivision – Bart and Annette Miller..... 3-4
3. Appointments
 - A. Minor Subdivision - Roosevelt City Lot Split (for library)..... 5-6
 - B. Final Plat Approval - Baptist Church..... 7
 - C. Lot Line Adjustment – Kirby Wolfinger..... 8-9
4. Other Business
 - A. Review City Code 16-6-130 re. Easements Standards..... 10-11
5. Adjourn

MINUTES OF A PLANNING AND ZONING MEETING

April 1, 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, Chris Thomsen, and Cody Fisher present. Lynn Snow and Ren Bagley joined the meeting electronically. RuthAnn Green was excused.

Others present included, Building Director Dean Johnson, City Recorder Carolyn Wilcken, Drew Eschler, City Councilman Don Busenbark, Lonnie Mecham, Angel Mecham, and Mark Beardsley.

MINUTES

Members reviewed minutes of the meeting of March 4, 2020, as presented. Motion to approve was made by Lynn Snow. Motion seconded by Chris Thomson. Those voting Aye are Steven Timothy, Cris Squire, Lynn Snow, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

Ren Bagley joined the meeting electronically.

MINOR SUBDIVISION – 280 S. 140 W. – Steve Yack

Dean Johnson, representing Steve Yack, explained Steve's request to split his lot located at 280 South 140 West. It was suggested that the Commission review City Code 16-6-130 which deals with easements so any recommended changes could be made prior to the next request coming before the Commission. Motion to approve the Minor Subdivision was made by Chris Thomsen. Motion seconded by Cody Fisher. Those voting Aye are Steven Timothy, Cris Squire, Ren Bagley, Lynn Snow, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

MASTER SITE PLAN – Faith Baptist Church

Dean Johnson explained that he had been working with the Faith Baptist Church to replace a building as well as expanding. Chris Thomsen commented that the site plan doesn't include pavement and that the parking lot is required to be paved according to city ordinance. Chris suggested talking with the Interfaith Counsel about helping with the required sidewalk. Chris would like to see a site plan that includes all the required improvements. This matter will be tabled until a new site plan can be prepared reflecting these conditions.

CONDITIONAL USE PERMIT – Lonnie and Angel Mecham

Lonnie and Angel Mecham came before the Commission to discuss the possibility of constructing a building for innovative education at property located at 37 North 200 West, across from property where the new library will be constructed. Motion to approve was made by Chris Thomsen contingent on three conditions: 1. Site is accessible to the handicap, 2. Site plan to be approved by the building inspector, and 3. Building exterior matches with the aesthetics of the new library

building. Motion seconded by Ren Bagley. Those voting Aye are Steven Timothy, Cris Squire, Ren Bagley, Lynn Snow, Chris Thomsen, and Cody Fisher. Motion carried unanimously.

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

Meeting adjourned at 7:00 p.m.

All applications must be submitted 10 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)

- 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, 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.

The current subdivision is a R-1-6 we propose a change to rezone the summer hills subdivision to be professional office residential

PO-R

INFORMATION:

Date application submitted: 4-14-20 Contact #: 435-823-4148
 Owner or Representatives Name: Bart & Annette Miller Email: The 7millers@yahoo.com
 Mailing Address: 7035N 1000W City: Neola State: Ut Zip: 84053
 Project Name: Summer hills subdivision
 Tax I.D. Number on property: RSH-0101-RSH0119 Zoning of Subject Property: R-1-6
 Property Location: 180N 600W Roosevelt
 Nature of Request: Rezone
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME:

Bart & Annette Miller
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: 7035N 1000W City: Neola State: Ut Zip: 84053
 Contact #: 435-823-4148 Email: The 7millers@yahoo.com
 SIGNATURE: Bart Miller Dated: 4-14-20

OFFICE USE ONLY:

Zoning Director: Dean Egh Planning Director: Dean Egh Fee Paid: \$250.00 Date Paid: 04-14-2020
 Dated: 4/14/2020 Hearing Date: _____

Comments:

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PLANNING AND ZONING APPLICATION

TYPE OF REQUEST AND FEES: (Check one)

<input type="checkbox"/> Lot line adjustment/Property boundary adjustment - 75.00	<input type="checkbox"/> Planned Residential Unit Development (PRUD) - 250.00 Plus per dwelling unit - 10.00
<input type="checkbox"/> Master site plan - 150.00 Over 1 acre 75.00 per acre	<input type="checkbox"/> Subdivision preliminary plat - 250.00
<input type="checkbox"/> Conditional Use Permit Fee: 200.00 is required before Home Occupation Permit can be applied for and approved	<input checked="" type="checkbox"/> Subdivision, minor - 250.00
<input type="checkbox"/> Zoning map amendment (rezone) - 250.00	<input type="checkbox"/> Subdivision vacation/amendment - 200.00
<input type="checkbox"/> Application for reimbursement of public improvements - 100.00	<input type="checkbox"/> Time Extension - 100.00
<input type="checkbox"/> Hearing office appeal - 150.00	<input type="checkbox"/> Subdivision final plat - 150.00 Plus per lot - 25.00
<input type="checkbox"/> Hearing Officer Variance request - 150.00	<input type="checkbox"/> Signed plat must be sent electronically to the Building & Zoning Director, djohnson@rooseveltcity.com no later than Friday prior to the meeting
<input type="checkbox"/> Infrastructure reimbursement agreement - 100.00	<input type="checkbox"/> Petition to Vacate Public Right of Way - 200.00
<input type="checkbox"/> Manufactured home park - 250.00 plus per home pad - 10.00	
<input type="checkbox"/> Ordinance/general plan amendment - 200.00	

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

Property split for sale of parcel to Duchesne County for new library from Roosevelt city

INFORMATION:

Date application submitted: 4/23/2020 Contact #: 435-722-5001

Owner or Representatives Name: Roosevelt city Email: _____

Mailing Address: 255 SOUTH STATE City: Roosevelt State: UT Zip: 84066

Project Name: Property split for new county library

Tax I.D. Number on property: 00-0001-6307 R-0317 Zoning of Subject Property: PO + R

Property Location: 90 West Lagoon

Nature of Request: minor subdivision

Current Land Use: Vacant Residential Commercial Professional

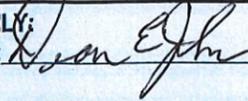
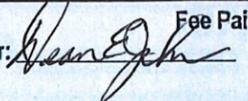
PROPERTY OWNER(S) NAME: Roosevelt City
 (If not the same as applicant) (Current Title Holder as shown on County Records)

Mailing Address: 255 SOUTH STATE ST City: Roosevelt State: UT Zip: 84066

Contact #: (435) 722-5001 Email: _____

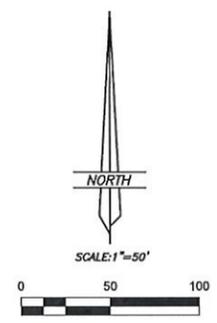
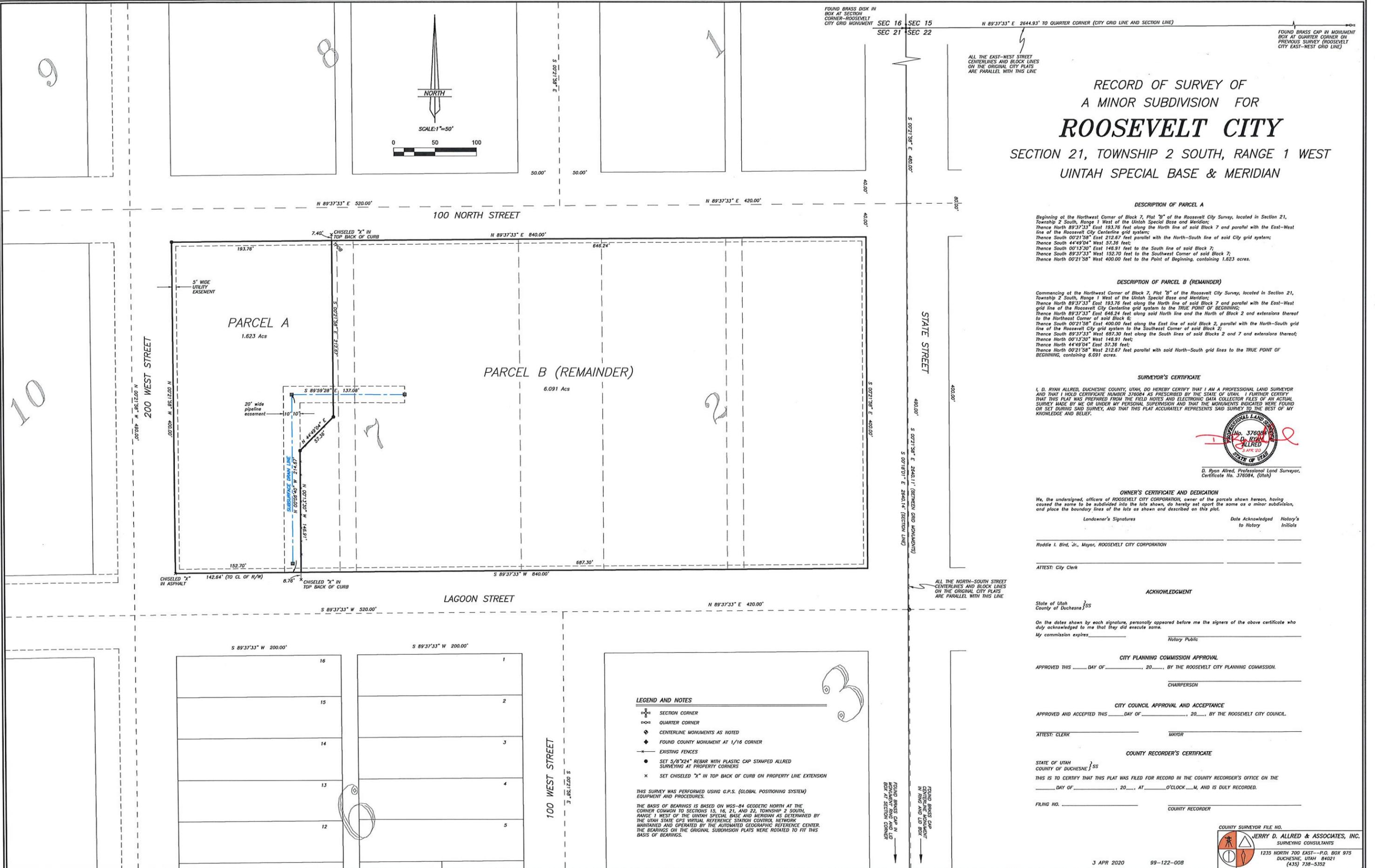
SIGNATURE:  Dated: 4/23/2020

OFFICE USE ONLY:

Zoning Director:  Planning Director:  Fee Paid: _____ Date Paid: _____

Dated: 4/23/2020 Hearing Date: _____

Comments:



RECORD OF SURVEY OF
A MINOR SUBDIVISION FOR
ROOSEVELT CITY
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE & MERIDIAN

DESCRIPTION OF PARCEL A
Beginning at the Northwest Corner of Block 7, Plot "B" of the Roosevelt City Survey, located in Section 21, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence North 89°37'33" East 193.76 feet along the North line of said Block 7 and parallel with the East-West line of the Roosevelt City Centerline grid system;
Thence South 00°21'58" East 212.67 feet parallel with the North-South line of said City grid system;
Thence South 44°49'04" West 57.36 feet;
Thence South 00°13'30" East 146.91 feet to the South line of said Block 7;
Thence South 89°37'33" West 152.70 feet to the Southwest Corner of said Block 7;
Thence North 00°21'58" West 400.00 feet to the Point of Beginning, containing 1.623 acres.

DESCRIPTION OF PARCEL B (REMAINDER)
Commencing at the Northwest Corner of Block 7, Plot "B" of the Roosevelt City Survey, located in Section 21, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence North 89°37'33" East 193.76 feet along the North line of said Block 7 and parallel with the East-West grid line of the Roosevelt City Centerline grid system to the TRUE POINT OF BEGINNING;
Thence North 89°37'33" East 646.24 feet along said North line and the North of Block 2 and extensions thereof to the Northeast Corner of said Block 5;
Thence South 00°21'58" East 400.00 feet along the East line of said Block 2, parallel with the North-South grid line of the Roosevelt City grid system to the Southeast Corner of said Block 2;
Thence South 89°37'33" West 687.30 feet along the South lines of said Blocks 2 and 7 and extensions thereof;
Thence North 00°13'30" West 146.91 feet;
Thence North 44°49'04" East 57.36 feet;
Thence North 00°21'58" West 212.67 feet parallel with said North-South grid lines to the TRUE POINT OF BEGINNING, containing 6.091 acres.

SURVEYOR'S CERTIFICATE

I, D. RYAN ALLRED, DUCHESNE COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 376084 AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM THE FIELD NOTES AND ELECTRONIC DATA COLLECTOR FILES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY PERSONAL SUPERVISION 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 AND BELIEF.



OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned, officers of ROOSEVELT CITY CORPORATION, owner 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: Roddie I. Bird, Jr., Mayor, ROOSEVELT CITY CORPORATION
Date Acknowledged: _____
Notary's Initials: _____
ATTEST: City Clerk

ACKNOWLEDGMENT

State of Utah }
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

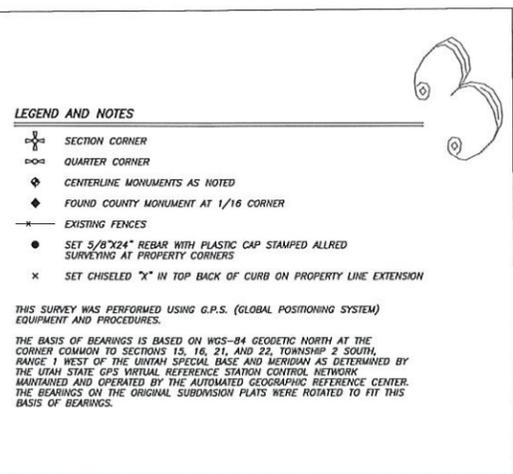
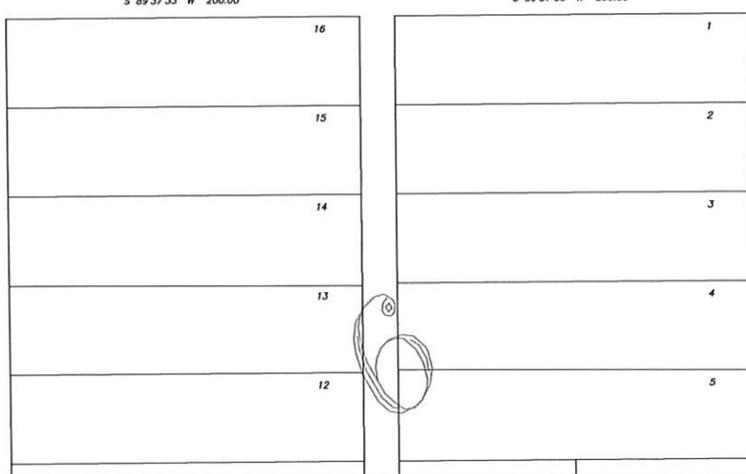
STATE OF UTAH }
COUNTY OF DUCHESNE }
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M., AND IS DULY RECORDED.
FILING NO. _____ COUNTY RECORDER

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
- x SET CHISELED "X" IN TOP BACK OF CURB ON PROPERTY LINE EXTENSION

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.



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

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PLANNING AND ZONING APPLICATION

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- Hearing Officer Variance request - 150.00
- Infrastructure reimbursement agreement - 100.00
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- 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.

- 1) 35' x 50' chapel building behind current garage
- 2) Removal of current garage
- 3) use of two existing houses for primary and pastor's 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: P.O. Box 1336 City: Roosevelt State: UT Zip: 84066
 Project Name: Faith Baptist Church
 Tax I.D. Number on property: 20-4730522 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: Zoning Director: [Signature] Planning Director: [Signature] Fee Paid: 150.00 Date Paid: 3-16-2020
 Dated: 3/16/2020 Hearing Date: 4/1/2020

Comments: _____

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PLANNING AND ZONING APPLICATION

TYPE OF REQUEST AND FEES: (Check one)

<input checked="" type="checkbox"/> Lot line adjustment/Property boundary adjustment - 75.00	<input type="checkbox"/> Planned Residential Unit Development (PRUD) - 250.00 Plus per dwelling unit - 10.00
<input type="checkbox"/> Master site plan - 150.00 Over 1 acre 75.00 per acre	<input type="checkbox"/> Subdivision preliminary plat - 250.00
<input type="checkbox"/> Conditional Use Permit Fee: 200.00 is required before Home Occupation Permit can be applied for and approved	<input type="checkbox"/> Subdivision, minor - 250.00
<input type="checkbox"/> Zoning map amendment (rezone) - 250.00	<input type="checkbox"/> Subdivision vacation/amendment - 200.00
<input type="checkbox"/> Application for reimbursement of public improvements - 100.00	<input type="checkbox"/> Time Extension - 100.00
<input type="checkbox"/> Hearing office appeal - 150.00	<input type="checkbox"/> Subdivision final plat - 150.00 Plus per lot - 25.00
<input type="checkbox"/> Hearing Officer Variance request - 150.00	<input type="checkbox"/> Signed plat must be sent electronically to the Building & Zoning Director, djohnson@rooseveltcity.com no later than Friday prior to the meeting
<input type="checkbox"/> Infrastructure reimbursement agreement - 100.00	<input type="checkbox"/> Petition to Vacate Public Right of Way - 200.00
<input type="checkbox"/> Manufactured home park - 250.00 plus per home pad - 10.00	
<input type="checkbox"/> Ordinance/general plan amendment - 200.00	

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

LOT LINE ADJUSTMENT

INFORMATION:

Date application submitted: 4-27-2020 Contact #: 435-823-7228

Owner or Representatives Name: KIRBY WOLFINJER Email: KWOLFINJER@hotmail.com

Mailing Address: 1447 Alexia Ln City: ROOSEVELT CITY State: UTAH Zip: 84066

Project Name: LOT LINE ADJUSTMENT

Tax I.D. Number on property: 00-0031-2839 Zoning of Subject Property: R-1-10

Property Location: MITCHELL - 00-0031-2847 1415 ALEXIA LN.

Nature of Request: LOT LINE ADJUSTMENT

Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME: Sheela MITCHELL
 (If not the same as applicant) (Current Title Holder as shown on County Records)

Mailing Address: 1415 Alexia Ln City: ROOSEVELT State: UTAH Zip: 84066

Contact #: _____ Email: _____

SIGNATURE: Sheela Mitchell Signed By Kirby Wolfinger Dated: 4-27-2020

OFFICE USE ONLY:

Zoning Director: [Signature] Planning Director: [Signature] Fee Paid: 75.00 Date Paid: 4/27/2020

Dated: 7/27/2020 Hearing Date: 5/6/2020

Comments:

Sheela Mitchell Boundary Line Adjustment Survey

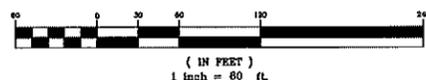
Being Lot 6 and Lot 7 of the Cooper Subdivision - Phase 1

Located in Section 17, T. 2 S., R. 1 W., U.S.B. & M.

Roosevelt City, Duchesne County, Utah

2020

GRAPHIC SCALE



LEGEND

- AMENDED SUBDIVISION LOT LINE
- SUBDIVISION LOT LINE
- 40 ACRE LINE
- EDGE OF CONCRETE
- EXISTING FENCE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENO. UNLESS OTHERWISE NOTED
- ▲ FOUND SURVEY MONUMENT AS NOTED
- ⊠ FOUND QUARTER SECTION CORNER AS NOTED

SURVEY NARRATIVE AND NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY BETWEEN LOT 6 AND LOT 7 OF THE COOPER SUBDIVISION AND TO AMEND THE BOUNDARIES OF THESE LOTS AS SHOWN HEREON.
2. BASIS OF BEARINGS USED WAS S66°22'32"W BETWEEN EAST - CENTER 1/16 CORNER AND THE SOUTHEAST 1/16 CORNER OF SECTION 17, T. 2 S., R. 1 W., U.S.B. & M.
3. THE FOLLOWING SURVEY PLATS WERE USED TO HELP ESTABLISH THE CORNERS OF THE COOPER SUBDIVISION AND THE BUCKSKIN SUBDIVISION.
 - #1 - THE COOPER SUBDIVISION - PHASE 1 PLAT IS ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE. SAID PLAT SHOWS THE ORIGINAL LAYOUT OF THE LOTS AND CAN BE FOUND AS ENTRY NUMBER 395316, BOOK 318 PAGES 603 - 609.
 - #2 - THE BUCKSKIN SUBDIVISION PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE. SAID PLAT WAS PERFORMED BY JERRY D. ALLRED AND ASSOCIATES IN 2003 SHOWING THE ORIGINAL LOT LAYOUT AND CAN BE FOUND AS FILE NUMBER 3434.
 - #3 - SURVEY PLAT FOR THE AMENDMENT TO LOT 1 OF THE BUCKSKIN SUBDIVISION AND LOTS 7 & 8 OF THE COOPER SUBDIVISION IS ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE. SAID PLAT WAS PERFORMED BY JERRY D. ALLRED AND ASSOCIATES IN 2009. SAID PLAT CAN BE FOUND AS ENTRY NUMBER 493552.
 - #4 - SURVEY PLAT FOR THE AMENDMENT TO LOT 3 OF THE BUCKSKIN SUBDIVISION AND LOT 9 OF THE COOPER SUBDIVISION IS ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE. SAID PLAT WAS PERFORMED BY JERRY D. ALLRED AND ASSOCIATES IN 2018. SAID PLAT CAN BE FOUND AS ENTRY NUMBER 527893.
4. CURVE 15 AND CURVE 17 AS SHOWN ON THIS PLAT AND THE LINE BETWEEN LOT 6 AND LOT 7 WERE THE ONLY LINES ADJUSTED WITH THIS SURVEY. ALL THE OTHER LINES WERE UNCHANGED.
5. THE SET-BACK ON THE ADJUSTED LOT 7 IS 11.50 FEET BETWEEN A 30.00 FOOT CIRCLE DRAWN ON THE LINE BETWEEN LOT 6 AND LOT 7 AND A LINE DRAWN FROM THAT INTERSECTION POINT PERPENDICULAR TO THE WEST LINE OF LOT 8. THAT LINE IS AT A POINT LOCATED 49.00 FEET ALONG THE LOT LINE BETWEEN LOT 7 AND LOT 8 FROM THE NORTHEAST CORNER OF LOT 7.

DEED DESCRIPTION FOR PARCEL 00-0031-2847 (LOT 7)

AS FOUND ON A WARRANTY DEED ENTRY NUMBER 411586, BOOK 557 PAGE 728 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

LOT 7, COOPER SUBDIVISION, PHASE 1, ROOSEVELT CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FOUND IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY, RESERVATIONS BY FEDERAL PATENTS AND STATE DEEDS, SANITARY REGULATIONS AND RECOMMENDATIONS, RESTRICTIVE COVENANTS, BUILDING AND ZONING REGULATIONS AND USE RESTRICTIONS, AND LINGERS ENCUMBRANCES OR ENCROACHMENTS SUFFERED, CAUSED OR ASSUMED BY GRANTEE.

SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE NORTHERLY AND SOUTHWESTERLY PROPERTY LINES.

SUBJECT TO A 7.5 FOOT UTILITY EASEMENT ALONG THE WESTERLY, SOUTHEASTERLY AND EASTERLY PROPERTY LINES.

DEED DESCRIPTION FOR PARCEL 00-0031-2839 (LOT 6)

AS FOUND ON A QUIT CLAIM DEED ENTRY NUMBER 472652, BOOK 712 PAGE 577 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

LOT 6, COOPER SUBDIVISION, PHASE 1, ROOSEVELT CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FOUND IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH

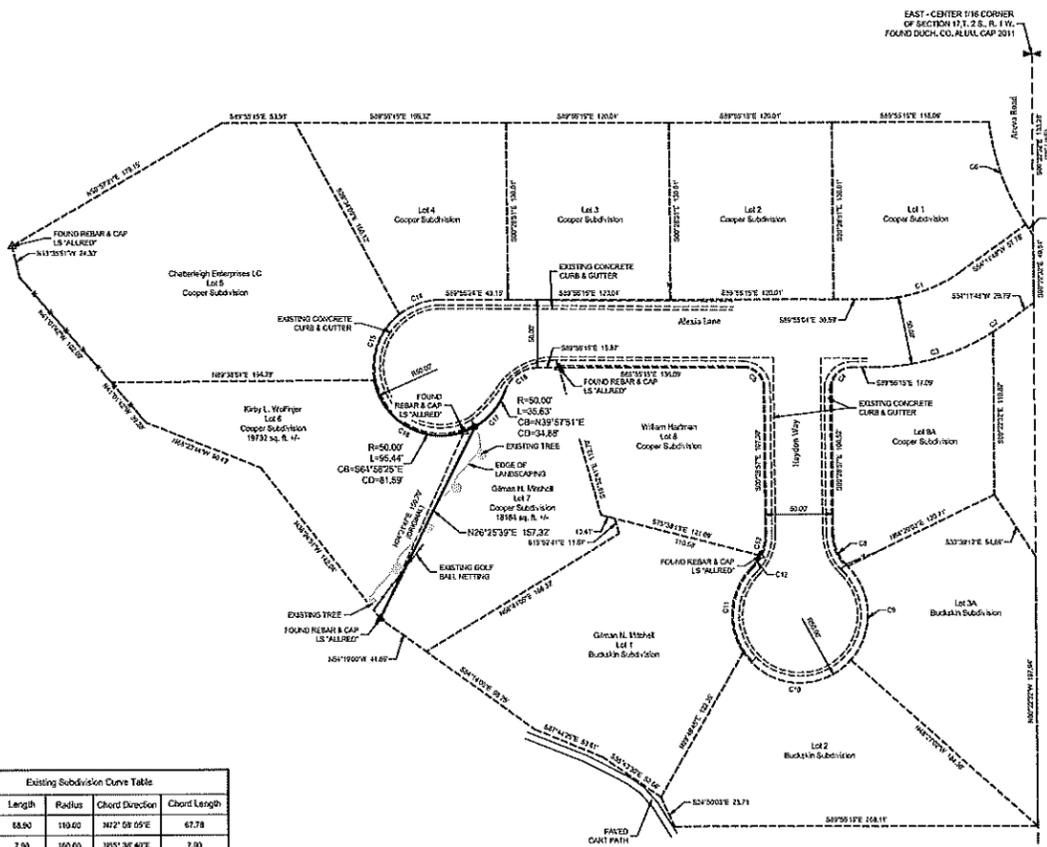
TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING, EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS. SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

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



Curve #	Length	Radius	Chord Direction	Chord Length
C1	88.90	110.00	102° 08' 55"E	67.78
C2	7.90	160.00	105° 36' 49"E	7.90
C3	93.31	160.00	102° 33' 04"E	93.04
C4	23.71	150.00	84° 47' 54"W	21.32
C5	23.41	150.00	100° 12' 00"W	21.11
C6	50.66	170.00	81° 42' 44"E	78.99
C7	9.60	170.00	83° 06' 00"E	9.60
C8	27.55	330.00	323° 01' 55"E	26.84
C9	76.04	50.00	142° 40' 58"W	63.92
C10	51.81	50.00	85° 59' 50"E	73.45
C11	87.99	300.00	58° 41' 11"W	82.84
C12	16.78	330.00	103° 47' 29"E	16.74
C13	18.77	330.00	113° 18' 30"E	18.61
C14	33.03	50.00	87° 11' 59' 26"W	32.43
C15	55.59	50.00	520° 59' 15"W	51.87
C16	66.78	50.00	359° 58' 55"E	76.29
C17	44.28	50.00	104° 15' 22"E	42.85
C18	30.97	250.00	55° 48' 53"W	28.87

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED PARCELS OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED, TO BE IN COMPLIANCE WITH THE ROOSEVELT CITY SUBDIVISION ORDINANCE FOR THE PURPOSES OF LAND CONVEYANCE AND TRANSFER OF OWNERSHIP.

SHEELA R. MITCHELL

KIRBY L. WOLFFMEYER

DIANE L. WOLFFMEYER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 2020, PERSONALLY APPEARED BEFORE ME, SHEELA R. MITCHELL, THE SIGNERS OF THE FOREGOING OWNERS CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT SHE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 2020, PERSONALLY APPEARED BEFORE ME, KIRBY L. WOLFFMEYER AND DIANE L. WOLFFMEYER, THE SIGNERS OF THE FOREGOING OWNERS CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ROOSEVELT CITY PLANNING DEPARTMENT APPROVAL

APPROVED AS A BOUNDARY LINE ADJUSTMENT SURVEY ON THIS _____ DAY OF _____ OF 2020.

ROOSEVELT CITY PLANNING CHAIRMAN

ROOSEVELT CITY COUNCIL APPROVAL

APPROVED AS A BOUNDARY LINE ADJUSTMENT SURVEY ON THIS _____ DAY OF _____ OF 2020.

CITY MAYOR

CITY RECORDER

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 COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2020, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2003-047 FILE NAME: c:\userstroy\desktop\2003-047 survey.dwg
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 4/29/2020 PLOTTED: 4/28/2020

Sheela Mitchell
Boundary Line Adjustment Survey
Roosevelt City, Duchesne County, Utah
Scale: 1" = 60'

H. Roads in mountainous terrain: be designed at less than maximum allowable in order that they can be safely negotiated and that snow can be removed during winter. (Ord. 2011-367 § 1 (part); Ord. dated 1-15-76 § 8-9. Formerly 16.24.090)

16.06.100 Sidewalks, curbs and gutters.

Sidewalks, curbs and gutters shall be provided on both sides of all public streets, including cul-de-sac streets. Curb, gutter and street will be required to be completed at the time of conditional acceptance and sidewalk will be required to be completed prior to final acceptance. Council may grant an exception for any, or all of the above improvements based on the subdivision's geographical location or site conditions. (Ord. 2015-393 § 1(C); Ord. 2011-367 § 1 (part); Ord. 82137 § 1; Ord. dated 1-15-76 § 8-10. Formerly 16.24.100)

16.06.110 Block standards.

Block lengths shall not exceed one thousand (1,000) feet in length and in total design shall provide for convenient access and circulation for emergency vehicles. (Ord. 2011-367 § 1 (part); Ord. dated 1-15-76 § 8-11. Formerly 16.24.110)

16.06.120 Lot size standards.

Where no zoning regulations are in effect, density standards or minimum lot size requirements may be specified by the planning and zoning commission, based on interpretations made from the Cooperative Soil Survey, U.S. Department of Agriculture, Soil Conservation Service, and other procedures and available information. All lots shall conform to area requirements of any existing zoning ordinance. (Ord. 2011-367 § 1 (part); Ord. dated 1-15-76 § 8-13. Formerly 16.24.130)

16.06.130 Easement standards.

A. Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of fifteen (15) feet apportioned equally in abutting properties.

B. Where front-line easements are required, a minimum of fifteen (15) feet shall be allocated as a utility easement. Perimeter easements shall not be less than fifteen (15) feet in width, extending throughout the peripheral area of the development, if required by the planning commission.

C. All easements shall be designed so as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required. Public utility installations shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations. (Ord. 2015-393 § 1(D); Ord. 2011-367 § 1 (part); Ord. dated 1-15-76 § 8-14. Formerly 16.24.140)

16.06.140 Utilities to be underground.

Unless the planning and zoning commission and governing body determine, upon application by the subdivider, supported by recommendation of the local engineer, that it is not feasible to do so, all power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the subdivider. (Ord. 2011-367 § 1 (part); Ord. dated 1-15-76 § 8-15. Formerly 16.24.150)

16.06.150 Alleys.

The planning and zoning commission may approve service access to the interior of blocks in certain instances, in which case such alleys must be indicated on the plan and plat. (Ord. 2011-367 § 1 (part); Ord. dated 1-15-76 § 8-16. Formerly 16.24.160)

SECTION 00 07 00

GENERAL IMPROVEMENT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. This section defines the general requirements for improvements to be built by the Developer.

1.02 GENERAL REQUIREMENTS

- A. The Developer is responsible to comply with the standard specifications. Alterations, substitutions, or changes from these standard specifications shall not be allowed unless prior authorization is obtained from the City Engineer. The developer is responsible for providing all documentation and research supporting requests for changes to these standards, and the associated costs. The City Engineer will decide all questions which may arise as to the quality and acceptability of alterations, substitutions, or changes proposed. In case any question should arise, relative to these standards, the final determination or decision of the City Engineer shall be complied with as a condition of the Developer receiving final approval of the work being questioned.
- B. The improvements shall include all street improvements in front of all lots and along all dedicated streets to a connection with existing improvements of the same kind or to the boundary of the subdivision nearest existing improvements.
- C. Public roads shall not exceed a grade of 8% without approval from the City Engineer.
- D. Layout must provide for future extension to adjacent development and to be compatible with the contour of the ground for proper drainage.
- E. All water lines, sewer lines, and any other buried conduit shall be installed to the boundary lines of the subdivision. This shall also apply to existing lots of record needing service from a utility not already fronting the lot.
- F. If construction requires a specification not found herewith and is deemed necessary by City Engineer, the City Engineer will be allowed two weeks to provide an adequate specification to control and provide guidelines for construction.
- G. Inspection: The term "inspection" or its derivatives means a review of the project, including but not limited to a visual review of the work completed to date. It does not include or imply an exhaustive or detailed review of the Work nor does it create a duty on the part of the Engineer or Owner to detect latent defects.
- H. Easements for water, sewer, or storm drains not in the public right of way shall be a minimum of 20 feet for a single utility.
- I. Public Utility Easement's (PUE's) shall be 10 feet wide around the perimeter of standard lots.