

PLANNING AND ZONING MEETING

February 5, 2020

AGENDA

1. Swear in New Board Members
2. Review Minutes..... 1
3. Appointments
 - A. Public Hearing – Moon Lake Electric Conditional Use Permit..... 2-5
4. Other Business
5. Adjourn

MINUTES OF A PLANNING AND ZONING MEETING

January 8, 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, Nancy Boender, Cris Squire, RuthAnn Green, and Lynn Snow present. Ren Bagley was absent.

Others present included Zoning and Building Director Dean Johnson, Acting Finance Director Randy Robb, City Recorder Carolyn Wilcken, City Councilman Dustin White, Hal Huff, Kirby Wolfinger, Bob West, and Dan Karren.

MINUTES

Members reviewed minutes of the meeting of December 18, 2019, after revision. Motion to approve was made by Lynn Snow. Motion seconded by Nancy Boender. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, RuthAnn Green, and Lynn Snow. Motion carried unanimously.

PUBLIC HEARING – Dan Karren Minor Subdivision Final Plat Approval

Dan Karren came before the Board and explained his desire to join two lots into one lot which would be a Minor Subdivision. Chairman Steven Timothy opened the public hearing to receive public comment. There were no comments. After discussion, a motion was made to by Lynn Snow to approve this lot line adjustment. Motion seconded by Cris Squire. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, RuthAnn Green, and Lynn Snow. Motion carried unanimously.

FINAL PLAT APPROVAL – Poleline Estates– Bob West

Bob West is seeking final plat approval on a nonconforming subdivision adjoining Pole Line Estates. This is property that was formerly a dedicated 21 foot strip that was formerly a dedicated utility easement. He will subdivide the strip to match the adjoining home lots. The final plat showed the easements as required by Planning and Zoning.

After discussion, a motion was made to by Lynn Snow to approve this lot line adjustment known as the Poleline Estates Phase. Motion seconded by RuthAnn Green. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, and Lynn Snow. Motion carried unanimously.

Motion to adjourn the meeting was made by Cris Squire. Motion seconded by Nancy Boender. Those voting Aye are Nancy Boender, Steven Timothy, Cris Squire, and Lynn Snow. Motion carried unanimously.

Meeting adjourned at 5:40 p.m.



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

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)

- Lot line adjustment/Property boundary adjustment – 75.00
- 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.

Moon Lake Electric Association, Inc. (MLEA) is requesting a Conditional Use Permit to allow for a new power substation located in T2S, R1W, S34. The substation is planned to be constructed on the eastern part of the property. The rating of the new power transformer is 15 MVA. MLEA has attached a General Area Map, a Preliminary Site Map, and a General Site Plan to this application. MLEA is also requesting that the City of Roosevelt assign an address to this property.
The existing Roosevelt Substation located near 500 N State Street is reaching its capacity. Without sufficient capacity MLEA will not be able to provide power to new loads near Roosevelt City. A new substation will alleviate the loading at the Roosevelt Substation. The new substation will also provide MLEA with the ability to maintain Roosevelt City's growth.

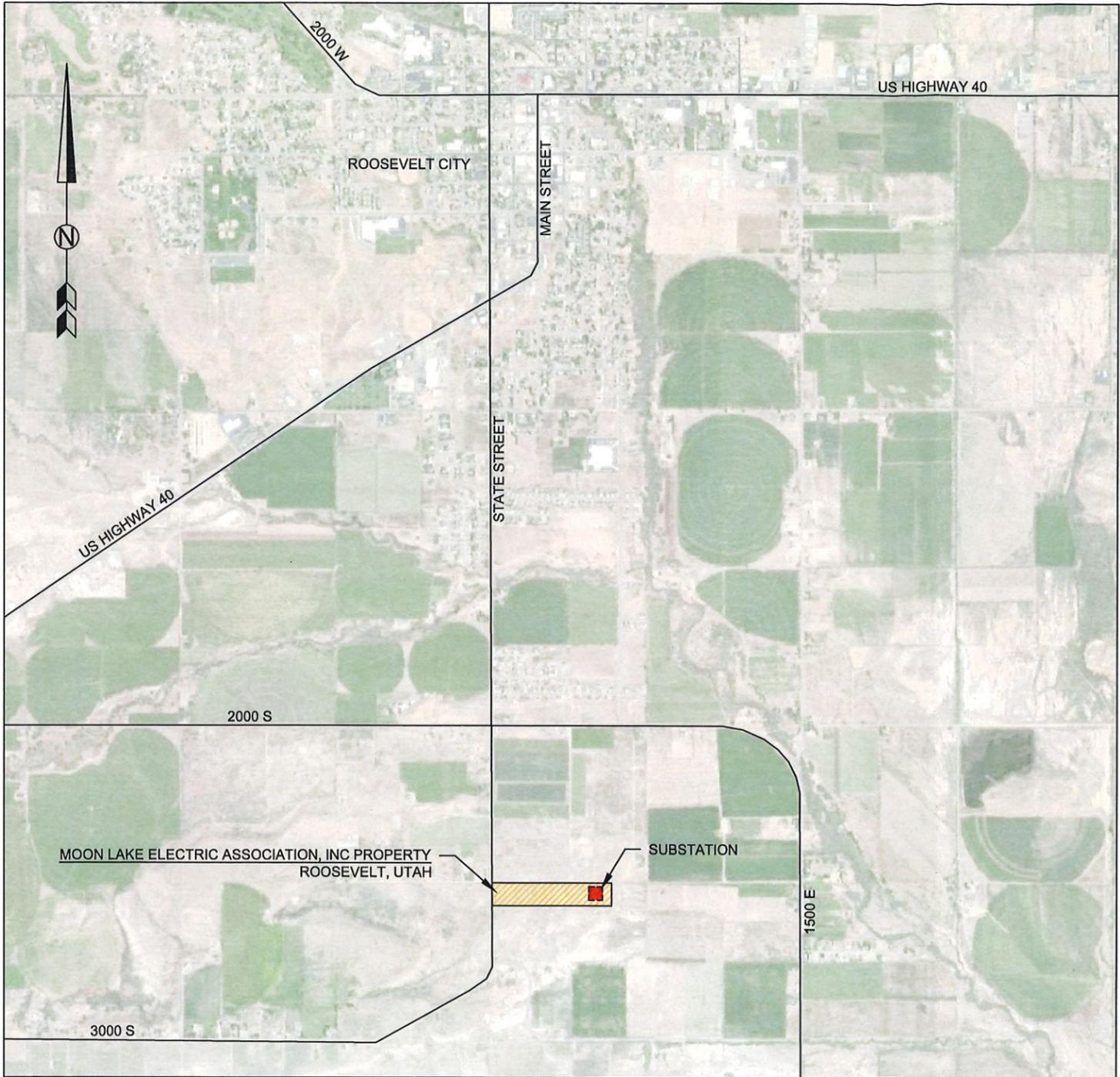
INFORMATION:

Date application submitted: 01/13/2020 Contact #: 435-722-5479
 Owner or Representatives Name: Mark Tervort or MLEA Email: mtervort@mleainc.com
 Mailing Address: PO Box 278 City: Roosevelt State: Utah Zip: 84066
 Project Name: Pole Line Substation
 Tax I.D. Number on property: Parcel # 00-0034-8865 Zoning of Subject Property: R-1-6
 Property Location: T2S, R1W, Section 34
 Nature of Request: Conditional Use Permit
 Current Land Use: Vacant Residential Commercial Professional

PROPERTY OWNER(S) NAME: Moon Lake Electric Association, Inc.
 (If not the same as applicant) (Current Title Holder as shown on County Records)
 Mailing Address: PO Box 278 City: Roosevelt State: Utah Zip: 84066
 Contact #: 435-722-5400 Email: NA
 SIGNATURE: _____ Dated: _____

OFFICE USE ONLY: Fee Paid: 200.00 Date Paid: 1-13-2020
 Zoning Director: [Signature] Planning Director: [Signature] Dated: 1/13/2020 Hearing Date: 2/5/2020
 Comments: _____

GENERAL AREA MAP



POLE LINE SUBSTATION

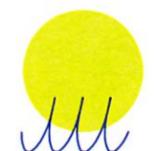
T2S, R1W, SECTION 34

PARCEL # 00-0034-8865

POWER TRANSFORMER RATING: 15 MVA

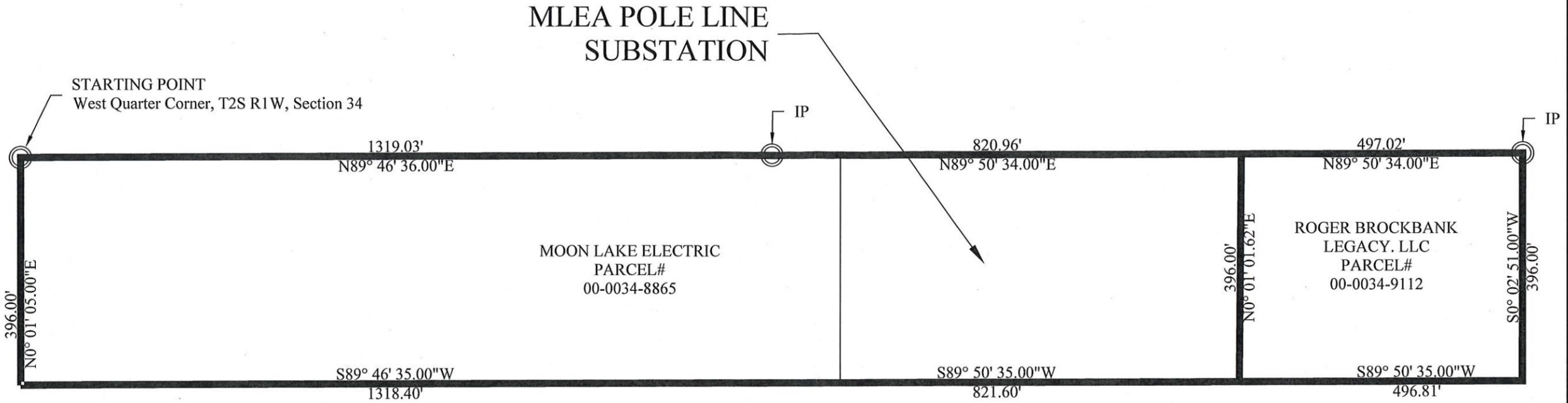
*****DISCLAIMER*****
 THIS PLAN IS FOR PURPOSE OF
 VISUALIZATION ONLY. THIS IS NOT
 PRECISE WITH REGARDS TO
 SCALE AND IS OFFERED SIMPLY
 TO PRESENT A GENERAL IDEA OF
 THE PROPOSED LAYOUT.

DRN BY: MCT	DATE: 12/10/2019	SCALE: NA
SURVEYED BY: -	CHKD BY: -	
NOTES:		



**MOON LAKE
 ELECTRIC ASSOCIATION, INC.**
 800 WEST US HIGHWAY 40, ROOSEVELT UT, 84066
 Phone:(435)722-5400 Fax:(435)722-5466

S. STATE STREET



MLEA POLE LINE
SUBSTATION

STARTING POINT
West Quarter Corner, T2S R1W, Section 34

IP

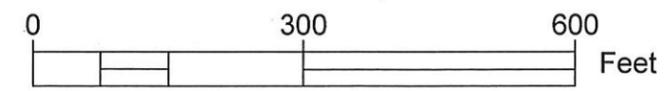
IP

MOON LAKE ELECTRIC
PARCEL#
00-0034-8865

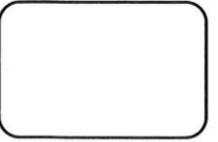
ROGER BROCKBANK
LEGACY, LLC
PARCEL#
00-0034-9112

NOTES AND COMMENTS:

1. THIS IS A PRELIMINARY MAP FOR REFERENCE AND DISCUSSION PURPOSES ONLY.
2. SURVEY DATA CAME FROM DUCHESNE COUNTY SURVEYOR FILE NO. 4297.
3. BEGINNING POINT IS LOCATED IN THE COUNTY ROAD CENTERLINE ALIGNMENT.
4. ADDITIONAL FRONTAGE MAY BE REQUIRED TO PROVIDE ADEQUATE COUNTY ROAD RIGHT OF WAY.



— CURRENT PROPERTY LINES.
IP IRON POINT (REBAR FOUND)



POLE LINE SUBSTATION
NEW SUBSTATION
PRE-PLANNING MAP

CIVIL PLAT MAP
FOR REFERENCE ONLY

C:\DWG FILES\c:\shared drive\AutoCAD\Director\0-Project\Baker Substation\General Documentation\Primary Site Map.dwg

NO.	DATE	REVISION	BY

ENGINEER	DRAWN BY
JOB NO	
SCALE	DATE 12/19/19
DWG NO	
SHEET NO	0F

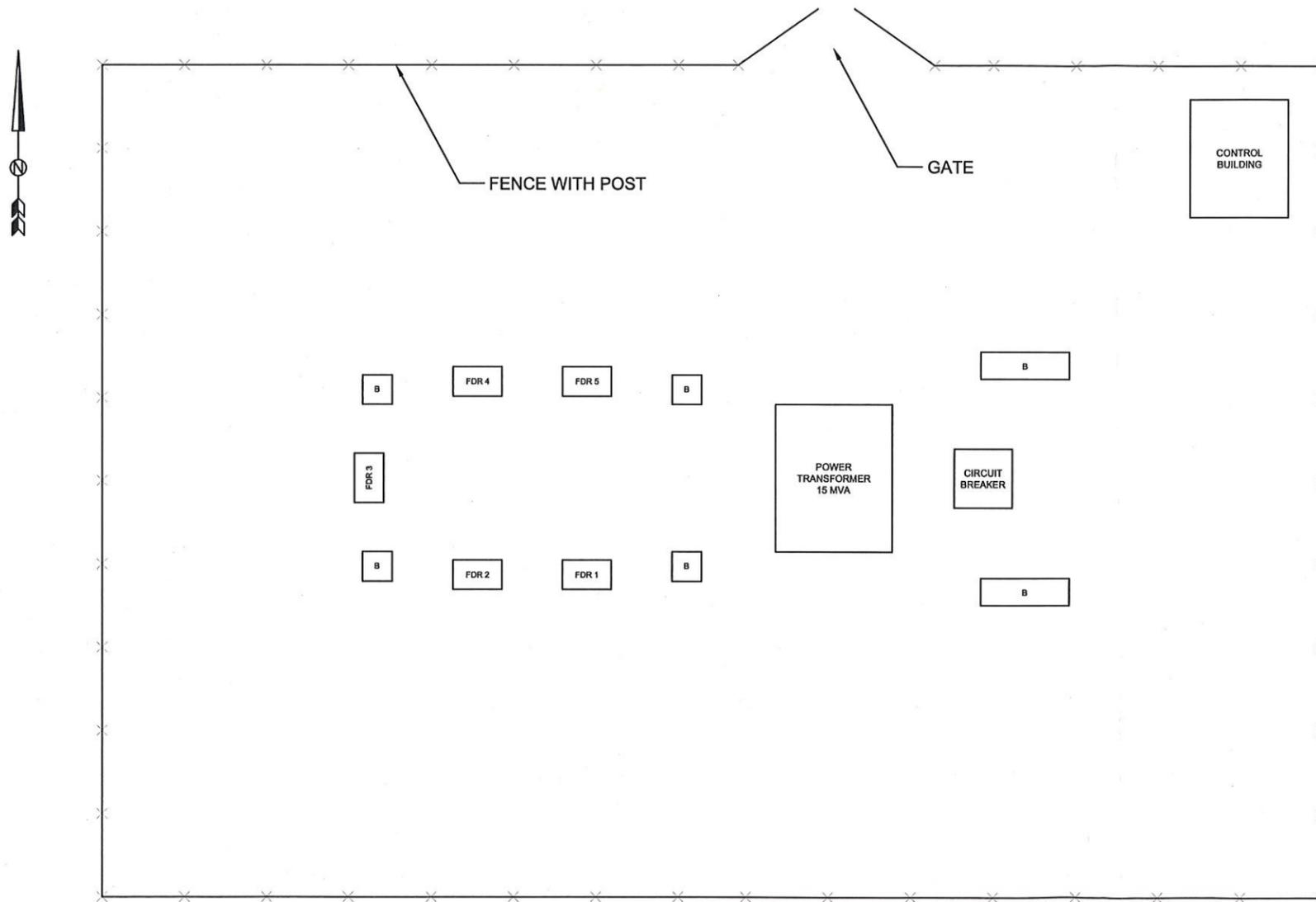
GENERAL SITE PLAN

POLE LINE SUBSTATION

T2S, R1W, SECTION 34

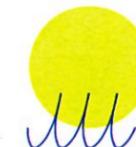
PARCEL # 00-0034-8865

POWER TRANSFORMER RATING: 15 MVA



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DRN BY: MCT	DATE: 12/10/2019	SCALE: NA
SURVEYED BY: -	CHKD BY: -	
NOTES:		



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ELECTRIC ASSOCIATION, INC.
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