



ROOSEVELT CITY | UT

Planning and Zoning Meeting
Meeting Minutes
June 04, 2025

1. CALL TO ORDER

-Meeting was called to Order at 5:00pm by Chairman Dale Tribe

2. ROLL CALL

-Present: Chairman Dale Tribe, Board Member Ren Bagley, Board Member Keith Goodspeed, Board Member Lynn Snow

-Not Present: Board Member John Hullinger, Board Member Tommy Houschouer

3. APPROVAL OF PREVIOUS MINUTES

N/A

4. PUBLIC HEARINGS

4.A. CONDITIONAL USE PERMIT PROPOSAL, DREW ESCHLER

-Motion to enter public hearing by board member Lynn Snow

-Seconded by board member Ren Bagley

-Vote: Unanimous

*Comments made by Sherrie Duncan, who lives nearest to this development proposal. She stated that she is weary of more construction based on her experience with the current building on lots adjacent to where this development would be. She stated she has had damage to her property and has not been able to get ahold of the builder to repair it. She also stated her experience on living in townhomes, she did not like that they were rented out and the amount of people who were living in each unit. She stated based off her experience the utilities were not paid and concern of debt to the city. She also stated that there is no parking. Mr. Eschler stated he would speak to the builder on repairing the fence.

*Comment made by Gail Fauci, who lives near the area. She stated that the neighborhood is an existing neighborhood that has been around for years. She stated that the neighborhood got together and created a petition, she was informed that the petition was submitted late but would be reviewed. Mrs. Fauci asked if she could read the petition to the

commission and they accepted. In the petition Mrs. Fauci read that they were concerned on the negative impact this development would have on the neighborhood's quality of life, safety and care. Increased traffic, congestion, rise in crime and vandalism based on the density of housing. Decrease in property value. Neighborhood character. Appreciates the space she has in her current neighborhood and would like to preserve. Townhouses remind her of living in the city. Referenced they prefer single family homes in the neighborhood.

*Comment made by Stephanie A. Questioned if there were any rules to prevent the units from being rented out. She stated her concern about the type of people who would be renting the units out and the impact it would have on the neighborhood.

*Comment made by Cole Christensen. He stated that he was part of the petition mentioned earlier. He also stated his concern about increased traffic flow and the safety of the road. Concerns of parking. Concerns of owners renting out the homes to large number of people and oilfield workers. Referenced the previous petition years ago preventing apartments in the area and asked that the commission remain with that decision.

*Comment made by Annette Miller, owners of the property. Annette stated that there is a significant need for lower income or affordable housing in Utah. She also stated that they need to complete the project due to the amount of money they have put in to provide the road and access to the surrounding neighborhoods. She stated that the commercial intention did not follow through and now the option is to provide affordable housing, through this company if it so be approved.

-Motion to leave public hearing by board member Lynn Snow

-Seconded by board member Keith Goodspeed

-Vote: Unanimous

5. ACTION ITEMS

5.A. CONDITIONAL USE PERMIT PROPOSAL, DREW ESCHLER

Mr. Eschler presented to the board a proposal for conditional use on 200 N 600 W. Request was made to build 25 townhomes in the PO-R Zone. Given the zone the request for multifamily use is permitted. Mr. Eschler reviewed the city Code R17.08.040 with the commission on what is required for Conditional Use through Roosevelt City. The Commission was reminded by staff of their training that when approving/denying a conditional use they need to reference the part of the code it does not meet, and/or any conditions they would like to add to their motion to prevent failing to uphold their oath as commission members. The commission thoroughly reviewed the code and request and could not reference any criteria that did not meet the code. The Commission did impose

two conditions to their approval, one being upon traffic study by a licensed engineer, as well as off-street parking availability and requirements.

-Motion to approve by board member Ren Bagley

-Seconded by board member Lynn Snow

-Vote by Roll Call:

Ren Bagley: Aye

Tommy Hoschouer: Not Present

Dale Tribe: Aye

Keith Goodspeed: No

Lynn Snow: Aye

John Hullinger: Not Present

5.B. APPOINTMENT OF PLANNING AND ZONING COMMISSION BOARD MEMBERS, DREW ESCHLER/ SIERRA WISENER

Board member, Lynn Snow, was sworn in and appointed to an additional term.

Board member, Ren Bagley, was sworn in and appointed to an additional term.

5.C. SUBDIVISION AMENDMENT, DREW ESCHLER

-Motion to Approve the three lots to be subdivided into 25 lots contingent on the traffic study approval of Conditional Use by Board Member Ren Bagley

-Seconded by board member

-Vote: Unanimous

6. PLANNING AND ZONING DIVISION MANAGER REPORT

6.A. OPMA TRAINING, SIERRA WISENER

-OPMA Training was tabled till a future meeting.

7. ITEMS FOR FUTURE DISCUSSION

-N/A

8. ADJOURN

-Motion to Adjourn by Board Member Lynn Snow

-Seconded by Board Member Ren Bagley

-Vote: Unanimous