

PLANNING & ZONING COMMISSION MEETING AGENDA
October 3, 2023
6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, October 3, 2023, at the Moroni City Community Center, 80 S. 200 W., Moroni, Utah, which meeting shall begin at 6:00 p.m.

1. Welcome – Commission Chair Greg Hill
Motion to begin meeting/Roll Call
2. Rick & Carolyn Haglund – Accessory building at 497 North 200 West
3. Guadencia Bautista Mendoza, Mauro Martines, and Edgar Martinez
4 Plex at 254 East 100 North
4. Minutes – August 1, 2023
5. Report of Commissioners and staff
6. Adjourn

NOTE:

- No decisions may be made during this meeting if the item is not specifically on the agenda.

I, Carol Haskins, the duly appointed and acting Recorder/Clerk for Moroni City, hereby certify the copies of the above stated agenda were posted at the City Hall and the Utah Public Notice website. <https://utah.gov/pmn/index.html>

Carol Haskins, Recorder/Clerk
Planning and Zoning Secretary

In compliance with Section 504 of the Rehabilitation Act of 1973 in regards to the American Disability Act (ADA) of '91, individuals needing special accommodations (including auxiliary aids and services) during this meeting notify the Moroni City Recorder/Clerk at least three (3) days prior to this meeting.



Moroni City

Zoning Permit Application

80 South 200 West
PO BOX 870
Moroni UT 84646
435.436.8359
cityhall@moronicity.org



Items to accompany this application:

- *A scale drawing showing the existing conditions and details of the proposed development.
- To scale with an arrow indicating north
- Lot lines and their dimensions
- Adjacent streets, roads, right of way and easements
- Location of proposed construction and/or improvements, including location of landscape elements
- Location of all existing structures on property, including utility lines, poles, fences
- Motor vehicle access
- Location of proposed fence
- Any necessary explanatory notes

*Property Survey: An official survey of the property on which building is to occur.

*Engineered drawings approved by city engineer

*Any required utility easements

Personal Information

Applicant Name: Rick & Carolyn Haglund

Address: 497 N 200 W Moroni, UT 84646

Phone: 801-633-0243 801-419-9506

Proposed Site Information

Address: 497 N 200 W Moroni UT 84646

County serial number as recorded on plat map: _____

Name of legal owner: Patrick & Carolyn Haglund

Description of work: Accessory out building

Building/Contractor Information

Name: _____

Business Name: Dr. Low's Sheds-Cumberland Buildings

Address: 209 South Main Street Ephraim, UT 84627

Phone number: 801-367-0299

Setbacks

North: _____ South: _____

East: _____ West: _____

Setback at front of building: _____

Setback that faces street: _____

I understand that this zoning application becomes null and void if a building permit has not been obtained from the Sanpete County Building Inspectors office for this project within 60 days from the date of approval.

Applicant: _____ Date: _____

This application was approved at the Planning and Zoning meeting dated _____. All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

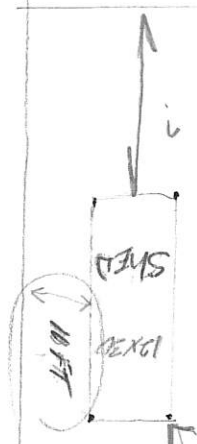
Zoning Official: _____

Council Member: _____

City Recorder: _____

N
E
S
W

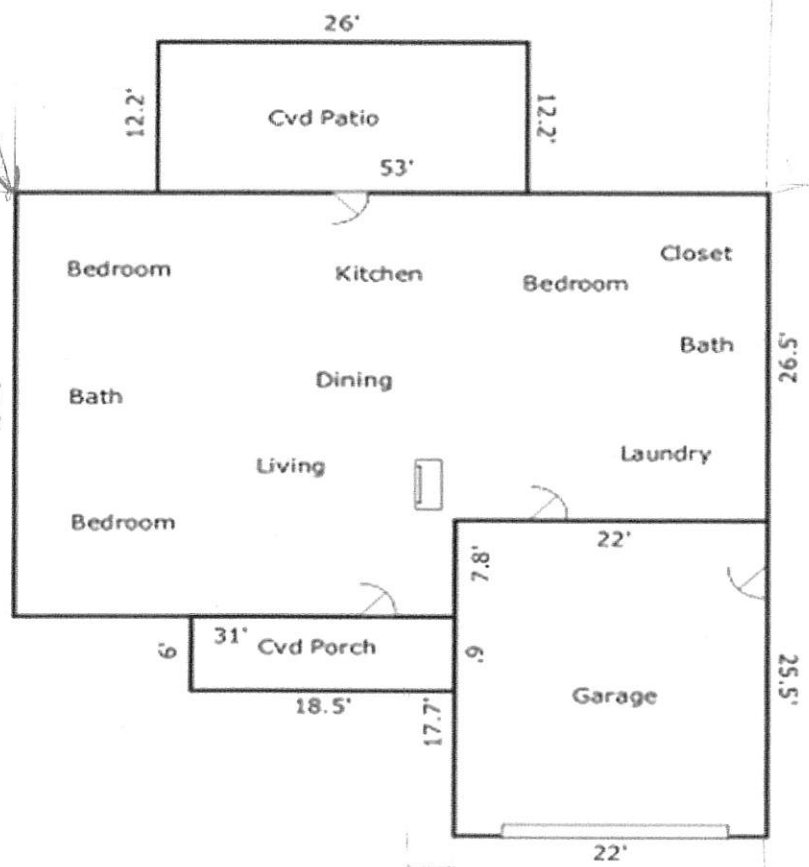
142'



113 FT

300.74'

200.74'



Front
Drive

SIDE

111.99'

200 WEST

N
E
W

S. 19129X3 0.85ac
E# 304821

210.95

S. 19129X1 0.05ac
E# 304821
Morton City E# 321215

Stephanie Beaver

S. 19129X4 0.76ac
E# 304643

299.81

20.94 90.05

Patrick Haglund
et ux JT

E# 322327

S. 19129X5 0.77ac
300.74

S. 19129X2 0.04ac
E# 304821

111.99

S. 19141X

S. 19141

200 WEST

S 88°52'13" W 346.50'

CURRENT DEED AREA
0.86 ACRES
CARL O ALLRED
19129X

N 88°52'13" E 305.55'

CURRENT DEED AREA
0.78 ACRES
CARL O ALLRED
19129X1

N 88°52'13" E 306.35'

Haglund
497 N. 200 W.
CURRENT DEED AREA
0.79 ACRES
CARL O ALLRED
19129X2

N 88°52'13" E 306.96'

S 00°29'10" E 111.19'

N 85°29'05" E
28.70'

S 00°33'49" E
3.47'

REEMENT, RECORDED APRIL
ENTRY No. 154297, IM
GE 371, OF THE RECORDS
OUNTY, UTAH.

111.00'

112.00'

S 00°35'49" E

82.50'

28.1'

113.00'
112.99'

POB

12.32'

89.96'

27.6'

111.00'

21.03'

POB

11.39'

112.00'
111.99'

26.0'

POB

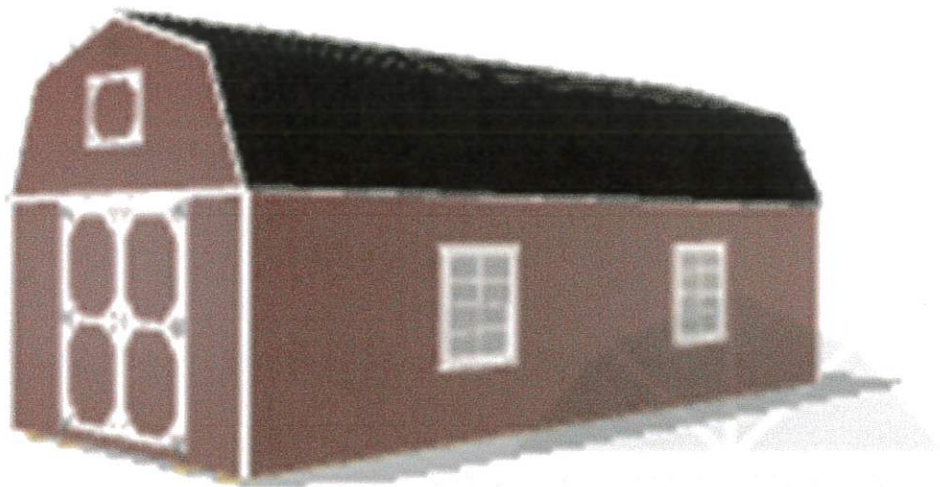
10.65'

200 WEST

LOT 3

12x30

Upgrade to 8' Walls
Sidewall Height



12x30



Moroni City

Zoning Permit Application

80 South 200 West

PO BOX 870

Moroni UT 84646

435.436.8359

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- Motor vehicle access
- Location of proposed fence
- Any necessary explanatory notes

*Property Survey: An official survey of the property on which building is to occur.

*Engineered drawings approved by city engineer

*Any required utility easements

Personal Information

Applicant Name: Gaudencia Bautista, Mauro Martinez
Edgar Martinez

Address: 310 Bown hwy 28 Fayette UT 84630

Phone: 801-259-6294

Proposed Site Information

Address: 254 East 100 North

County serial number as recorded on plat map: S19015X1

Name of legal owner: Gaudencia Bautista, Mauro Martinez
Edgar Martinez

Description of work: _____

Building/Contractor Information

Name: Daniel Lopez

Business Name: DL Dry Wall and painting LLC

Address: 1469 S 30 E payson UT 84601

Phone number: 385-277-2837

Setbacks

North: 35 FEET

South: 41 FEET

East: 10 FEET

West: 50 FEET

Setback at front of building: 35 FEET

Setback that faces street: 35 FEET

I understand that this zoning application becomes null and void if a building permit has not been obtained from the Sanpete County Building Inspectors office for this project within 60 days from the date of approval.

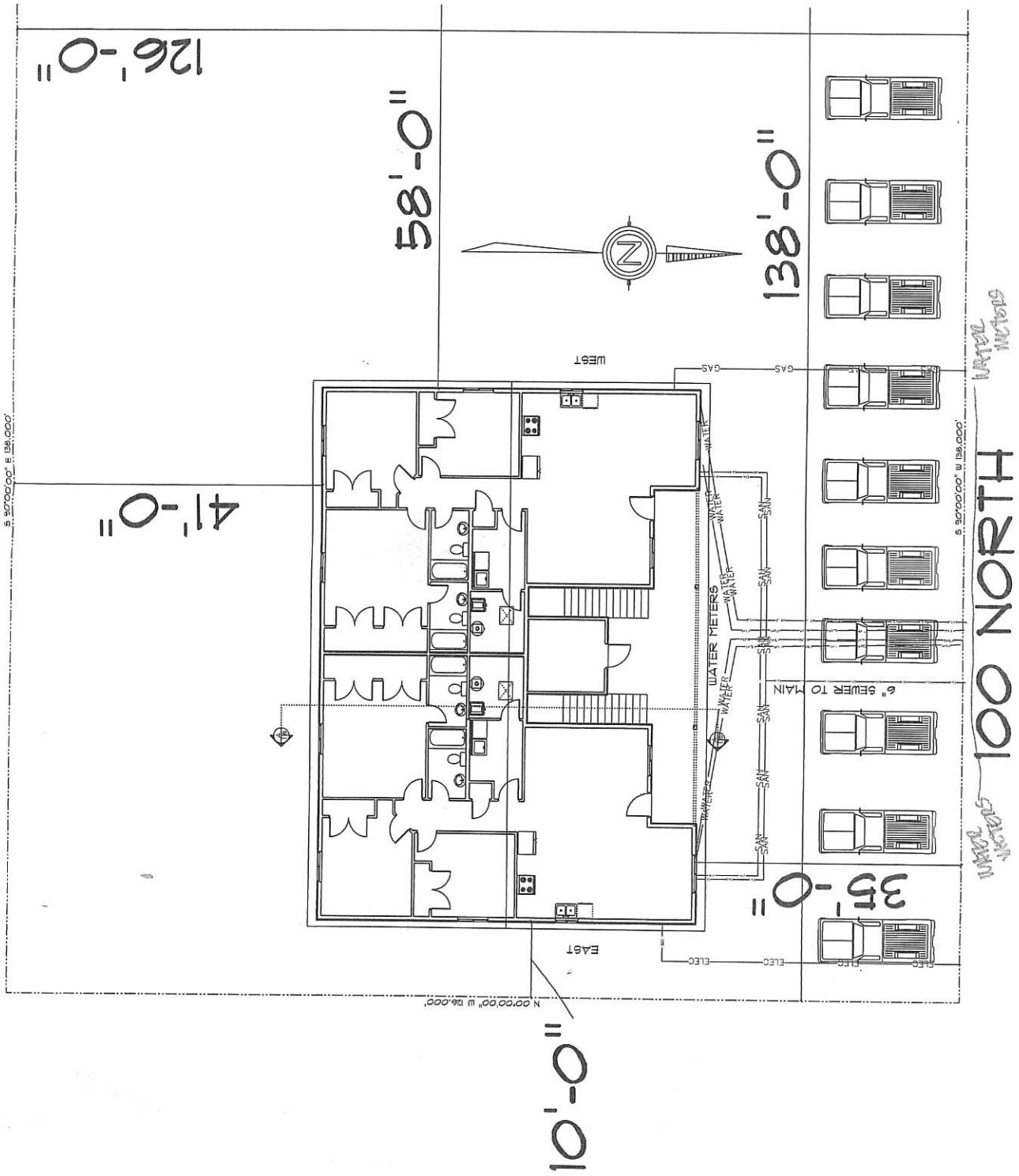
Applicant: Gaudencia Bautista, Edgar Martinez Date: 9-22-23

This application was approved at the Planning and Zoning meeting dated _____. All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

Zoning Official: _____

Council Member: _____

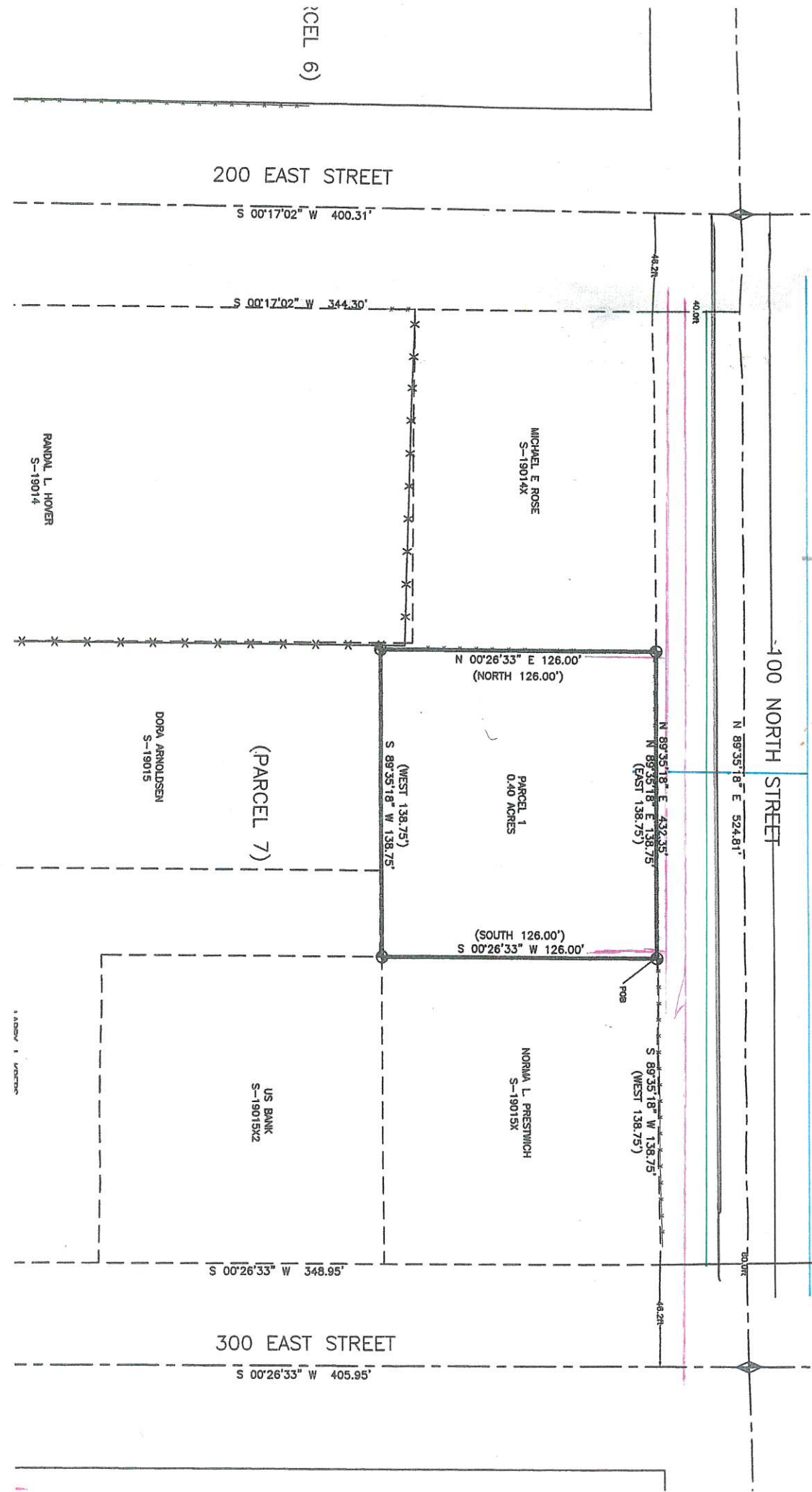
City Recorder: _____



1774907070
 Water
 Sewer
 Edge of Road

CONTRACT REPLICATION CO. (M&M) ABOUT SECURING A CEMENT'S RELOCATION
 CONTRACT TOWNION ENERGY TO INFROM THEM ABOUT FLEX BELLUM BUILT
 CONTRACT WARDEN CITY PUBLIC WORKS ABOUT WHERE THE PRIME TO INSTALLATION

Water Meters Placed @ Property line



100 NORTH STREET

N 89°35'18" E 524.81'

N 89°35'18" E 432.35'

N 89°35'18" E 138.75'
(EAST 138.75')

S 89°35'18" W 138.75'
(WEST 138.75')

POB

N 00°26'33" E 126.00'
(NORTH 126.00')

(SOUTH 126.00')
S 00°26'33" W 126.00'

PARCEL 1
0.40 ACRES

NORMA L. PRESTWICH
S-19015X

(WEST 138.75')
S 89°35'18" W 138.75'

(PARCEL 7)

US BANK
S-19015X2

DORA ARNOLDSEN
S-19015

LARRY J. KREBS
S-19015

EL E ROSE
19014X

NDAL L. HOVER
S-19014

100 NORTH

151.5'	138.75'	138.75'
Michael E	519015X1	519015X
Rose Trustees	Guadalupe Bautista	Norma Lall
S. 19014X 0.39ac	Mendoza Etal JT	Prestwich Trustee
E# 225745	E# 324343	E# 236945
151.50	40Ac	40Ac
Mark E Ford	P 7	519015X2
Etux JT	Kay L	US Bank NA
50	50	Trustee
50	100	42.50
		135'



Mail Tax Notice to:
Grantee
HC 13 Box 300523
Fayette, UT 84630

Quitclaim Deed

GAUDENCIA BAUTISTA MENDOZA, Grantor of Fayette, County of Sanpete, State of Utah, hereby

Quitclaims to:

GAUDENCIA BAUTISTA MENDOZA, MAURO MARTINEZ and EDGAR MARTINEZ, all as joint tenants, Grantees of: Fayette, County of Sanpete, State of Utah,

for the sum of \$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in **SANPETE** County, State of Utah, to-wit:

Beginning 138.75 feet West of the Northeast Corner of Parcel 7, Plat "A", MORONI CITY SURVEY, Sanpete County, State of Utah; thence South 126 feet, thence West 138.75 feet, thence North 126 feet, thence East 138.75 feet to the point of beginning. Being in Parcel 7, Plat "A", MORONI CITY SURVEY. (Parcel No. 19015X1)

WITNESS the hand of said Grantor this 11th day of September, 2023

Gaudencia Bautista Mendoza
GAUDENCIA BAUTISTA MENDOZA

STATE OF UTAH)
)ss.
County of SANPETE)

On the 11th day of September, 2023, personally appeared before me, **GAUDENCIA BAUTISTA MENDOZA**, the signer(s) of the foregoing instrument, who duly acknowledged to me that she executed the same.



Ana Miramontes
Notary Public

COPY



Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** August 1, 2023 6:03 P.M.
2. **Location:** Moroni City Hall
3. **Commission and City Staff:**
 - a. Greg Hill, Commissioner
 - b. Carlee Christensen, Commissioner
 - c. Mark Cox, Commissioner
 - d. Isai Carias, Commissioner
 - e. Troy Prestwich, City Councilmember - absent

Meeting Agenda and Notes

1. **Welcome:**
 - a. Commission Chair Greg Hill welcomed all in attendance to the meeting.
 - b. MOTION to begin the meeting Commissioner Mark Cox. SECOND Commissioner Carlee Christensen. All YES. MOTION carried.
 - c. Roll call.
2. **Tony Kogianes – Discussion regarding property located on the East side of Block 23**
 - a. Present: Mr. Tony Kogianes and Shalmarie Morley was present.
 - b. Discussion: As outlined in the agenda, Mr. Kogianes along with Clawson Excavating is seeking to develop property located on the East side of Block 23.
 - i. Commissioner Hill stated that he and Commissioner Cox has previously met with Kogianes regarding his and the Clawson's development proposal.
 - ii. Morley stated that Kogianes and Clawson understands that the current ordinance prohibits them from developing the properties with Town Homes but would like the Commission to consider issuing them a variance.
 - iii. Discussion followed with the following points:
 - Currently could place up to a four plex building on a single lot.
 - Minimum lot area is 10,000 square feet.

- Each unit would have a separate utility connection.
- Off street parking requirements.
- Sidewalks and curb and gutter and fire hydrants would need to be part of the engineered project.
- Commission will not recommend a variance to the council.
- Mr. Kogianes does not want to build unless he is able to sell each unit, and states that he wants the opportunity to sell a home that is affordable for a first-time homeowner.

Commissioner Hill ask that Commissioners Christensen and Carias look at other cities ordinances for language regarding “maximum density of multiple family dwellings” and present at the next meeting.

3. Devan Fowles, Sunrise Engineering – Review of the UDOT Technical Planning Assistance Grant that was awarded to Moroni City for the update of the General Plan, Land Use update, and Annexation policy and mapping updates.

a. Present: Mr. Devan Fowles was present.

b. Discussion: Mr. Fowles presented the process that will follow regarding the service that Sunrise Engineering will be assisting the city with regarding the UDOT TPA grant.

To start with, a steering committee will need to be selected. The committee will comprise of 2 city council members, 2 planning and zoning commission members, 2 city staff, and a diverse group of community and business members. Commissioner Greg Hill will be the point of contact for the committee. Fowles is hoping that the committee can be put together in the next week and a kickoff meeting can be scheduled toward the end of August. The first item to be completed will be the General Plan. Second item Land use Ordinances, and third the Annexation Policy Plan. Time wise the General Plan will take about six to eight (6-8) hours over six to eight (6-8) months to complete. The General Plan will be the biggest process of all three projects. First the steering committee will put together a survey that will be mailed to the residence to complete and return. Results of the survey along with an open house to receive comment from the public will be established giving the committee an idea of what the residents want for the future of the city. Following those two events Fowles will put together a draft of the general plan for the steering committee to review. Following a consensus of agreement to the general plan a public hearing will need to be scheduled, followed by presenting the document to the city council.

4. Minutes

June 6, 2023

Motion Commissioner Mark Cox to approve the June 6, 2023, minutes. SECOND Commissioner Carlee Christensen. Cox, Christensen, Hill, all YES. MOTION carried.

5. Report of Commissioners and Staff

Mark Cox

Isai Carias

Carlee Christensen

Need to work on changing the ordinance regarding the “maximum density of multiple family dwellings.”

Greg Hill

Encourage commissioners to review the ordinances and mark those things that need to be worked on.

- 6. Adjournment:** MOTION Commissioner Carlee Christensen to adjourn. SECOND Commissioner Isai Carias. All Yes. MOTION carried. 8:24 p.m.

Carol Haskins, Planning and Zoning Secretary