

PLANNING & ZONING COMMISSION MEETING AGENDA

June 4, 2024

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, June 4, 2024, 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. Rachelle Cook
Multi Family Dwelling at 42 North 100 West
3. Gary Richards
Carport/Garage 79 South 400 East
4. Minutes
May 7, 2024
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: Joseph & Rachelle Cook
Address: PO Box 518 Moroni, UT 84646
Phone: 801-376-5320

Proposed Site Information

Address: 42 N. 100 W. Moroni, UT 84646
County serial number as recorded on plat map: S-18855
Name of legal owner: Rachelle Cook
Description of work: Duplex

Building/Contractor Information

Name: Nicholas Robertson
Business Name: Maple Ridge Construction
Address: EIK Ridge, UT 84651
Phone number: _____

Setbacks

North: 10' South: 27'
East: 71.5' West: 25'
Setback at front of building: 25' West
Setback that faces street: 25' West

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: Rachelle Cook Date: 5/14/24

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: _____

100 West

Telecom

.001 ac

145
JR Country P2
Homes LLC

88.50
E# 317507 .30ac

145 S-19001

88.50
Leroy EtuxJT
Kinsman

S-19000 .30ac
#215997

145

39.50
Sanpete County
ATD

S-18998

214.50
.18ac

3

140.50

Rachelle Cook

E# 328400

107
S-18855 .34ac

110.25

#225955

140.5

Hob Stay, LLC

S-18854

E# 236724 .50ac

107.5
104.25

37

S-18854

103.5

15
Skyline

66.05

.23ac

193879

ge

#193879

2 3

by .30ac

LLC

8849

95.50

Rob
ma
S-18

.39 ac

P3

94

Paul E
S-19003

214

John
Gill
S-19004

214.50

288.75

Byron i
Jorge
S-18856

Welby
Aagard
S-18856x

100 WEST STREET
N 00°03'17" W
858.63'

LOT 3

N 89°20'49" E 214.73'

BRYON J
S#1

SHELDON HENRIOD
S#18855

P.O.B.

S 89°44'15" W 140.50'

GARAGE

PAUL R. BAILEY
S#18854

HOUSE

N 89°44'15" E 37.00'

SHED

N 00°03'17" W 66.05'

OLD WALL

PHONE
PED.

N 89°44'15" E 103.50'

OFFICE

SHED

SKYLINE TELECOM
S#18854X

SKYLINE TELECOM
S#18853

N 00°05'30" W 215.96'

N 89°44'15" E 214.86'

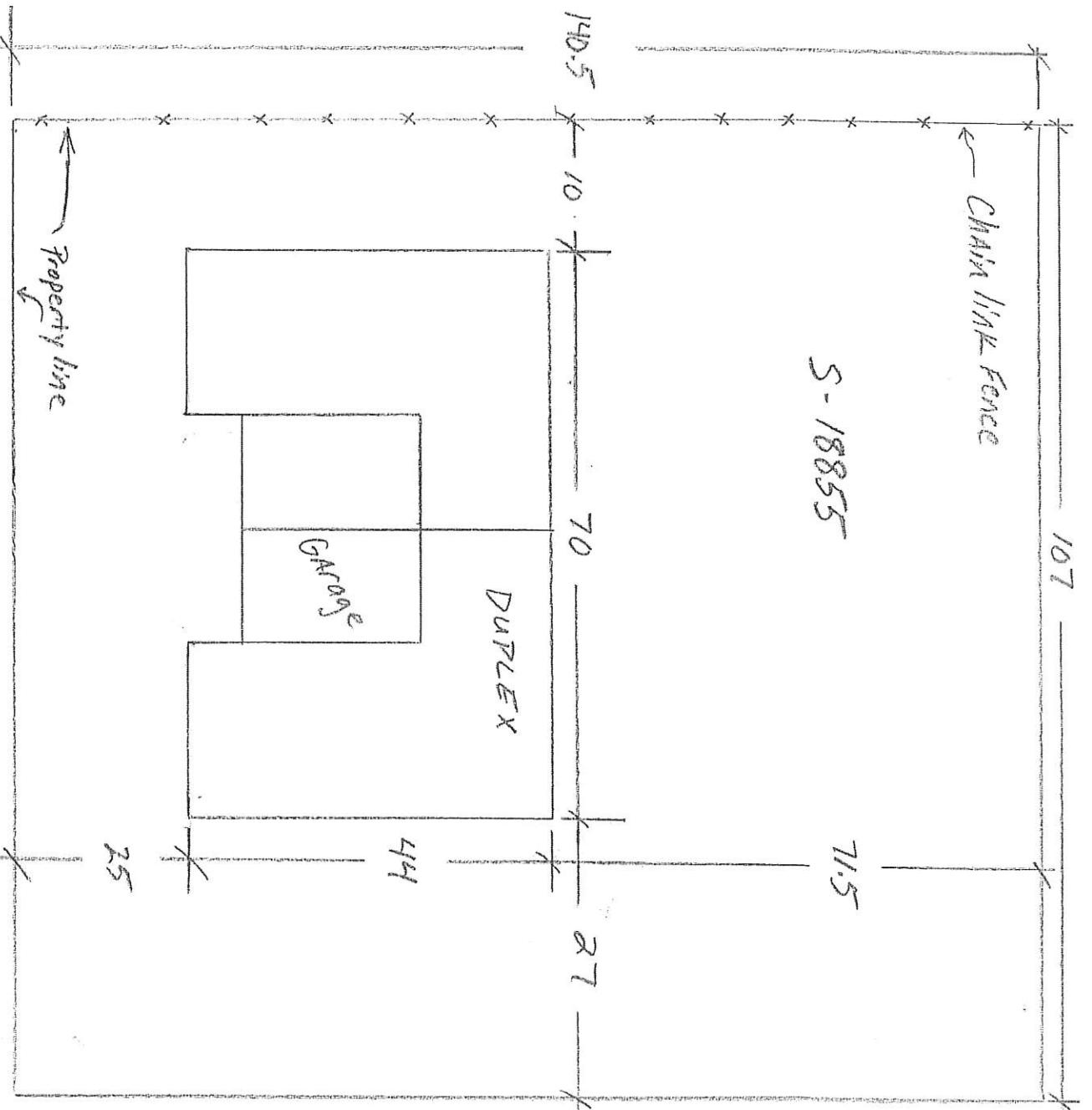
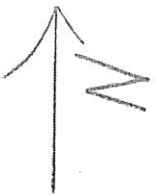
N 00°05'30" W 215.97'

46.20'

LOT 2

N 89°52'19" W 215.00'

99.00' S 89°52'19" E



42 N. 100 W.
MORONI, UT.



Moroni City

Zoning Permit Application

80 South 200 West
PO BOX 870
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- 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: Gary M Richards

Address: PO BOX 609 Moroni, UT 84646

Phone: 801-657-0081

Proposed Site Information

Address: 79 S 400 East Moroni, UT 84646

County serial number as recorded on plat map: 19022X2

Name of legal owner: Gary M Richards

Description of work: carport / garage

Building/Contractor Information

Name: owner

Business Name: _____

Address: _____

Phone number: _____

Setbacks

North: 10'-0 South: 160'-0

East: 88'-0 West: 51'-56'-5

Setback at front of building: 51'

Setback that faces street: 51'

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: Gary M Richards Date: 5-1-24

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: _____

Moroni City

Residential Building Permit Requirements

This is a *guide to a few* of the requirements for a site plan. A complete list can be found at <https://moronycity.org/city-government/city-ordinances/>; Title 10.

10-4A:3: Lot area ~ The minimum area for any lot or parcel of land in the R Zone shall be 10,000 square feet

10-4A-4: Lot Width ~

Interior: not less than 100 feet

Corner: shall be 10' wider than that of the requirements for the interior lot width – 110 feet

10-4A-7: Lot area per dwelling ~ Not more than one single-family dwelling or multiple-family structure to a maximum of 4 units may be placed on a lot or parcel of land

10-4A-8: Yard Requirements ~

Front Yard – shall have a front yard of not less than 25 feet

Side Yard – shall have a side yard of not less than 10 feet and the combined sum of the 2 yards shall not be less than 24 feet

Side Yard/corner lot – the side yard continuous to the street shall not be less than 20 feet and shall not be used for vehicle parking except such portion as is devoted to driveway use for access to a garage or carport.

Rear Yard – shall have a rear yard of not less than 30 feet

10-4A-10: Building Height ~ 35 feet

10-4A-11: Distance between buildings ~ shall not be less than 6 feet

The following are items to consider on your lot or parcel of land:

- Are you in the designated flood plain area?
- The required depth of the sewer line
- The required depth of the water line
- The distance to the water line
- Access to improved street
- Storm drains or culverts, that run throughout the parcel of land
- Low lying areas, where draining might occur
- Utility right of ways

MORONI CITY

NAME: Gary M Richards
ADDRESS: 795 400 East, Moroni, UT 84646

Fees Schedule

Application/Site plan review

Receipt No. _____

\$50.00 – Garage or fence

\$100.00 – Any improvement larger
than a garage or fence

Date: _____

\$500.00 – Subdivision

(July 2020 Resolution 2020-06)

Water Connection \$1400.00

Receipt No. N/A

(February 2020 Resolution 2020-01)

Date: _____

Sewer Connection \$500

Receipt No. N/A

(February 2020 Resolution 2020-01)

Date: _____

Irrigation Connection \$1000

Receipt No. N/A

(February 2023)

Date: _____

Culinary Water Impact Fee \$3244.37

Receipt No. N/A

(March 25, 2021)

Date: _____

Utility Billing Deposit \$250

Receipt No. N/A

Date: _____

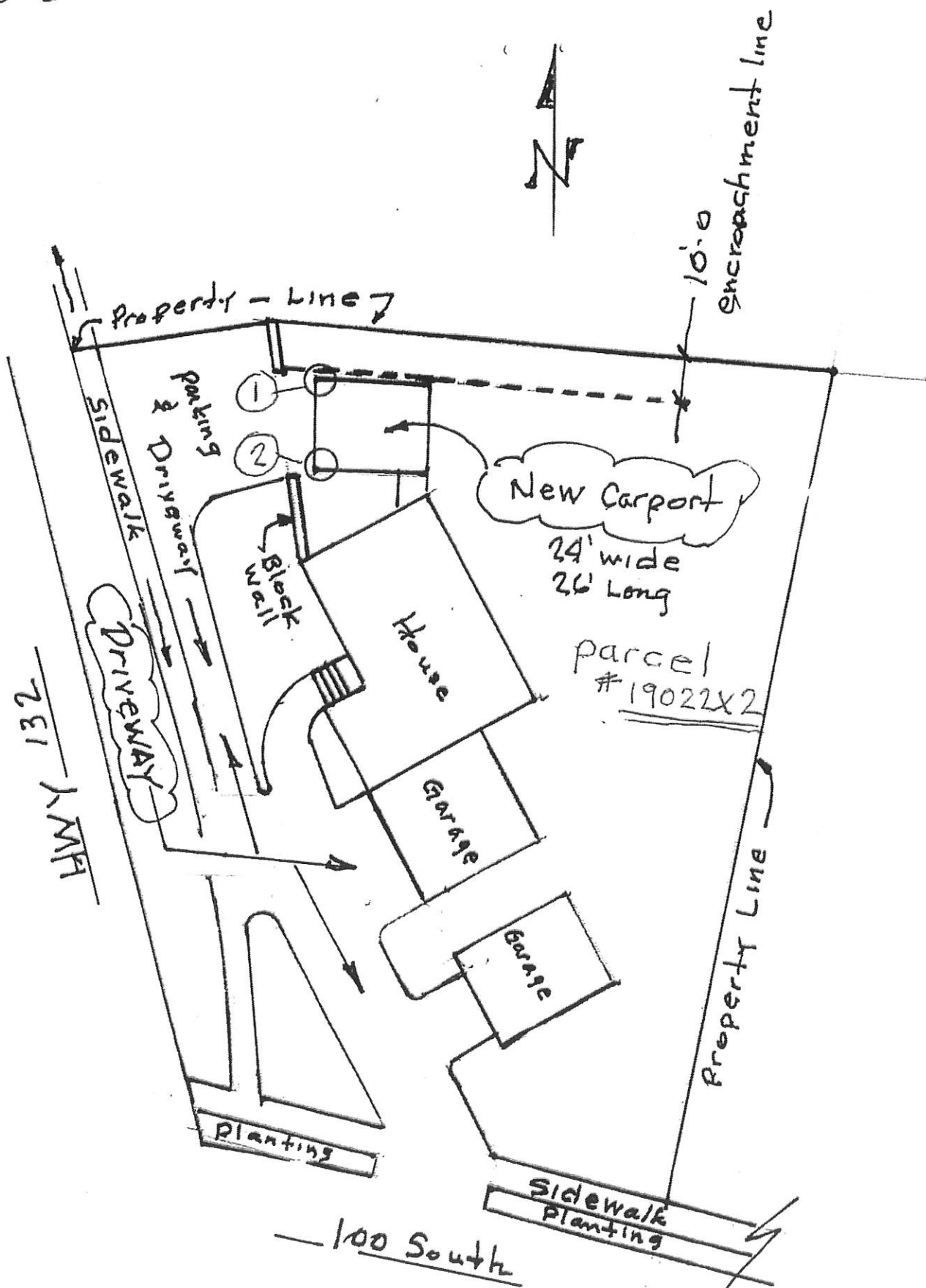
NOTES:

Dimension to Property Line

- ① N West Corner - 56'-5"
- ② S West Corner - 51'-0"

Gary & Linda
Richards

79 S 400 East



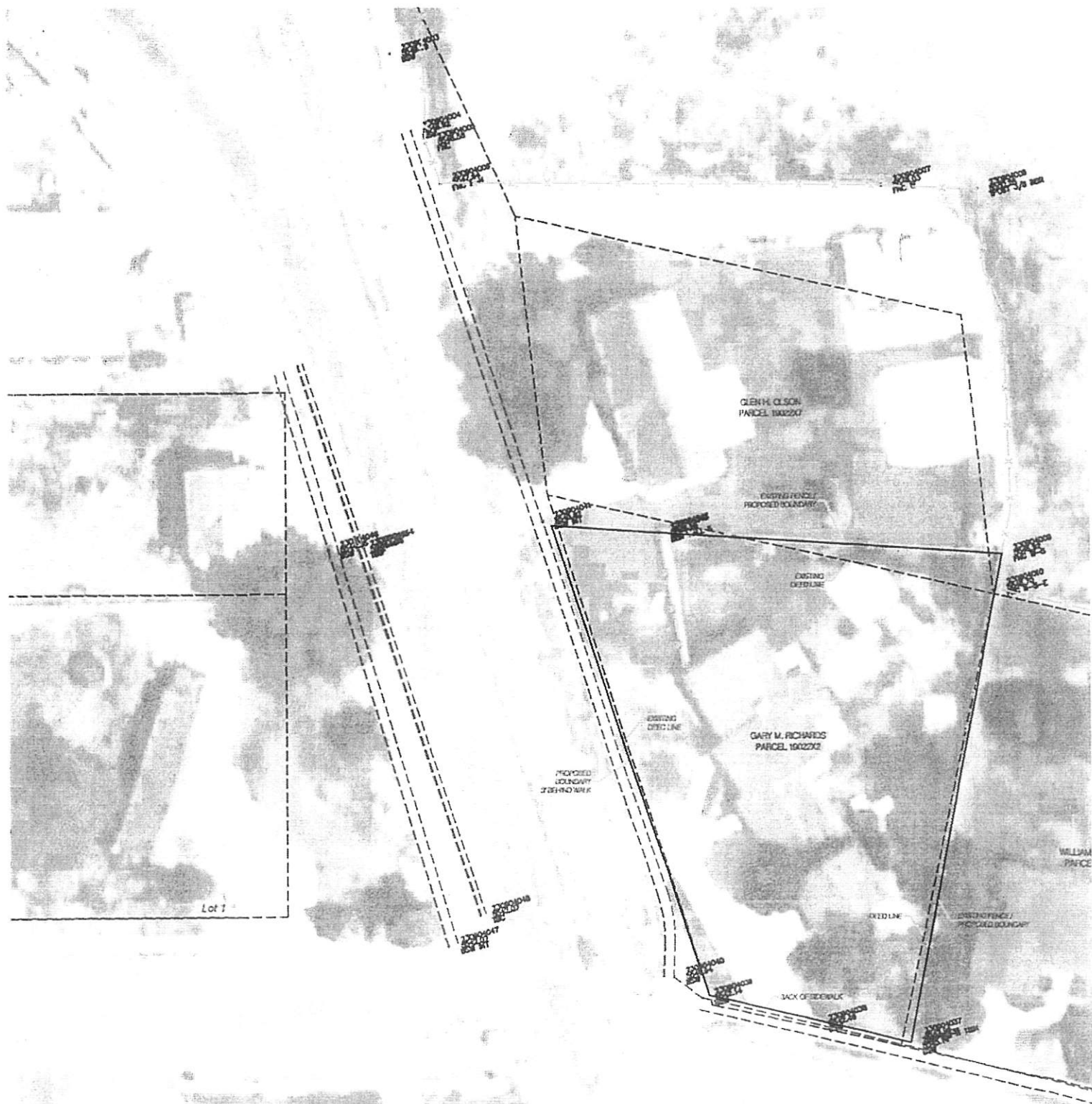
The map shows a land tract divided into several parcels. The parcels are labeled with their dimensions and the names of the owners or trustees. The parcels are:

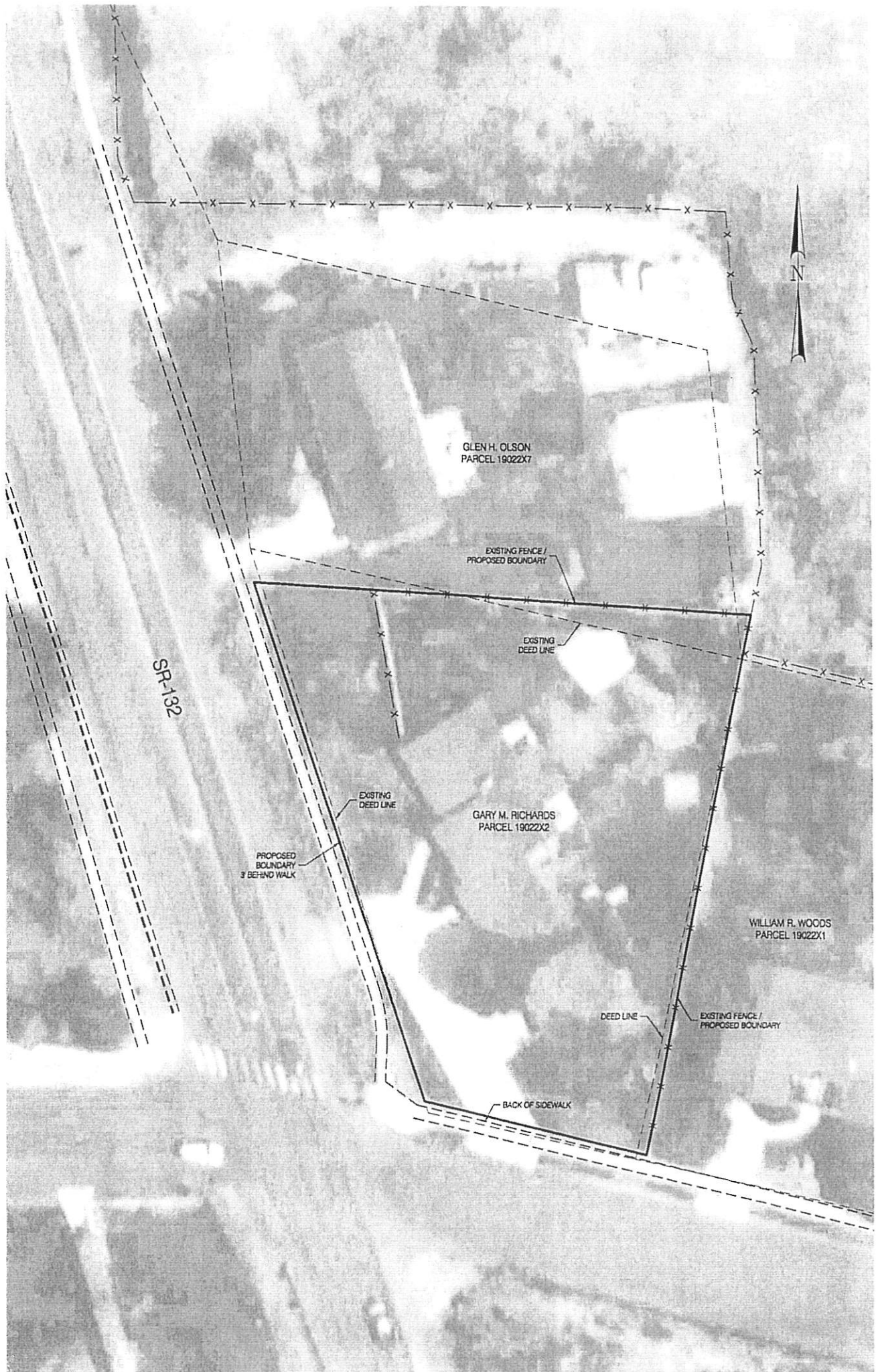
- Parcel 1 (Top Left):** S 19022x5, Ryan B. Lynn Trustees, E# 32108911.
- Parcel 2 (Middle Left):** P 15, Olson, Trustees, E# 32191411.
- Parcel 3 (Bottom Left):** P 14, Billie Claudette Woods Trustee, E# 3245916.
- Parcel 4 (Middle):** S 19022x2, Gary M. Richards et al, E# 32127411.
- Parcel 5 (Middle Right):** S 19022x1, Neil J. Kelly Trustee, E# 1577104.
- Parcel 6 (Top Right):** S 19022x4, Kenneth Clark et al, E# 32127119.
- Parcel 7 (Far Right):** S 19022x3, Stephen Bradley et al, E# 32127119.

The map also shows a large area labeled P 13 and various other survey markers and bearings.

SANBET COUNTY : I T A H

Section 10 T.S.R. 3E.







Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** May 7, 2024 6:00 P.M.
2. **Location:** Moroni City Hall
3. **Commission and City Staff:**
 - a. Greg Hill, Commissioner
 - b. Carlee Christensen, Commissioner
 - c. D. Craig Draper, Commissioner
 - d. Brad Aldridge, City Councilmember
 - e. Carol Haskins, Zoning Secretary - 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 D. Craig Draper.
SECOND Commissioner Carlee Christensen.
Hill, Draper, and Christensen all YES. MOTION carried.
- c. Roll call.

2. Daniel and Chelsee Dalene – Multi Family Dwelling at 14 East 500 North

- a. Present: Mr. Daniel Dalene was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Dalene is seeking the approval of a Multi Family Dwelling at 14 East 500 North.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners followed by inquiring of Mr. Dalene for clarification of whether the dwelling would be a duplex or a fourplex.
 - ii. Mr. Dalene stated that the dwelling would be a fourplex and would make the needed changes to his drawing in the application to reflect the needed parking for a fourplex.

MOTION Commissioner D. Craig Draper to approve the Multi Family Dwelling (fourplex) at 14 East 500 North; conditional to Mr. Dalene to

present a new drawing as required in the application of the dwelling reflecting the needed parking for a fourplex and the reimbursement portion of the road and utilities previously improved along 500 North by Trevor Gordon in the amount of \$6,747.00 will need to be paid to the city.

SECOND Commissioner Carlee Christensen.

Hill, Draper, and Christensen all YES. MOTION carried.

** Conditions will need to be met before the application will be signed by Commission Chair Hill and Councilmember Aldridge for approval.

3. M. Guadalupe Corona – Fence at 459 North 100 East

a. Present: Ms. Corona had previously met with Commission Chair Greg Hill. She was not able to be present at the meeting.

b. Petition and Discussion: As outlined in the agenda, Ms. Corona is seeking the approval of a fence at 459 North 100 East.

i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found no issue with the proposed fence.

MOTION Commissioner Carlee Christensen to approve the fence as presented at 459 North 100 East. SECOND Commissioner D. Craig Draper. Hill, Draper, and Christensen all YES. MOTION carried.

4. Minutes

March 7, 2024

MOTION Commissioner D. Craig Draper to approve the March 7, 2024, minutes.

SECOND Commissioner Carlee Christensen.

Draper, Christensen, Hill all YES. MOTION carried.

5. Report of Commissioners and Staff

D. Craig Draper

- The commission is progressing with the goals that have been set but we are still experiencing roadblocks that we have to determine one way or the other. Discretion is common sense in making good decisions. Reasonable interpretation. Continue to move forward and do the best we can as a commission.

Carlee Christensen

- Would like the property square footage for multifamily dwellings to be larger than the current 10,000 square feet requirement.

- Would like to not allow fourplexes within the city

Greg Hill

- Ordinances need to be clear instruction
- You have to acknowledge our General Plan is a fluid non-binding document and ordinances should be amended when there is a need to do so.
- Draft of Subdivision ordinance should be sent over for review any day
- Mayor Bailey and Hill met with State Flood Program Manager
Ordinances are in compliance.
Will be creating a binder with all information regarding the flood plain.
- May 18 City Clean-up at city arena
7 am – 11 am * must show utility bill to utilize the site * unable to accept tires and batteries and will need to separate metal into a separate dumpster.
Volunteers needed to help public works
- May 21 – Six County Regional Growth Summit in Richfield
- Have been speaking with Rocky Mountain Power regarding building and how close to one of their poles and lines a building can be.

Brad Aldridge, Councilmember

- Front yard parking ordinance
- Landscaping requirements
- Thanked Mayor Bailey for his support in putting items on the agenda to make the needed changes.

Mayor Paul Bailey

- Thank you to each Commissioner! What you do matters!
- Denny Parry will be sworn in to be a new Planning and Zoning Commissioner.
Hoping to have the fifth member take the oath of office by the next scheduled Zoning meeting.
- Parking ordinance needs to be reviewed and amended to be clear.
- Proposing a moratorium on multi family dwelling.
- Will be having work meetings with councilmembers and Greg Hill to work on ordinances.
- Zoning Administrator – will be interviewing at the beginning of next week.
Hoping to hire and provide training for the position.

- 6. Adjournment:** MOTION Commissioner Carlee Christensen to adjourn. SECOND Commissioner D. Craig Draper. Draper, Christensen, and Hill all YES. MOTION carried. 7:24 PM

Carol Haskins, Planning and Zoning Secretary