

PLANNING & ZONING COMMISSION MEETING AGENDA

July 9, 2024

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, July 9, 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. Juvenal Ortiz
Proposed fence at 211 East 200 North
3. Javier Ryes Lopez
Proposed fence at 180 South 400 West
4. Joleen Perry
Proposed fence at 189 East 200 North
5. Minutes
June 4, 2024
6. Report of Commissioners and staff
7. 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.

2010

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: Juvenal Ortiz

Address: 211 E. 300 N

Phone: 435-314-9496

Proposed Site Information

Address: 211 E. 300 N.

County serial number as recorded on plat map: 518948

Name of legal owner: Juvenal Ortiz

Description of work: REPLACE
renew 50 Feet OF Fence

Building/Contractor Information

Name: Juvenal Ortiz

Business Name: _____

Address: same

Phone number: same

Setbacks

North: 52 Feet South: 35 Feet

East: _____ West: 22 Feet

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: _____

52 Feet

WEST

NORTH

22
Feet

House

Front

35 Feet

300 N

200 E

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Personal Information

Applicant Name: Javier Reyes Lopez
Address: PO Box 702 Moroni UT 84646
Phone: (435) 262-2166

Proposed Site Information

Address: 180 S 400 W Moroni UT 84646
County serial number as recorded on plat map: S 19049 x 2
Name of legal owner: Javier Reyes Lopez
Description of work: fence

Building/Contractor Information

Name: Self
Business Name: _____
Address: _____
Phone number: _____

Setbacks

North: 16 ft South: 31' 6"
East: 24 ft West: 50 ft
Setback at front of building: 24 ft
Setback that faces street: 24 ft

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.

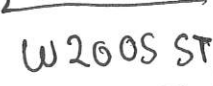
Applicant: [Signature] Date: 6/26/24

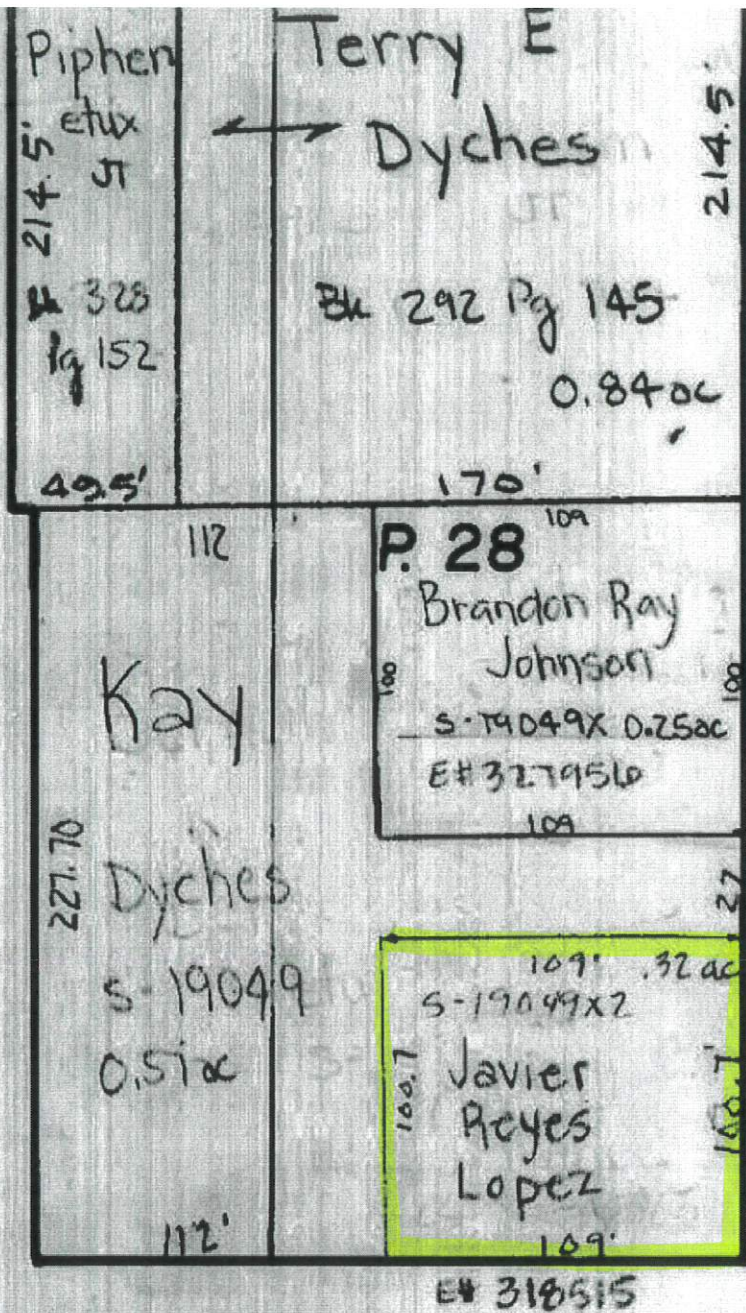
This application was approved at the Planning and Zoning meeting dated _____. All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

Zoning Official: _____

Council Member: _____

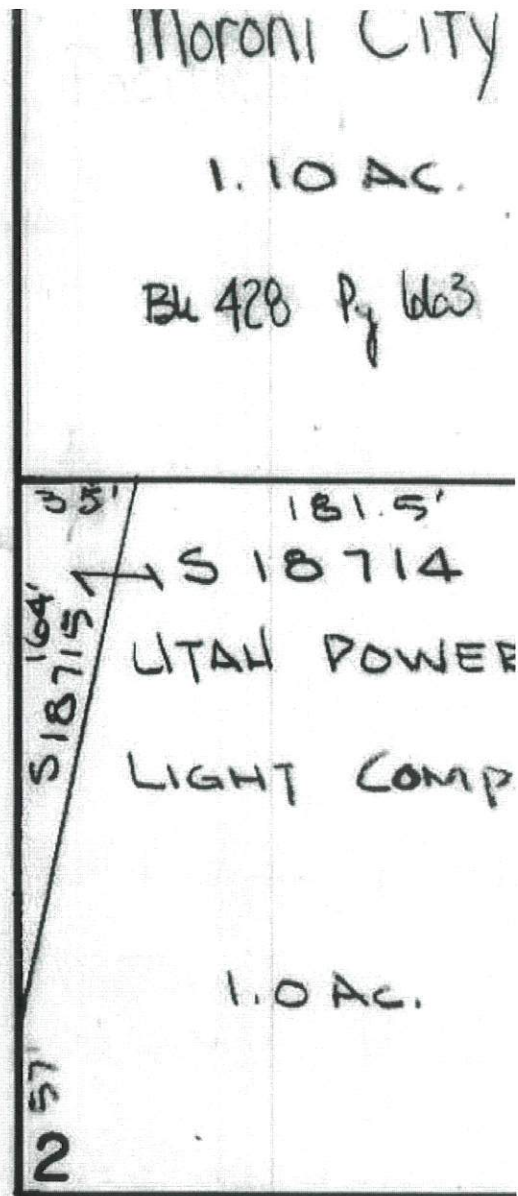
City Recorder: _____



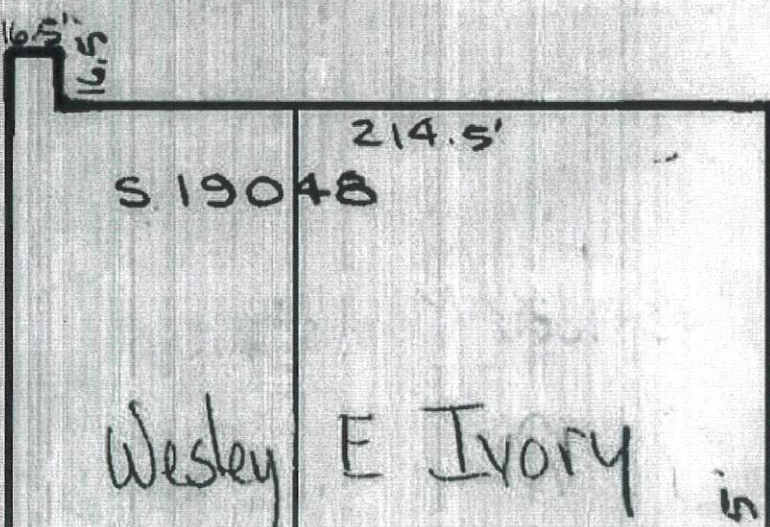
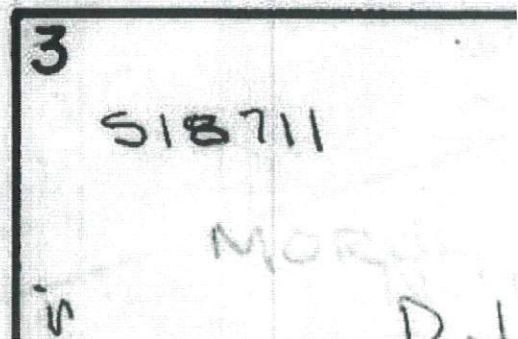


NORTH

400 WEST



200 SOUTH



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*Engineered drawings approved by city engineer

*Any required utility easements

Personal Information

Applicant Name: Joleen Perry

Address: 189 E 200N

Phone: 435-851-9298

Proposed Site Information

Address: 189 E 200N

County serial number as recorded on plat map: S-18931

Name of legal owner: Joleen Perry

Description of work: 4' Chain link Fence

Building/Contractor Information

Name: Fuzzys Construction / Don Perry

Business Name: _____

Address: 189 E 200N

Phone number: 435-851-9298

Setbacks

North: 35' South: 37'

East: 22 West: 20

Setback at front of building: 37'

Setback that faces street: 37'

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: Joleen Perry Date: 6/21/24

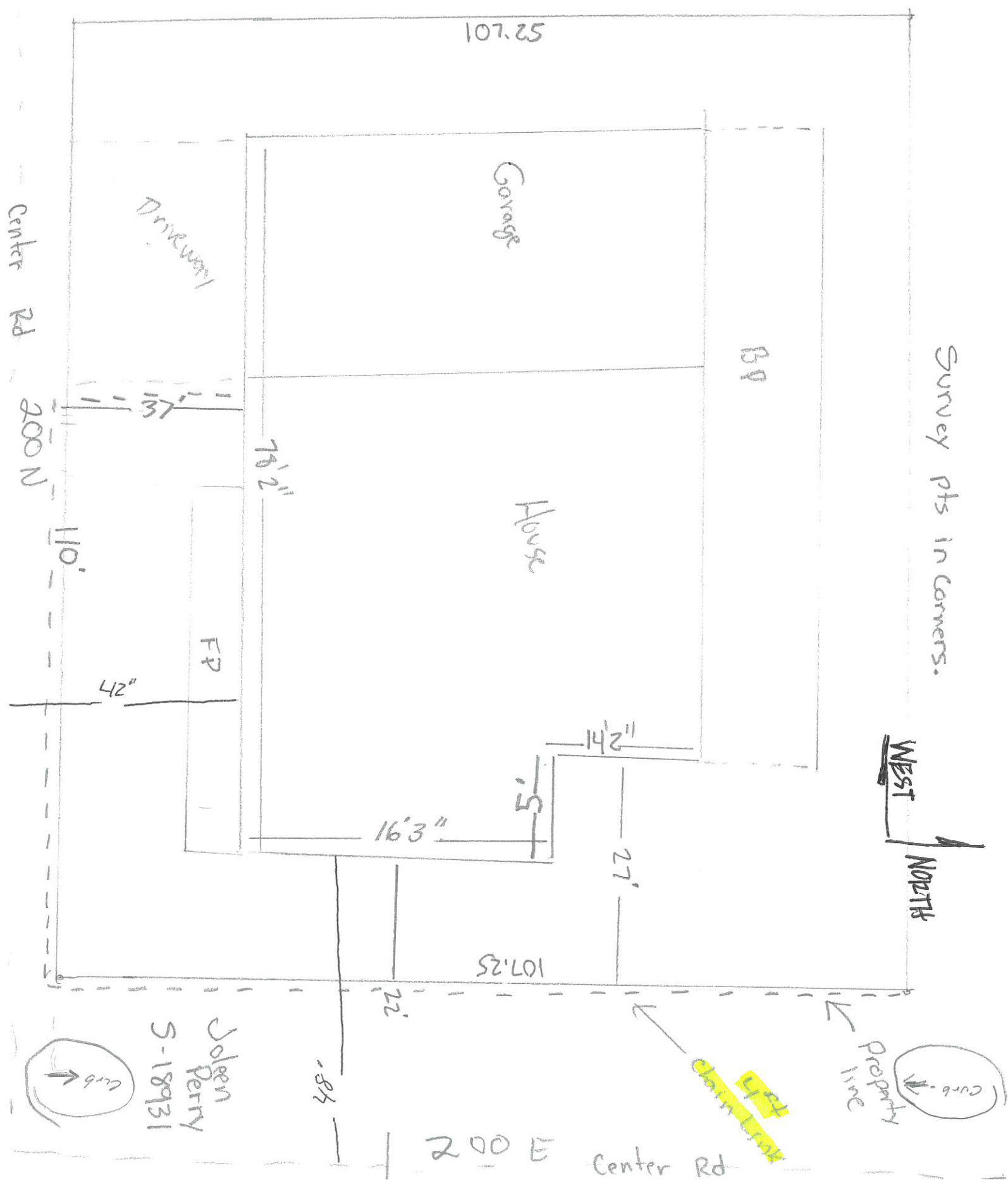
This application was approved at the Planning and Zoning meeting dated _____. All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

Zoning Official: _____

Council Member: _____

City Recorder: _____

A hand-drawn sketch of a corner. A vertical line on the left is labeled "WEST" and a horizontal line on the top is labeled "NORTH". The lines meet at a right angle in the top-left corner.



ROGER G BAILEY
S-18931X
ENT. #227358

Chad V. Larsen
S-18931x1
ENT. #138207

Joleen Perry
S-18931
ENT. #320224

189 E. 200 N.

05'58" E 528.00'

200 North

STREET

WEST

NORTH

92.40'

200 EAST

S 89°05'58" W 217.80'

S 89°05'58" W 110.00'

41.25'

S 00°54'02" E 107.25'

N 00°54'02" W 107.25'

N 89°05'58" E 110.00'

N 00°54'02" W 214.50'

N 00°54'02" W 214.50'

George Dyches	197.25	E# 221099 S-18934 0.54 ac	S-18934X 0.54 ac
etux Jr	11	217.80	
18932X 0.99 ac		Roger G Bailey et al Jr	107.25
5789		0.34 ac	
217.80		S-18931X E# 227358	
		217.80	
le Dennison	124.50	107.80	110
E# 231542		Chad Larsen Trustee	Joleen Perry
32		E# 327936	E# 320224 0.27 ac
		S-18931X	S-18931
217.80		0.265 ac	110
		107.80	1

200 EAST

200 NORTH

2019

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** June 4, 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. Denny Parry, Commissioner
 - e. Josh Cook, Commissioner
 - f. Brad Aldridge, City Councilmember
 - g. Carol Haskins, Zoning Secretary

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 Denny Parry.
Hill, Draper, Cook, Christensen, and Parry all YES. MOTION carried.
- c. Roll call.

2. Rachelle and Joseph Cook – Multi Family Dwelling 42 North 100 West

- a. Present: Mr. Joseph Cook was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. & Mrs. Cook is seeking the approval of a Multi Family Dwelling at 42 North 100 West.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found that the application needed a survey of the lot.
 - ii. Mr. Cook assured the commission that he had scheduled a survey of the lot and that he would have it no later than Friday. There was also discussion regarding the setback on the south side of the property. Mr. Cook stated that there will be a driveway on the south side of the lot that leads to parking for the duplex behind the building.

- iii. MOTION Commissioner Josh Cook to approve the Multi Family dwelling at 42 North 100 West as presented pending the lot survey.
SECOND Commissioner Carlee Christensen.
Hill, Draper, Cook, Christensen, and Parry all YES. MOTION carried.

** The survey will need to be received before the application will be signed by Commission Chair Hill and Councilmember Aldridge for approval.

3. Gary Richards – Carport/Garage 79 South 400 East

- a. Present: Mr. Richards was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Richards is seeking the approval of a carport/garage at 79 South 400 East.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found that the application needed a survey of the lot.
 - ii. Mr. Richards explained that the lot survey had been completed but the lines were not specifically where the current block fence is. Richards is in the process of recording the changes with Sanpete County and will provide a copy of the recorded survey when completed.

MOTION Commissioner D. Craig Draper to approve the carport/garage at 79 South 400 East as presented pending the updated lot survey. SECOND Commissioner Josh Cook. Hill, Draper, Cook, Christensen, and Parry all YES. MOTION carried.

** The survey will need to be received before the application will be signed by Commission Chair Hill and Councilmember Aldridge for approval.

4. Minutes

May 7, 2024

MOTION Commissioner Carlee Christensen to approve the May 7, 2024, minutes.

SECOND Commissioner D. Craig Draper

Draper, Christensen, Hill all YES. MOTION carried.

Cook and Parry abstain.

5. Report of Commissioners and Staff

Carlee Christensen

- Report of conference attended in Richfield

Greg Hill

- Report of conference attended in Richfield
- Have received the following draft copies from Sunrise Engineering: Subdivision, Off Street Parking, Setback requirements, Density in residential zone/multi-family units. Hill will email drafts to Commissioners to review and give comment.
- Due to the July 4th celebration the next Zoning meeting will be July 9, 2024

6. Adjournment: MOTION Commissioner Denny Parry to adjourn. SECOND Commissioner Carlee Christensen.

Hill, Draper, Cook, Christensen, and Parry all YES. MOTION carried. 6:49 PM

Carol Haskins, Planning and Zoning Secretary