

PLANNING & ZONING COMMISSION MEETING AGENDA

August 6, 2024

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, August 6, 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. Joleen Perry
Proposed fence at 189 East 200 North
3. Sally Ann Jones
Proposed fence at 141 North 100 East
4. Minutes
July 9, 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: 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: 5-18931

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: 6/24/24

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: _____

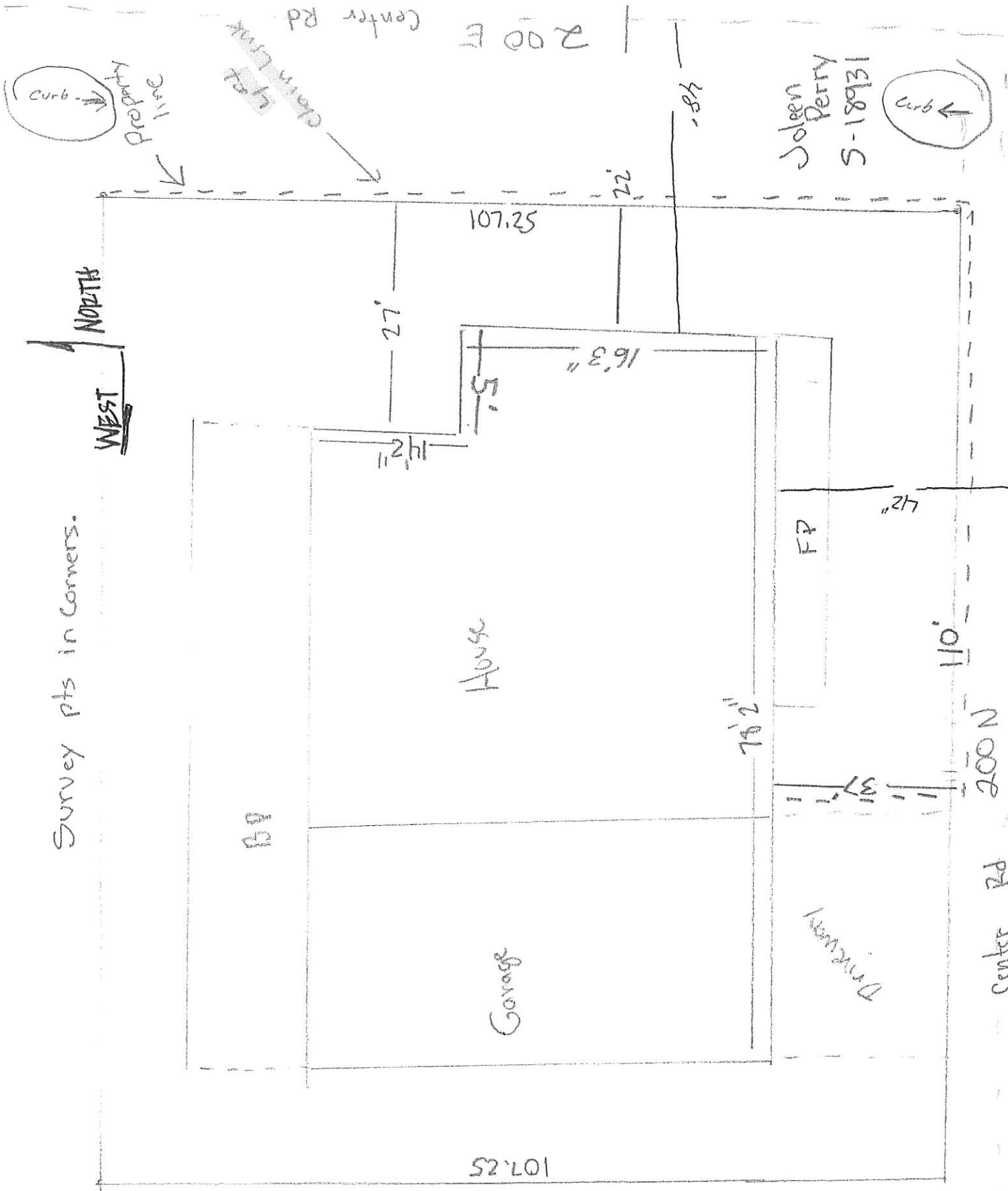
Council Member: _____

City Recorder: _____

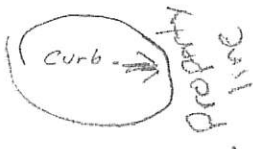
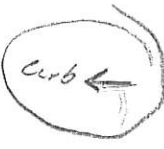
Survey pts in corners.

NORTH

WEST



Joleen
Perry
S-18931



200 EAST

NORTH

WEST

N 00°54'02" W 214.50'

N 00°54'02" W 107.25'

92.40'

41.25'

N 89°05'58" E 110.00'

Joleen Perry
S-18931
ENT. #320224

189 E. 200 N.

S 89°05'58" W 110.00'

S 00°54'02" E 107.25'

S 89°05'58" W 217.80'

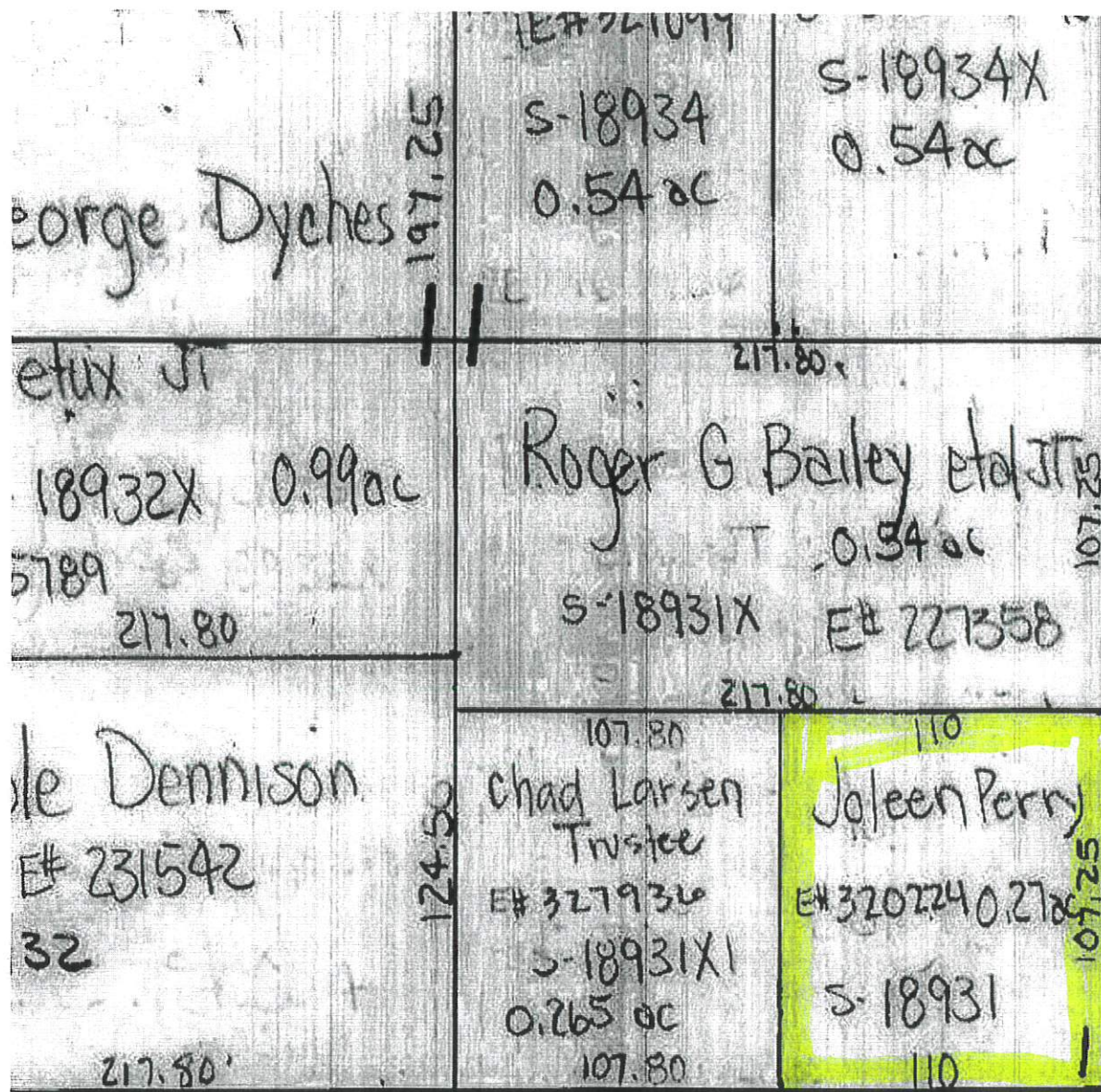
ROGER G BAILEY
S-18931X
ENT. #227358

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

N 00°54'02" W 214.50'

05'58" E 528.00' 200 North

STREET



200 EAST

200 NORTH



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: Sally Ann Jones
Address: 1411 N 100 E Bx 343 Moroni UT
Phone: 801-864-3492

Proposed Site Information

Address: 1411 N 100 E
County serial number as recorded on plat map: S 18897
Name of legal owner: Sally Ann Jones
Description of work: Fence on South Side

Building/Contractor Information

Name: Adam Jensen
Business Name: J Fencing LLC
Address: 661 N 600 E Spanish Fork UT
Phone number: 801-471-9688

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: [Signature] Date 8-4-24

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 ↑

S-188901

← 217.8 →

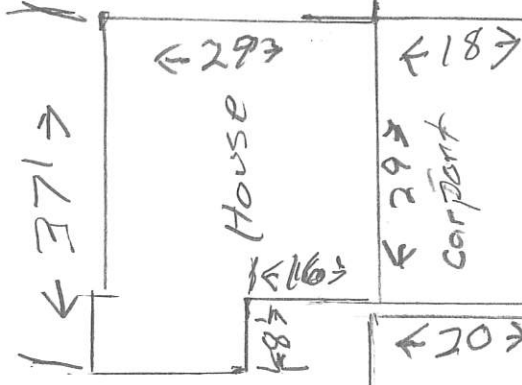
↑ 100 E

↑ N

↑ 100 E

S-18897

← 12 →
Overall



37.5

New Fence
Existing Fence
To Shop 6'

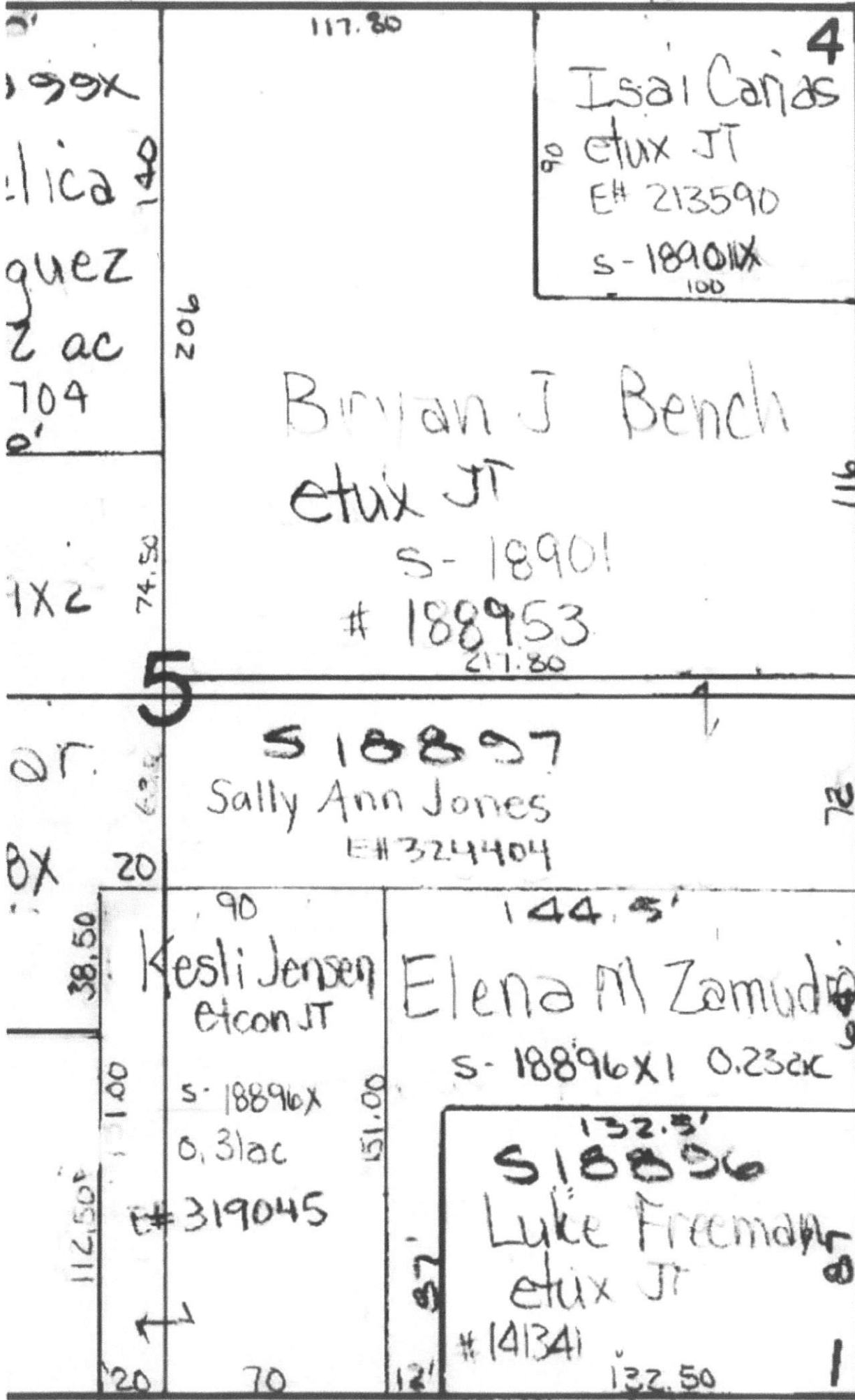
New Fence
6' White Vinyl

New Fence
Front of Shop To Front
of Driveway.
Shop to Front of Carport
Carport to Front 3'

S-18896x1

S-18896x

2/14/57



2015

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** July 9, 2024 6:00 P.M.
2. **Location:** Moroni City Hall
3. **Commission and City Staff:**
 - a. Greg Hill, Commissioner
 - b. Carlee Christensen, Commissioner - absent
 - 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 Josh Cook.
SECOND Commissioner D. Craig Draper.
Hill, Draper, Cook, and Parry all YES. MOTION carried.
 - c. Roll call.
2. **Juvenal Ortiz – Proposed fence at 211 East 200 North**
 - a. Present: Mr. Juvenal Ortiz was present to present and discuss the petition.
 - b. Petition and Discussion: As outlined in the agenda, Mr. Ortiz is seeking the approval of replacing a fence at 211 East 200 North.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found no issues with the petition for the fence. MOTION Commissioner D. Craig Draper to approve the replacing of the fence. SECOND Commissioner Josh Cook. Hill, Draper, Cook, and Parry all YES. MOTION carried.

3. Javier Reyes Lopez – Proposed fence at 180 South 400 West

- a. Present: Mr. Lopez was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Lopez is seeking the approval of replacing a fence at 180 South 400 West.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found no issues with the petition for the fence. MOTION Commissioner Denny Parry to approve the replacing of the fence. SECOND Commissioner Josh Cook. Hill, Draper, Cook, and Parry all YES. MOTION carried.

4. Joleen Perry – Proposed fence at 189 East 200 North

Ms. Perry was not in attendance.

Item tabled

5. Minutes

June 4, 2024

MOTION Commissioner D. Craig Draper to approve the June 4, 2024, minutes.

SECOND Commissioner Denny Parry

Hill, Draper, Cook, and Parry all YES. MOTION carried.

6. Report of Commissioners and Staff

Greg Hill

- Introduction of Ashley Grundy. Ms. Grundy has been hired to fill the position of Nuisance Officer. Hill explained that Ms. Grundy will work with himself and Recorder Carol Haskins to assist with enforcement of the ordinances.
- Led discussion regarding complaints of roosters/noise of roosters crowing all times of day and night.
- Request that Commissions study and comment regarding the proposed ordinances of Setbacks, off street parking, subdivision.
- Ask that Commissions remember to be professional, be respectful, and to be prepared at each meeting.
- Will be going out of town

D. Craig Draper

- Working on subdivision ordinance, specifically street design

Josh Cook

Denny Parry

- Led discussion of property lines/fences

Councilman Brad Aldridge

- Spoke with Moroni City General Council Justin Wayment regarding the fence ordinance.
- Tyler Timmons, 6 County reported to Councilman Aldridge that they provide a service of assisting with the writing of city code. Cade Penny specifically covers Sanpete County.

7. Adjournment: MOTION Commissioner Josh Cook to adjourn. SECOND
Commissioner D. Craig Draper.

Hill, Draper, Cook, and Parry all YES. MOTION carried. 7:15 PM

Carol Haskins, Planning and Zoning Secretary

Greg Hill, Planning and Zoning Chairman