

PLANNING & ZONING COMMISSION MEETING AGENDA

November 5, 2024

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, November 5, 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. Kory Holdaway
Proposed Garage at 265 N. Ducksprings Drive
3. Simple Lot Subdivision
11-1-5.40 Review and Approval Process
11-1-5.45 Recording the Record of Survey
4. Minutes
October 1, 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.

Winn-Dixie

Moroni City Zoning Permit Application

Zoning Permit Number ZP-2024-11-5

Applicant Information:

Applicant Name: ARGENTUM PROPERTIES LLC / KORY HOLDAWAY

Applicant Address (if different): _____

Address of Property: 265 N.

DUCK SPRINGS DRIVE
MORONI, UTAH

Phone: 801-647-7008

Email: Koryholdaway@gmail.com

Property Information:

Zone: RA R1 R2 C1 C2 M
(Circle one)

Building Size: 900 sq. ft.

Setbacks:

Front: 25'

Side: EAST 5'

Rear: 5'

Current Use of Property:

HOUSING

Lot Size: _____ sq. ft./acres

Project Details:

1. Type of Development (Check One):

- ☐ New Construction
- ☐ Addition
- ☒ Accessory Building
- ☐ Change of Use
- ☐ Other: _____

2. Detailed Description of Proposed Work:

LAY CONCRETE FOR DRIVEWAY AND
LAY FOOTING/FOUNDATION FOR METAL GARAGE INSTALL

3. Zoning Compliance Checklist:

- ☐ Proposed use complies with zoning regulations for this zone.
☒ Yes ☐ No
- ☐ Setbacks meet the requirements for the zone.
☒ Yes ☐ No

- Building height complies with zoning limits.
☒ Yes ☐ No
- Off-street parking requirements met.
☒ Yes ☐ No
- Utility easements and rights-of-way conflict.
☐ Yes ☒ No

Additional Information (if applicable):

- Does the property lie within a flood zone?
☐ Yes ☒ No
- Are there any existing easements or right-of-ways?
☐ Yes ☒ No
- Has a site plan been submitted?
☒ Yes ☐ No
- Any variance requested?
☐ Yes ☒ No

Applicant Signature:

I hereby certify that the information provided is true and correct to the best of my knowledge and that the proposed project complies with Moroni City's zoning ordinances.

Signature: _____

Date: _____

City Use Only:

Application Received By: Carol Haskins Date Received: 10/29/2024

Permit Approved By:

Zoning:	Public Works:
Fire: <u>[Signature]</u>	Mayor/Councilmember:

Date Issued: _____

ADDRESS: 265 DUCK SPRINGS

GARAGE & DRIVE WAY PROJECT

• REQUEST:

BE ALLOWED TO LAY CONCRETE
FOR A SLAB ON CONCRETE BUILDING
TO BE ERECTED

• SIZE of BUILDING WILL BE
A STANDARD 30x30 GARAGE PLACED
ON SLAB.

• 5 ft EASEMENT ON BACK AND
~~AND~~ EAST PROPERTY LINE. (SOUTH)

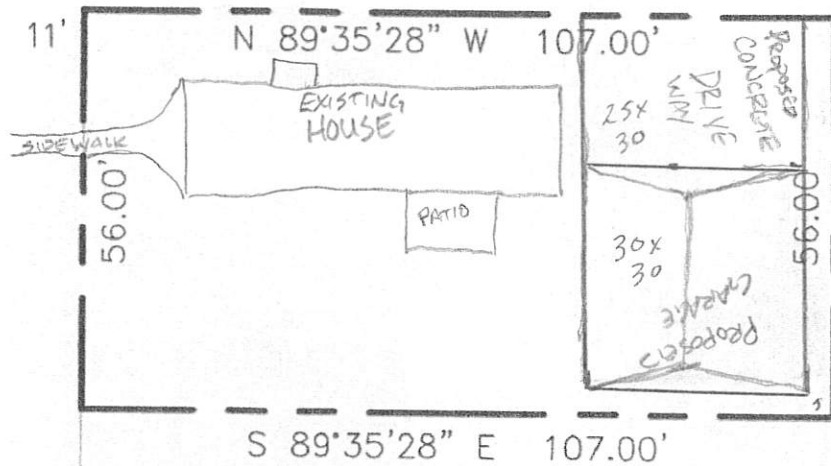
• GRADING AND DRIVEWAY LEADING
INTO GARAGE 25 x 30 ft WIDE

• SEE PLAT PLAN FOR
PLACEMENT.

DUCK SPRINGS DRIVE

275 NORTH

NORTH
EAST

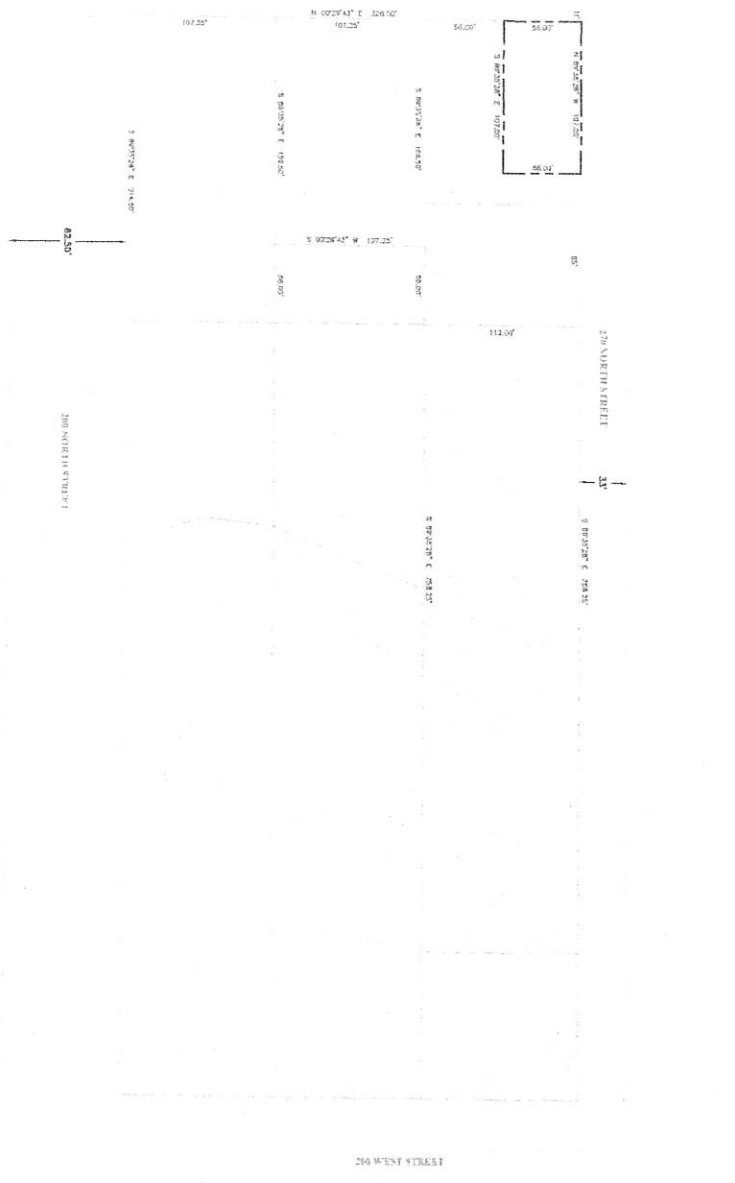
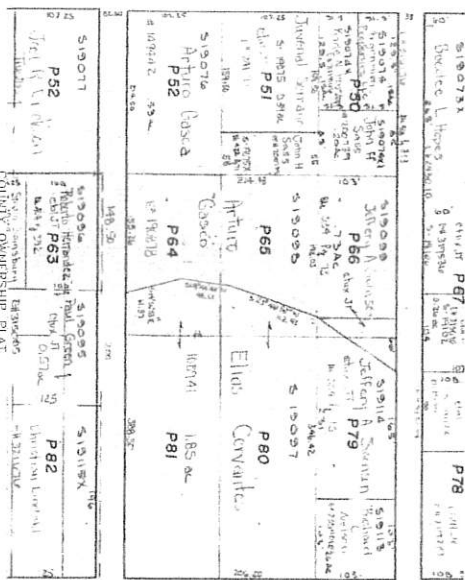


N 00°29'43" E 326.50'

107.25'

S 89°35'28" E 159.50'

S 89°35'28" E 159.50'



Surveyor's Narrative

It is the intent of this survey to correctly represent the boundary of the subject property as shown on the plat. The survey was conducted in accordance with the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C., and the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C., and the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C.

The survey was conducted in accordance with the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C., and the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C., and the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C.

The survey was conducted in accordance with the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C., and the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C., and the provisions of the Uniform Land Use Review Procedure Act, Chapter 100, I.C.

LICENSURE:



PARCEL LAYOUT SURVEY

NO.	DESCRIPTION	ACRES	OWNER
1	Lot 1	0.10	John H. Jones
2	Lot 2	0.10	John H. Jones
3	Lot 3	0.10	John H. Jones
4	Lot 4	0.10	John H. Jones
5	Lot 5	0.10	John H. Jones
6	Lot 6	0.10	John H. Jones
7	Lot 7	0.10	John H. Jones
8	Lot 8	0.10	John H. Jones
9	Lot 9	0.10	John H. Jones
10	Lot 10	0.10	John H. Jones

PREPARED FOR

ADRY HOLDINGS

PREPARED BY

CIS

SITE LOCATION

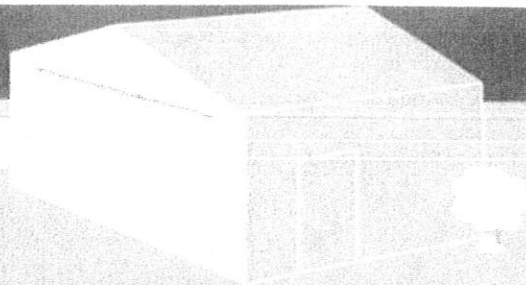
LOCATED WITHIN

PARCEL TO PLAT BY

WIDEEN HOLDINGS SURVEY



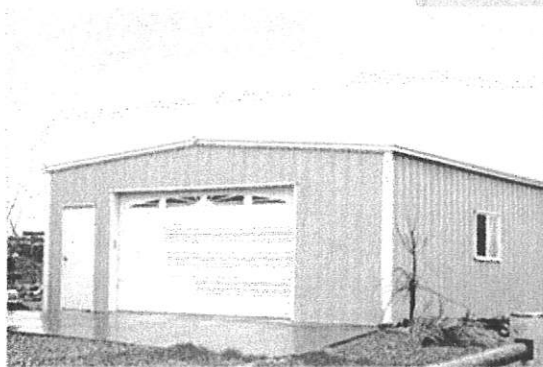
ACCREDITED
AC472
MB-223



GARAGE STRUCTURES

OUR GARAGE PACKAGES ARE A GREAT VALUE FOR A HOMEOWNER OF GARAGE OR SMALL BUILDING.

These packages are cost effective, simple to assemble, and extremely durable. Easy to understand erection drawings make field assembly quick and efficient. Our Garage Packages also offer the added advantage of quick delivery time. Call one of our experienced sales representatives and find out just how simple buying your garage really is. All packages include structural steel drawings, footing and foundation design, and erection details, all certified by a licensed engineer. For pricing information, please call 1-800-262-5347 and speak with one of our experienced sales staff. They will assist you from start to finish and can also answer any questions about additional buildings such as Pavillions and Parking Structures.



ADVANTAGES OF "ALL STEEL CONSTRUCTION"

- Minimal Building Cost
- Low Maintenance, Long Lifetime
- Bolt together design, Pre-punched members make erection fast and simple
- Design Loads are easily met to satisfy your local building codes.
- Excellent Seismic Performance
- Excellent resistance to Fire and Wind
- Wide Clearspan Frames are easily designed and are very cost effective
- Exterior Finishes such as Concrete Tilt-up, CMU, Stucco etc. are easily integrated with our steel frame systems.
- You can have a custom look and appearance without the added cost of conventional construction.

FEATURES OF ALL STEEL CONSTRUCTION

- 40 Year Paint finish is Standard
- Wide Variety of Colors to choose from
- Packages include Engineer Certified Drawings
- Packages include all necessary hardware, sealants, trim, etc..
- We have our own fleet of trucks which allows us to give you timely delivery of your building.
- All Framing members can be galvanized if your conditions warrant it.

OPTIONS AND ACCESSORIES

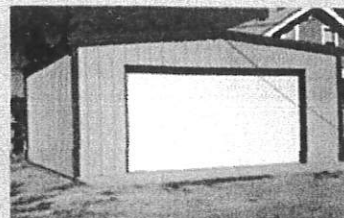
- 3x7 Walk Door
- 4x3 Window and Framed Opening
- 16'x8' 24ga. Sectional Door
- Fiberglass Translucent Panel for Roof and Walls
- Gutters and Downspouts
- Add color to the roof for a custom look
- Roof and wall insulation in 3", or 4" thickness

ALL PACKAGES ARE DESIGNED WITH ONE 16' X 8' framed opening centered in one gable end. These attractive packages are available in three common sizes.

30'Wx30'Lx10'H

30'Wx36'Lx10'H

30'Wx42'Lx10'H



BUILDING A REPUTATION ON "OLD FASHIONED INTEGRITY"

میں نے

SUBDIVISION CORRECTIONS

November 2024

Table of Contents 11-1-5:45 Replaced “Recording” with “Filing”

11-1-5:40 Removed requirement for public hearing from Review and Approval Process. 4.a, b. and c. no longer apply.

11-1-5:40:4. Is rewritten

11.1.40: 5. is removed

11-1-5:45 Replaced “Recording” with “Filing”

11.1.5.45:1. Change “After City Council has approved....” to “After Planning Commission has approved.....”

11.1.5.45:2. Recommend deleting 2. “The applicant shall provide a check sufficient to cover the recording fees.” Change 3. to 2.

Simple Lot (2)

Current Process

11-1-5.40: Review and Approval Process

The intent is to provide timely review and approval of all complete applications, as follows:

4. Planning Commission Review: The Planning Commission shall hold a public hearing on the application and recommend approval, denial, or modification to the City Council. If the Planning Commission determines that the application does not meet all requirements, an applicant may request that the motion is tabled until all requirements are met.
 - a. A public notice shall be sent to all properties within 100 feet of the property, notifying the property owners of the time and place of the public hearing and the nature of the request. The cost of mailing the notice shall be borne by the developer.
 - b. If the applicant meets all applicable requirements, the Planning Commission shall recommend approval. If the applicant is unable or unwilling to meet all applicable requirements, the Planning Commission shall recommend denial.
 - c. After the Planning Commission has made a recommendation to approve or deny, the application shall be placed on an upcoming City Council agenda unless the applicant elects to postpone to provide time to meet necessary modifications discussed at Planning Commission.
5. City Council Review: The City Council shall review, at a public meeting, to determine whether the application meets all requirements. If the proposed simple lot subdivision meets all requirements, the City Council shall approve the application. If the applicant is unable or unwilling to meet all applicable requirements, the City Council shall deny the application.

No public hearing is required at the City Council

Current Process Continued

11-1-5.45: Recording the Record of Survey

1. After the City Council has approved the simple lot subdivision request, the City shall create a written certificate of approval to accompany the record of survey. At a minimum, the document shall be notarized by the City Recorder, specify the name of the subdivision, the number of lots, and the date of Council approval.
2. The applicant shall provide a check sufficient to cover the recording fees.
3. Within one (1) year of approval, the Record of Survey, with the accompanying written certificate of approval, shall be recorded in the Office of the Sanpete County Recorder.

Corrected Process

11-1-5.40: Review and Approval Process

The intent is to provide timely review and approval of all complete applications, as follows

4. Planning Commission Review and Approval: The Planning Commission shall review at a public meeting to determine whether the application meets all requirements, the Planning Commission shall approve the application. If the applicant is unable or unwilling to meet all applicable requirements, the Planning Commission shall deny the application.

11-1-5.45: Filing the Record of Survey

1. After the Planning Commission has approved the simple lot subdivision request, the City shall create a written certificate of approval to accompany the record of survey. At a minimum, the document shall be notarized by the City Recorder, specify the name of the subdivision, the number of lots, and the date of approval.
2. The applicant shall provide a check sufficient to cover the recording fees.
3. Within one (1) year of approval, the Record of Survey shall be filed, and the written certificate of approval shall be recorded, in the Office of the Sanpete County Recorder.



Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** October 1, 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
 - h. Ashley Grundy, Zoning Nuisance officer

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

2. Molly Lamb – Proposed fence at 25 West Main Street

- a. Present: Ms. Lamb was not present to present and discuss the petition.
Commission tabled item

3. Dan Ison – Proposed metal accessory building at 35 North 200 East

- a. Present: Angie Ison was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Ison is seeking the approval of a metal accessory building at 35 North 200 East.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found no issues with the petition for the building.

MOTION Commissioner Josh Cook to approve the accessory building as presented in the application. SECOND Commissioner Denny Parry. Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried.

4. Review of proposed ordinance changes to Title 10 Zoning and Subdivision Regulations

Discussion followed between Commissions.

Points of correction before sending to the City Council were:

- Accessory Dwelling Units – should not need go through the Condition Use permit process
- Veterinarian Services - should not be allowed in the residential zone
- 10-4C-7 – table needs clarification

Review of proposed ordinance Title 11 Subdivision Regulations

Zoning Chair Greg Hill reviewed the two proposals for Title 11.

Simple Lot Subdivision

This is a record of survey. It looks very similar to a plat. The record of survey is recorded along with a statement from the city that the subdivision has been approved. No performance guarantee for public improvements is required. Public improvements are completed whenever the owner comes in for a building permit. This works great for non-developers to divide land between family/friends.

A record of survey is also easier to amend, so it is ideal when land ownership is more fluid, which it often is among family members.

Traditional Subdivision

This is a plat. For a plat to be recorded either all public improvements need to be completed, *or* a performance guarantee (bond) needs to be in place. This is what you want when developers are looking to develop an area. Otherwise, you get public improvements done in a piecemeal fashion, which can create headaches and increase overall costs.

A plat is authoritative in that it shows all easements and supersedes everything before it. It is a clean way to convey land. Once a plat is recorded, it can only be amended through a plat amendment. This requires vacating the prior plat and recording a new plat. This works well when boundaries seldom change, which, again, makes it ideal for traditional development but a headache for families.

Summary

All in all, there are tradeoffs between the two and one isn't necessarily better than the other. Typically, you'd want development to occur in plats. Moroni can choose if they'd like a Simple Lot Subdivision, which would help small property owners, especially families. The exception is currently proposed at four (4) or fewer lots, but that can be modified to a smaller cap (or larger, all the way up to 10, maximum).

Discussion followed.

5. MOTION Commissioner Denny Parry to recommend the amended Title 10 Zoning Regulations to the City Council. SECOND Commissioner Carlee Christensen Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried.

MOTION Commissioner D. Craig Draper to recommend Title 11 Subdivision Regulations with the Simple Lot Subdivisions to the City Council.
SECOND Commissioner Josh Cook
Draper, Cook, and Hill all YES. Christensen and Parry NO
MOTION carried.

6. Minutes

September 3, 2024

MOTION Commissioner Denny Parry to approve the September 3, 2024, minutes.
SECOND Commissioner Carlee Christensen
Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried.

7. Report of Commissioners and Staff

Denny Parry

- Appreciate everyone's work on the amendments of the ordinances

Greg Hill

- Reviewed House Bill 384 Utah Geological Survey Data Submission Amendments that was approved during the 2024 General Session of the Utah Legislature. Hill was able to speak with the Geologic Hazards Program Manager Steve D. Bowman regarding what was required from Moroni City. Because Moroni City does not issue building permits the city will not have to submit the required final geologic, fault hazard, and geotechnical reports associated with HB384.

Hill expressed that the city could add the required reports to an informational list so the builder would know that they would be required as part of the building permit from the county.

Encourage Commissioners to attend the City Council and Public Hearing scheduled for October 16, 2024 at 7:00 p.m.

Ashley Grundy

- Reviewed nuisance violations that she is currently working with.

8. **Adjournment:** MOTION Commissioner Josh Cook to adjourn.

SECOND Commissioner D. Craig Draper.

Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried. 8:02 PM