

PLANNING & ZONING COMMISSION MEETING AGENDA

January 7, 2025

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, January 7, 2025, 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. Karl Bailey
Proposed Garage at 188 West Main
3. Minutes
November 5, 2024
November 5, 2024 – Work meeting
4. Report of Commissioners and staff
5. 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

Zoning Permit Number ZP-

Applicant Information:

Applicant Name: Karl Bailey

Applicant Address (if different):

Legal Owner: Karl Bailey

Phone: 435-340-1766

Address of Property: 188 West main

Email: Karlbailey58@yahoo.com

Property Information:

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

Building Size: 900 sq. ft.

Proposed Use of Property:

Setbacks:

30x30x10 2 car garage

North: 31ft East: 54 ft

South 55ft West: 36ft

Lot Size: 0.47 acres sq. ft./acres

Set back at front of building: 54 ft

Serial No. of lot: 18833X1

Set back that faces street: 36ft

Project Details:

1. Type of Development (Check One):

☐ New Construction

☐ Change of Use

☐ Addition

☐ Other: _____

☒ Accessory Building

2. Detailed Description of Proposed Work:

Put up 30x30x10 ft steel 2 car garage. on a 2ft stem
wall and cement floor. 2 12ft Doors Facing East

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
-

Additional Information (if applicable):

- Does the property lie within a flood zone?
☐ Yes ☒ No
 - Are there any existing easements or right-of-ways? If yes, attach documentation.
☐ 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: 12-18-24

Eric Bjarnson
et al JT

E# 315953

S-18834 .31 ac

Kathryn

0.82 ac

Eliason

S-18830

City of Moroni

148.5

Karl

et ux JT

Bailey

S-18833X1

.47 ac

E# 232632

1

2.35

Jorgenson
Sanpete Properties
LLC

S-18832 .18 ac

JR Cook Enterprise LLC

S-18831 .24 ac #222682

S-18827

.51 ac

EH 324803

1- Alan K Morley

et ux JT S-18833X

.05 ac E# 236742

Maroni City Access Road

North Property Line

← 148.5 →

← 38.5 →

← 47.5 →

← 141.2 →
East Property Line

200 West

East Property Line

30x30
New 2 Car
Garage

Decorative Fence

Back Patio Area

House

Front Porch

Carport

Driveway

South Property Line

Shalan's

Shalan's Dr. C. Through

Privacy Fence

Main St.



Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** November 5, 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
 - 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 Josh Cook.
SECOND Commissioner D. Craig Draper.
Draper, Cook, Parry, and Hill all YES. MOTION carried.
 - c. Roll call.
2. **Kory Holdaway – Proposed Garage at 265 N. Ducksprings Drive**
 - a. Present: Mr. Holdaway was not able to attend the meeting to present and discuss the petition.
Commission tabled item
3. **Simple Lot Subdivision**
 - 11-1-5.40 Review and Approval Process**
 - 11-1-5.45 Recording the Record**
 - a. Commission Chair Greg Hill led the discussion of the proposed amendments to the ordinances.
 - Table of Contents 11-1-5.45 Replace “Recording” with “Filing”

- 11-1-5.40 Remove requirement for public hearing from Review and Approval Process. 4.a, b, and c would no longer apply.
- 11-1-5.40:5 is removed
- 11-1-5.45 Replace “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 Delete 2 “The applicant shall provide a check sufficient to cover the recording fees.” Change 3. To 2.

Discussion followed between Commissioners.

MOTION Commissioner D. Craig Draper to recommend the changes to the city council for approval. SECOND Commissioner Josh Cook.

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

4. Minutes

October 1, 2024

MOTION Commissioner Denny Parry to approve the October 1, 2024, minutes.

SECOND Commissioner D. Craig Draper

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

5. Report of Commissioners and Staff

Josh Cook

Denny Parry

D. Craig Draper

Greg Hill

- The review of the Annexation Policy has started. Has met with Sunrise Engineering and will be emailing updates soon.
- Discussion of possible dates and time to meet with and review applications with applicants. Tuesday mornings and Thursday afternoons. As applicants request a review Haskins will reach out to see who would be available one of those dates.
- Ask the question “What if” as codes are reviewed.

Ashley Grundy

- Reviewed nuisance violations that she is currently working on.
Rooster complaint has been turned over to the Prosecuting Attorney
Horse complaint – homeowner has made considerable improvements.

Councilmember Brad Aldridge

- Would not like to wait for a complainant on violations of the code. Has six (6) violations that he will be submitting to Ashley for her to start working on.

6. Adjournment: MOTION Commissioner Denny Parry to adjourn.

SECOND Commissioner Josh Cook.

Draper, Cook, Parry, and Hill all YES. MOTION carried. 6:34 PM

**Moroni City Planning and Zoning Commission
Work Meeting
November 5, 2024
6:40 p.m.**

1. MOTION TO START MEETING

MOTION Commissioner Josh Cook to begin the Moroni City Planning and Zoning Work Meeting. SECOND Councilmember Denny Parry.
Draper, Parry, Cook and Hill all YES. MOTION carried.

ROLL CALL

Greg Hill, D. Craig Draper, Denny Parry, Josh Cook

Others in attendance:

Brad Aldridge, City Councilmember

Carol Haskins, Zoning Secretary

Ashley Grundy, Zoning Nuisance Officer

2. DISCUSSION OF ZONING APPLICATION AND CHECK LISTS

Commission Chair Greg Hill invited Denny Parry to lead the discussion.

3. ADJOURN

MOTION Councilmember Denny Parry to adjourn the meeting. SECOND Councilmember D. Craig Draper.

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

7:18 PM

Carol Haskins, Recorder/Clerk

Greg Hill, Planning and Zoning Chairman