

PLANNING & ZONING COMMISSION MEETING AGENDA
February 3, 2026
6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, February 3, 2026, at the Moroni City Community Center, 80 S. 200 W., Moroni, Utah, which meeting shall begin at 6:00 p.m.

1. Welcome – Commissioner Josh Cook
MOTION to begin meeting/Roll Call
2. Hector & RaShell Lemus – 48 North 200 East
Proposed fence (R2 Zone)
Proposed storage container (R2 Zone)
3. Nomination of Commission Chair
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- 2025

Applicant Information:

Applicant Name: Hector & RaShell Lemus Applicant Address (if different): _____

Legal Owner: Hector & RaShell Lemus _____

Address of Property: 48 N. 200 E. Phone: 435-851-2976

_____ Email: rashell_lemus@yahoo.com

Property Information:

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

Building Size: _____ sq. ft.

Proposed Use of Property:
48 N. 200 E.

Setbacks:
North: _____ East: _____

Lot Size: 0.47 sq. ft. **(acres)**

South _____ West: _____

Serial No. of lot: 518873

Set back at front of building: _____

Set back that faces street: _____

Building Height: _____

Project Details:

1. Type of Development (Check One):

- New Construction
- Addition
- Accessory Building
- Change of Use
- Other: Fence & Storage Container

2. Detailed Description of Proposed Work:

* Install Vinyl fence at the front of our property and 30' on the north side yard to meet up with our 6' fence. 4' fence, open slats.

* Storage Container

3. Zoning Compliance Checklist:

- o Proposed use complies with zoning regulations for this zone.
 Yes No
- o Setbacks meet the requirements for the zone.
 Yes No
- o Building height complies with zoning limits.
 Yes No
- o Off-street parking requirements met.
 Yes No N/A

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. I understand that upon approval of the Zoning Permit it expires 6 months from the date issued if significant physical construction work under the permit has not begun. (Significant physical construction work includes activities such as pouring concrete for footings or foundations, major structural work, or installation of essential infrastructure)

Signature: Rashad James
Date: Jan. 28, 2020

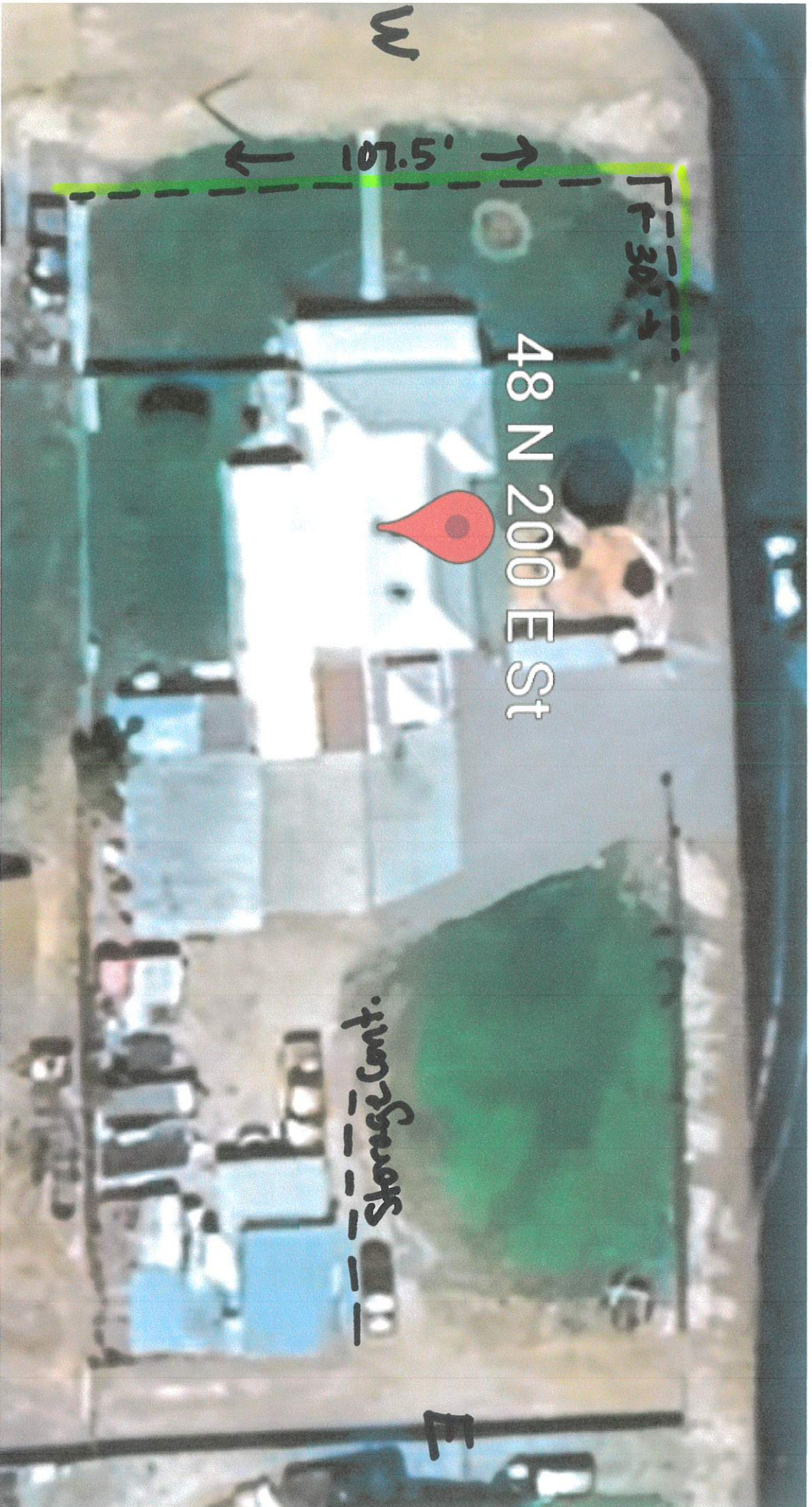
City Use Only:

Application Received By: Ashley Grundy Date Received: 1.28.20
Permit Approved By: _____

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

Date Issued: _____ City Recorder _____

Hector
& Rashell
Lemus



48 N 200 E St

Storage Cont.

W

E

S

N

