

PLANNING & ZONING COMMISSION MEETING AGENDA

May 3, 2022

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, April 5, 2022, at the Moroni City Community Center, 80 S. 200 W., Moroni, Utah, which meeting shall begin at 6:00 p.m.

The agenda shall be as follows:

1. Welcome – Commissioner Jason Larson
Motion to begin meeting/Roll Call
2. Tony Kogianes and Dan Dalene – Proposed property annexation: parcels #25187, 25187X, and 25188
3. Discussion - Accessory Dwelling Units – HB 82
4. Approval of Minutes: April 5, 2022
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.

ALL PLANNING COMMISSION MEETINGS ARE OPEN TO THE PUBLIC

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
Property Annexation Application

Petitioner Information

1. Petitioner Name(s):

Tony Kogianes
Dan Dalene

2. Address:

PO Box 104
Fountain Green, UT 84632

3. Phone:

801-362-9146 (Tony)
435-310-0657 (Dan)

Petitioned Property to Annexation Information:

see attached Exhibit "A"

1. Property for annexation:

2. Reason for Annexation:

3. Plat Map Attached:

Document Title:	Property Annexation Application
Organization:	Moroni City
Creator:	Luke Freeman
Modified By:	N/A
Supersedes:	N/A
Date Modified:	9/15/2017

MORONI CITY
Property Annexation Application

Petitioner Name(s): Tony Kogianes
Dan Dalene

EXHIBIT "A" to Application

Petitioned Property to Annexation Information:

1) Property for Annexation

- Parcels #25187, 25187X, and 25188 located north and east of Parcels #19130, 19131, and 19160 (these 3 parcels are in MORONI CITY limits). Address of the parcels in city limits is approximately 490 West 500 North.
- Current owners of property that annexation is being requested is: James & Leslee Christensen.

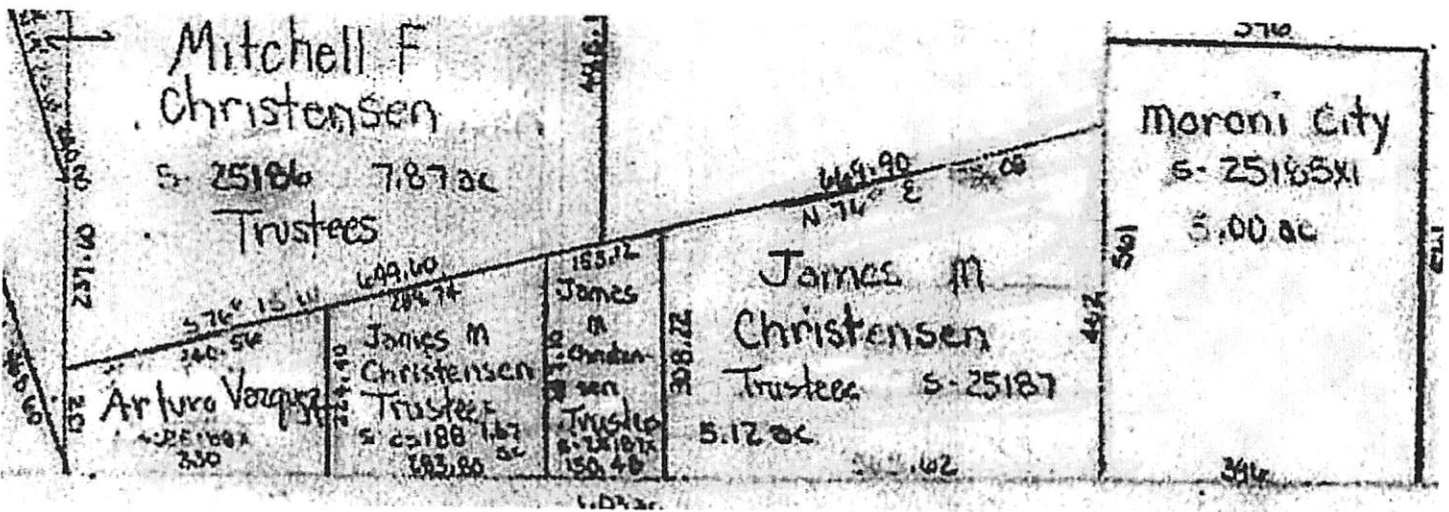
2) Reason for Annexation

- Development of ½ acre lots with homes with a potential of 20-30 homes.
- Most likely 3-4 homes built per year.

3) Plat Map Attached

4) Additional Notes

- This proposal is very preliminary but developers are seeking to know if Moroni City is willing to consider annexing these parcels.
- Developers understand that all expenses (i.e. engineered survey, construction of roads, extension of utilities, etc. is their responsibility.



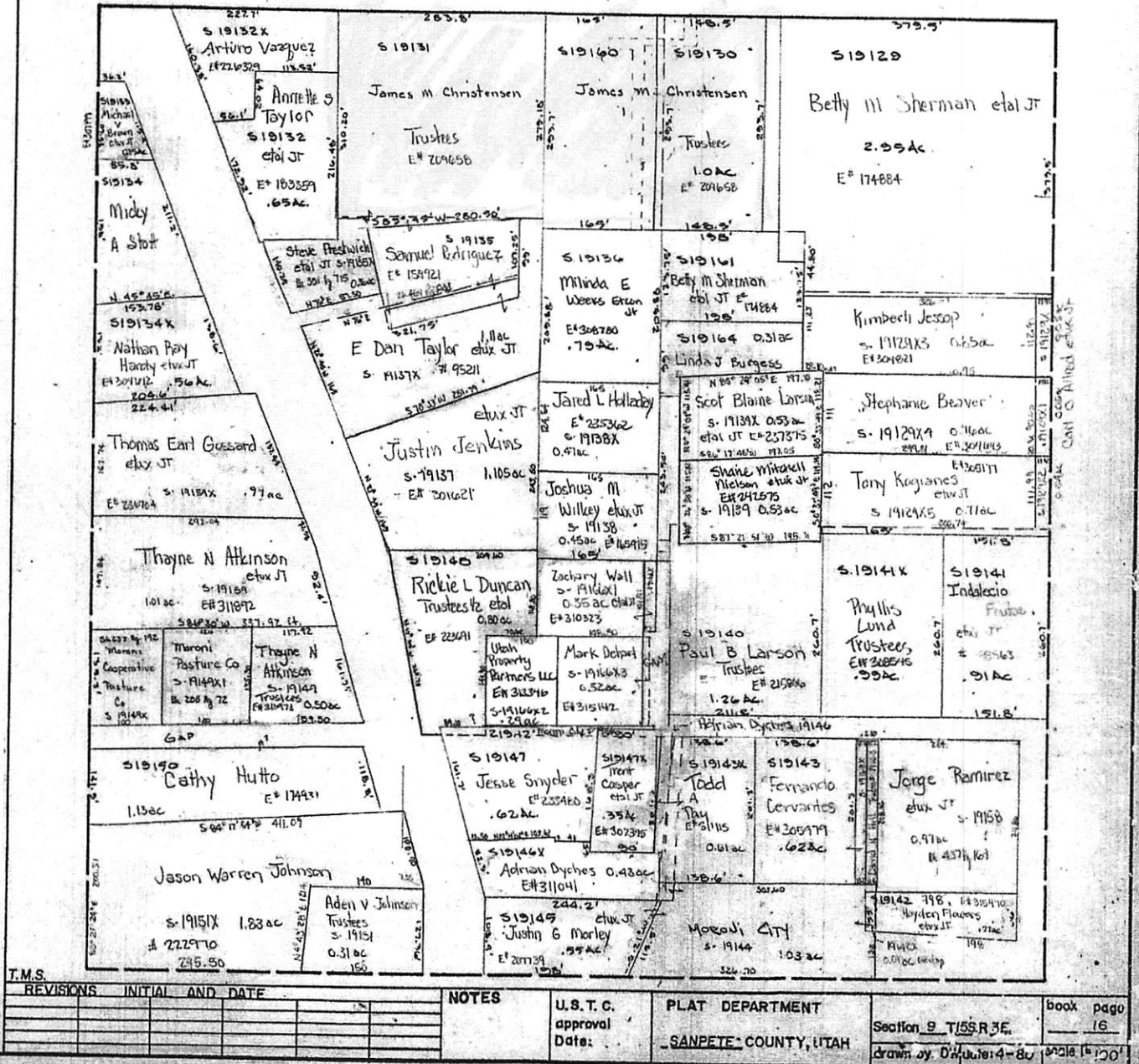
Highlighted Panels for Annexation Request

MORONI CITY

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NW 1/4 NE 1/4, SEC. 9, T.15S.R.3E.,S.L.B.&M.

parcels in Moroni City limits



2015

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** April 5, 2022 6:00 P.M.
2. **Location:** Moroni City Hall
3. **Commission and City Attendees:**
 - a. Greg Hill, Commissioner
 - b. Carlee Christensen, Commissioner
 - c. John Fanene, Commissioner
 - d. Jason Larson, Commissioner
 - e. Stephen Bradley, Commissioner
 - f. Bevan Wulfenstein, City Councilmember
 - g. Carol Haskins, Planning and 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 John Fanene. SECOND Commissioner Stephen Bradley. ALL Yes. MOTION carried.
2. **Tony Kogianes:**
 - a. Present: Shalmarie Morley was present to present and discuss the petition.
 - b. Petition and Discussion: As outlined in the agenda, Mr. Kogianes is seeking a permit to build a single-family home at 497 North 200 West.
 - i. A review of the relevant ordinance (*Title ten (10)*) with discussion between Commissioners found no issues with the petition for the home. MOTION Commissioner Stephen Bradley to approve the home. SECOND Commissioner John Fanene. ALL Yes. MOTION carried.
3. **Discussion – Accessory Dwelling Units – HB 82:**
 - a. Commission Chair Greg Hill led the discussion of the proposed ordinance. Following the discussion, the commission tabled the proposed ordinance until the next meeting. Each commissioner will look to other cities for input.
Stephen Bradley: Ephraim/Manti
Carlee Christensen: Mt Pleasant/Fairview
John Fanene: Ftn Green/Nephi
Greg Hill: Gunnison/Spring City

4. Discussion of Ordinance 10-4B-3: Simple Lot Subdivisions

- a. Councilmember Thayne Atkinson was present to discuss the ordinance. After some discussion it was concluded that the ordinance could be left as is. It is important that the commission make sure that all aspects of the ordinance are met before approval.

5. Minutes

MOTION Commissioner Stephen Bradley to approve the minutes from March 1, 2022. SECOND Commissioner Carlee Christensen. ALL Yes. MOTION carried.

6. Commissioners and Staff Report and Discussion:

- a. Commission Chair Hill discussed the upcoming city clean-up date. May 14, 2022, 8:00 a.m. – 12:00 noon was set for the city clean-up date and time. Each resident will need to present a utility bill as a voucher to use the dumpsters. Commissioners will help with the checking of the vouchers at the gate.
Hill also presented the commission with two complaints, both were discussed. Hill will follow up with each of the residence.

- 7. Adjournment:** MOTION Commissioner Carlee Christensen to adjourn. SECOND Stephen Bradley. All Yes. MOTION carried. 7:15 p.m.

Carol Haskins, Planning and Zoning Secretary