

PLANNING & ZONING COMMISSION MEETING AGENDA

June 7, 2022

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, June 7, 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. Jed DeMill – Proposed garage at 260 North 300 East
3. Chester Perry – Proposed single family home at 302 West 120 North
4. Todd Pay – Discussion of proposed subdivision plot #S19129
5. Discussion – 10-7-5: Use and storage of travel trailers, boats, and boat trailers
6. Approval of Minutes: May 3, 2022
7. Report of Commissioners and staff
8. 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.

1992

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: Jed DeMill

Address: 260 North 300 East

Phone: 435-851-2420

Proposed Site Information

Address: 260 North 300 East

County serial number as recorded on plat map: _____

Name of legal owner: Jed DeMill

Description of work: Build Garage

Building/Contractor Information

Name: Jed DeMill

Business Name: JCD Construction

Address: 260 N. 300 East

Phone number: 435-851-2420

Setbacks

North: 22 ft. South: 58 ft.

East: 5 ft. West: 125 ft.

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: Jed DeMill Date: 5/31/22

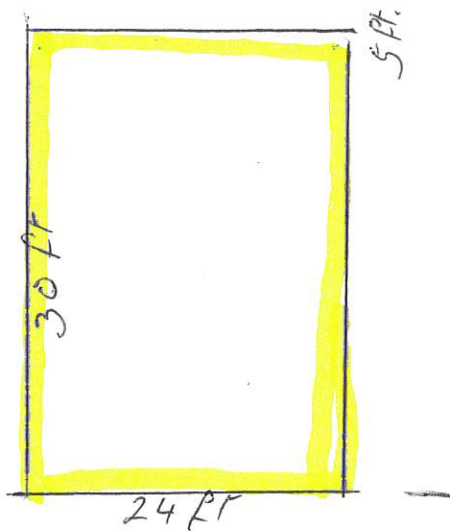
This application was approved at the Planning and Zoning meeting dated _____. All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

Zoning Official: _____

Council Member: _____

City Recorder: _____

22 ft.



104 ft.

35 ft.

160 ft.

160 ft.

Deck

House

10 ft.

~~for~~
20 ft.

Garage

104 ft. 260 N. 300 East.

65.80

3

Tim V Kessel

011

etal JT

5 18940X

0350c Bu 40 By 84
152

Q

Bra

Sha

E#3

104. 50

Jed B DeMill

Trustees E¹⁴ 197470

S-18940X1

0.33 al

140

12

• 69c

214.50

5/0939

Jordan Parkes

etux JT

ニ件 232123

Chester pen

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:

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 - To scale with an arrow indicating north
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 - 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: Chester Perry / Fuzzy Const. Concrete
Address: 189 E 200 N Moroni UT 84646
Phone: 801-787-2352 / 435-851-9298

Proposed Site Information

Address: 120 North 302 West 302 W. 120 N.
County serial number as recorded on plat map: 5-19092
Name of legal owner: Chester Perry
Description of work: New Home

Building/Contractor Information

Name: Fuzzy's Const + Concrete / Don Perry
Business Name: Fuzzy's Construction & Concrete
Address: 189 E 200 N Moroni, UT
Phone number: 435-851-9298

Setbacks

North: 139' 6" South: 40'
East: 31' 4" West: 15'
Setback at front of building: _____
Setback that faces street: 40'

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: _____ Date: _____

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: _____

851-9298



Chester Perry

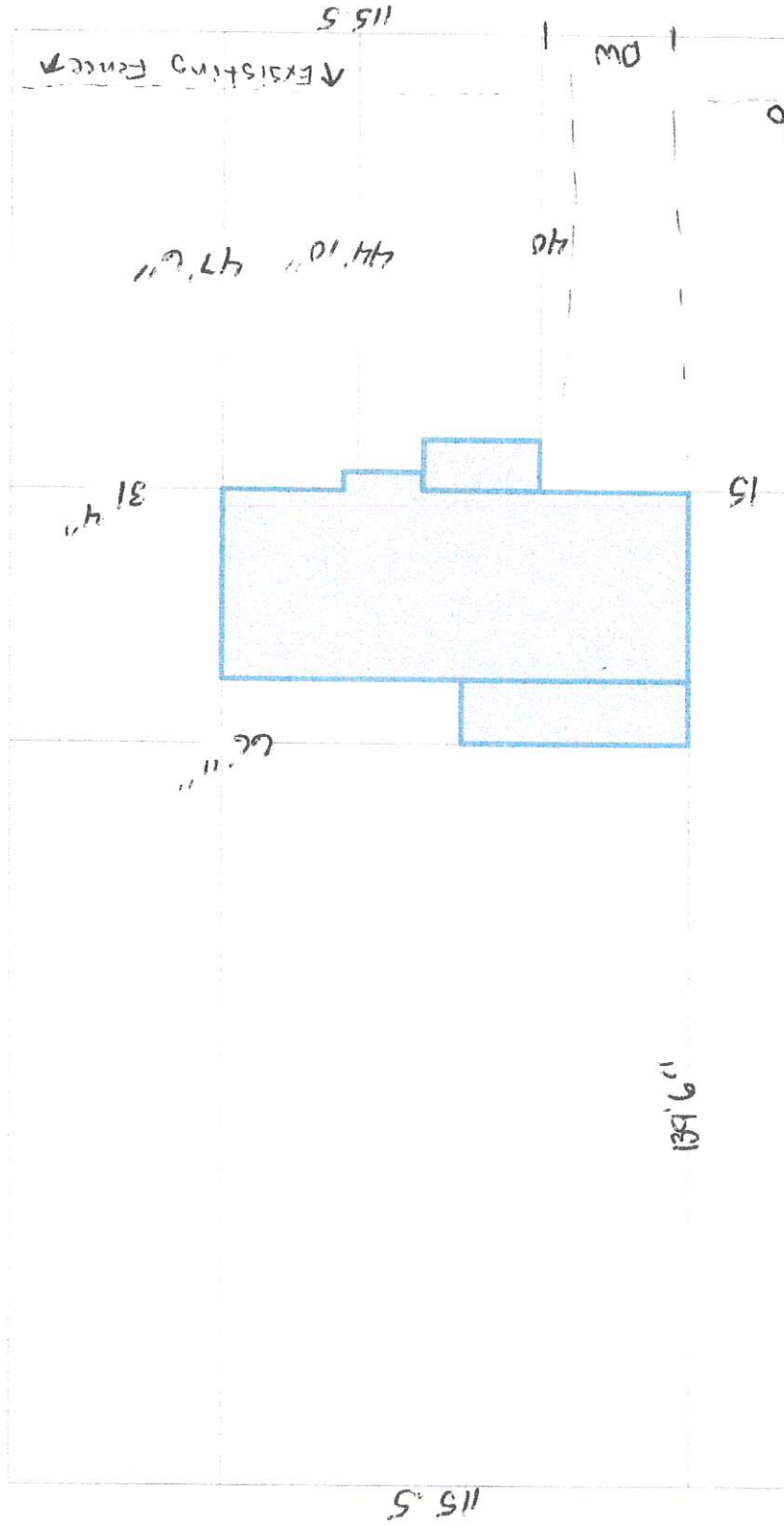
120N 302west

- 120 N -

S-19092
,57ac

North
▼

214'5"



PLAN 1"=10'-0"

Moroni City
 80 S 200 W St
 Moroni, UT 84646
 Phone: (435) 436-8359

Charney & Partners
 P.O. Box 487, Castle Dale, UT 84513
 (435) 735-2200
 email: j@charney.com, jandpartners.com

DATE OF FINAL STAMP

MORONI CITY 120 NORTH
 SANITARY SEWER PROJECT

PROFESSIONAL STAMP

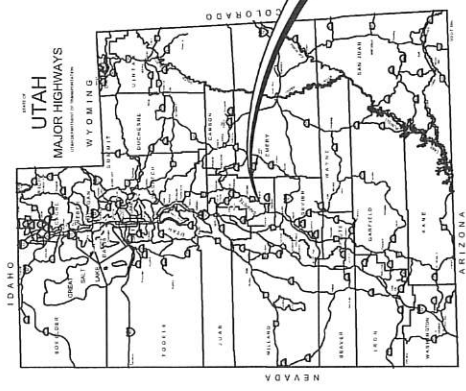
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	MD
DATE	12/20/20
SHEET TITLE	120 NORTH

EPDM PROJECT No.

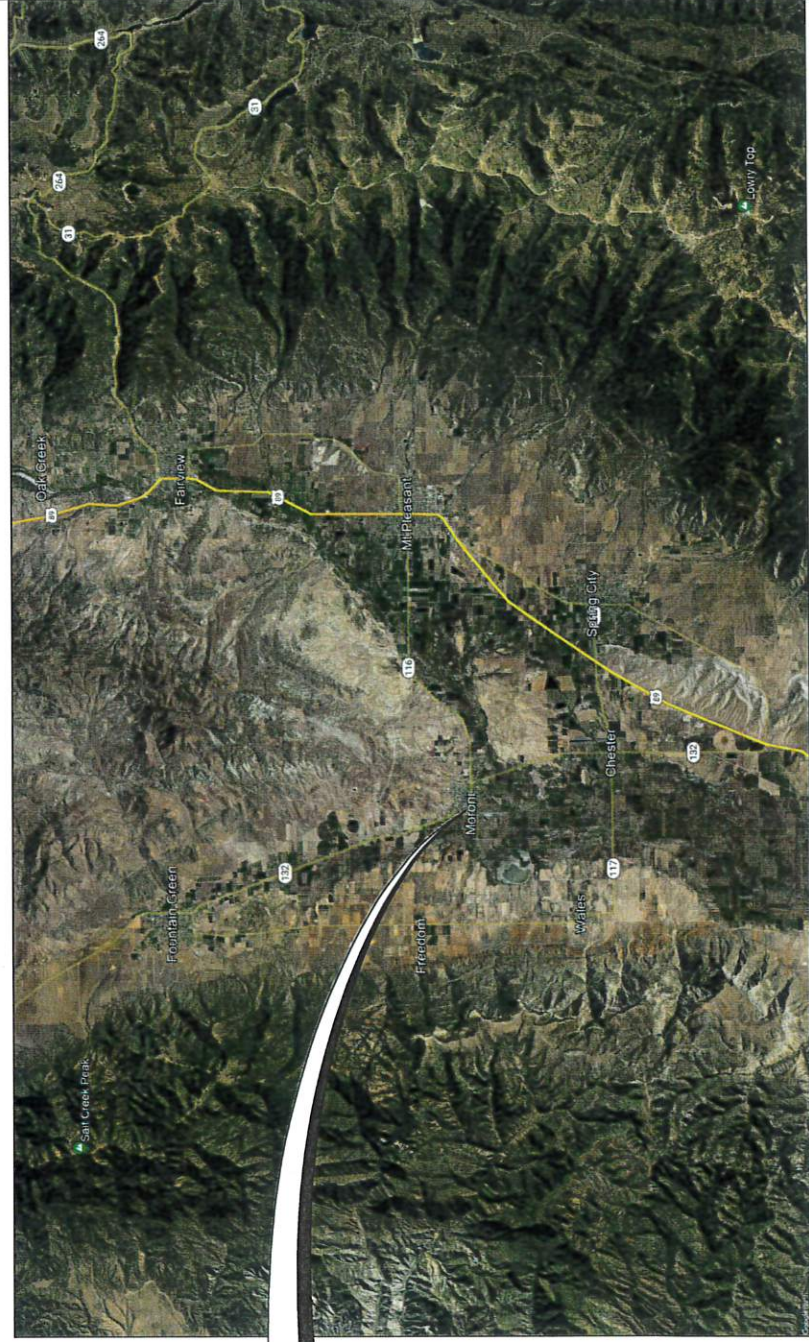
SHEET No.

1

MORONI CITY 120 NORTH SANITARY SEWER PROJECT



PROJECT LOCATION



PROJECT LOCATION



Moroni City
80 S 200 W St
Moroni, UT 84646
Phone: (435) 436-8359

Johnson & Little
P.O. Box 487, Gaston, UT 84511
(435) 381-2523 Fax (435) 381-2522
e-mail: jlit@jlv.net, jandlengineering.com

OFFICIAL STATE

MORONI CITY 120 NORTH
SANITARY SEWER PROJECT

UNIVERSAL STAM

DATE	BY	REMARKS
2-20-22	JM	
2-20-22	MM	

SHEET TITLE

ECM PROJECT NO.

2
SHEET No.

INDEX TO SHEETS	
SHEET	DESCRIPTION
1	COVER
2	INDEX TO SHEETS AND SUMMARY OF ITEMS
3	PLAN VIEW
4	DETAILS
5	MANHOLE DETAILS

SUMMARY OF ITEMS				
ITEM	SECTION	DESCRIPTION	UNIT	QUANTITY
1	8	MOBILIZATION	LUMP	1
2	32	48-INCH MANHOLE	EACH	3
3	10	SAW CUTTING	LIN. FT.	24
4	10	REMOVE ASPHALT	SQ. FT.	60
5	47	4-INCH PVC D-3034 PIPE	LIN. FT.	30
6	47	8-INCH PVC D-3034 PIPE	LIN. FT.	490
7	49	SEWER SERVICE CONNECTION	EACH	1
8	49	SEWER MAIN LINE TIE-IN CONNECTION	EACH	1

Moroni City
80 S 200 W St
Moroni, UT 84646
Phone: (435) 435-8359

JOHN W. LITTLE
P.O. Box 487, Castle Dale, UT 84513
(435) 381-2523 Fax (435) 381-2522
www.johnlittle.com, johnlittle@johnlittle.com

DATE OF FINAL STAMP

MORONI CITY 120 NORTH
SANITARY SEWER PROJECT

PROFESSIONAL STAMP

PROJECT NO.	777-Moroni 120 North
DATE	10/20/2022
BY	JP
CHECKED BY	JP
DATE	10/20/2022
PROJECT TITLE	MORONI CITY 120 NORTH SANITARY SEWER PROJECT

PROJECT NO.

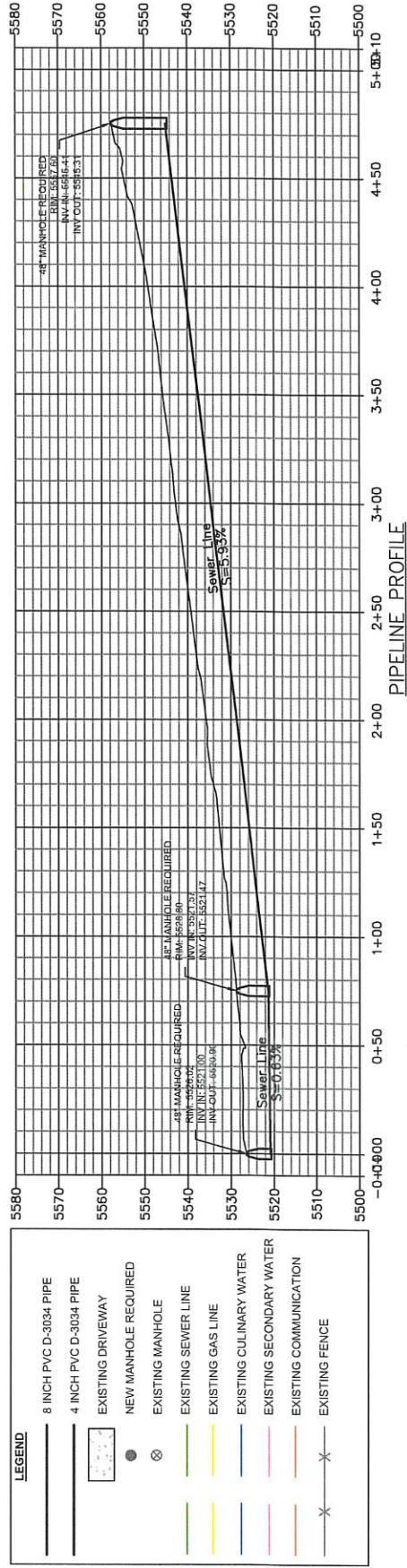
SHEET NO.

3



SCALE: 1"=50'

SCALE: 1"=50'



LEGEND	
8 INCH PVC D-3034 PIPE	EXISTING DRIVEWAY
4 INCH PVC D-3034 PIPE	NEW MANHOLE REQUIRED
EXISTING DRIVEWAY	EXISTING MANHOLE
NEW MANHOLE REQUIRED	EXISTING SEWER LINE
EXISTING MANHOLE	EXISTING GAS LINE
EXISTING SEWER LINE	EXISTING CULINARY WATER
EXISTING GAS LINE	EXISTING SECONDARY WATER
EXISTING CULINARY WATER	EXISTING COMMUNICATION
EXISTING SECONDARY WATER	EXISTING FENCE
EXISTING COMMUNICATION	
EXISTING FENCE	

Moroni City
80 S 200 W St
Moroni, UT 84646
Phone: (435) 436-5359

Utah State Engineering
P.O. Box 487, Coalville, UT 84403
(435) 381-2523 Fax (435) 381-2522
e-mail: jg@utse.net, jg@utseengineering.com
CODE: 001-KAL-01-00

**MORONI CITY 120 NORTH
SANITARY SEWER PROJECT**

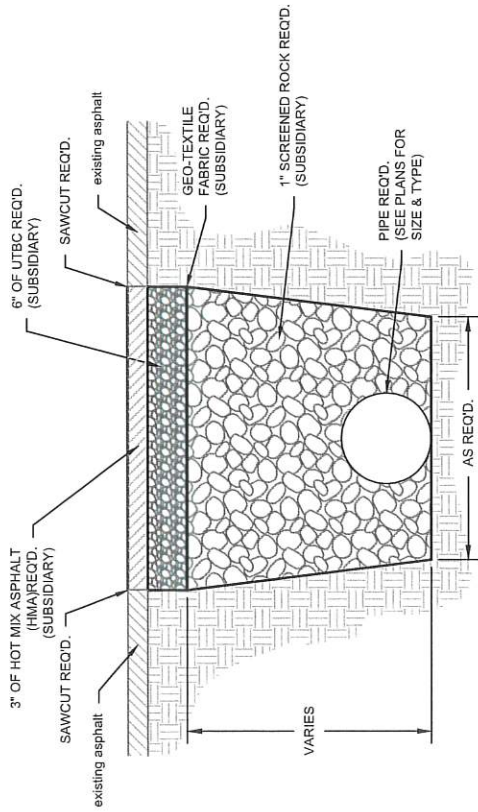
PROFESSIONAL STAMP

DATE: 11/10/2010	BY: JG
CHECKED BY: JG	DATE: 11/10/2010
APPROVED BY: JG	DATE: 11/10/2010
SHEET TITLE: TYPICAL TRENCH	

PROJECT No.

SHEET No.

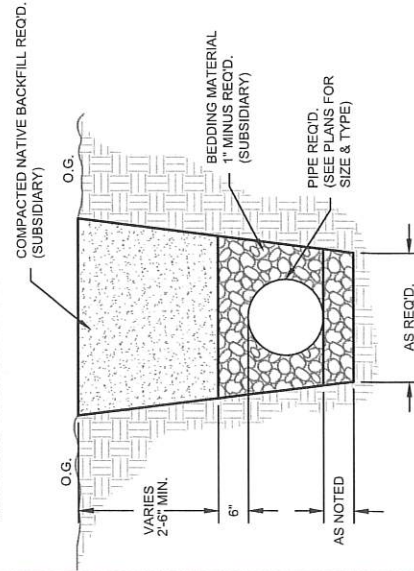
4



TYPICAL TRENCH IN ASPHALT

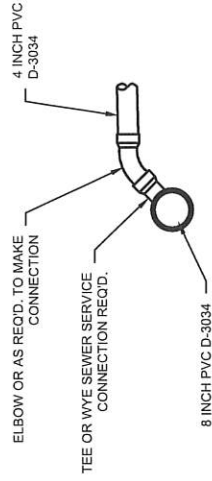
SCALE: 1/4" = 1'-0"

NOTE: 6" OF 1" MINUS BEDDING MATERIAL REQ'D. UNDER SEWER PIPE IN DRY CONDITIONS AND 12" OF 2" DRAW ROCK REQ'D. UNDER SEWER PIPE IN WET CONDITIONS.



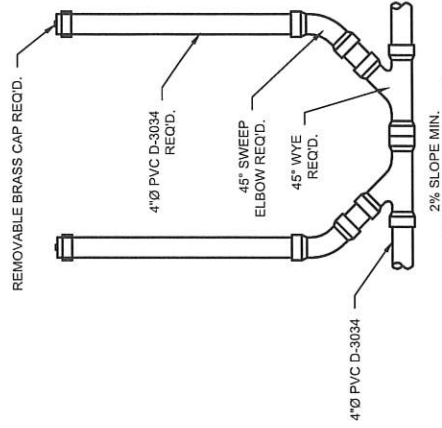
TYPICAL TRENCH

SCALE: 1/4" = 1'-0"



TYPICAL SEWER SERVICE CONNECTION

SCALE: 1/4" = 1'-0"



TYPICAL DOUBLE SEWER CLEAN-OUT

SCALE: 1/4" = 1'-0"

**TYPICAL SEWER LINE TRENCH
STATE HIGHWAY (STREET CROSSING) -IF NOT BORED**

SCALE: 1/4" = 1'-0"

Moroni City
80 S 200 W St
Moroni, UT 84646
Phone: (435) 436-8359

Professional Engineer
P.O. Box 487, Castle Dale, UT 84513
(435) 381-5253 Fax (435) 381-5222
www.moronicity.org/Engineering/Engineers

CODE OFFICIAL STAMP

MORONI CITY 120 NORTH
SANITARY SEWER PROJECT

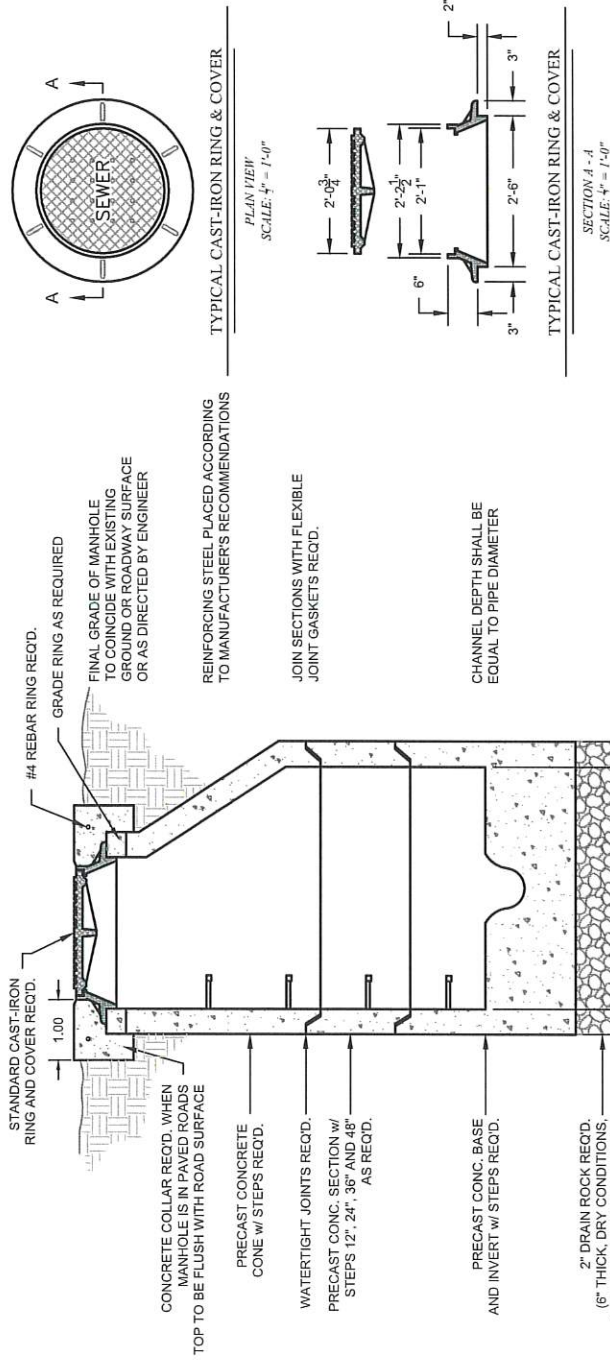
PROFESSIONAL STAMP

DESIGNED BY	MSJ
SUPPLIED BY	END
DRAWN BY	JB
CHECKED BY	JB
SHEET TITLE	2 - 2022
	2 - 2022

DPC#M PROJECT No.

SHEET No.

5





635 North Main, Suite 691, Richfield, Utah 84701
TEL 435.896.8857 | FAX 435.743.7900

May 27, 2022

Moroni City
80 South 200 West
Moroni, UT 84646

Subject: 120 North Sanitary Sewer Project – Plan Review

Dear Moroni City,

Sunrise Engineering has reviewed the final plans for the 120 North Sanitary Sewer Project. We have determined the plans have sufficiently addressed the outstanding comments on this project. We recommend approving construction of the project.

We would like to provide the following recommendations prior to the city accepting the final completion of the project:

1. The Contractor shall submit all material and compaction testing documentation to the City.
2. The Contractor shall submit all cleaning and quality assurance testing documentation records to the City.
3. The Contractor shall submit final construction record drawings to the City.

Professionally,

A handwritten signature in black ink, appearing to read "Trent Brown", written over a horizontal line.

Trent Brown
Project Manager

BLUE STEEL

ARCHITECTURE

DESIGN/BUILD LLC

designing the future on project at a time

801-592-0073

CHESTER PERRY HOME

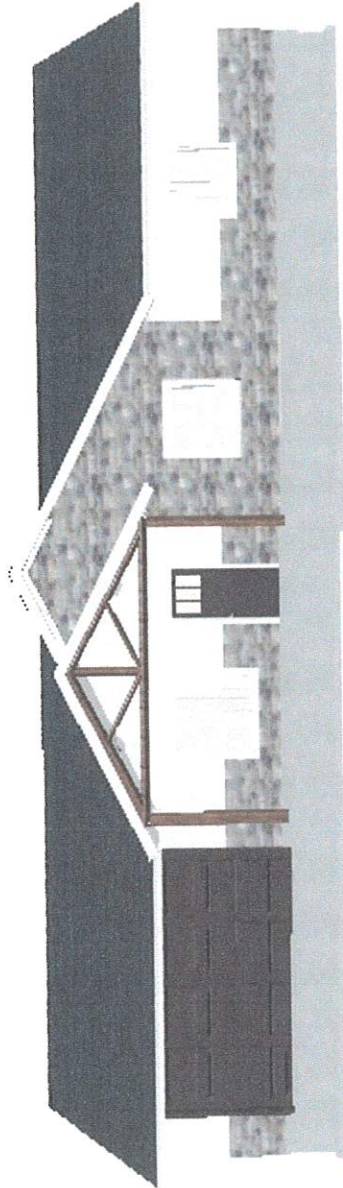


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MAIN FLOOR- 1,350 SQ FT	
BEDROOMS:	3
BATHROOMS:	2
KITCHEN:	1
DINING ROOM:	1
FAMILY ROOM:	1

1. INSTALL SMOKE/CARBONMONOXIDE DETECTOR IN EACH BEDROOM AND ADJACENT HALLWAY AND ON EACH FLOOR. THEY SHALL BE WIRED IN SERIES AND HAVE A BATTERY BACKUP.
2. ALL OUTLETS IN BEDROOMS SHALL BE ON A ARC FAULT CIRCUIT.
3. ALL OUTLETS IN BATHROOMS, LAUNDRY, KITCHENS, GARAGE, AND UTILITY ROOM SHALL BE ON A DEDICATED GFCI CIRCUIT.
4. INSTALL PHONE, TV, AND COMPUTER OUTLETS IN LOCATION OF OWNERS CHOICE.
5. INSTALL 22X34 ATTIC ACCESS IN LOCATION OF OWNERS CHOICE.

LIMITATIONS OF LIABILITY.
 IN NO EVENT THE DESIGNER BE LIABLE FOR ANY INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THESE PLANS. THE DESIGNER HAS NO LIABILITY TO USE THESE PLANS.

The Plans are intended to indicate design intent and basic construction detailing. It is your responsibility to ensure that you have obtained the proper professional assistance to provide standard construction details and practices, which will result in a structurally sound and safe building. The Designer has no control or responsibility with respect to such matters.

1. The Plans do not include any plumbing, heating or air conditioning details. The Designer is not responsible for local codes and climatic conditions. We recommend that you have a local electrical engineer, mechanical engineer or building provide such of these drawings as may be required for permits and construction.

2. Names of materials and manufacturers shown on the Plans do not represent an endorsement or approval of the quality or performance of materials are the responsibility of you and/or your builder, including proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans; the Designer has no control or responsibility with respect to such matters.

3. The Plans require an engineering signature, seal and/or stamp. . Because of the great differences in geography and climate in different areas, each state, county, and municipality has its own building codes, zoning requirements, ordinances, and/or building regulations. The Plans may need to be modified to comply with local codes, zoning requirements, and/or building regulations. In addition, you may need to obtain permits or inspections from local government agencies before and in the course of construction. Your right to use the Plans is conditioned on your agreement to, and you affirm that you shall: (a) contractor of your choice prior to beginning construction, and (b) strictly comply with all local building codes, zoning requirements, and other applicable laws, regulations, ordinances, and requirements.

4. Every effort has been made by the designer, in coordination with the Structural Engineer to anticipate or foresee all conditions that may arise. This is a "PLAN" not a complete Specification document on every element of the structure. It will be your responsibility as the owner in conjunction with your contractor to verify and communicate the intricate details of this construction process. The Designer assumes NO liability for construction errors, modifications, or material changes. The Designer is not responsible for the material changes. The Contractor is responsible to verify all dimensions, and procedures prior to executing the building of this structure.

- NOTES:**
1. PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL ENGINEER'S SIGNATURE AND SEAL.
 2. REFER TO STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
 3. ROOF SHEATHING TO BE APA RATED 3/4" O.C EDGE, 12" FIELD.
 4. FLOOR SHEATHING TO BE APA RATED 3/4" T&G WITH 10D NAILS AT 6" O.C EDGES 12" FIELD.
 5. STUD WALLS TO BE 2X6 AT 16" O.C
 6. USE (19) 16D NAILS BETWEEN TOP PLATE SPLICE POINTS, TOP ON SPACERS PER MANUFACTURERS SPECIFICATIONS.
 8. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MIN) 360 616" O.C
 9. FLOOR JOISTS TO BE 14" 131360 616" O.C U.A.O
 10. PRE-ENGINEERED ROOF TRUSSES @ 23" C BY OTHERS

CHESTER PERRY

DATE:

5/9/2022

SCALE:

1/4"= 1'-0"

SHEET:

A-1

FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO THE FOUNDATION WITH MINIMUM 1/2" BOLTS AT 6 FEER O.C OR LESS AND EMBEDDED A MINIMUM 7 INCHES INTO THE FOUNDATION. ANCHOR BOLTS MUST BE PLACED IN THE MIDDLE ON THIRD OF THE PLATE. (M4652.1,6)

ALL PLATES INTERIOR AND EXTERIOR, LOAD BEARING AND NON-LOAD BEARING SHALL BE PRESSURE TREATED OR NATURALLY DURABLE LUMBER. ALL WOOD COLUMNING SHALL BE PRESSURE TREATED UNLESS SUPPORTED ON 1" PEDIESTAL. (R317.1, R317.1.1, R317.1.4)

FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED FILL. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE ADJACENT, FINISHED GRADE A MINIMUM

TOP OF FOUNDATION TO BE AT LEAST 12" ± 2% ABOVE THE TOP OF CURB. SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 6" IN FIRST 10 FEET (R401.3, R401.7.2)

NOTES:

1. PLANS ARE NOT COMPLETE WITHOUT STRUCTURAL CALCULATIONS.
2. REFER TO STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES
3. ROOF SHEATHING TO BE APA RATED 7/16" OSB OR COX
4. ROOF BRACING TO BE APA RATED 3/4" T&B WITH NAILS AT 6" O.C EDGES 12" FIELD.
5. STUD WALLS TO BE 2X12 AT 16" O.C
6. USE 10# 160 MILS BETWEEN TOP PLATE SPICE POINTS, 4-1/2" O.C
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
8. HOLDDOWS SHALL BE INSTALLED ON (2) FULL HEIGHT
9. ROOF JOISTS TO BE 14" TRUSSES 61W" O.C W.K.O
10. PRE-ENGINEERED ROOF TRUSSES @ 23'-0" BY OTHERS

CHESTER PERRY

DATE:

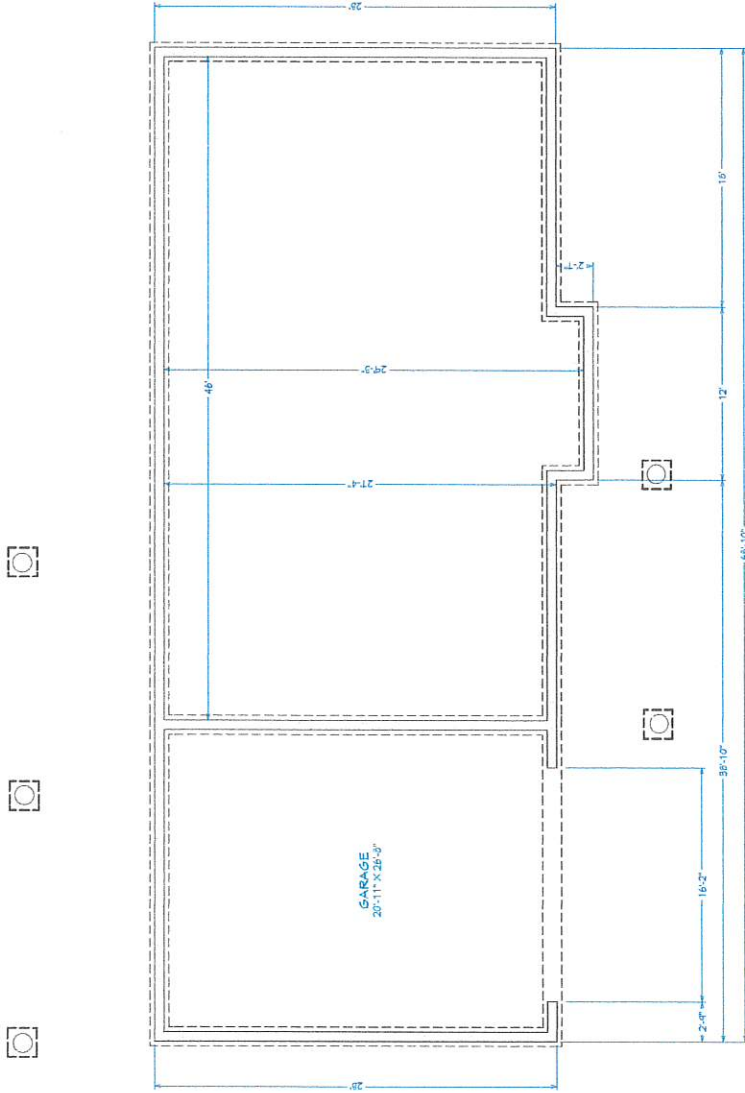
5/9/2022

SCALE:

 $1/4"=1'-0"$

• **JEHS**

A-2



FOOTING AND FOUNDATION PLAN - 1/4"=1'-0"

NOTES

- THE MAXIMUM RISER HEIGHT SHALL BE 8" AND MINIMUM TREAD DEPTH SHALL BE 9" (R311.7.5, R311.7.6)
- THE MAXIMUM RISER HEIGHT SHALL BE 8" AND MINIMUM TREAD DEPTH SHALL BE 9" (R311.7.5, R311.7.6)
- THE SLOPED PLANE ADJOINING THE TREAD NOSING. (R311.7.8)
- ENERGY CODE REQUIREMENTS:
WINDOW U-VALUE OF .25 (MAX)
GLAZING COEFFICIENT OF 0.60
WOOD WALL R-VALUE OF R-20 OR R-13+
5 MIN.
FLOOR R-VALUE OF R-50 OR R-19 AND
SUFFICIENT TO FILL CAVITY (MIN.)
BASEMENT WALL R-VALUE OF R-15
CONTINUOUS OR R-19 (2" BATT (MIN.)
GRADE) SHALL VE R-10 OF R-3 (MIN.)
SUPPLY AND RETURN DUCTS IN ATTIC
REQUIRE R-VALUE OF R-3 (MIN.)
AN ATTIC ACCESS SHALL BE PROVIDED
TO ATTIC AREAS THAT EXCEED 30 SQ
FT AND HAVE A VERTICAL HEIGHT OF
4 FT OR MORE. THE ACCESS SHALL BE
MINIMUM UNOBSTRUCTED HEADROOM
OF 6'6" AT THE POINT OF ENTRY
ABOVE THE ACCESS OPENING.
(R107.1)
- CRAWL SPACES REQUIRE AN 18" BY 24"
OPENING THROUGH THE FLOOR OR A
16" BY 24" OPENING THROUGH THE
FOUNDATION WALL. THE PASSAGEWAY
WIDE IS REQUIRED FOR MAXIMUM OF 20
FT. (N402.4)
- OPENINGS BETWEEN THE GARAGE AND
RESIDENCE SHALL BE EQUIPPED WITH
A SOLID WOOD DOOR 1 1/2" MIN THICK
RATED. (R302.5.1)
- THE GARAGE SHALL BE SEPARATED FROM
THE RESIDENCE BY NOT LESS THAN 1/2"
GYPSUM BOARD APPLIED TO THE GARAGE
SIDE, GARAGE BENEATH HABITABLE
SPACE SHALL BE NOT LESS THAN 5/8"
LESS THAN 5/8" TYPE X GYPSUM BOARD
(R302.6)
- THE MIN HEIGHT OF GARDS LOCATED
MORE THAN 30" ABOVE THE FLOOR
SHALL BE 36" MIN. THE MIN HEIGHT
OF THE SIDE OF STAIRS WHERE THE MIN
HEIGHT IS 34" OPENINGS IN GUARDS
SHALL HAVE INTERMEDIATE RAILS OR
GUSSETED STAIRS SHALL NOT
ALLOW PASSAGE OF A SPHERE 4".
(R312.1)

CHESTER PERRY

5/9/2022

DATE:

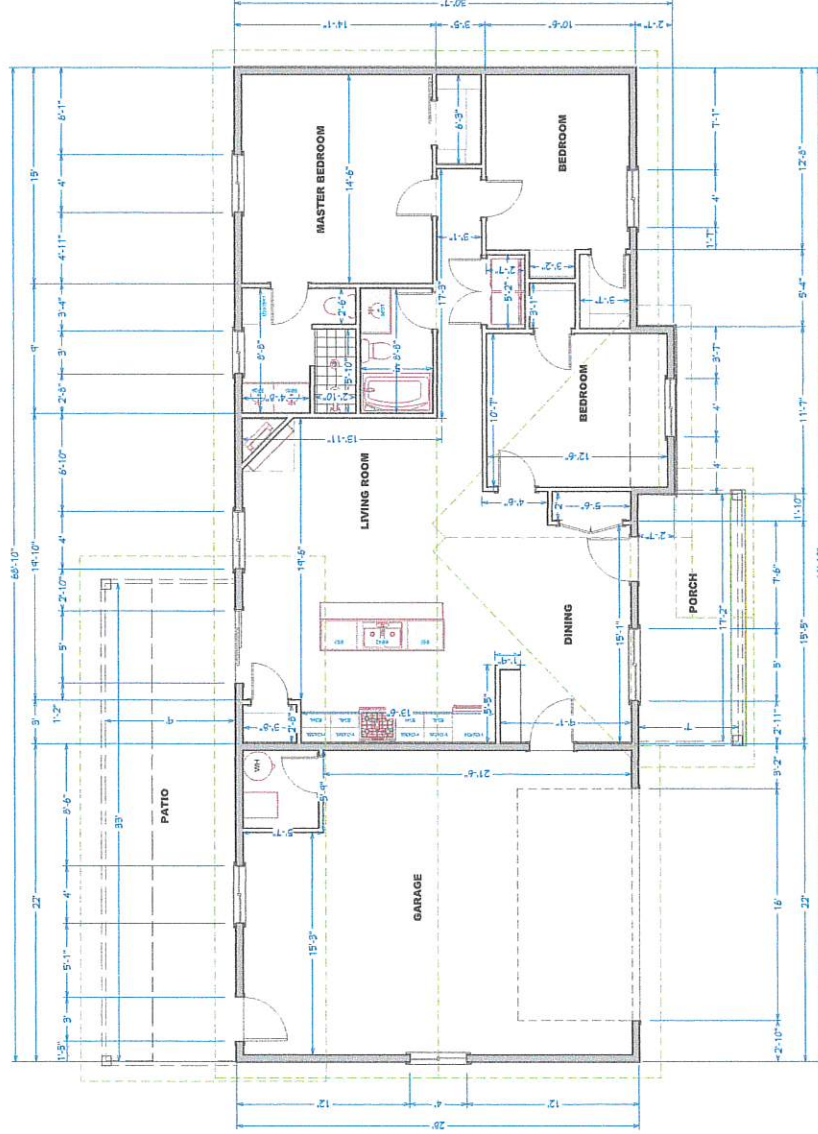
5/9/2022

SCALE:

1/4"=1'-0"

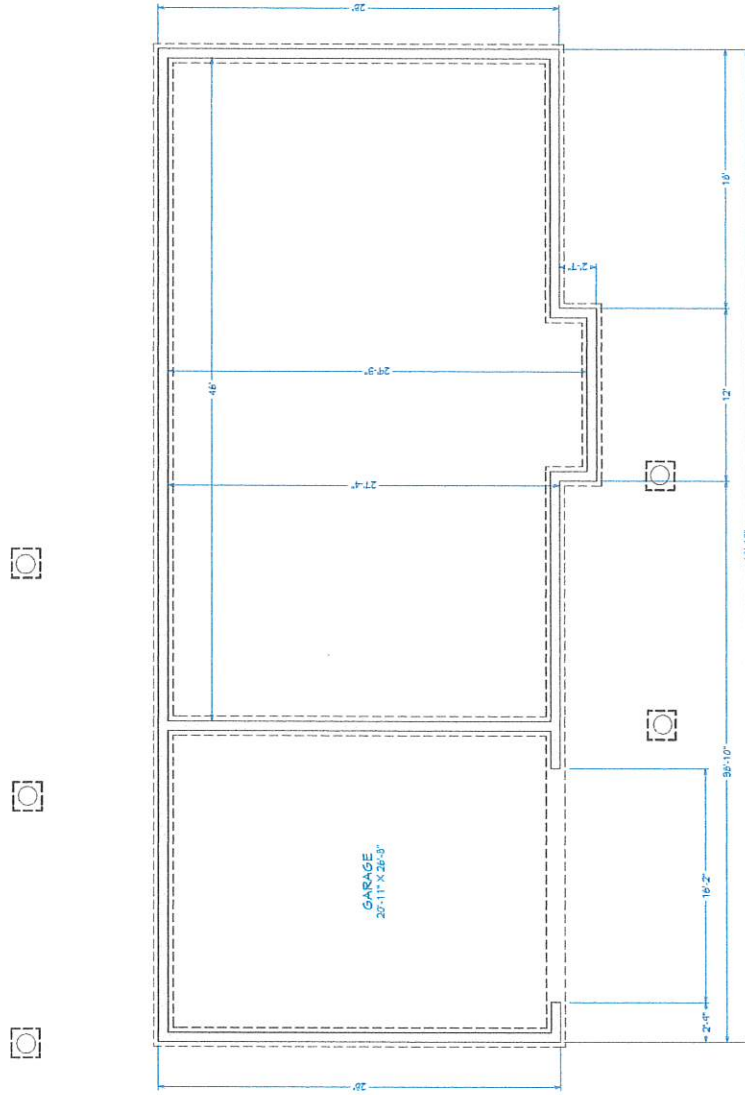
SHEET:

A-3



MAIN FLOOR PLAN - 1/4"=1'-0" 1,450 sq ft

DETAILED DIMENSION PLAN FOOTING AND FOUNDATION - 1/4"=1'-0"



CHESTER PERRY

DATE:

5/9/2022

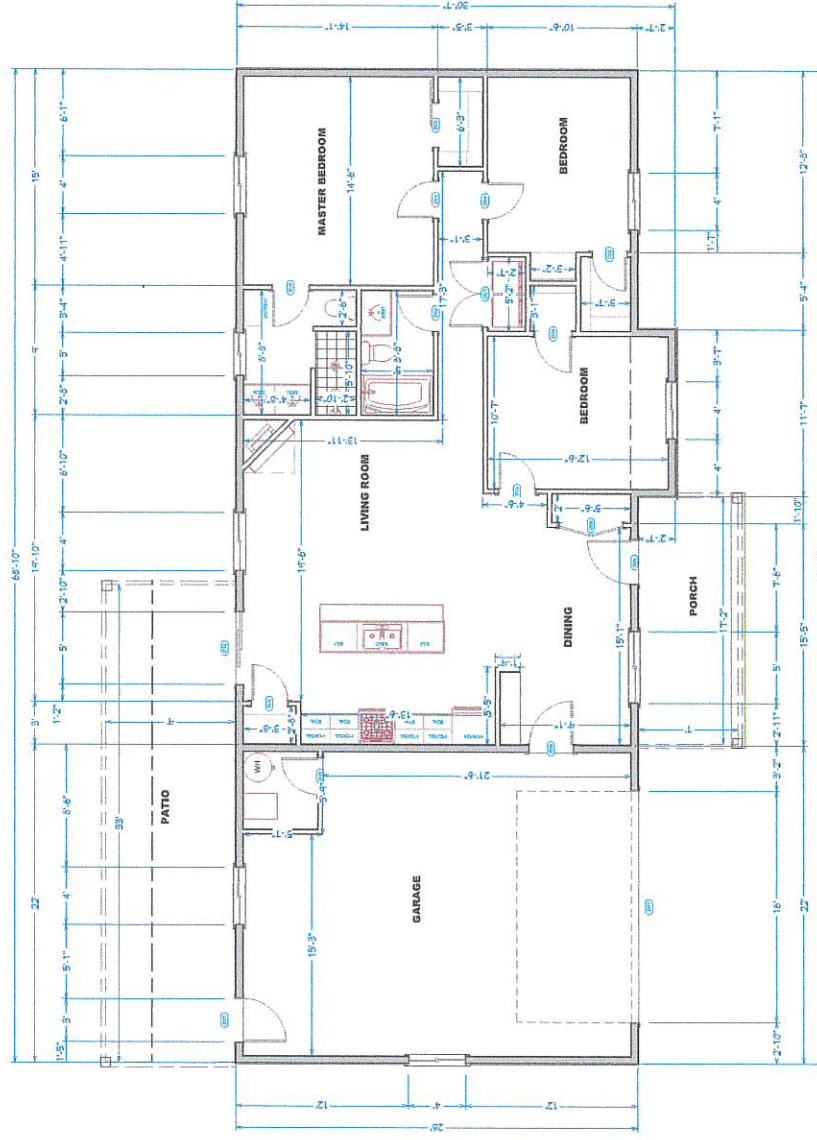
SCALE:

$$1/4'' = 1'-0''$$

SHEET:

A-4

5/9/2022



CHESTER PERRY

9/4/2022

DATE:

5/9/2022

SCALE:

1/4"= 1'-0"

SHEET:

A-5

DETAILED DIMENSION PLAN MAIN FLOOR- 1/4"=1'-0"

REAR ELEVATION VIEW 1/4"=1'-0"



5/19/2022

CHESTER PERRY

DATE: _____

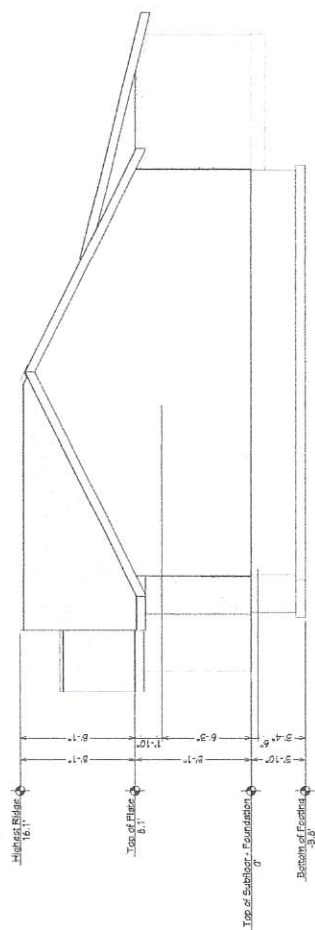
5/9/2022

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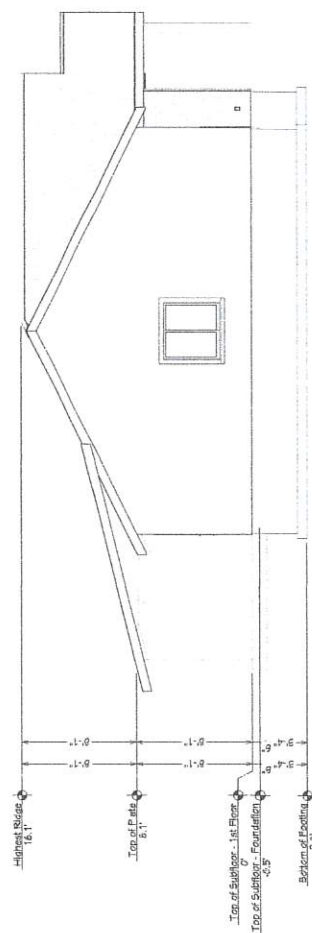
 $1/4" = 1'-0"$

SHEET:

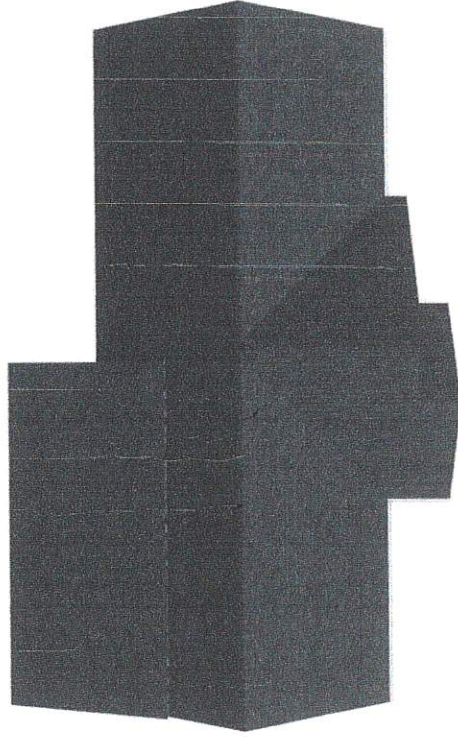
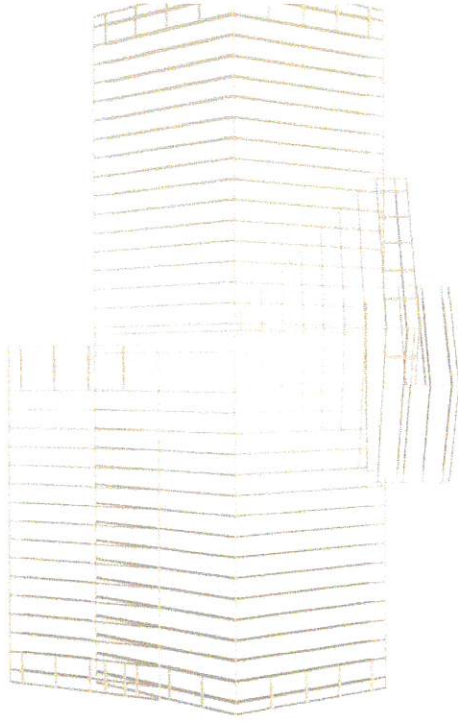
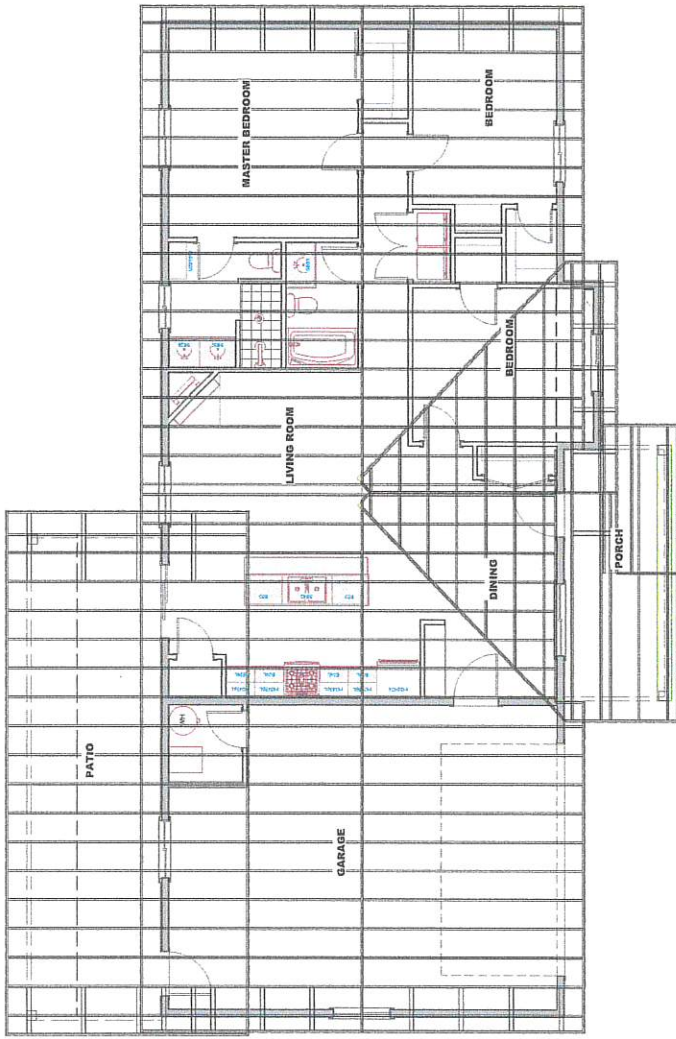
A-7



RIGHT ELEVATION VIEW 1/4"=1'-0"



LEFT ELEVATION VIEW 1/4"=1'-0"



CHESTER PERRY

5/9/2022

DATE:

5/9/2022

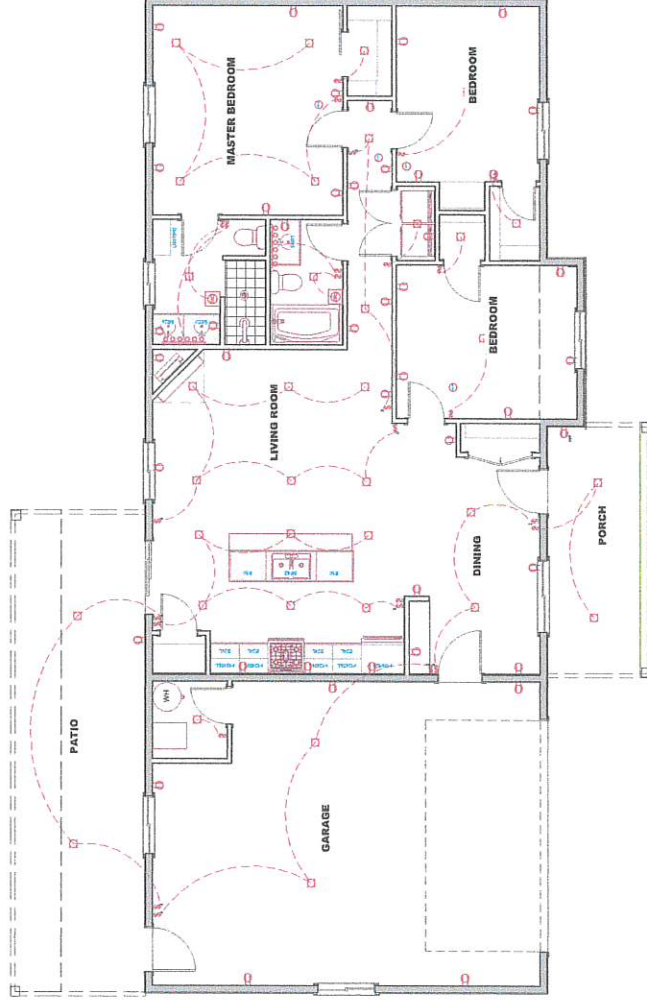
SCALE:

1/4"=1'-0"

SHEET:

A-8

ROOF FRAMING PLAN 1/4"=1'-0"



5/9/2022

CHESTER PERRY

DATE:

5/9/2022

SCALE:

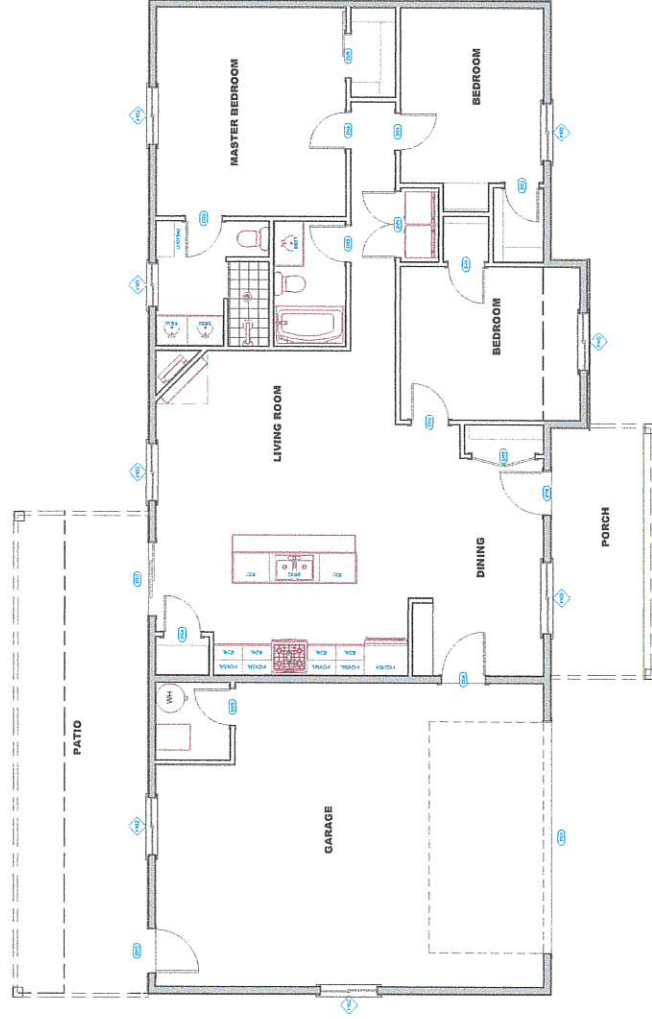
1/4"=1'-0"

SHEET:

A-9

MAIN ELECTRICAL PLAN 1/4"=1'-0"

NOTES



DOOR SCHEDULE			
NUMBER	LABEL	QTY	BLOCK SIZE
D01	16000	1	16000
D02	2400	3	2400
D03	2400	3	2400
D04	2400	3	2400
D05	2400	3	2400
D06	2400	3	2400
D07	2400	3	2400
D08	2400	3	2400
D09	2400	3	2400
D10	2400	3	2400

WINDOW SCHEDULE			
NUMBER	LABEL	QTY	BLOCK SIZE
W01	3200	1	3200
W02	4200	1	4200
W03	5200	1	5200

CHESTER PERRY

5/4/2022

DATE:

5/9/2022

SCALE:

1/4"=1'-0"

SHEET:

A-10

WINDOW AND DOOR SCHEDULE MAIN FLOOR 1/4"=1'-0"

5/9/2022

CHESTER PERRY

DATE:

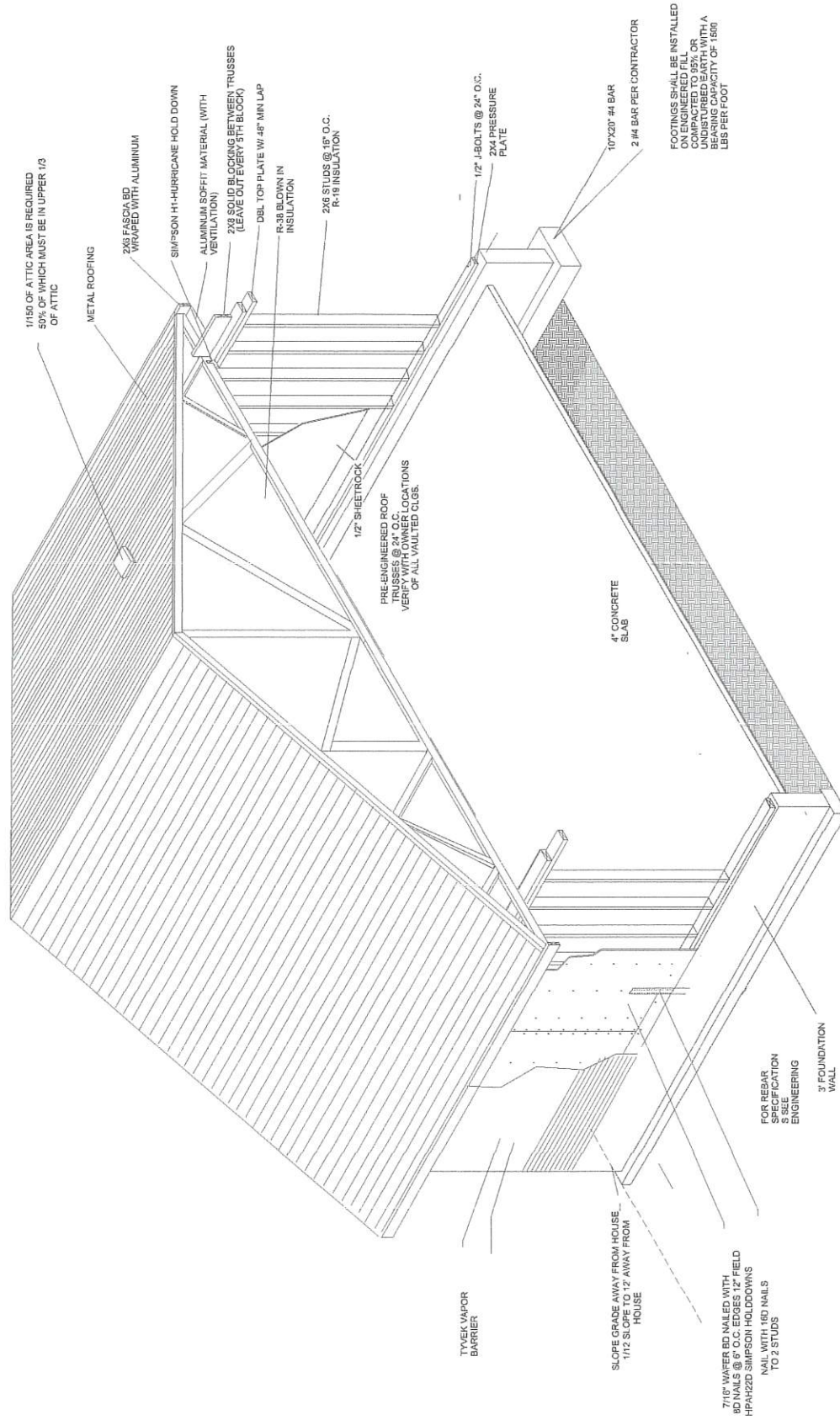
5/9/2022

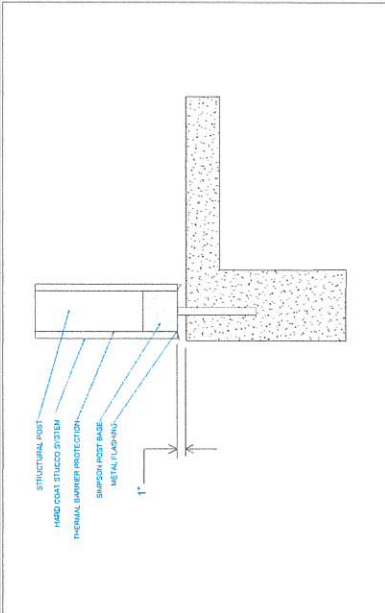
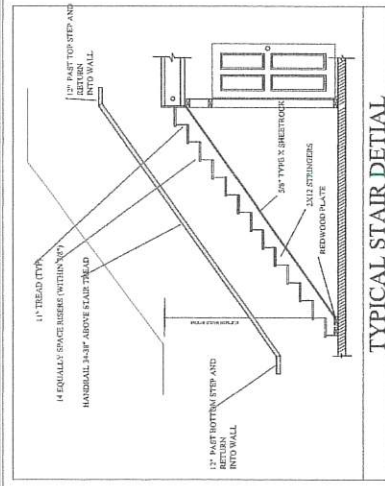
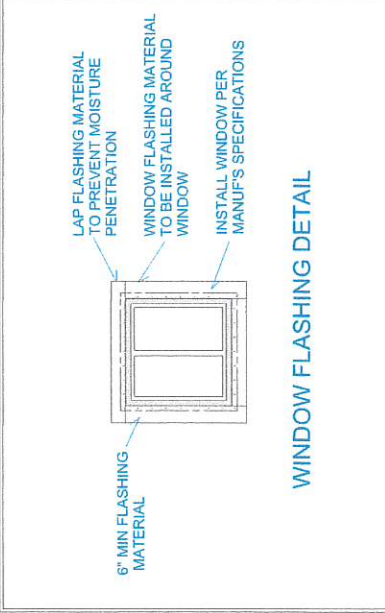
SCALE:

1/4" = 1'-0"

SHEET:

A-12

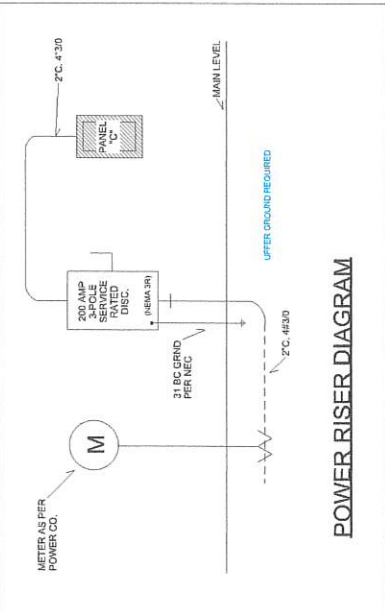
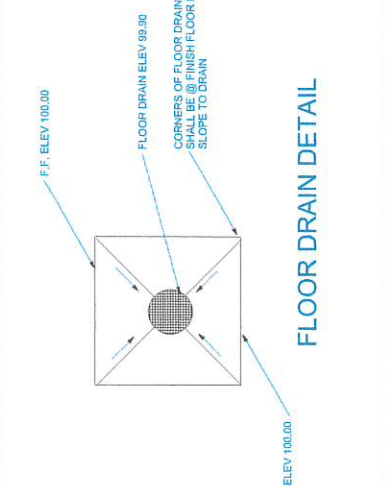
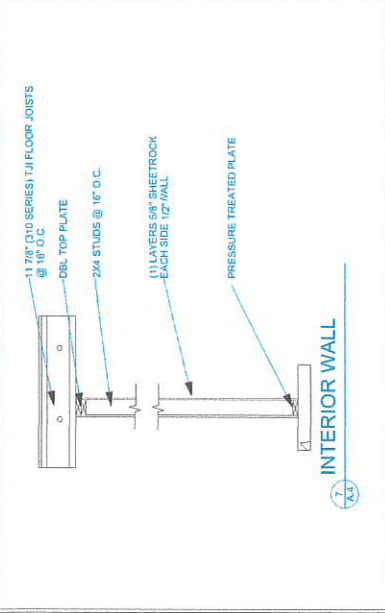




1 WINDOW FLASHING DETAIL

2 TYPICAL STAIR DETAIL

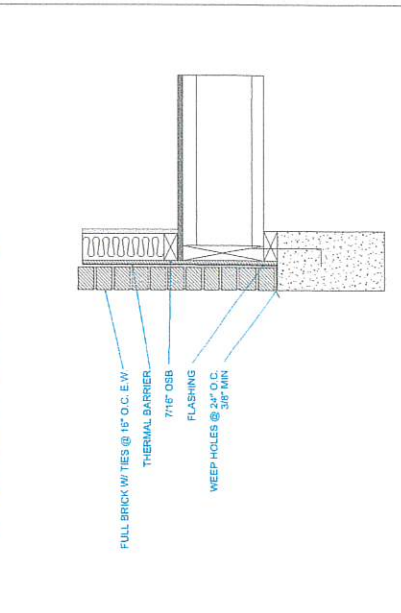
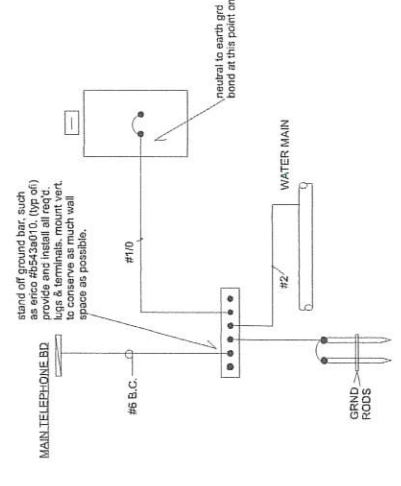
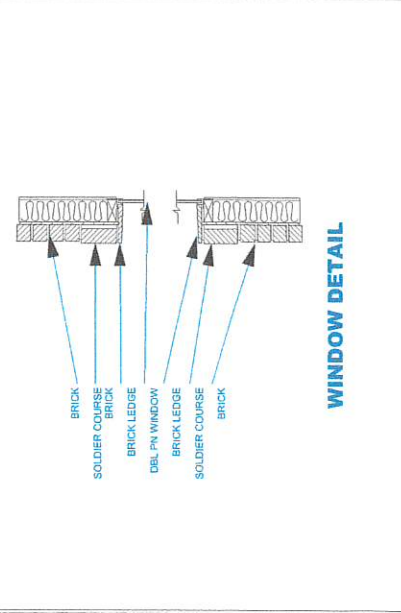
3 POST FLASHING DETAIL



4 INTERIOR WALL DETAIL

5 FLOOR DRAIN DETAIL

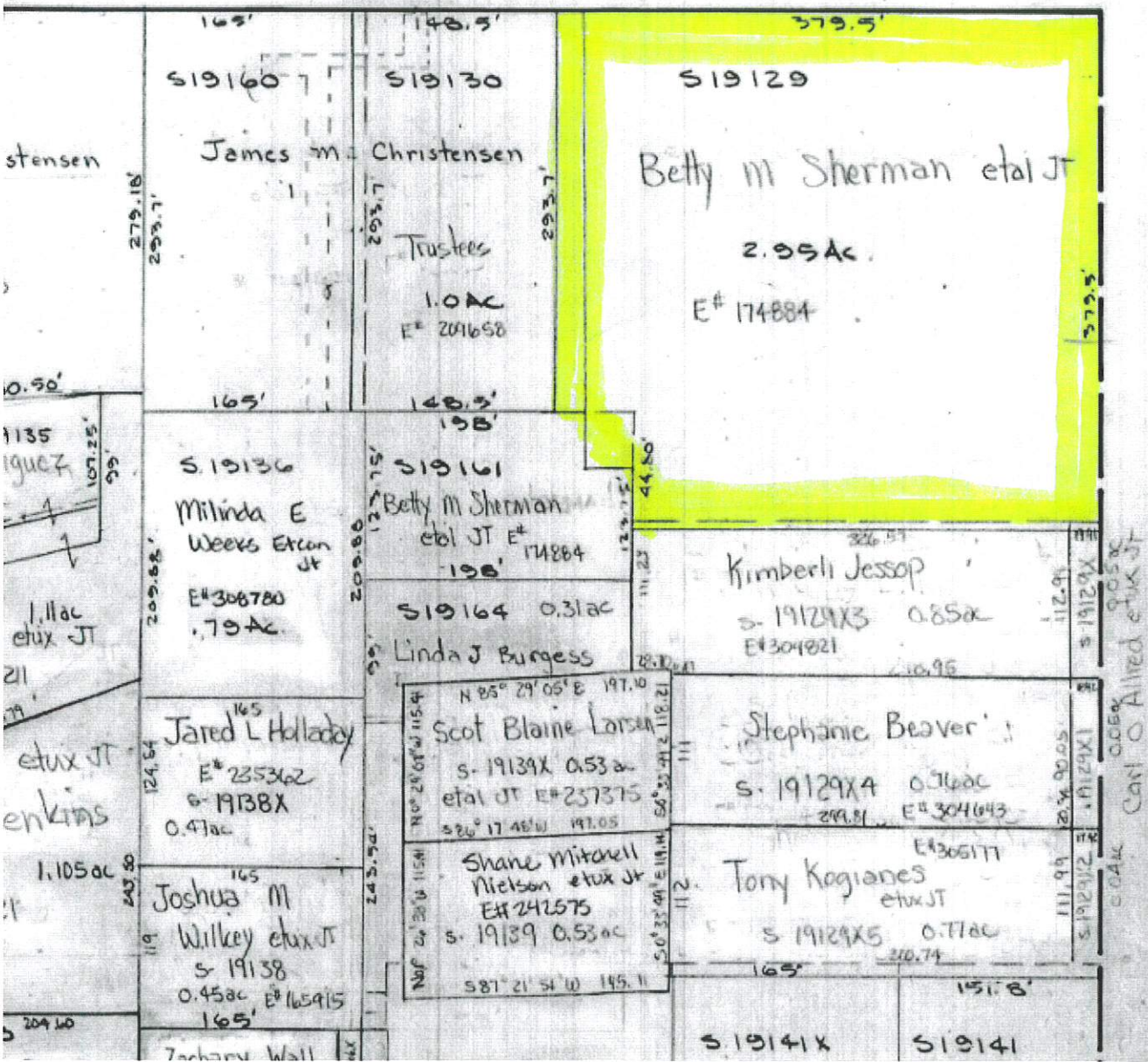
6 POWER RISER DIAGRAM



7 BRICK LEDGE- WINDOW DETAILS

8 BUILDING GROUNDING DETAIL

9 BRICK LEDGE FLASHING



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circumstances, including technological changes and processing of materials, it shall be the duty of the Planning Commission to ascertain all pertinent facts and set forth its findings and its interpretations, and thereafter such findings and interpretations shall govern. (Ord. 2000-4-1 2, 4-12-2000)

10-7-4: Public Utilities; Exceptions

The provisions of this Title shall not apply to structures or facilities used or usable by any utility company solely for the purpose of distributing electricity or communication services, and shall not be construed to limit or interfere with the installation, maintenance and operation of public irrigation ditches, pipelines and electric or telephone distribution and transmission lines, or railroads, when located in accordance with the applicable rules and regulations of local and State agencies; except that all transmission lines, electric substations, storage yards and public utility buildings shall be subject to site plan approval if required by the provisions of the applicable zone. (Ord. 2000-4-12, 4-12-2000)

10-7-5: Location of Boats, Boat Trailers and Travel Trailers * *Current*

Boats, boat trailers or travel trailers may not be placed, kept or maintained within the front yard area of the Residential Zone (R). Boats or trailers may be located anywhere on the lot, except in a clear vision zone of a corner lot, for a temporary period not to exceed twenty four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, if such facility is owned by a bona tide guest of the occupants of the premises. (Ord. 2000-4-12, 4-12-2000)

10-7-6: Abandoned, Wrecked or Junked Vehicles

1. **Prohibited:** It shall be unlawful to park, store or leave or to permit the parking, storing or leaving of any licensed or unlicensed motor vehicle of any kind, or part thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended or not, upon any private property within the City limits for a period of time in excess of seventy two (72) hours, except that such vehicles or parts thereof may be stored, if within a building, or placed behind an opaque screening fence; and except that said vehicles and parts may be within a junkyard or automobile wrecking yard lawfully established pursuant to the provisions of this Title.
2. **Nuisance Declared:** The accumulation and storage of more than two (2) such vehicles or part thereof, as defined above, on private property, except as set forth in subsection A of this Section, shall constitute a nuisance detrimental to the health, safety and welfare of the inhabitants of the City. It shall be the duty of the owner of such vehicle, or part thereof, or lessee or other person in possession of private property upon which such vehicle or part thereof is located, to remove the same from such property. (Ord. 2000-4-12, 4-12-2000)

buildings shall be subject to site plan approval if required by the provisions of the applicable zone. (Ord. 2000-4-12, 4-12-2000)

10-7-5: Use and Storage of Travel Trailers, Boats and Boat Trailers

1. Definitions:

- a. Travel Trailer: Any type of mobile trailer used for travel and temporary living.
- b. Nuisance: Whatever is dangerous to human life or health and whatever renders soil, air, water or food impure or unwholesome is declared to be a nuisance and unlawful. It shall be unlawful for any person either as an owner, agent or occupant to create or aid in creating or contributing to or maintaining a nuisance. (Per Moroni City Code, Title 4 – Public Health and Safety)
- c. Weeds shall include any vegetation commonly referred to as a weed or which shall have been designated a noxious weed by the Utah Commissioner of Agriculture. (Per Moroni City Code, Title 4 – Public Health and Safety)
- d. Commercial Garbage: Refers to garbage produced in commercial establishments, public or quasi-public institutions or establishments, including restaurants, hotels, motels and similar establishments. (Per Moroni City Code, Title 4 – Public Health and Safety)
- e. Community Waste: Lawn cuttings, clippings from bushes and shrubs, leaves and trees and tree branches. (Per Moroni City Code, Title 4 – Public Health and Safety)
- f. Container or Regulation Container: A type of garbage or trash container of galvanized metal or other approved material and having a tight-fitting lid or properly and sufficiently treated weather-resistant paper bag manufactured specifically for use in garbage and refuse collection. (Per Moroni City Code, Title 4 – Public Health and Safety)
- g. Garbage: Waste from the preparation, handling, storing, cooking or consumption of food and food products. (Per Moroni City Code, Title 4 – Public Health and Safety)
- h. Refuse: All waste matter, except garbage, attending or resulting from the occupancy of residences, apartments, hotels or other places of dwelling and from the operation of a business. Refuse shall not be deemed to include industrial waste or waste matter resulting from the construction, demolition or repair of a building or other structure. (Per Moroni City Code, Title 4 – Public Health and Safety)

- i. Residential Garbage: Garbage produced in places of private residence and dining halls not open to the public. (Per Moroni City Code, Title 4 – Public Health and Safety)

2. Placement and Storage:

- a. Boats, boat trailers or travel trailers may not be placed, kept or maintained within the front yard area of any dwelling, within any zone in the city.
 - b. Boats or trailers may be located anywhere on the lot, except in a clear vision zone of a corner lot, for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, if such facility is owned by a bona fide guest of the occupants of the premises. (Ord. 2000-4-12, 4-12-2000)
3. **Use:** Travel trailers are not to be used as official dwellings within city limits. Moroni City will allow the temporary use of travel trailer as a dwelling, under the following conditions:
- a. Such use must conform to 10-7-5 (1) requirements.
 - b. Individuals may use a travel trailer as a temporary dwelling in the city for the space of one (1) week, without any registration or follow up. Any use of travel trailers for temporary dwellings beyond the initial one (1) week can be extended for two (2) weeks, as long as the user registers with the city.
 - c. Any use desired use of a travel trailer for a temporary dwelling beyond two (2) weeks may be granted, only following the review of the application by the planning and zoning commission and the city council (who will make the ultimate determination).
4. **Nuisances, Weeds, Garbage and Litter:** The areas around the use or storage of any travel trailer, boat and boat trailer will be properly maintained at all times in accordance with Per Moroni City Code, Title 4 – Public Health and Safety.
5. **Violation of Ordinance:** A violation of this section follows the resulting progressive penalties:
- a. A warning letter will be issued with thirty (30), from the time of issuance, to resolve the violation.
 - b. If the violation is not appropriately resolved within the required thirty (30) days, a misdemeanor class B citation may be issued.

Meeting Minutes

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 - absent
 - 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 Jason Larson. SECOND Commissioner Stephen Bradley. ALL Yes. MOTION carried.
2. **Tony Kogianes and Dan Dalene – Proposed property annexation: parcels #25187, 25187X, and 25188**
 - a. Present: Tony Kogianes and Dan Dalene was present to present and discuss the petition.
 - b. Discussion: As outlined in the agenda, Mr. Kogianes and Mr. Dalene discussed what they would need to do annex property into the city followed by creating a subdivision with the property. The commission reviewed the subdivision ordinance with them and what would be needed to move forward.
3. **Discussion – Accessory Dwelling Units – HB 82:**
 - a. Commission Chair Greg Hill led the discussion of the proposed ordinance.
 - b. The commission will have Councilmember Wulfenstein present the proposed ordinance to the council for review and possible approval.
4. **Minutes**

MOTION Commissioner Jason Larson to approve the minutes from April 5, 2022. SECOND Commissioner Stephen Bradley. ALL Yes. MOTION carried.
5. **Commissioners and Staff Report and Discussion:**

6. **Adjournment:** MOTION Commissioner Jason Larson to adjourn. SECOND Stephen Bradley. All Yes. MOTION carried.

Carol Haskins, Planning and Zoning Secretary