

PLANNING & ZONING COMMISSION MEETING AGENDA

April 1, 2025

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold consecutive Public Hearings along with their scheduled meeting on Tuesday, April 1, 2025, at the Moroni City Community Center, 80 S. 200 W., Moroni, Utah, which meeting shall begin at 6:00 p.m.

Members of the public may address the Planning and Zoning Commission during the scheduled Public Hearings.
Each individual will receive three minutes to address the Commission for each public hearing.

1. Welcome – Commission Chair Greg Hill
MOTION to begin meeting/Roll Call
2. Janica Prestwich/Brent Langschwager
Proposed decks at 490 N. Ducksprings Drive
3. Jody Swapp
Proposed fence at 381 East 400 North
4. PUBLIC HEARING to receive public comment regarding the proposed Moroni City Annexation Plan Policy
5. PUBLIC HEARING to receive public comment regarding proposed amendments to Moroni City Subdivision Ordinance Title 11.
The proposed amendments are intended to 1) simplify and expedite the approval process for simple lot subdivisions, and 2) establish a clear procedure for amending the title of the ordinance.
6. Minutes
March 4, 2025
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.

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- 2025-4-1A
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Applicant Information:

Applicant Name: Brent Langschwager

Applicant Address (if different):

Legal Owner: Janica Prestwich

Phone: 435-262-2161

Address of Property: _____

Email:

490 N Duckspring Drive

langschwagerremodel@gmail.com

Property Information:

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

Building Size: _____ sq. ft.

Proposed Use of Property: building deck and awnings east and west side of house

Setbacks:

North: _____ East: 65'

South _____ West: 25'

Lot Size: 36 sq. ft./acres

Set back at front of building: _____

Serial No. of lot: 19135x

Set back that faces street: _____

Project Details:

1. Type of Development (Check One):

☐ New Construction

☐ Change of Use

☒ Addition

☐ Other: _____

☐ Accessory Building

2. Detailed Description of Proposed Work:

50' X 10' deck and awning on the west side of home

50' X 10' deck and awning on the east side of home

3. Zoning Compliance Checklist:

☐ Proposed use complies with zoning regulations for this zone.

☒ Yes ☐ No

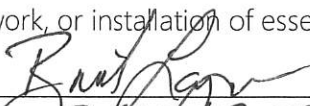
- Setbacks meet the requirements for the zone.
☒ Yes ☐ No
- Building height complies with zoning limits.
☒ Yes ☐ No
- Off-street parking requirements met.
☒ Yes ☐ No

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. 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: 
 Date: 3/27/2025

City Use Only:

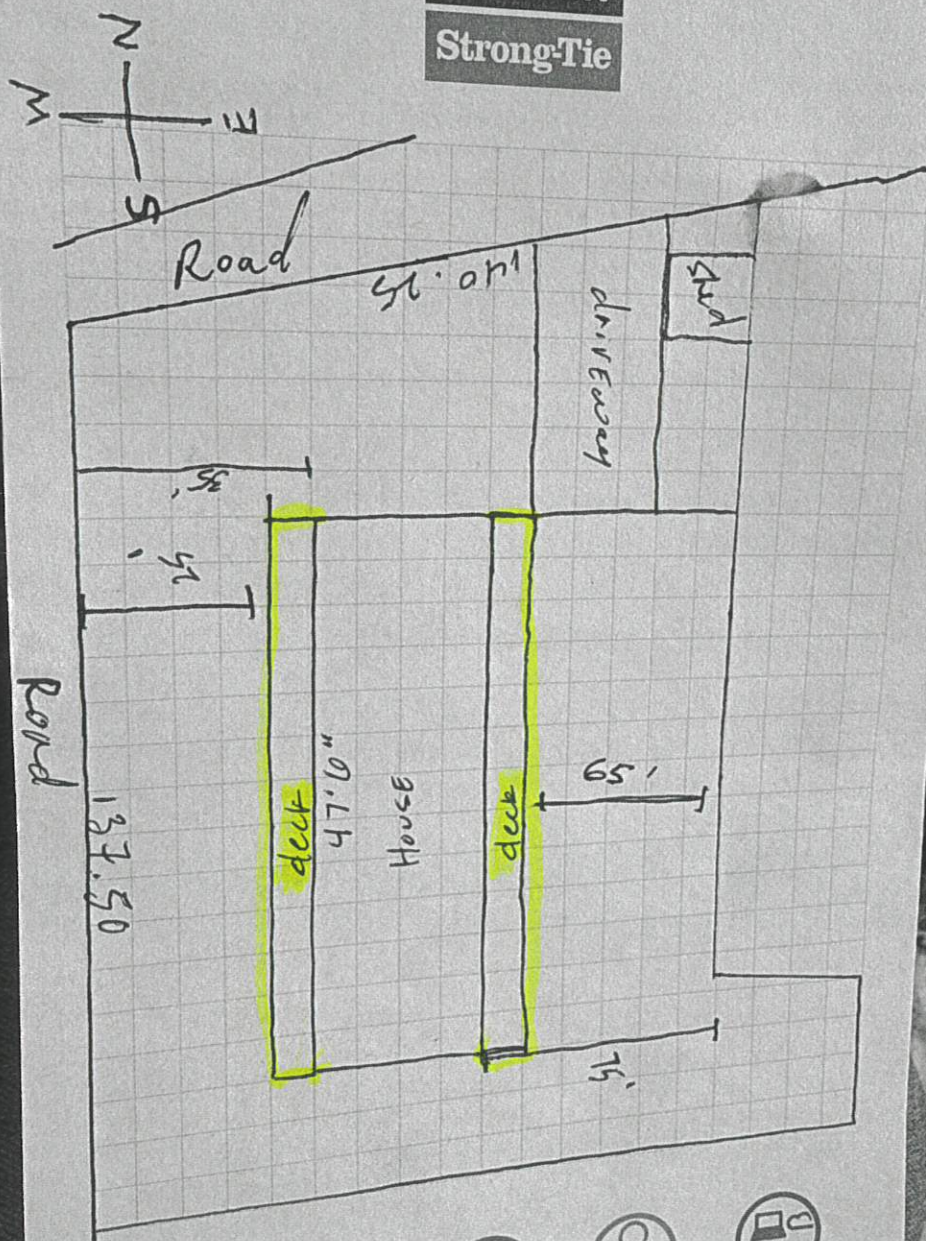
Application Received By: Carol Haskins Date Received: 27 March 2025

Permit Approved By:

Zoning:	Public Works:
Fire:	Mayor/Councilmember: 

Date Issued: _____ City Recorder _____

Strong-Tie

National
Retail

Building Technology

E# 183359

.65 Ac.

N 58° 45'

Janica J
Prestwichs - 19135X
Lk 351 lg 715 0.36 ac

N 76° E 137.50

Samue

E# 1599

Lk 461 P

N 76° E

321.7'

E - Dan T



Moroni City Zoning Permit Application

Zoning Permit Number ZP- 2025-4-1B

Applicant Information:

Applicant Name: Jody Swapp

Legal Owner: Jody & Shara Swapp

Address of Property: 381 E. 400 N.

Applicant Address (if different): _____

Phone: 402-350-1765

Email: Jody Swapp @ MSN.COM

Property Information:

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

Building Size: _____ sq. ft.

Proposed Use of Property:

Fence along North & East
side of property

Setbacks:

North: _____ East: _____

South _____ West: _____

Lot Size: _____ sq. ft./acres

Set back at front of building: _____

Serial No. of lot: _____

Set back that faces street: _____

Project Details:

1. Type of Development (Check One):

☐ New Construction

☐ Change of Use

☐ Addition

☐ Other: _____

☐ Accessory Building

2. Detailed Description of Proposed Work:

Fence along North and East side of property
* 4' tall

3. Zoning Compliance Checklist:

☐ Proposed use complies with zoning regulations for this zone.

☒ Yes ☐ No

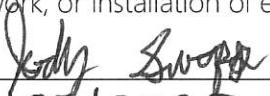
- Setbacks meet the requirements for the zone.
☒ Yes ☐ No
- Building height complies with zoning limits.
☒ Yes ☐ No
- Off-street parking requirements met.
☒ Yes ☐ No

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. 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: 
Date: 3/27/2025

City Use Only:

Application Received By: Carol Haskins Date Received: 3/27/2025

Permit Approved By:

Zoning:	Public Works:
Fire:	Mayor/Councilmember: 

Date Issued: _____ City Recorder _____

BLOCK 30, PLAT "B"

BLOCK 29,

NORTH STREET (UNIMPROVED)
N 88°55'30" E

41.25'

82.50'
ROW

N 88°55'30" E 435.60'

LOT 4

KOLBY & BROOK HENRIE
S-18980X

S-18980
23,359 SF
0.54 ACRES

EX. SHIPPING CONTAINER
EX. CONCRETE PAD

S 01°04'15" E 107.25'

S 88°55'30" W 217.80'

S 88°55'30" W 110.00'

EX. CONCRETE PAD

N 01°04'15" W 214.50'

400 EAST STREET (UNIMPROVED)
S 01°04'15" E

BLOCK 28,

LAWRENCE & SHIRLEY HILTON,
TRUSTEES
S-18980X2

S-18980X1
23,595 SF
0.54 ACRES

EX. HOUSE

46.20'

92.40' ROW

N 88°55'30" E 110.00'

LOT 1

: MEGAN POULSON
S-18981X

S 88°55'30" W 325.60'

400 NORTH STREET
S 88°55'30" W



Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** March 4, 2025 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. Cherrie Green, 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 Carlee Christensen
Draper, Cook, Christensen, Parry and Hill all YES. MOTION carried.
- c. Roll call.

2. Bevan Wulfenstein – Proposed Garage at 125 West Main Street

- a. Present: Mr. Wulfenstein was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Wulfenstein is seeking the approval of a proposed garage at 125 West Main Street.
 - i. A review of the relevant ordinance (Title 10-5A) with discussion between Commissioners found no issues with the petition for the garage. MOTION Commissioner D. Craig Draper to approve the garage as presented in the application. SECOND Commissioner Josh Cook. Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried.

3. Brent Wood – Proposed fence at 390 North 400 East

- a. Present: Mr. Wood was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Wood is seeking the approval of a fence along the south side of his property at 390 North 400 East.
 - i. A review of the relevant ordinance (Title 10-4B) with discussion between the Commissioners found no issues with the petition for the fence. MOTION Commissioner Denny Parry to approve the fence as presented in the application. SECOND Commissioner Carlee Christensen. Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried.

4. Moroni Annexation Policy

Commission Chair Greg Hill reviewed the proposed Moroni Annexation Policy. The Annexation Policy Plan is a strategic document that guides the city's growth and serves as a roadmap for making informed decisions by:

- Mapping Future Expansion: It outlines the areas the city expects to incorporate over time.
- Setting Annexation Procedures: It details the steps property owners must take to request annexation.
- Establishing Approval Criteria: It specifies the factors the city council will use to decide on annexation requests.
- Guiding Gradual Growth: It does not mandate immediate annexation but rather facilitates it when property owners need city services for development.
- Linking Annexation to Development: The plan connects annexation to anticipated development and the resulting need for expanded municipal services.

5. Minutes

January 7, 2025

MOTION Commissioner Denny Parry to approve the January 7, 2025, minutes.

SECOND Commissioner Josh Cook.

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

6. Report of Commissioners and Staff

Craig Draper

- Feels that all bases have been covered with the proposed Annexation Plan
- Discussed the process if someone builds without a permit

Carlee Christensen

- Inquired about the person looking to house exotic birds within the city

Josh Cook

Denny Parry

Councilmember Cherrie Green

Thanked the Commission for their service and looking forward to serving with them

Ashley Grundy

- Working with a citizen to clean up their yard
- Has made a few calls regarding miscellaneous items
- Working with Greg Hill to create a new development packet with reference to the new ordinances.

Greg Hill

- May Reginal Growth Summit in Richfield – encouraging everyone to attend
- Next meeting will include a public hearing regarding the Annexation Plan
- City clean-up day has been scheduled for May 17, 7am – 11am. Would like to work with the local LDS Wards to provide service by helping to clean up yards and mowing.
- Daniel Jensen has emailed a petition to be sent to UDOT regarding a proposed project at the junction of HYW 6 and HYW 89 to create an overpass with on and off ramps so that vehicles can safely enter and exit at that junction. Will email everyone so that they can participate if wanted.
- Asking for help from Commissioners with reviewing applications.

7. Adjournment: MOTION Commissioner Denny Parry to adjourn.

SECOND Commissioner Carlee Christensen.

Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried. 6:46 PM

Carol Haskins, Planning and Zoning Secretary

Greg Hill, Planning and Zoning Chairman