

PLANNING & ZONING COMMISSION MEETING AGENDA
May 8, 2025
6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Thursday, May 8, 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. Alicia Thorpe
Proposed fence at 530 East 200 North
3. Coulton Sharp
Proposed garage and fence at 115 N. Ducksprings Drive
4. Colton Blackham
Proposed Single Family Home at 335 West 200 North
5. Minutes
April 1, 2025
6. Report of Commissioners and staff
7. 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.

Alicia Thorpe
Fence

Moroni City Zoning Permit Application

Zoning Permit Number ZP- 2025

Applicant Information:

Applicant Name: Alicia Thorpe

Applicant Address (if different): _____

Legal Owner: Alicia & Justin Thorpe

Address of Property: 530 E. 200 N.

Phone: 801-636-3909

Moroni, UT 84646

Email: ALJUTHORPE@GMAIL.COM

Property Information:

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

Building Size: _____ sq. ft.

Proposed Use of Property: _____

Setbacks:

North: 23 ft. East: _____

South _____ West: _____

Lot Size: 0.29 sq. ft./acres

Set back at front of building: 44 ft ^{street} to house

Serial No. of lot: E #320357

Set back that faces street: 44 ft ^{street} to house

Project Details:

1. Type of Development (Check One):

☐ New Construction

☐ Change of Use

☐ Addition

☒ Other:

☐ Accessory Building

Fencing

2. Detailed Description of Proposed Work:

Replace existing fences with Hog Wire-style fencing,
add new fences to separate the front & back yards,
extend East fence from side yard up to the road.
Backyard fence will be 6ft tall, front/side yard will be 4ft 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

I believe there is a utility easement for Rocky Mountain Power.

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: *Alicia Thorpe*

Date: *April 21, 2025*

City Use Only:

Application Received By: *[Signature]*

Date Received: *4/30/2025*

Permit Approved By:

Zoning:	Public Works: <i>[Signature]</i>
Fire:	Mayor/Councilmember:

Date Issued: _____

City Recorder _____

Street - 200 North

Setback
23'

Setback
20'

97.50 ft

electrical line
(overhead)

water line
gas line

utility
connections

Driveway

fence
4 ft tall

shed

fence
4 ft tall

Justin & Alicia Thorpe
House
530 E. 200 N.
Moroni

fence
6 ft tall

fence
6 ft tall

104 ft

100 ft

backyard fences all 6 ft tall

50 ft

52 ft

79.34 ft



North

10 ft

— = utilities

— = existing fences to upgrade/replace

— = new fences to install

Coulton Sharp
Garage and Fence

Moroni City Zoning Permit Application

Zoning Permit Number	ZP- 2025
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Applicant Information:

Applicant Name: Coulton Sharp

Applicant Address (if different): _____

Legal Owner: Coulton Sharp

Phone: 801-869-0402

Address of Property: 115 N. Duck Spring

Email: SharpCoulton@yahoo.com

Dr. Moroni ut. 84646

Property Information:

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

Building Size: 1,200 sq. ft.

Proposed Use of Property:

Setbacks:

Garage & Fence

North: 112' East: 91'

Lot Size: .84 acr sq. ft./acres

South 15' West: 325'

Serial No. of lot: ~~104~~ 228819

Set back at front of building: 91'

Set back that faces street: 91'

Project Details:

1. Type of Development (Check One):

☐ New Construction

☐ Change of Use

☐ Addition

☐ Other: _____

☒ Accessory Building

2. Detailed Description of Proposed Work:

30x40 garage

fence along front

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: Lawrence Sharp
Date: 4-29-25

City Use Only:

Application Received By: [Signature] Date Received: 4-30-2025
Permit Approved By: _____

Zoning:	Public Works: <u>[Signature]</u>
Fire:	Mayor/Councilmember:

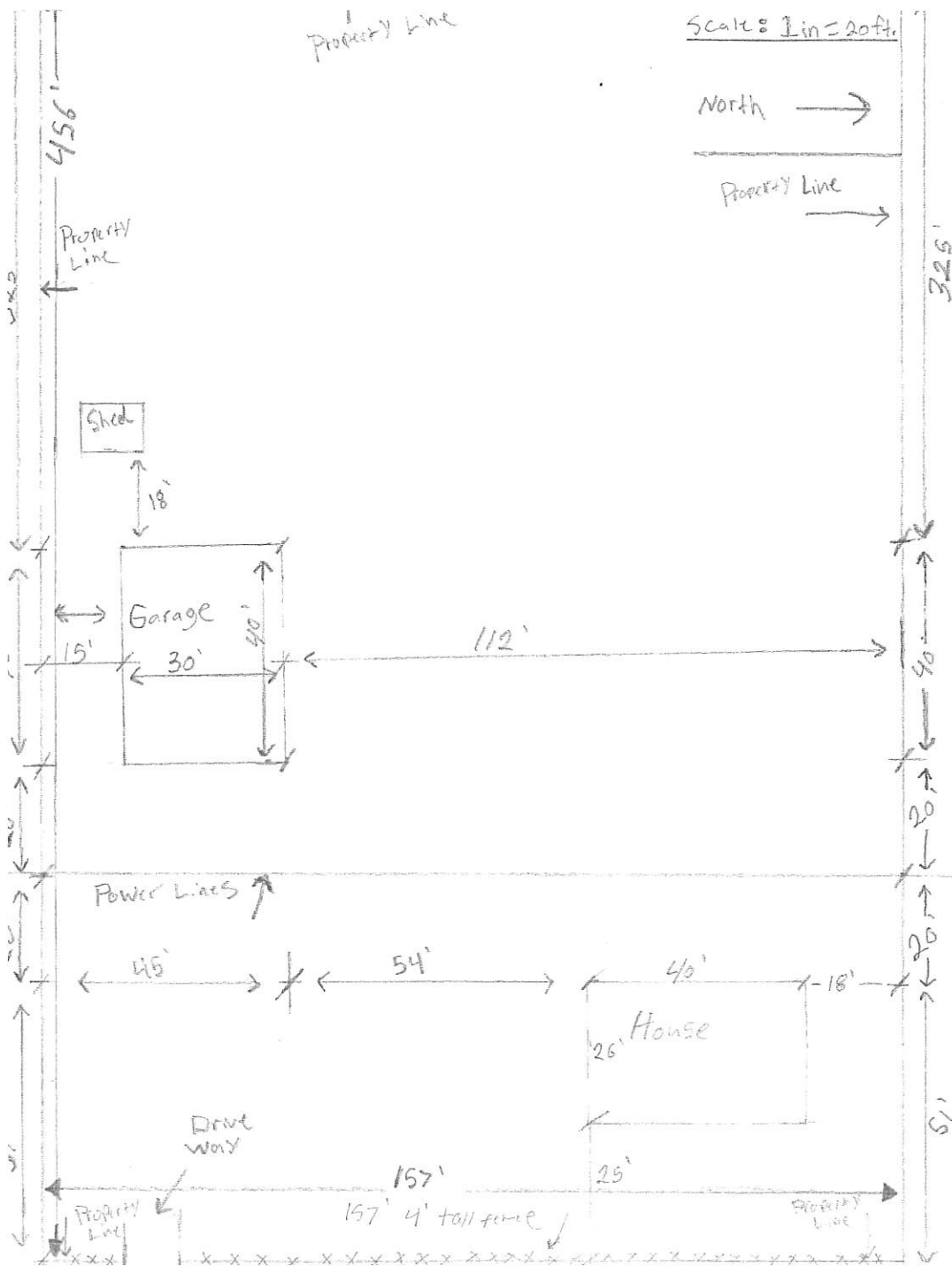
Date Issued: _____ City Recorder _____

Property Line

Scale: 1 in = 20 ft.

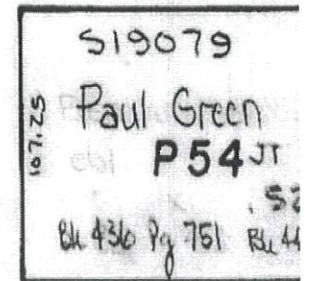
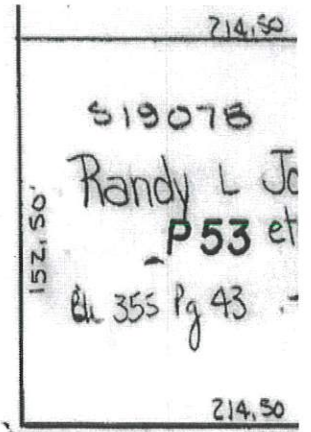
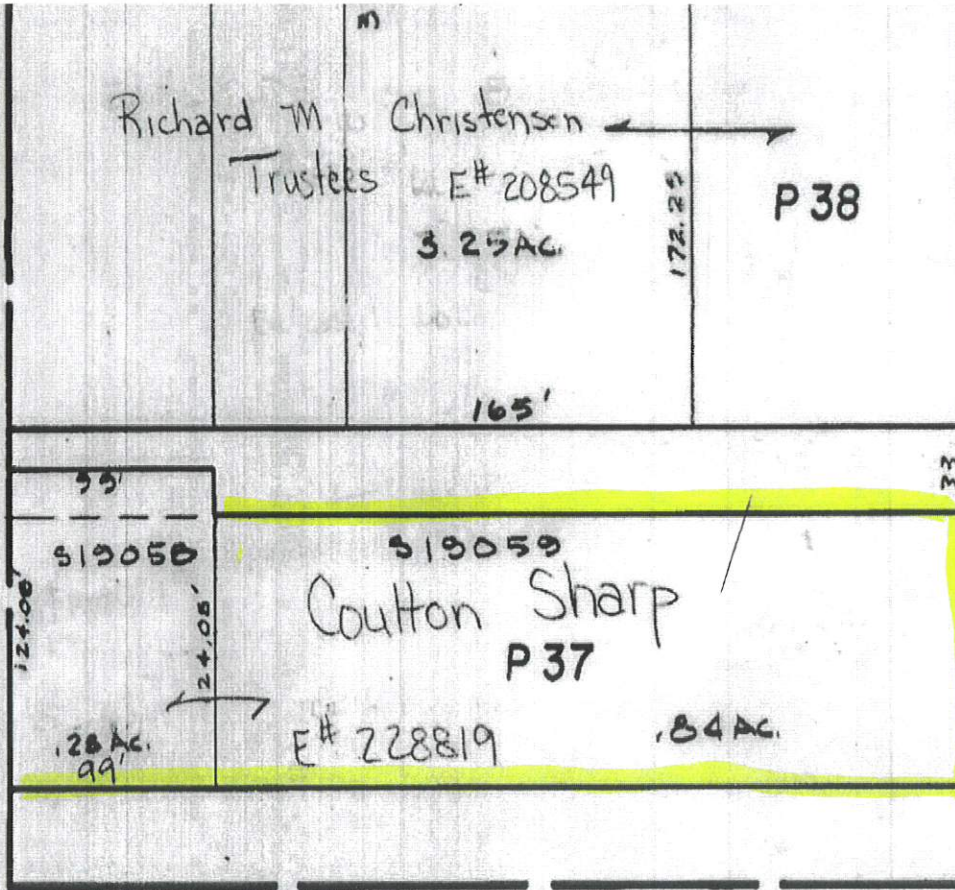
North →

Property Line →

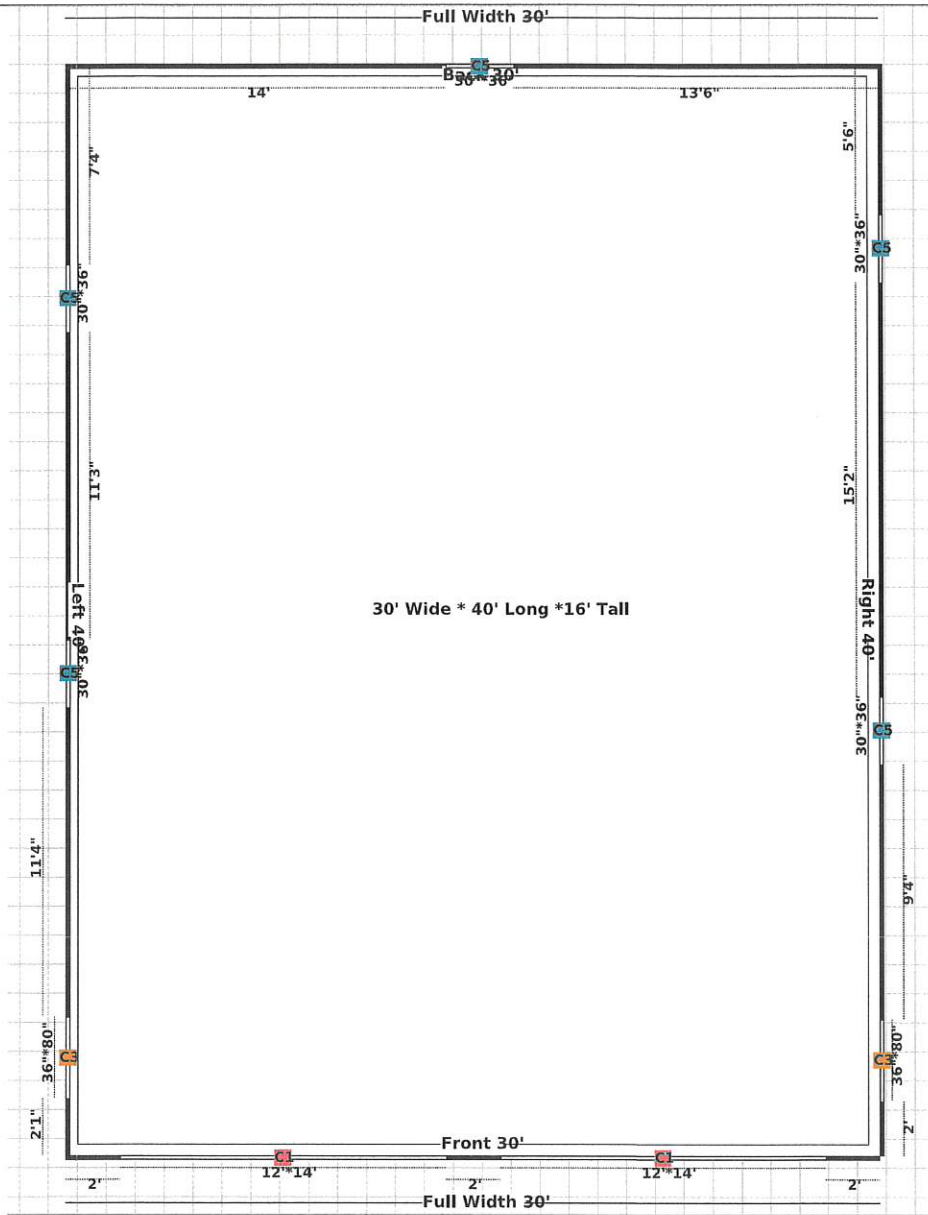


WEST

NORTH



DUCK SPRINGS DR



LEGENDS

- | | | | | | | |
|---|---|---|---|--|---|---|
| C1 Garage Door | C3 Garage Door Frameout | C3 Walk in Door | C3 Walk in Door Frameout | C7 Windows | C6 Windows Frameout | C7 Open Wall |
| C8 Close Wall | C9 Distance | C12 Storage Length (Utility) | C Cupola | | | |



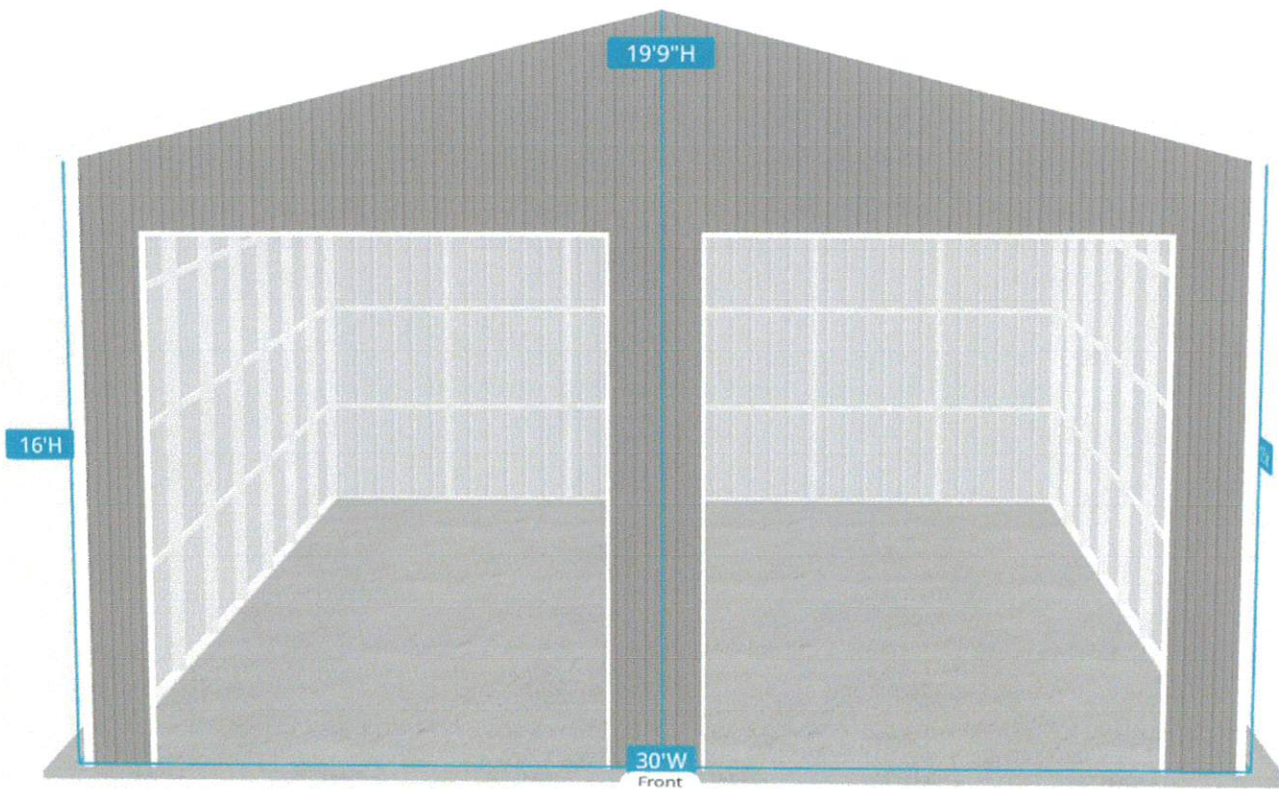
Customer Information: Coulton Sharp

Address: 115 N Duck Springs Dr

City: Moroni **State:** UT

Zip: 84646

Size of Carport: 30'W x 40'L x 16'H



Colton Blackham Single Family Home

May 8th

Moroni City Zoning Permit Application

Zoning Permit Number	ZP- 2025
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Applicant Information:

Applicant Name: Colton Blackham

Legal Owner: Colton Blackham

Address of Property: 335 N 200 W

Applicant Address (if different):

114 East 500 North

Phone: (435) 851-1146

Email: blackham2010@gmail.com

Property Information:

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

Proposed Use of Property:

Single Family Dwelling

Lot Size: .80 acres sq. ft./acres

Serial No. of lot: 519110

Building Size: 1288 sq. ft.

Setbacks:

North: 25.82 East: 25'

South 25.82 West: 171'

Set back at front of building: 25'

Set back that faces street: 25'

Project Details:

1. Type of Development (Check One):

☒ New Construction

☐ Addition

☐ Accessory Building

☐ Change of Use

☐ Other: _____

2. Detailed Description of Proposed Work:

Single Family Dwelling

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: _____

City Use Only:

Application Received By: Carol Hopkins

Date Received: 5 May 2025

Permit Approved By:

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

Date Issued: _____ City Recorder _____

Irrigation

Water

Water

Owner required to Bore under road for water connection

Sewer

Gas

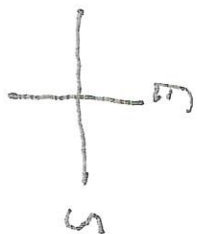
Sewer

200 WEST

100.64' →

25'

N



22.82' →



519.10

100' →

49'

234.3' →

WEST

NORTH

400 NORTH STREET

200 WEST STREET

300 NORTH STREET

Surveyor's Narrative

The record documents referenced herein along with the surveyed location of the fence line, or other physical and natural indicators embedded, noted, established, recorded, or otherwise intended to correct or clarify the survey, are hereby incorporated by reference into this document.

A title search was not performed by the surveyor. There may exist other documents and/or records.

this survey should be presented to the surveyor for his review and consideration.

the facts disclosed to the surveyor or information in possession of the surveyor at the time of the

The filing of this survey with the County does not constitute a ratification of the same or a waiver of the County's right to defend its position.

This fence lines on the North and Eastern boundaries of the subject property have been in place and held as the property boundary for well over 20 years by both adjoining land owners. 20+ yr old aerial

errors exist on all of the parcel descriptions, location of the described property boundaries. As

preservation of, the original survey closure)

been satisfied, and the referenced fence lines est

Тема 1)

BEGINNING 4.15 C W NW COR SE1/4 NE1/4

PARCEL S19110

SOUTH, RANGE 3 EAST OF THE SALT LAKE

THENCE SOUTH 105.71 FEET, THENCE EAST BEING IN PART 76 FEET 94" NORMAL AND

100



7

0 25

SCALE
1" = 31'

LEGEND & KEY

—ELO

SEC 335

FOUR

CS600-923 SHEET 1 OF 1	PREPARED FOR COLTON BLACKWAM SITE LOCATION LOCATED WITHIN BOWEN, SEC. 8, T. 16 S., R. 2 E., SALT LAKE BASIN & METERIAN	PREPARED BY  DE PROFESSIONAL LAND SURVEYING 800-300-0000 APRIL 17, 1998 FIRM LICENSE 0000000000	DRAWN _____ NO. _____ REVISIONS _____ BY _____ DATE _____ SURVEYED _____ 1 _____ 8th COMPLETION _____ BY _____ DATE _____ CHECKED _____ DATE _____ COMPUTER FILE: DRAWING NAME.DWG	LICENSURE:  CORY L. SOUTHER, No. 2017, State of Utah
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Meeting Minutes

April 1, 2025

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** April 1, 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 - absent
 - e. Josh Cook, Commissioner
 - f. Cherrie Green, City Councilmember
 - g. Carol Haskins, Zoning Secretary - absent
 - 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, Christensen, and Hill all YES. MOTION carried.
- c. Roll call.

2. Janica Prestwich/Brent Langschwager

- a. Present: Mr. Langschwager on behalf of Janica Prestwich was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Ms. Prestwich is seeking approval of proposed decking at 490 North Ducksprings Drive.
 - i. A review of the relevant ordinance (Title 10-5A) with discussion between Commissioners found no issues with the petition to build two (2) 10' decks, one (1) on the front of the home and one (1) on the back, at 490 North Ducksprings Drive.

MOTION Commissioner Carlee Christensen approves the two (2) decks as presented in the application. SECOND Commissioner Josh Cook. Draper, Cook, Christensen, and Hill all YES. MOTION carried.

Note: There was discussion regarding fence installation on the property. Commissioners advised Mr. Brent Langschwager that he would need to provide more detail with the fence he is requesting to install. Commission Chair Greg Hill advised Langschwager that he would call him the following day and go over the details that is required in the ordinance and make any requested copies.

3. Jody Swapp – Proposed fence at 381 East 400 North

- a. Present: Mr. Jody Swapp was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Swapp is seeking the approval of a fence at 381 East 400 North.
 - 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 D. Craig Draper to approve the fence as presented in the application. Noting that Mr. Swapp will call Blue Stakes and Public Works Superintendent Brennen Russell before any installation begins. SECOND Commissioner Carlee Christensen. Draper, Cook, Christensen, and Hill all YES. MOTION carried.

4. Public Hearing to receive public comment regarding the proposed Moroni City Annexation Policy Plan

Public Comment:

- Mayor Paul Bailey – I appreciate the work the Commission has put into the development of the Annexation Policy it has been quite a six (6) process.

MOTION Commissioner D. Craig Draper to forward the Annexation Policy Plan without any changes to the city council. SECOND Commissioner Josh Cook. Draper, Cook, Christensen, and Hill all YES. MOTION carried.

5. Public Hearing to receive public comment regarding proposed amendments to Moroni City Subdivision Ordinance Title 11.

No Public Comment

MOTION Commissioner Josh Cook to recommend the proposed amendments to Moroni City Subdivision Ordinance Title 11 to the city council as presented. SECOND Commissioner Carlee Christensen. Draper, Cook, Christensen, and Hill all YES. MOTION carried.

6. Minutes

March 4, 2025

MOTION Commissioner Carlee Christensen to approve March 4, 2025, minutes.

SECOND Commissioner D. Craig Draper.

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

7. Report of Commissioners and Staff

Craig Draper

Blue Stakes needs to be stressed when approving all fence applications

Carlee Christensen

Josh Cook

Councilmember Cherrie Green

Ashley Grundy

Greg Hill

City clean-up day has been scheduled for May 17

8. Adjournment: MOTION Commissioner Josh Cook to adjourn.

SECOND Commissioner Carlee Christensen.

Draper, Cook, Christensen, and Hill all YES. MOTION carried. 6:51 PM

Carol Haskins, Planning and Zoning Secretary

Greg Hill, Planning and Zoning Chairman