

PLANNING & ZONING COMMISSION MEETING AGENDA

June 3, 2025

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, June 3, 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. Janica Prestwich/Brent Langschwager
Proposed fence at 490 N. Ducksprings Drive
(C2 Zone)
3. Fernando Cervantes
Proposed Single Family Home at 267 West 430 North
(R1 Zone)
4. Minutes
May 8, 2025
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.

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: Brent Langschwager Applicant Address (if different): _____

Legal Owner: Janica Prestwick _____

Address of Property: _____

490 N Ducksprys Dr.

Phone: 435-262-2161

Email: langschwagerremodel@gmail.com

Property Information:

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

Building Size: _____ sq. ft.

Proposed Use of Property:

Fence

Setbacks:

North: _____ East: _____

South _____ West: _____

Lot Size: 360 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

☐ Addition

☐ Accessory Building

☐ Change of Use

☒ Other: Fence

2. Detailed Description of Proposed Work:

Fence

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 *not*

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

[Signature]
 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: *[Signature]*
 Date: 5/27/2025

City Use Only:

Application Received By: *[Signature]* Date Received: 5/27/2025
 Permit Approved By: _____

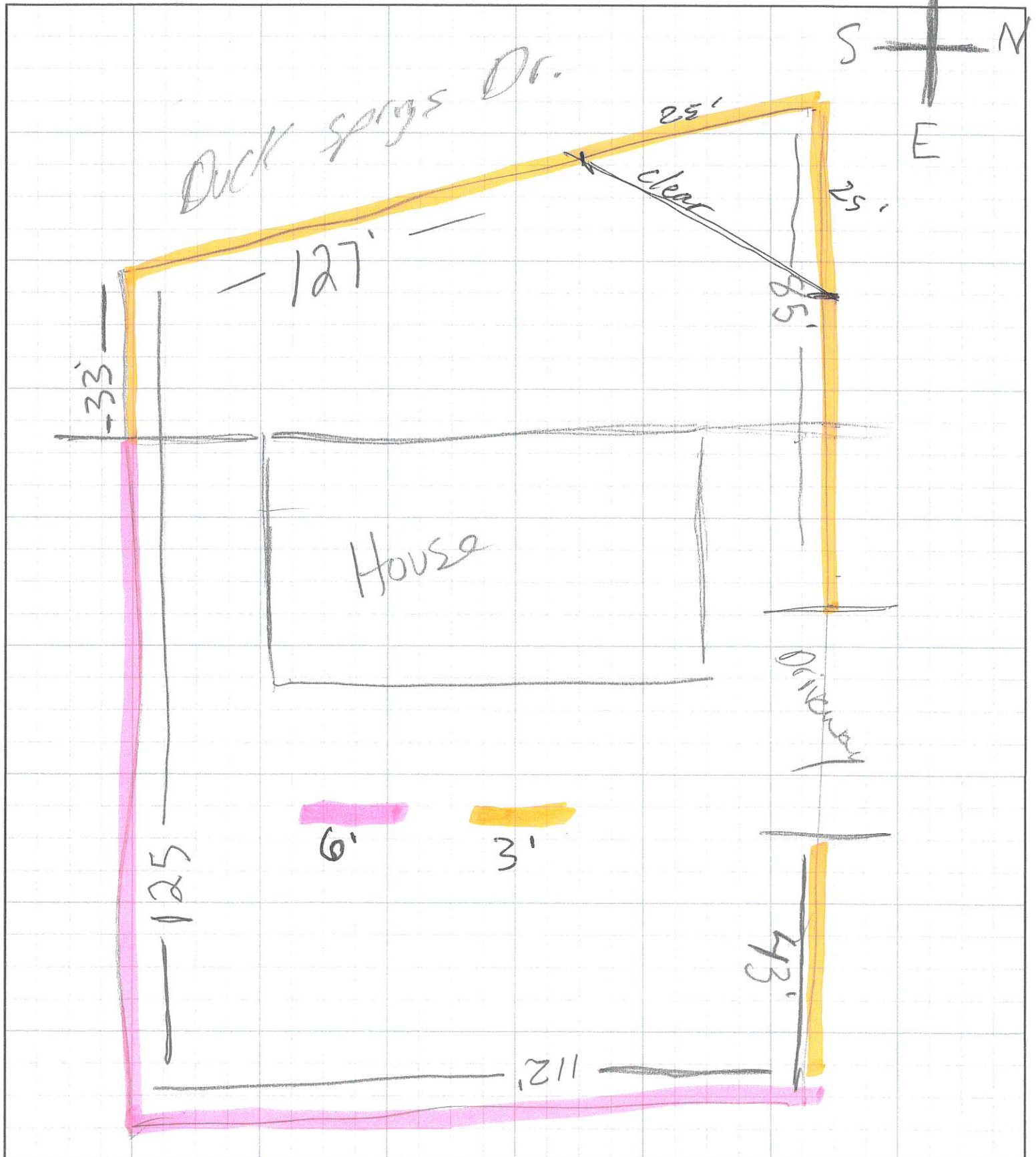
Zoning:	Public Works: <i>[Signature]</i>
Fire: <i>[Signature]</i>	Mayor/Councilmember:

Date Issued: _____ City Recorder _____



HORSESHOE MOUNTAIN HOME CENTER

(435) 462-0100





Moroni City Zoning Permit Application

Zoning Permit Number ZP- 2025

Applicant Information:

Applicant Name: Fernando Cervantes

Legal Owner: Fernando Cervantes

Address of Property: 267 W. 430 N.

Applicant Address (if different): _____

Phone: 385-201-0323

Email: _____

Property Information:

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

Proposed Use of Property:

Build New House

Lot Size: 0.62 sq. ft./acres

Serial No. of lot: 19143

Building Size: 4800 sq. ft.

Setbacks:

North: 25' East: 15'

South: 113' West: 37'

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:

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)

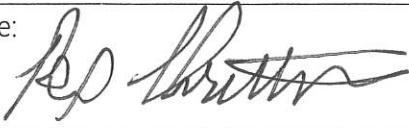
Signature:  _____

Date: 5.27.25

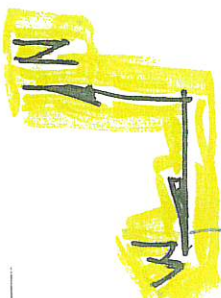
City Use Only:

Application Received By: Carol Hopkins Date Received: 27 May 2025

Permit Approved By:

Zoning:	Public Works: 
Fire: 	Mayor/Councilmember:

Date Issued: _____ City Recorder _____



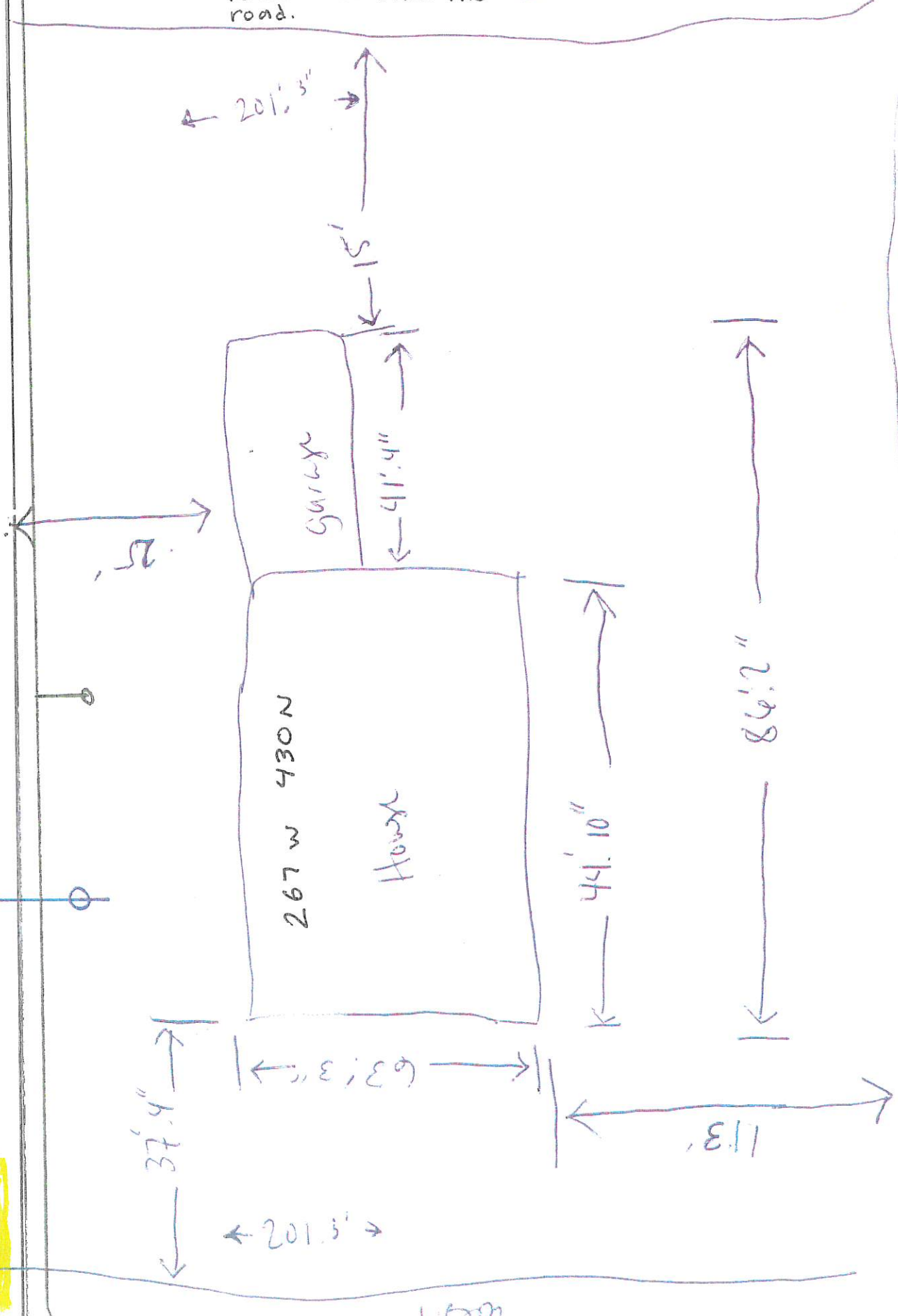
430 N Road

Front Property line North

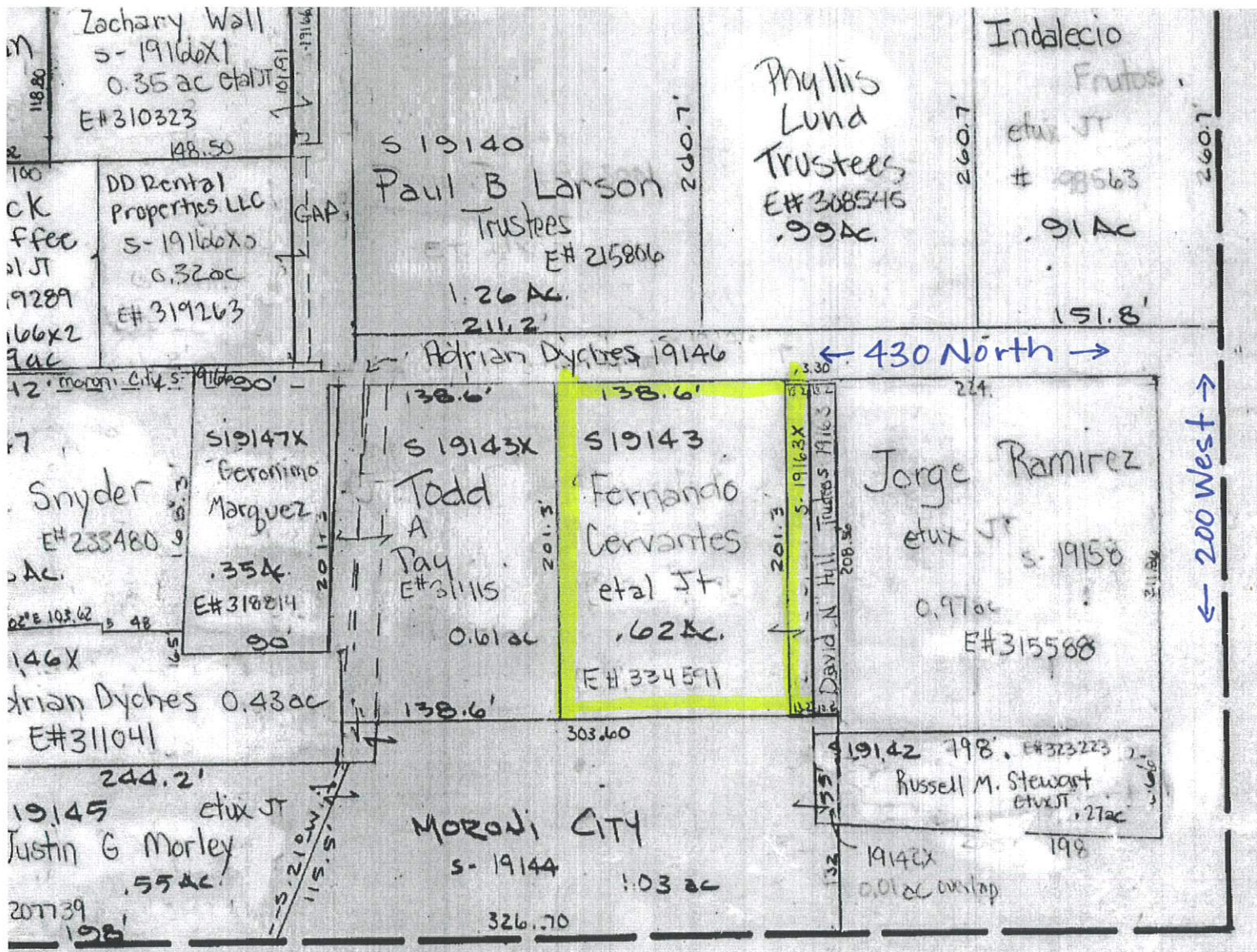
- Sewer
- Water

Sewer Clean out and water meter to be Placed at Property line.

Water Service line to Be Bored under the road.



Back Property line South





Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** May 8, 2025 5:58 P.M.
2. **Location:** Moroni City Hall
3. **Commission and City Staff:**
 - a. Greg Hill, Commissioner
 - b. Carlee Christensen, Commissioner - absent
 - 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 Denny Parry.
SECOND Commissioner D. Craig Draper
Draper, Cook, Parry, and Hill all YES. MOTION carried.
- c. Roll call.

2. Alicia Thorpe – Proposed fence at 530 East 200 North

- a. Present: Mrs. Alicia Thorpe was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mrs. Thorpe is seeking approval of the proposed fence at 530 East 200 North.
 - i. A review of the relevant ordinance (Title 10-4C-14:3) with discussion between Commissioners found no issues with the petition to the proposed fence at 530 East 200 North.
MOTION Commissioner Josh Cook to approve the fence as presented in the application. SECOND Commissioner Denny Parry.
Draper, Cook, Parry, and Hill all YES. MOTION carried

3. Coulton Sharp – Proposed Garage and Fence at 115 N. Ducksprings Drive

- a. Present: Mr. Coulton Sharp was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Sharp is seeking approval for a garage and fence at 115 N. Ducksprings Drive.
 - i. A review of the relevant ordinance (Title 10-5B) with discussion between the Commissioners found no issues with the petition for the garage and fence.
MOTION Commissioner Denny Parry to approve the garage and fence as presented in the application. SECOND Commissioner D. Craig Draper. Draper, Cook, Parry, and Hill all YES. MOTION carried.

4. Colton Blackham – Proposed Single-Family Home at 335 North 200 West

- a. Present: Mr. Colton Blackham was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Blackham is seeking the approval of a Single-Family Home at 335 North 200 West.
 - i. A review of the relevant ordinance (Title 10-4B) with discussion between the Commissioners found no issues with the petition for the proposed single-family home.
MOTION Commissioner Josh Cook to approve the single-family home as presented in the application. SECOND Commissioner D. Craig Draper. Draper, Cook, Parry, and Hill all YES. MOTION carried.

5. Minutes

April 1, 2025

MOTION Commissioner D. Craig Draper to approve April 1, 2025, minutes.
SECOND Commissioner Josh Cook.
Draper, Cook, and Hill all YES. MOTION carried. Parry abstains.

6. Report of Commissioners and Staff

Craig Draper

Draper voiced concerns stemming from Ephraim City's recently approved Public Infrastructure District (PID). This led to questions about whether Moroni City's ordinances require specific language addressing PIDs.

Josh Cook

Denny Parry

Parry reported that he had attended the Regional Summit in Richfield. It was well worth the time and was very informative.

Councilmember Cherrie Green

Thank you to the Commissioners and Ashlee Grundy; your efforts are showing. The Youth Council will be helping with the city clean-up day.

Ashley Grundy

Has notified Dan Delane and Dan Ison that their zoning applications have expired and that they will need to fill out a new application for each of their respective properties. Grundy has also been sending letters to dog owners encouraging them to get their pets licensed.

She is additionally continuing to work with and educate residents regarding ordinances through one-on-one contact, letters, and the city newsletter.

Greg Hill

City clean-up day/May 17, 7am – 11am. Asking Commissioners to help that day. Attended the Reginal Summit.

The upcoming City Council meeting will be held on Thursday, May 15 at 7pm. There will be a public hearing for the Annexation Policy Plan. The Plan was not adopted at the April meeting due to the Council needing to cancel the meeting due to a lack of a quorum.

7. **Adjournment:** MOTION Commissioner Denny Parry to adjourn.
SECOND Commissioner Josh Cook.
Draper, Cook, Parry, and Hill all YES. MOTION carried. 6:53 PM

Carol Haskins, Planning and Zoning Secretary

Greg Hill, Planning and Zoning Chairman