

PLANNING & ZONING COMMISSION MEETING AGENDA
July 1, 2025
6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Thursday, July 1, 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. Donald Cohee
Proposed Storage Container at 83 North Center
3. Minutes
June 3, 2025
June 6, 2025
4. Report of Commissioners and staff
5. 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: Donald Cohee

Applicant Address (if different):

Legal Owner: Donald Cohee

Address of Property: 83 North Center

Phone: 469-1508

Email: _____

Property Information:

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

Building Size: 320 sq. ft.

Setbacks:

North: 110' East: _____

South 30' West: 5'

Proposed Use of Property:

40' Storage Container

Set back at front of building: 110'

Lot Size: _____ sq. ft./acres

Set back that faces street: 110'

Serial No. of lot: _____

Project Details:

1. Type of Development (Check One):

☐ New Construction

☐ Change of Use

☐ Addition

☒ Other:

☐ Accessory Building

SHIPPING CONTAINER

2. Detailed Description of Proposed Work:

PLACE SHIPPING CONTAINER NEXT TO CARPORT

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: 6-26-2025

City Use Only:

Application Received By:  Date Received: 27 JUNE 2025
Permit Approved By: _____

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

Date Issued: _____ City Recorder _____

Center Street

Side walk

1070. Street

Drive way

ॐ

x property line

west

110ft Road to Container

17042

5' ↓
x fence

30 ft.

Carport

ureg

Container 8x40ft

Hoff



Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** June 3, 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 Clerk

Meeting Agenda and Notes

1. Welcome:

- a. Commission Chair Greg Hill welcomed all in attendance at the meeting.
- b. MOTION to begin the meeting Commissioner Josh Cook.
SECOND Commissioner Carlee Christensen
Draper, Cook, Christensen, Parry and Hill all YES. MOTION carried.
- c. Roll call.

2. Janica Prestwich/Brent Langschwager

Proposed fence at 490 North Ducksprings Drive (C2 Zone)

- a. Present: Ms. Janica Prestwich and Mr. Brent Langschwager were present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Ms. Prestwich is seeking approval of a fence at 490 North Ducksprings Drive.
 - i. A review of the relevant ordinance (Title 10-4C-14) with discussion between Commissioners found no issue with the petition to the proposed fence at 490 North Ducksprings Drive.

MOTION Commissioner Denny Perry to approve the fence as presented in the application. SECOND Commissioner D. Craig Draper
Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried.

3. Fernando Cervantes – Proposed Single Family Home at 267 West 430 North (R1 Zone)

- a. Present: Mr. Fernando Cervantes was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Cervantes is seeking approval for a Single-Family Home at 267 West 430 North.
 - i. A review of the relevant ordinance (Title 10-4B) with discussion between Commissioners found that there could be an issue regarding a large pipe that was discovered when Mr. Cervantes was excavating the property.
 - ii. The petition was tabled until Public Works can be contacted to see what the pipe is.

4. Minutes

May 8, 2025

MOTION Commissioner Josh Cook to approve May 8, 2025, minutes.

SECOND Commissioner Denny Parry.

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

5. Report of Commissioners and Staff

Craig Draper

Josh Cook

Denny Parry

Carlee Christensen

Needs the new Title 10 section for her binder

Councilmember Cherrie Green

Will be asking for \$3600.00 to be added to the Zoning Budget to help with updating the Ordinances.

Thanked the Commissioners who helped with City clean-up day

Ashley Grundy

Working on sending letters to residents who have not licensed their dogs.

Greg Hill

Thanked all who helped with City clean-up day.

July 1 will be the next zoning meeting. Everyone agreed that they would be available to attend.

Volunteers are needed for the July 4th events. If you are available, please reach out to Councilmember Cherrie Green.

6. **Adjournment:** MOTION Commissioner Denny Parry to adjourn.
SECOND Commissioner Carlee Christensen.
Draper, Cook, Christensen, Parry, and Hill all YES. MOTION carried.
7:01 PM

Carol Haskins, Planning and Zoning Secretary

Greg Hill, Planning and Zoning Chairman

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** June 6, 2025 10:58 A.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 - absent
 - g. Carol Haskins, Zoning Secretary
 - h. Ashley Grundy, Zoning Clerk - absent

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 Josh Cook
Draper, Cook, Parry, Christensen, and Hill all YES. MOTION carried.
 - c. Roll call.
2. **Fernando Cervantes – Proposed Single Family Home at 267 West 430 North (R1 Zone)**
 - a. Present: Mr. Fernando Cervantes was present to present and discuss the petition.
 - b. Petition and Discussion: As outlined in the agenda, Mr. Cervantes is seeking approval for a Single-Family Home at 267 West 430 North.
 - i. A review of the relevant ordinance (Title 10-4B) with discussion between Commissioners found no issues with the petition to the proposed Single-Family Home at 267 West 430 North.
 - Commissioner Hill stated that he had spoken to Public Works Brennen Russell and the pipe that was found while excavating is abandoned. Hill

suggested that Mr. Cervantes cap the end after cutting the pipe to avoid any possibility of water getting in the line and flooding his property in the future.

MOTION Commissioner Carlee Christensen to approve the Single-Family Home at 267 West 430 North. SECOND Commissioner Josh Cook. Draper, Cook, Parry, Christensen, and Hill all YES. MOTION carried

- 3. Adjournment:** MOTION Commissioner Denny Parry to adjourn.
SECOND Commissioner Josh Cook.
Draper, Cook, Parry, and Hill all YES. MOTION carried. 11:07 PM

Carol Haskins, Planning and Zoning Secretary

Greg Hill, Planning and Zoning Chairman