

**PLANNING & ZONING COMMISSION MEETING AGENDA**  
**September 2, 2025**  
**6:00 PM**

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, September 2, 2025, at the Moroni City Community Center, 80 S. 200 W., Moroni, Utah, which meeting shall begin at 6:00 p.m.

1. Welcome – Commissioner Chair Greg Hill  
MOTION to begin meeting/Roll Call
2. Colton Blackham  
Proposed single-family home at 271 North 300 East (R1 Zone)
3. Janica Prestwich/Brent Langschwager  
Proposed Accessory Dwelling Unit at 490 N. Ducksprings Drive (C2 Zone)
4. Minutes  
August 5, 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.

**Colton Blackham**

Single Family Home

271 N 300 E

**Janica Prestwich**

ADU

490 N Ducksprings Drive

# Moroni City Zoning Permit Application

Zoning Permit Number | ZP- 2025

## Applicant Information:

Applicant Name: Colton Blackham

Applicant Address (if different): \_\_\_\_\_

Legal Owner: Colton Blackham

Phone: (435) 851-1146

Address of Property: 271 N 300 E

Email: blackham2010@gmail.com

## Property Information:

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

Building Size: 1463 sq. ft.

Proposed Use of Property:  
New Construction

Setbacks:  
North: 39' 20' East: 25'

Lot Size: .52 sq. ft./acres

South 10' 34' West: 144.80'

Serial No. of lot: 5-18935

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:

New construction / single family home

### 3. Zoning Compliance Checklist:

- Proposed use complies with zoning regulations for this zone.
- Yes  No

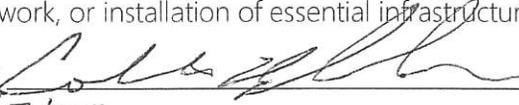
- Setbacks meet the requirements for the zone.  
 Yes  No
- Building height complies with zoning limits.  
 Yes  No
- Off-street parking requirements met.  
 Yes  No

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

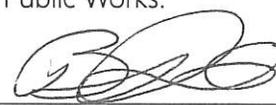
Applicant Signature:

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: 8/27/25

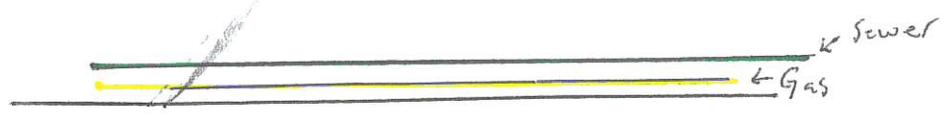
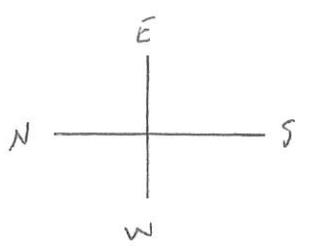
City Use Only:

Application Received By:  Date Received: 8.28.25  
 Permit Approved By: \_\_\_\_\_

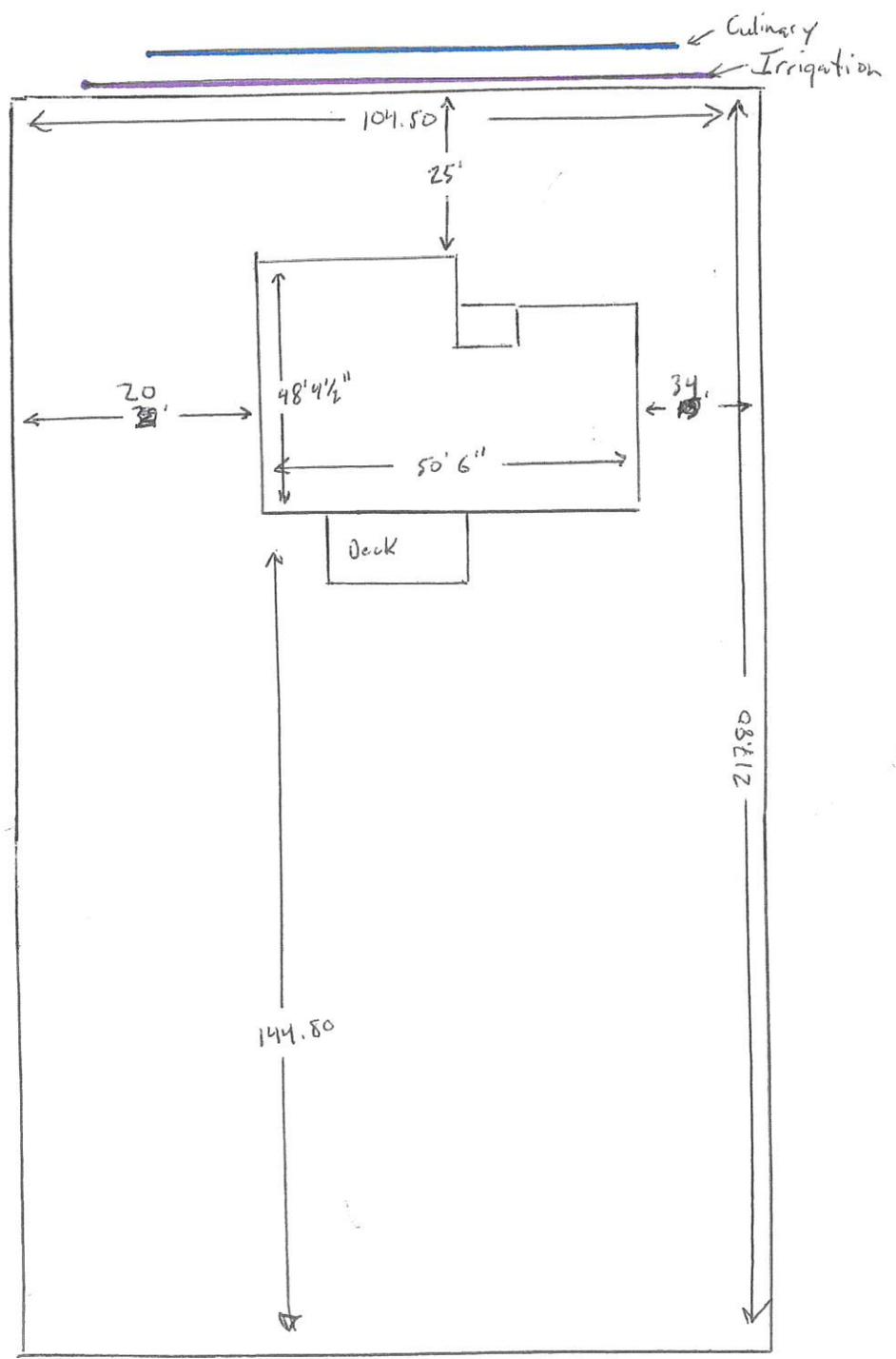
Zoning:	Public Works: 
Fire:	Mayor/Councilmember:

Date Issued: \_\_\_\_\_ City Recorder \_\_\_\_\_

Sewer Lateral to be bored under 300 East



300 East



W ~~\_\_\_\_\_~~ AN

300 NORTH

E\* 240400

107.80 Lorna Cervantes .35 ac S-18938X1 E# 223905	110 Dana F Kenney Trustees E# 328134 S-18935X 0.27 ac	110 David LaTonne etux JT S-18935X1 0.28 ac	4
104.50 38X Carter 195310 211.80	Colton Blackham S-18935 0.52 ac E# 242541 271 217.80		104.50
18937X sen etux 0.54 ac 217.80	144' S18936X James L Stine Trustees E# 318407 .71 ac 144'	73.5' S18936 Carole A Jackman # 91815 .36 ac 73.5'	12
0.54 ac L King etux JT Blk 382 Pg 521 17.80			

EAST 300

200 NORTH

107.80	4
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152 3 Tim Keisel Trustees S 18940X 0.35 ac E# 3333520 152	110
104.50 Jed B DeMill Trustees E# 197420 S-18940X1 0.33 ac 140	12
S 18939 Jordan Pa etux JT E# 232623 1.07	214.50
2 217.80	
# 128535	
3 151 Kevin Hales	

# Moroni City Zoning Permit Application

Zoning Permit Number | ZP- 2025

## Applicant Information:

Applicant Name: Brent Langschwager Applicant Address (if different): \_\_\_\_\_  
Legal Owner: Janica Priestwich \_\_\_\_\_  
Address of Property: 490 N. Duck Springs Ave Phone: 435-262-2161  
Email: langschwagerremodel@gmail.com

## Property Information:

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

Building Size: 25x30 sq. ft.

Proposed Use of Property: ADU

Setbacks:  
North: 35' East: 10'  
South: 47' West: 40' 7 1/32  
Set back at front of building: 40' 7 1/32  
Set back that faces street: 35

Lot Size: .36 sq. ft./acres

Serial No. of lot: 19135x

## Project Details:

### 1. Type of Development (Check One):

- New Construction
- Addition
- Accessory Building
- Change of Use
- Other: \_\_\_\_\_

### 2. Detailed Description of Proposed Work:

3 bay garage with 2 bedrooms upstairs  
1 full bath upstairs

### 3. Zoning Compliance Checklist:

- Proposed use complies with zoning regulations for this zone.  
 Yes  No

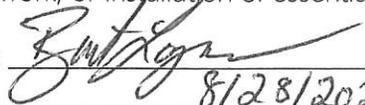
- o Setbacks meet the requirements for the zone.  
 Yes  No
- o Building height complies with zoning limits.  
 Yes  No
- o Off-street parking requirements met.  
 Yes  No

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: 8/28/2025

City Use Only:

Application Received By: Ashley Brundy Date Received: 8-28-25  
 Permit Approved By: \_\_\_\_\_

Zoning:	Public Works: 
Fire:	Mayor/Councilmember:

Date Issued: \_\_\_\_\_ City Recorder \_\_\_\_\_

500 NORTH

S 80°16'07" W 113.255'  
N 68°43'55" E 0.237'  
S 85°16'20" W 50.290'

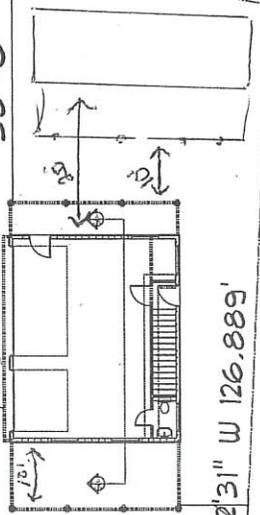
DUCK SPRINGS DR.  
S 22°35'09" E 140.285'

EXISTING HOUSE

DRIVEWAY

40'-7 1/32"

35'-0"

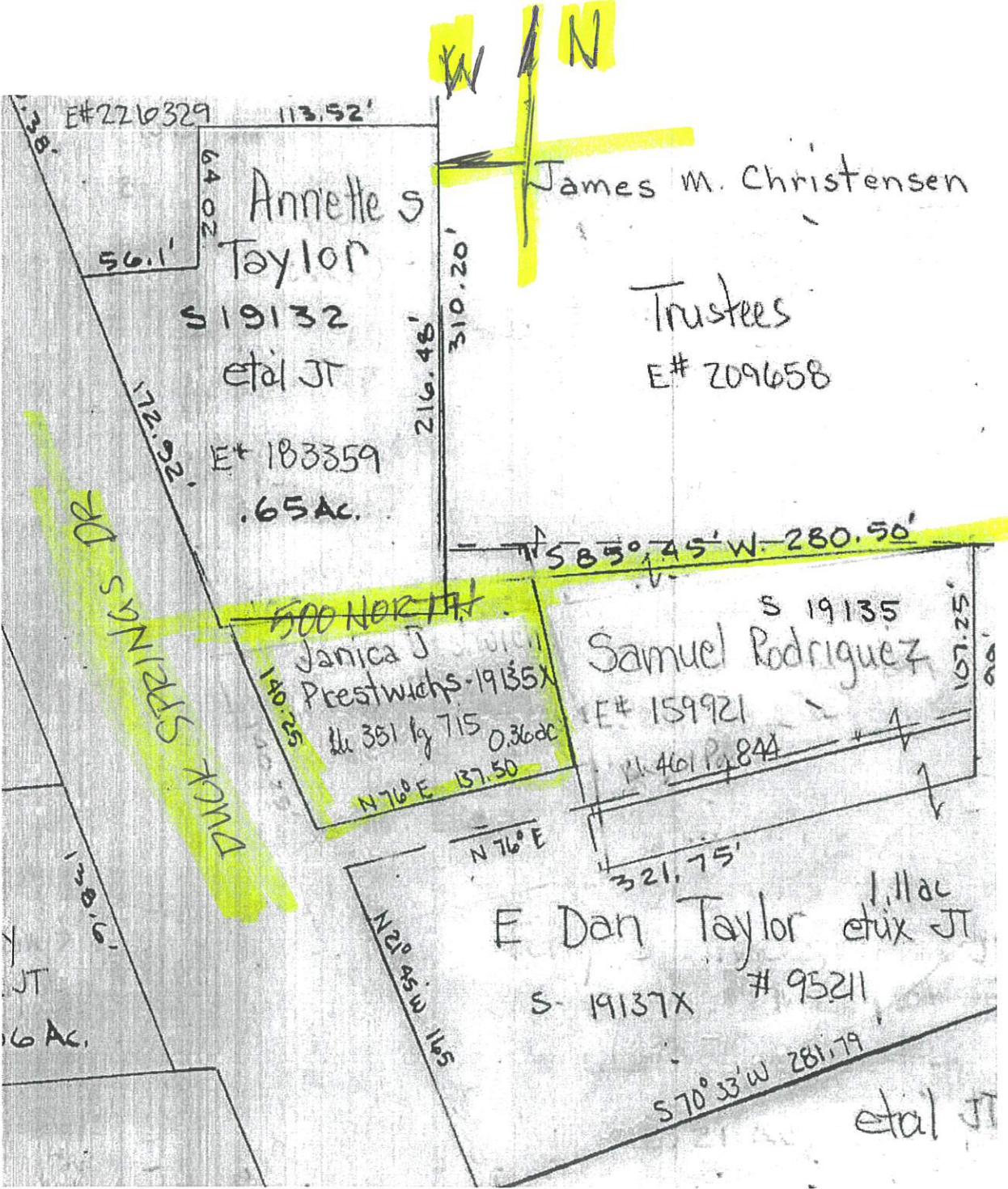


N 12°12'31" W 126.889'

10'-0"

N 77°56'57" E 137.508'

22'



E#2210329

113.52'

W N

Annette S Taylor

James M. Christensen

S 19132 etal JT

Trustees

E# 209658

56.1'

64.02'

216.48'

310.20'

E# 183359

.65 Ac.

S 85° 45' W 280.50'

DICK SPRINGS DR

500 North

Janica J Prestwich-19135X  
Pl. 351 pg 715 0.36 ac

S 19135 Samuel Rodriguez

E# 159921

Pl. 461 Pg 844

N 76° E 137.50'

N 76° E

321.75'

E Dan Taylor etal JT

S 19137X # 95211

S 70° 33' W 281.79'

etal JT

JT  
6 Ac.

**Meeting Minutes**

August 5, 2025

## Moroni City

### Planning & Zoning Commission Meeting

#### General Information

1. **Date and Time:** August 5, 2025 6:00 P.M.
2. **Location:** Moroni City Hall
3. **Commission and City Staff:**
  - a. Greg Hill, Commissioner-absent
  - b. Carlee Christensen, Commissioner
  - c. D.Craig Draper, Commissioner
  - d. Denny Draper, Commissioner
  - e. Josh Cook, Commissioner
  - f. Cherrie Green, Commissioner-absent
  - g. Carol Haskins, Zoning Secretary-absent
  - h. Ashley Grundy, Zoning Clerk

#### Meeting and Agenda Notes

1. **Welcome**
  - a. Commission Chair Josh Cook welcomed all in attendance to the meeting.
  - b. MOTION to begin the meeting Commissioner Denny Parry.  
SECOND Commissioner Carlee Christensen  
Draper, Christensen, Parry, and Cook all YES. Motion carried
  - c. Roll Call
  
2. **Janica Prestwich/Brent Langschwager- Proposed Garage at 490 N. Ducksprings Drive (C2 Zone)**
  - a. Present: Mr. Brent Langschwager was present to present and to discuss the petition.  
Along with Janica Prestwich.
  - b. Petition and Discussion: As outlined in the agenda, Mr. Langschwager is seeking approval of a garage at 490 N. Ducksprings Drive.
    - i. A review of the relevant ordinances with discussion between Commissioners found no issues with the petition to the proposed garage at 490 N. Ducksprings Drive,  
MOTION Commissioner Denny Parry to approve the garage as presented in the application.  
SECOND D. Craig Draper  
  
Draper, Christensen, Parry, and Cook all YES. Motion carried.

### 3.Minutes

July 1, 2025

MOTION Commissioner Carlee Christensen to approve July 1, 2025 minutes.

SECOND Commissioner Denny Parry.

Draper, Christensen, Parry, and Cook all YES. Motion carried.

### 4. Report of Commissioner and Staff

Denny Parry

Addressed the commissioners with a packet of information regarding setbacks and property line to the front of the house. Parry voiced concern about clarification on zoning applications. If any of the individual commissioners are not clear on the application and plans to please ask the applicant more questions until everyone has a clear understanding. If the Zoning Commissioners do not have a clear understanding of the applicants' plan we need to table the application until it is clarified.

Parry asked what we can do if an approved applicant is not compliant with their application. Does the application match the completed project?

Craig Draper

Draper asked what our ordinance says regarding construction materials, debris, mud, and trash while a building or project is being done. When and how often does clean up need to be done? What time can construction start/end each day? Does our noise ordinance 7am-10pm cover that?

Carlee Christensen

Ashley Grundy

Josh Cook

**5.Adjournment:** MOTION Commissioner Denny Perry to adjourn.

SECOND Commissioner D. Craig Draper

Draper, Parry, and Cook all YES. Motion carried.

Motion Carried 7:02 P.M.

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Ashley Grundy, Planning and Zoning Clerk

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Josh Cook, Planning and Zoning Commissioner