

**PLANNING & ZONING COMMISSION MEETING AGENDA**  
**October 7, 2025**  
**6:00 PM**

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, October 7, 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. Glen Olson  
Proposed fence at 51 South 400 East (R1 Zone)
3. Mick Michie  
Proposed Garage at 32 North 300 West (R1 Zone)
4. Janica Prestwich  
Proposed Accessory Dwelling Unit at 490 N. Ducksprings Drive (C2 Zone)
5. Minutes  
September 2, 2025  
September 17, 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.

**Glen Olson**  
Proposed Fence  
51 North 400 East

# Moroni City Zoning Permit Application

Zoning Permit Number | ZP- 2025

## Applicant Information:

Applicant Name: Glen Olson

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

Legal Owner: " "

Address of Property: 5150 400E

Phone: 435-851-4167

Email: \_\_\_\_\_

## Property Information:

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

Building Size: \_\_\_\_\_ sq. ft.

Proposed Use of Property: \_\_\_\_\_

Setbacks:  
North: \_\_\_\_\_ East: \_\_\_\_\_

Lot Size: \_\_\_\_\_ sq. ft./acres

South \_\_\_\_\_ West: \_\_\_\_\_

Serial No. of lot: \_\_\_\_\_

Set back at front of building: \_\_\_\_\_

Set back that faces street: \_\_\_\_\_

## Project Details:

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

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

### 2. Detailed Description of Proposed Work:

EAST Boundary + Property Running No.  
+ SO 6' Chain Link Privacy Fence with slats same  
Fence Running N. side of Property + Boundary Running  
E. + W.

### 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. *Fence*  
 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: *Alan Olson*  
 Date: *9-15-25*

City Use Only:

Application Received By: \_\_\_\_\_ Date Received: \_\_\_\_\_

Permit Approved By:

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

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

NO.

50.

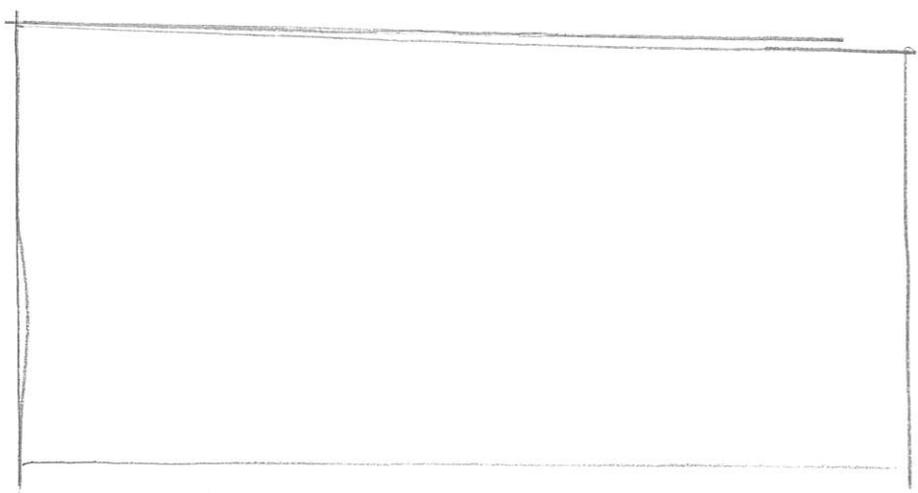
6' chainlink  
fence w/ Privacy  
slats

proposed Fence

White Vinyl Fence Built 40 yrs Ago.

proposed

4' fence  
chainlink



NO. ←

Side WALK

50 →

W.

**Mick Michie**  
Proposed Garage  
32 North 300 West

# Moroni City Zoning Permit Application

Zoning Permit Number	ZP- 2025
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## Applicant Information:

Applicant Name: Mick Michie

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

Legal Owner: \_\_\_\_\_

Phone: 435-262-0011

Address of Property: 32 N 300 W

Email: michie.mail@gmail.com

MORONI, UT 84646

## Property Information:

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

Building Size: 840 sq. ft.

Proposed Use of Property:  
Residential

Setbacks:  
North: 10' 10" East: 135'

South 15' 10" West: 34'

Lot Size: .49 sq. ft./acres

Set back at front of building: West

Serial No. of lot: 18825 X

Set back that faces street: West

## Project Details:

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

- New Construction
- Addition
- Accessory Building
- Change of Use
- Other: Remodel

### 2. Detailed Description of Proposed Work:

change Carport to a Garage. Remove existing roof and replace with Trusses, Add West wall to enclose. Current carport is 28' x 24' Foot. Will extend West wall to new size of 28' wide x 30' 1/2 Deep

### 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)

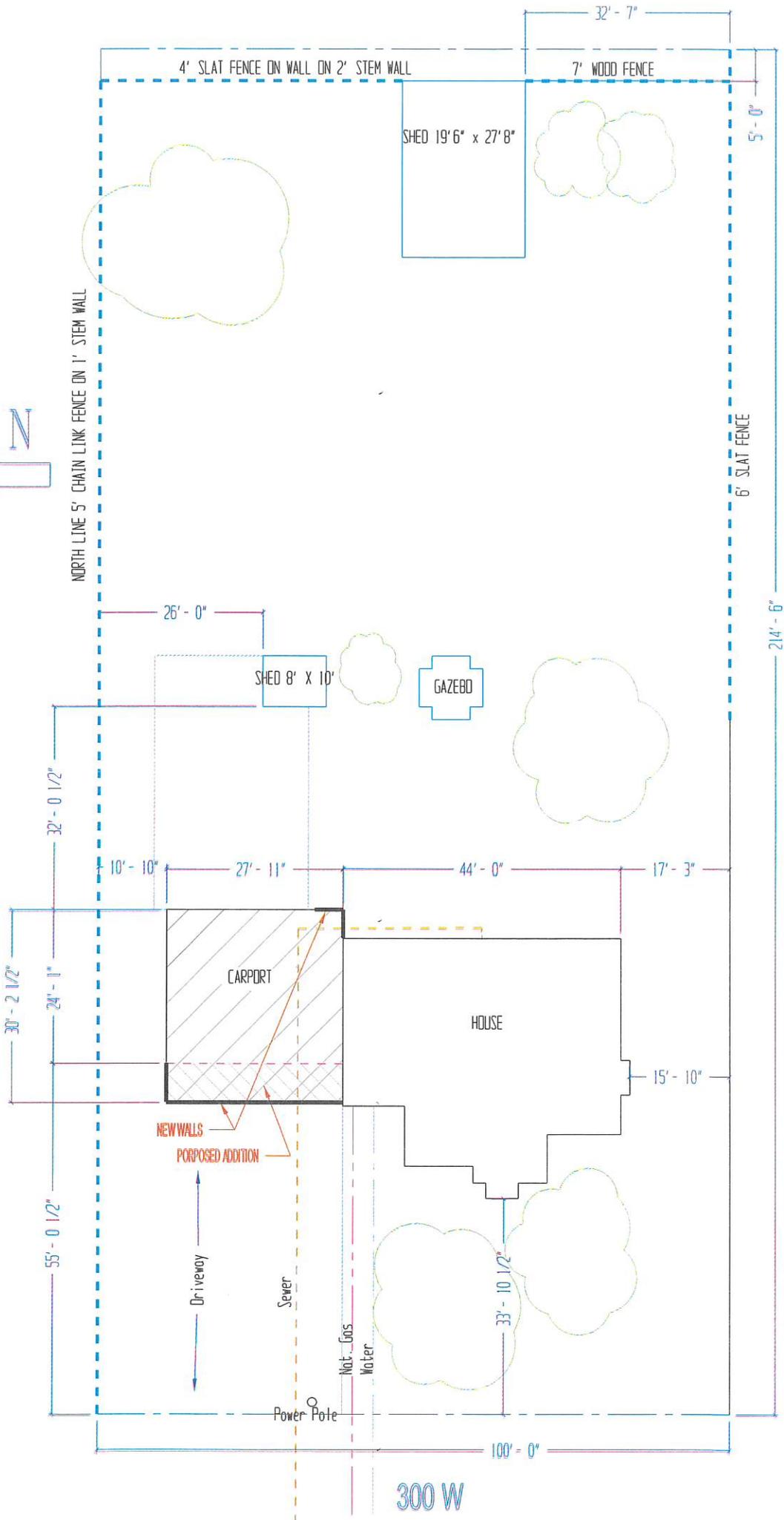
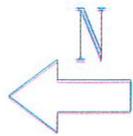
Signature: *Trick Fisher*  
 Date: 9/15/25

City Use Only:

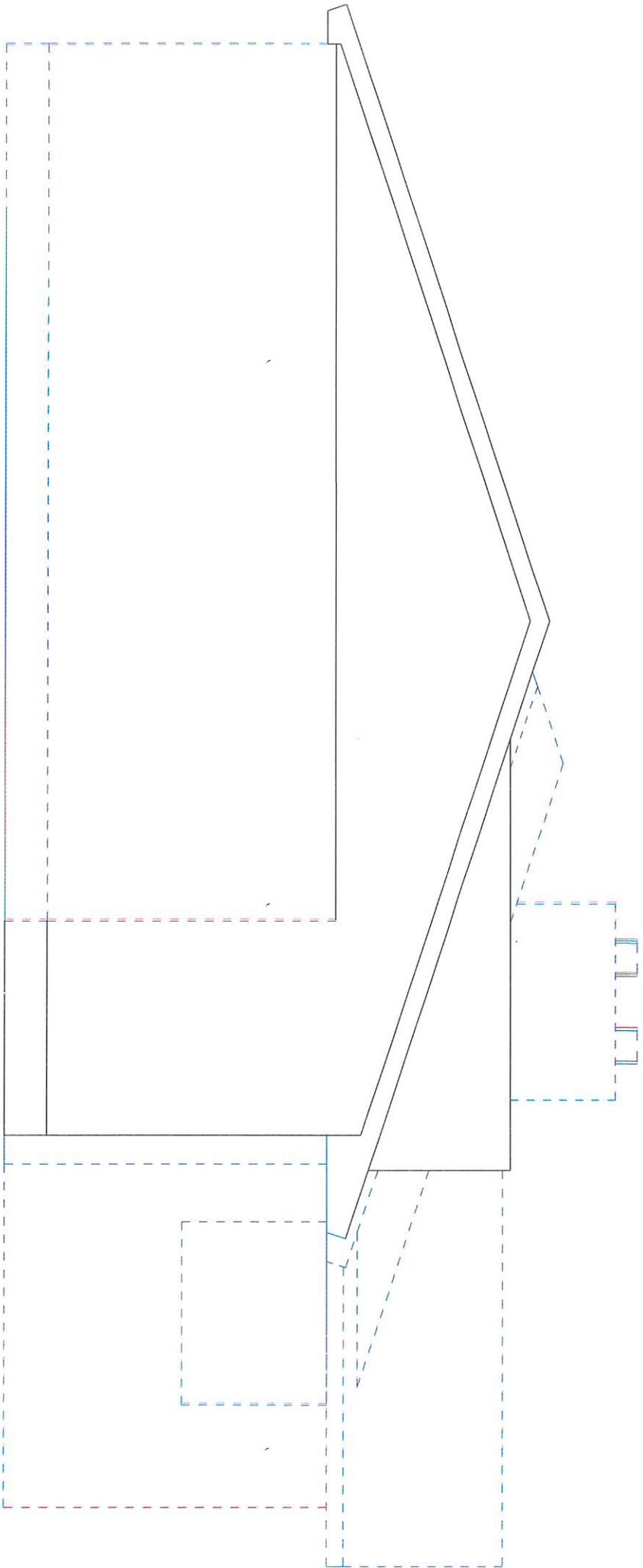
Application Received By: *Ashley Brundy* Date Received: 9.15.25  
 Permit Approved By: \_\_\_\_\_

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

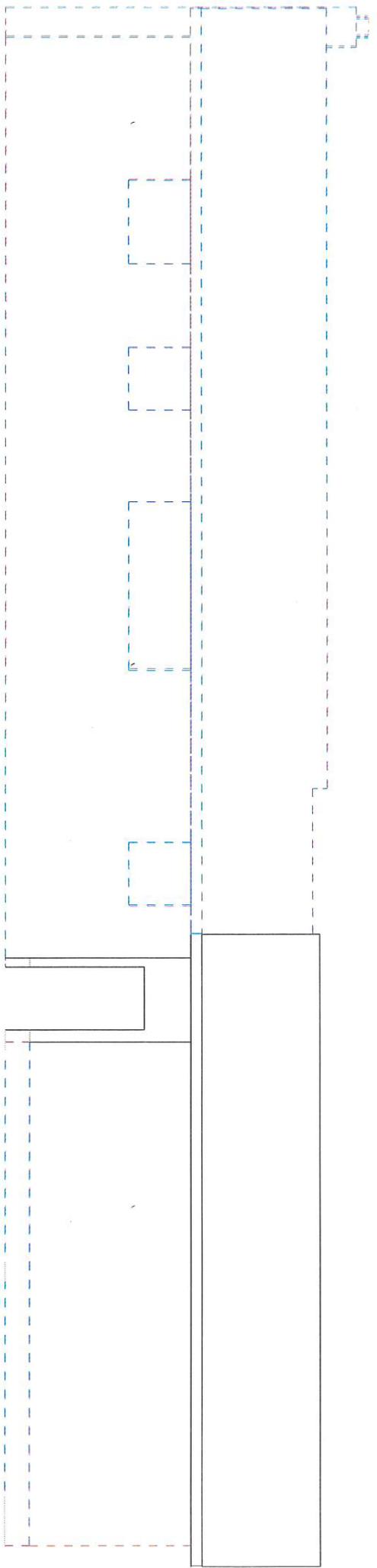
Date Issued: \_\_\_\_\_ City Recorder \_\_\_\_\_

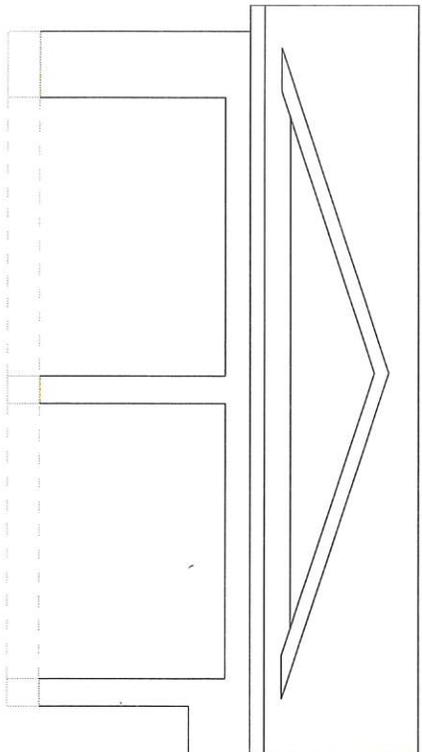


NORTH VIEW

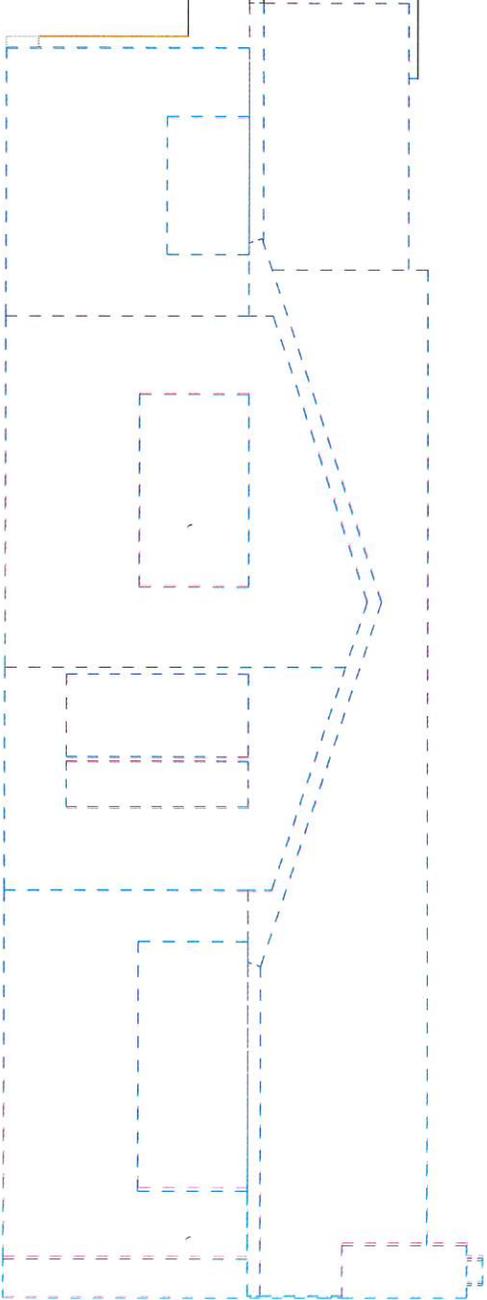


EAST VIEW





WEST VIEW





**Janica Prestwich**  
Proposed ADU  
490 N. Ducksprings Drive

# Moroni City Zoning Permit Application

Zoning Permit Number | ZP- 2025

## Applicant Information:

Applicant Name: Janica Prestwich

Legal Owner: Janica Prestwich

Address of Property: \_\_\_\_\_

490 N Ducksprings Drive

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

Phone: (435) 203-6876

Email: jan-prestwich@yahoo.com

## Property Information:

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

Proposed Use of Property:

Garage

Lot Size: 0.36 sq. ft./acres

Serial No. of lot: 19135X

Building Size: 1,524 sq. ft.

### Setbacks:

North: 5 1/2' East: 75'

South \_\_\_\_\_ West: 35'

Set back at front of building: 35'

Set back that faces street: 35'

Building Height: 35' 4 5/8"

## Project Details:

1. Type of Development (Check One):

New Construction

Addition

Accessory Building

Change of Use

Other: \_\_\_\_\_

2. Detailed Description of Proposed Work:

Garage with overhead ADU

3. Zoning Compliance Checklist:

- o 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

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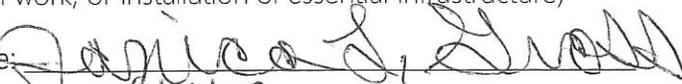
Additional Information (if applicable):

- 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

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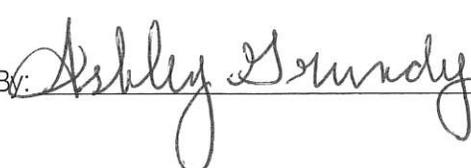
Applicant Signature:

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: 9/19/25

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City Use Only:

Application Received By:  Date Received: 9-19-25

Permit Approved By: \_\_\_\_\_

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

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

Step

### Lot Outline

Property

◀ Back

Next ▶

Property ✓

Import Image ✓

Lot Outline ✓



Lot

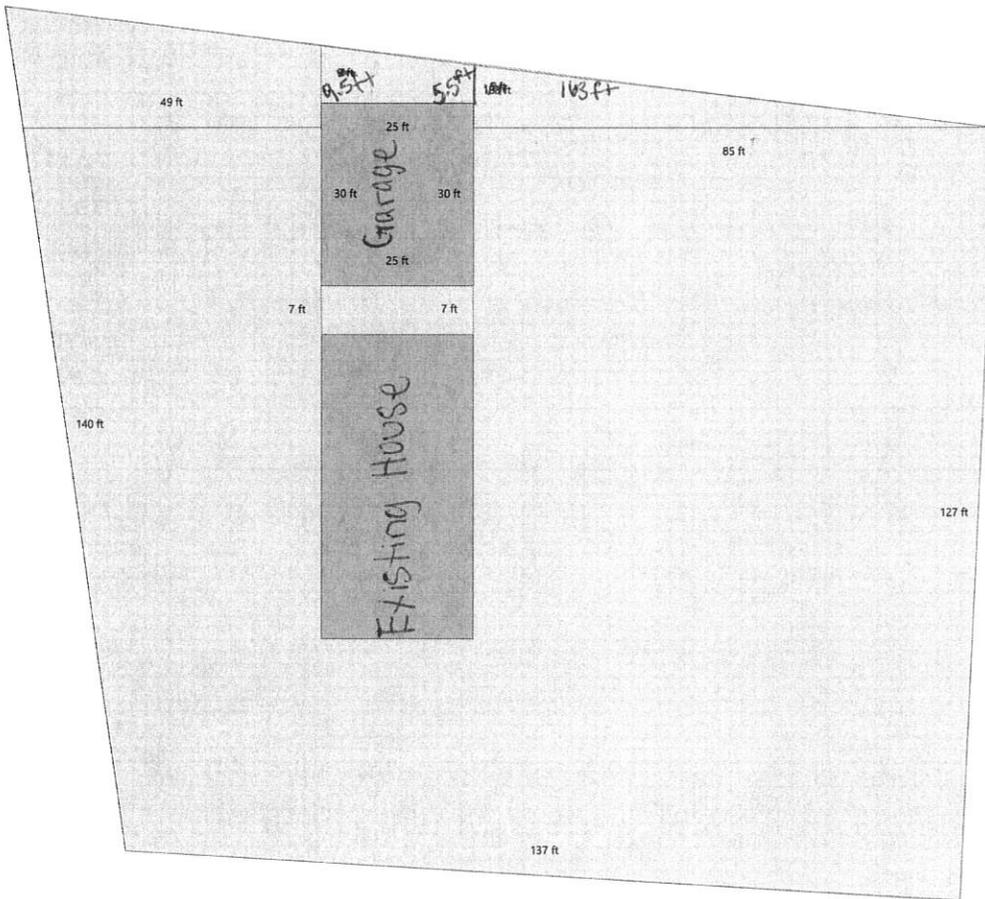
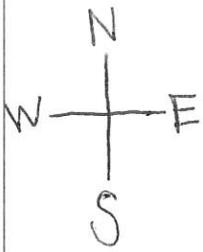
House Outline ✓

Non-Watered Features ✓

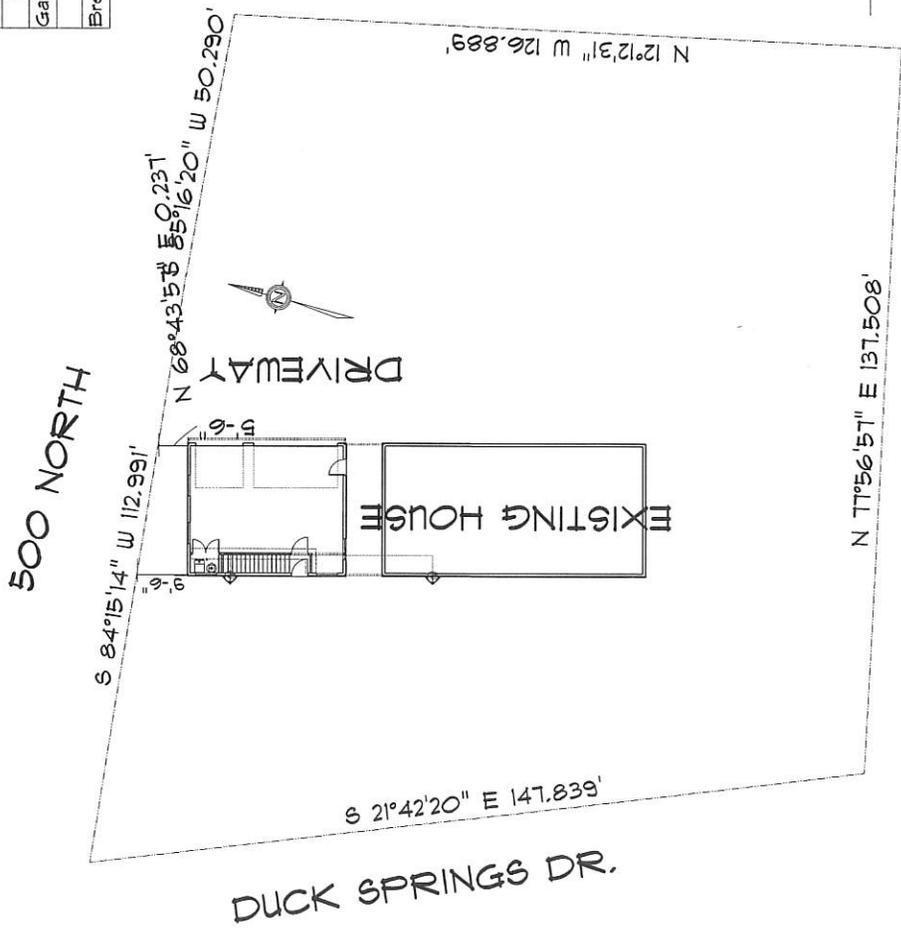
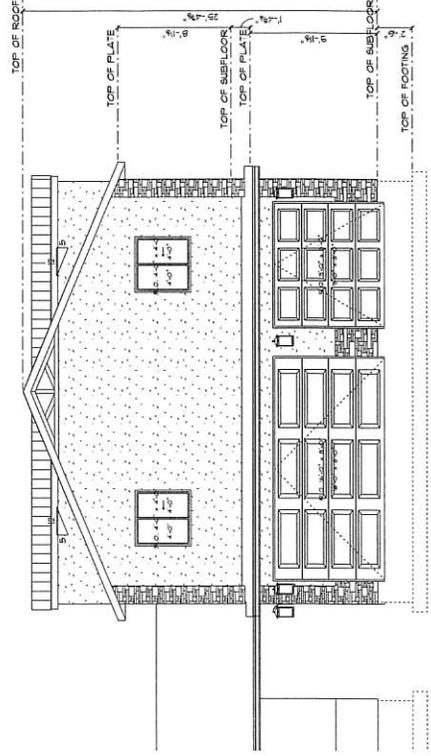
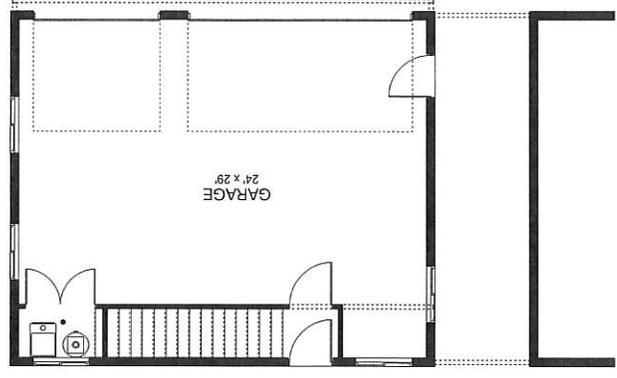
Watered Areas ✓

System >

Report >



AREA SCHEDULE NAME	AREA
Garage	764 sq ft.
2nd	760 sq ft.
Breeze Way	169 sq ft.



**Meeting Minutes**  
September 2, 2025  
September 17, 2025

Moroni City  
**Planning and Zoning**

**Planning & Zoning Commission Meeting**

General Information

1. **Date and Time:** September 2, 2025 6:00 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 Clerk

Others in attendance: Kelly Blackham, Kevin Taylor

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 Denny Parry  
Draper, Cook, Parry, and Hill all YES. MOTION carried.
  - c. Roll call.
2. **Colton Blackham – Proposed Single-Family Home at 271 North 300 East (R1 Zone)**
  - a. Present: Kelly Blackham was present to present and discuss the petition on behalf of Colton Blackham.
  - b. Petition and Discussion: As outlined in the agenda, Mr. Blackham is seeking approval of a proposed single-family home at 271 North 300 East. (R1 Zone)
    - 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 271 North 300 East.

MOTION Commissioner Denny Parry 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

**3. Janica Prestwich/Brent Langschwager**

Mr. Langschwager withdrew the proposed application before the meeting.

**4. Minutes**

**August 5, 2025**

MOTION Commissioner Josh Cook to approve August 5, 2025, minutes.

SECOND Commissioner Denny Parry.

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

**5. Report of Commissioners and Staff**

**Denny Parry**

Parry led the discussion regarding the definition and application of conditional use permits in the zoning code. Conditional uses are those that may be harmonious under certain conditions but improper under general conditions, requiring special review. Examples of conditional uses were reviewed, such as stairways, balconies, door stoops, fire escapes, and planters, with specific reference to how other cities handle features like chimneys and porches. There was concern about ambiguity in the current code, particularly regarding what is allowed to extend beyond the main structure and under what conditions. The commission agreed that clearer definitions and examples would help both the commission and applicants, reducing guesswork and inconsistency. Hill asked Parry if he would be willing to research how other cities define conditional uses and to draft recommendations for improving the city's code, to be discussed at a future meeting and potentially presented to the City Council.

The commission emphasized the need for engineered drawings and more detailed applications to better evaluate conditional uses and ensure compliance with setbacks and other requirements.

Parry reported a resident's complaint about the delivery and permitting of storage containers; specifically a situation where the resident expressed frustration that he had followed the requirements of abstaining a permit and then being told he didn't need one by the delivery person.

The commission discussed that the city code requires a zoning permit for all detached buildings or structures, including storage containers, over 200 square feet in area.

There was concern about enforcement, as many residents may not be obtaining the required permits for storage containers.

An example was given where a company refused to deliver a prefab shed over 200 square feet without proof of a zoning permit or a letter from the city stating one was not needed. The city is willing to provide such a letter when appropriate.

The Commission agreed that while the code is clear, enforcement remains a challenge, and they rely on residents to do the right thing or for complaints to be filed if there are violations.

## **Josh Cook**

### **D. Craig Draper**

Draper raised concerns about construction debris (mud and dirt) being dragged onto roads and asked about enforcement and regulations regarding construction start and end times. Greg Hill explained that the city's noise ordinance allows construction activity from 6 a.m. to 10 p.m. There is no specific ordinance requiring cleanup of mud and debris as construction progresses; instead, builders have 30 days after construction is completed to clean up the site.

The commission discussed the challenges of enforcement, such as determining when a job is officially finished (often at occupancy) and the need for written complaints to initiate enforcement actions. Most general contractors finish work by 5 p.m., but the ordinance allows work until 10 p.m. The group acknowledged that while other counties have stricter requirements (e.g., sweeping mud from roads), Moroni City's current code is less specific, and enforcement is largely complaint-driven.

The Commission also discussed ongoing complaints about the use of Jake brakes (engine braking) by trucks, especially during late night and early morning hours, which disturb residents along Ducksprings Drive. The city ordinance prohibits the use of Jake brakes within city limits at any time; Councilmember Cherrie Green believes there are signs posted at entrances to town indicating this restriction.

Enforcement of the Jake brake ordinance is challenging. It would require action by the sheriff's department or highway patrol, and there was uncertainty about how to effectively enforce the rule. Suggestions included ensuring that signage is visible and possibly using flashing signs to increase awareness for truck drivers, especially at night. Commissioners acknowledged that the routine use of Jake brakes may be due to a lack of enforcement and discussed the need to address this with law enforcement and possibly the Utah Department of Transportation (UDOT) for additional signage.

### **Greg Hill**

Hill described the city receiving a letter from FEMA regarding the creation of new flood insurance maps for the area, noting that the city was not involved in the initial kickoff meeting a few years ago. He explained that he and Carol prior to receiving the letter participated in a phone call with state officials, learning about flood zones, mapping, and the ongoing study, which includes both federal and state agencies. Greg recounted reaching out to FEMA and being directed to a state contact, Jamie Huff, who provided additional information and maps showing where physical surveys would be conducted along the Sanpitch River and through Moroni.

He and Josh Cook attended a meeting with the engineering firm conducting the surveys, where they learned about the data collection process, the use of historical and new data, and the long-term nature of the project. Greg emphasized the importance of the city providing any existing hydrology or hydraulic survey data to assist with the FEMA study, as this could save resources and improve the accuracy of the new maps.

He noted that the new flood maps, once completed, could impact residents by changing flood zone designations and insurance requirements, as seen in other communities.

Greg Hill described a recent Zoom meeting he and Josh Cook had with a property owner who owns significant vacant land in the city. The property owner wanted to understand Moroni's vision for development and how the property could be developed. Greg explained that he and Josh referred the owner to the city's general plan, emphasizing that it would be inappropriate for them to speak on behalf of the city. They advised the owner to review the general plan and follow up with questions afterward.

Greg informed the commission that both he and Carlee Christensen would be leaving the Planning and Zoning Commission at the end of the year, and that Craig Draper was running for city council. He encouraged members to consider nominating a new chair, either now or after a new quorum is established with the new mayor. The commission briefly discussed the process for nominating a new chairperson and decided to wait until later to make a decision.

Greg thanked everyone for their service and support during his time on the commission.

6. **Adjournment:** MOTION Commissioner Denny Parry to adjourn.  
SECOND Commissioner D. Craig Draper  
Draper, Cook, Parry, and Hill all YES. MOTION carried. 6:57 PM

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Carol Haskins, Planning and Zoning Secretary

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Greg Hill, Planning and Zoning Chairman

## Planning and Zoning Work Meeting

September 17, 2025

6:01 PM

Present:

Greg Hill, Zoning Chair

Denny Parry

Carlee Christensen

D. Craig Draper – 6:04 PM

Ashley Grundy, Zoning Clerk

The Planning and Zoning Work Meeting on September 17, 2025, focused on conditional use permits. The Commission discussed the need for clearer regulations and better communication with applicants. They reviewed the history and compliance of zoning, emphasizing the importance of public meetings and neighbor notifications. The commission also discussed the need for standardized application forms and the potential for storage container compliance. The meeting concluded with a plan to improve the review process and ensure compliance with zoning ordinances.

### Action Items

- [ ] Create a standardized conditional use permit application form.
- [ ] Consider calling an additional meeting if a complicated application is received that requires more discussion.
- [ ] Send out application materials to planning commission members as soon as they are received, rather than waiting for the full meeting packet.

### Outline

#### Conditional Use Permits Introduction

- Greg Hill initiated the meeting, noting the date and time, and calls for a motion to start. Motion Commissioner Denny Parry to start the meeting. SECOND Commissioner Carlee Christensen, Parry, Christensen, and Hill all YES. MOTION carried.
- Carly Christensen and Danny Perry are present, D. Craig Draper 6:04 PM, Josh Cook absent
- Greg Hill introduced the topic of the work meeting: conditional use permits.
- Denny Parry begins by explaining the purpose of the meeting.

#### Overview of Conditional Use Permits

- Denny Parry explains that conditional use permits are for activities outside the regulations of the zoning permit.
- Denny shares a history of zoning and compliance, noting that the information is compiled from various sources, such as the city ordinance book.
- Denny emphasizes the importance of explaining to applicants what is permitted in their zone to avoid confusion.

#### Details of Permitted and Conditional Accessory Uses

- Denny leads the discussion of the permitted and conditional accessory uses in Zone 1.
- Denny explains that certain activities, like building a porch, require a conditional use permit.
- The process involves notifying adjacent landowners and holding a public meeting to discuss the application.
- Denny suggests creating a form for conditional use permits to streamline the process for applicants.

#### Application Process

- Denny Parry introduced a checklist for conditional use permits, which can be used by the applicant or the city.
- The discussion included the importance of notifying adjacent landowners and the role of public meetings.
- The commission discussed the need for a specific conditional use permit form and the process for issuing it.

#### Challenges and Solutions in Zoning Applications

- Greg Hill recounted a recent interaction with a resident about property lines and decorative yard art.
- The commission discussed the challenges of interpreting zoning regulations and the importance of asking better questions.
- The conversation touched on the need for detailed plans and the role of engineers in providing accurate information.

- Denny Parry suggested including a statement on applications about the consequences of false information to deter misrepresentation.

#### **Storage Containers and Future Considerations**

- Denny Parry raised the issue of storage containers and the need for permits.
- Greg Hill shared an example of a resident wanting to build a shed and the challenges of obtaining a permit.
- The discussion includes the potential for storage containers to be used for other purposes, like apartments.
- Denny Parry suggested sending letters to residents with storage containers to inform them of the need for permits.

#### **Final Thoughts and Next Steps**

- Greg Hill thanked Denny Parry for his efforts and suggested having more work meetings to discuss complex issues.
- The group discussed the importance of educating themselves about zoning regulations and asking questions before meetings.
- Greg Hill mentioned the upcoming busy October meeting schedule and the need to review applications in advance.
- The meeting concluded with a motion to adjourn by Denny Parry, and Greg Hill thanked everyone for their participation. 7:02 PM