

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

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Thursday, November 6, 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. Maksad Annamuradov
Proposed detached garage at 184 W. 200 N. (R1 Zone)
3. Minutes
October 7, 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.

Maksad Annamuradov
184 West 200 North

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

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

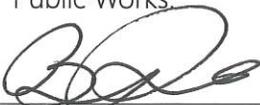
Applicant Signature:

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)

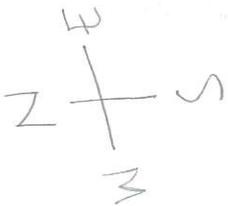
Signature: 
Date: 10/22/2025

City Use Only:

Application Received By: Ashley Brundy Date Received: 10.22.25
Permit Approved By:

Zoning:	Public Works: 
Fire: 	Mayor/Councilmember:

Date Issued: _____ City Recorder _____



300

3 S 18917 Gabe L. Griffin Trustees et al 0.84 ac E# 300996	4 S 18920 Winston C Cook et al JT 12.2 ac E# 10077
2 S 18915 Michelle Lynn Slaton et al JT E# 20147	1 S 18914 Carol Jean Blakemore et al JT E# 39166
2 S 18916 Michael Ammann et al JT E# 20147 3.65 ac	1 S 18913 Gabriel Nacera et al JT E# 20589

NORTH

3 S 18925 Shaylee Lynn Cook et al JT E# 323937	4 MORONI STAKE CHURCH OF JESUS CHRIST OF L. D. S. 3-18924
2 S 18925X RALPH DUANE JENSON et al E# 215003	1 Mylla E. Christensen Trustee E# 18924 et al JT 2.43 ac
2 S 18924X Christina Troy Don F. Aguado Trustee et al JT E# 22541	1 S 18921 CLINTON D. BUTTARS Trustee et al JT E# 18913

CENTER ST.

200

3 BOARD OF EDUCATION WORLD SAUPE SCHOOL DIST.	4 S 18912 Rickie D Frederickson et al JT E# 20147 2.25 ac
2	1 S 18912X Brandon D Chase Trustee et al JT E# 18914
2	1 S 18908 Corey Rawlings et al JT E# 18914

NORTH

3 Dwight Rosen et al JT E# 20147 3.18 ac	4 S 18907 Steven B. Borch Trustees E# 211741 1.07 ac
2 S 18905X Brent Bailey et al JT E# 20147	1 S 18904 Jason B. Larson Trustees E# 173206
2 S 18905 Josh Cox et al JT E# 20147	1 S 18903 Travis Prestwich et al JT E# 212982
2	1 S 18902X Sergio Mega et al E# 212982

100

Moroni City Zoning Permit Application

Zoning Permit Number	ZP- 2025
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Applicant Information:

Applicant Name: Maksad Annamuradov

Legal Owner: Maksad Annamuradov

Address of Property: 184 W 200 N
Moroni, UT 84646

Applicant Address (if different): _____

Phone: 435-314-9808

Email: maksad.annamuradov98@gmail.com

Property Information:

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

Proposed Use of Property:
Residential

Lot Size: 16,117 sq. ft./acres

Serial No. of lot: 18 916

Building Size: 240 sq. ft.

Setbacks:

North: 10' East: 58'

South: 45' West: 150'

Set back at front of building: 47'

Set back that faces street: 47' (front setback)

Building Height: 8'8"

Project Details:

1. Type of Development (Check One):

New Construction

Addition

Accessory Building

Change of Use

Other: _____

2. Detailed Description of Proposed Work:

Construction of a new detached garage for residential use

200 W Street

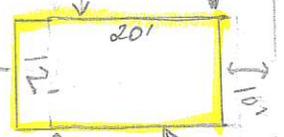
184 W 200 N, Marion Scale (1" = 20')

← 220' →

150'

60'

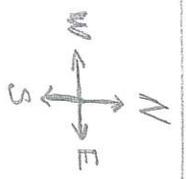
200 N Street



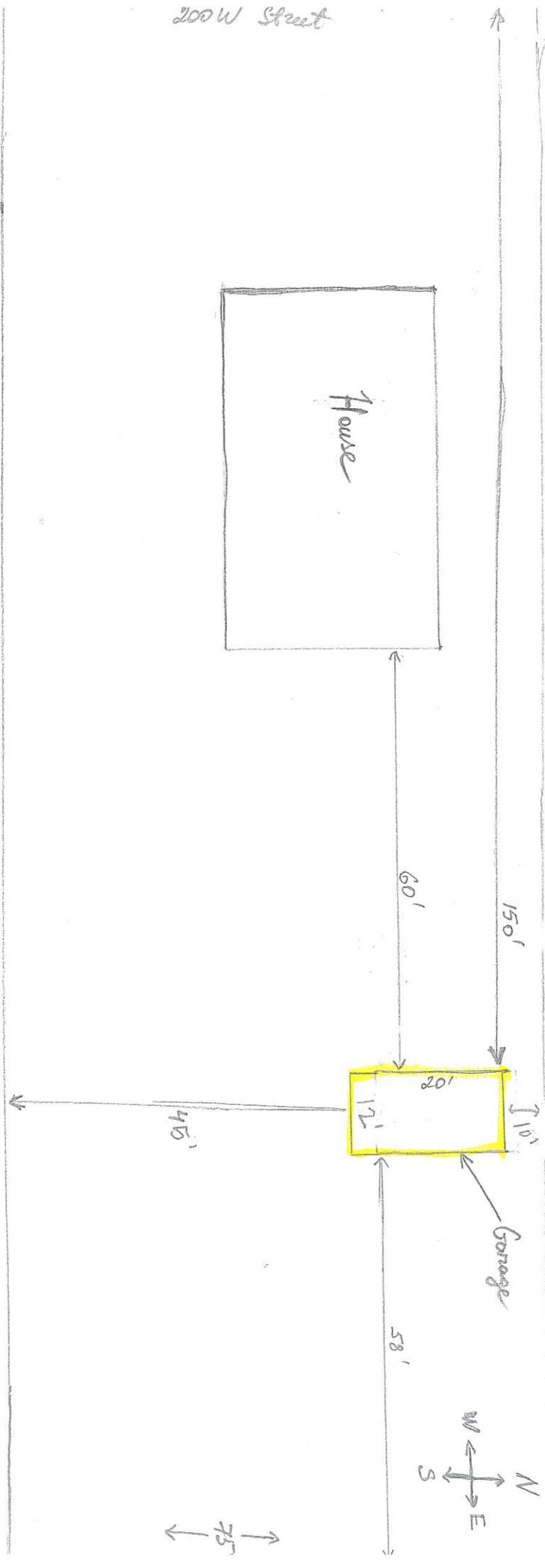
Garage

58'

45'



75' ↑



Meeting Minutes

October 7, 2025

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** October 7, 2025 6:03 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 - absent
 - f. Cherrie Green, City Councilmember
 - g. Carol Haskins, Zoning Secretary
 - h. Ashley Grundy, Zoning Clerk

Others in attendance: Mick Mitchie, Glen Olson, Janica Prestwich, Kayla Prestwich

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 Denny Parry
Draper, Parry, and Hill all YES. MOTION carried.
- c. Roll call.

2. Glen Olson – Proposed Fence at 51 South 400 East (R1 Zone)

- a. Present: Glen Olson was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Olson is seeking approval of a proposed fence at 51 South 400 East. (R1 Zone)
 - i. Mr. Olson described plans for a six-foot-tall chain link fence with privacy slats along the east (backyard) and north property lines, and a four-foot chain link fence without slats along the front. Commissioner Hill reviewed city ordinances, confirming that six feet is the maximum height for backyard fences, and that front yard fences must be four feet if see-through, or three feet if privacy slats are used. There was discussion about

property boundaries, existing fences, and potential encroachment, with Mr. Olson clarifying long-standing use of the property lines. The commission emphasized that the permit is for height and type approval, not boundary disputes, which are between neighbors. The permit is valid for six months from issuance.

- ii. The Commissioners found no issues with the petition to the proposed fence at 51 South 400 East.
MOTION Commissioner D. Craig Draper to approve fence as presented in the application.
SECOND Commissioner Denny Parry
Draper, Parry, and Hill all YES. MOTION carried

3. Mick Michie – Proposed Garage at 32 North 300 West (R1 Zone)

- a. Present: Mick Michie was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Michie is seeking approval of a proposed garage at 32 North 300 West. (R1 Zone)
 - i. Mr. Michie presented the proposed project and explained that it involves enclosing the carport, adding trusses, and extending the structure six feet to the west, without changing the overall footprint beyond the existing house. The commission reviewed the plans, confirming the proposed height (well below the 35-foot maximum) and ensuring that drainage would be managed on the property. Commissioners asked clarifying questions about the structure’s attachment to the house and access points. Mr. Michie was informed that the zoning permit is valid for six months from issuance.
 - ii. The Commissioners found no issues with the petition to the proposed garage at 32 North 300 West.
MOTION Commissioner Denny Parry to approve the proposed carport as presented in the application.
SECOND Commissioner D. Craig Draper
Draper, Parry, and Hill all YES. MOTION carried.

4. Janica Prestwich – Proposed Accessory Dwelling Unit at 490 N. Ducksprings Drive. (C2 Zone)

- a. Present: Kayla Prestwich presented on behalf of Janica Prestwich.
- b. Petition and Discussion: As outlined in the agenda, Ms. Prestwich is seeking approval of a proposed ADU at 490 N. Ducksprings Drive. (C2 Zone)

- i. The commission discussed the project's details, including the structural connection between the new garage/ADU and the main house via a common roof, which would make the addition part of the primary dwelling under city code. There was extensive review of zoning ordinances regarding required setbacks, minimum distances between structures, and the distinction between accessory buildings and additions to the main dwelling. Commissioners clarified that the proposed structure meets the five-foot side yard setback for corner lots in the C2 zone and that the ADU would not exceed height or square footage limits.
- ii. MOTION Commissioner D. Craig Draper to approve the proposed Accessory Dwelling Unit/Garage at 490 N. Ducksprings Drive as proposed in the application.
SECOND Commissioner Denny Parry
Draper, Parry, and Hill all YES. MOTION carried.

5. Minutes

September 2, 2025

MOTION Commissioner Denny Parry to approve September 2, 2025, minutes.

SECOND Commissioner D. Craig Draper.

Draper, Parry, and Hill all YES. MOTION carried.

September 17, 2025 - Work meeting

MOTION Commissioner D. Craig Draper to approve the September 17, 2025, Work Meeting minutes.

SECOND Commissioner Denny Parry.

Draper, Parry, and Hill all YES. MOTION carried.

6. Report of Commissioners and Staff

D. Craig Draper

Denny Parry

Parry questioned the status of the city's conditional use permit application.

Ashley is currently developing a draft of the application, which will be circulated to the commissioners for review once completed. Greg Hill noted the need to seek professional input on the proper application and interpretation of conditional use permits to ensure the commission's decisions align with best practices and legal requirements. The commission may schedule a work meeting to consult with an experienced professional and further clarify the process. The discussion emphasized the importance of improving the commission's understanding and procedures regarding conditional use permits.

Councilmember Cherrie Green

Cherrie Green initiated a discussion about the importance of requiring more detailed and clear drawings for planning and zoning applications. She noted that previous confusion and frustration stemmed from accepting handwritten or insufficiently detailed submissions, which made it difficult for the commission to make informed decisions.

Cherrie suggested setting a higher standard for application materials, while acknowledging that not all applicants may have access to professional resources, and encouraged providing clear guidance on expectations. Other commissioners agreed, emphasizing that detailed drawings help prevent misunderstandings and streamline the review process. The group discussed the benefits of reviewing applications in advance and communicating with applicants if more information is needed. The consensus was to require more detailed and clear application materials in the future to improve decision-making and reduce confusion for both the commission and applicants.

Greg Hill

Greg Hill emphasized the importance of creating a “safe to fail” environment, where commissioners and applicants can learn from mistakes without fear of judgment. He acknowledged that errors and oversights are part of the process and stressed the value of admitting mistakes and working together to improve. Greg noted the significant progress the commission has made over the past few years, especially as they adapt to new zoning ordinances and encounter unique situations with each application. He expressed appreciation for the team’s willingness to learn, collaborate, and continually raise their standards, predicting continued improvement and success for the commission moving forward.

Adjournment: MOTION Commissioner Denny Parry to adjourn.
SECOND Commissioner D. Craig Draper
Draper, Parry, and Hill all YES. MOTION carried. 7:40 PM

Carol Haskins, Planning and Zoning Secretary

Greg Hill, Planning and Zoning Chairman