

80 South 200 West
PO BOX 870
Moroni UT 84646
435.436.8359
cityhall@moronicity.gov

MORONI CITY

Looking to the past, as we plan for the future.

Troy D. Prestwich, Mayor

Moroni City Planning and Zoning Meeting

May 5, 2026

NOTICE OF AGENDA

NOTICE IS HERBY GIVEN that the Moroni City Planning and Zoning will hold the scheduled Planning and Zoning Meeting Tuesday, May 5, 2026, beginning at 6:00 p.m. The meeting will be held at the Moroni Community Center, 80 S 200 W, Moroni, Utah.

1. Welcome- Commissioner Chair Josh Cook
 - Motion to start meeting
 - Roll call
2. Dylan Cook- 63 W 300 N
 - Proposed new construction (R1 Zone)
3. Ashley Rodriguez- 354 E 50 N
 - Proposed addition and fence(R2 Zone)
4. Minutes
 - April 7, 2026
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.

Moroni City Zoning Permit Application

Zoning Permit Number | ZP- 2025

Applicant Information:

Applicant Name: Dylan Cook
Legal Owner: Dylan Cook
Address of Property: 63 W 300 N
Moroni, UT 84646

Applicant Address (if different):
291 N 100 W, Moroni, UT
Phone: 435-262-0293
Email: dylancook9495@icloud.com

Property Information:

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

Proposed Use of Property:
house build

Lot Size: 0.26 sq. ft. (acres)

Serial No. of lot: S-18925x1

Building Size: 1824 sq. ft.

Setbacks:

North: 25' East: 10'

South: 30' West: 34'

Set back at front of building: 25'

Set back that faces street: 25'

Building Height: 28'

Project Details:

1. Type of Development (Check One):

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

2. Detailed Description of Proposed Work:

- new home build
- fence on South and West side (near future)
6' fence on West & South on west side 3' or 4' depending
on material from property line to garage. (front of house)
- tore down existing shed

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


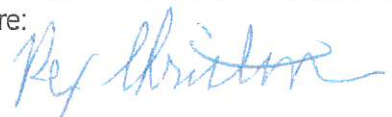
Applicant Signature:

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)

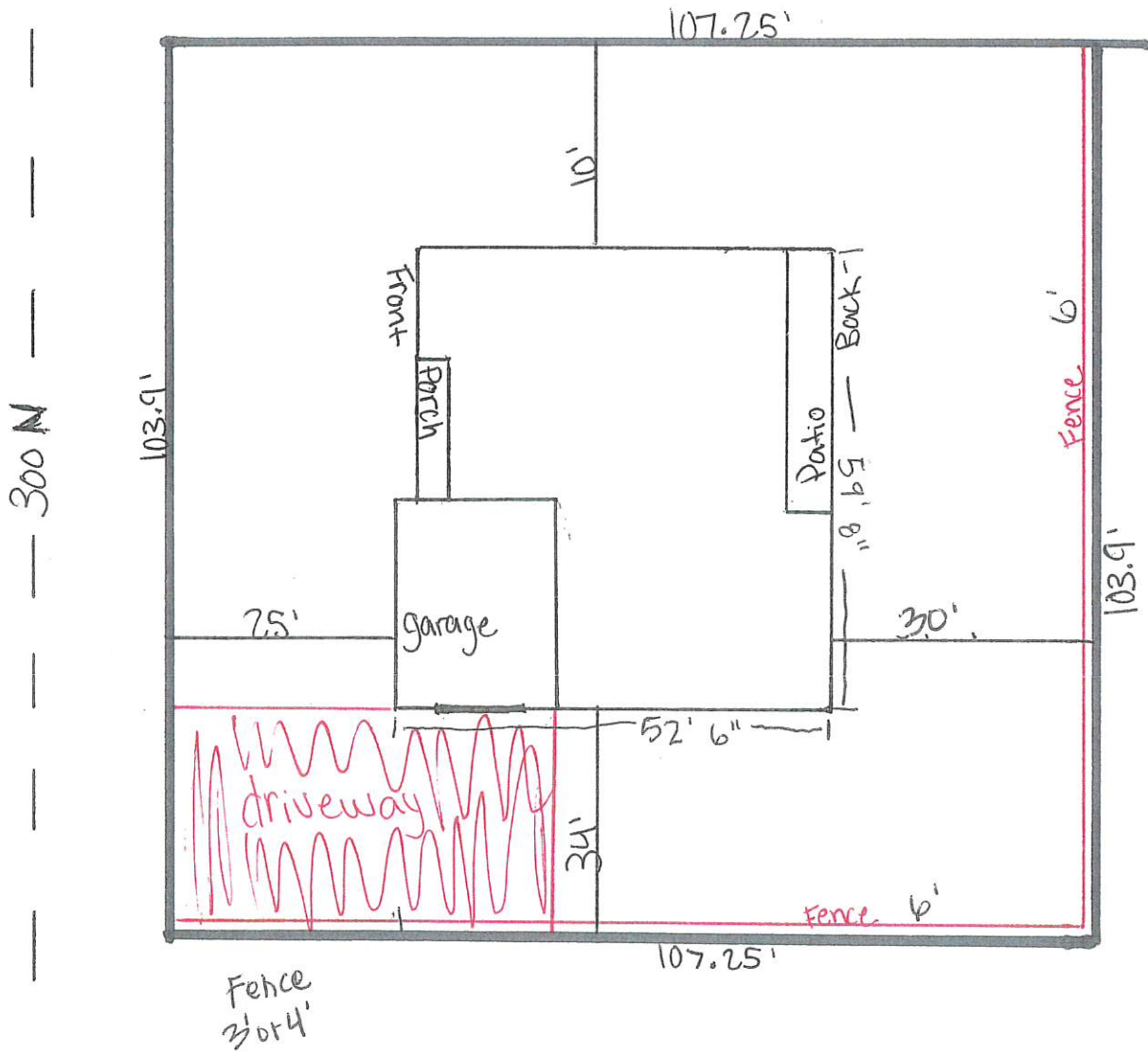
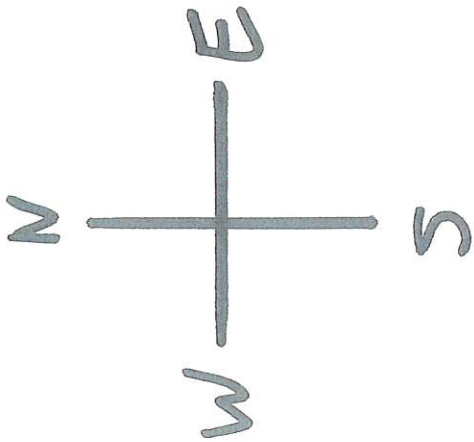
Signature: Dylan Cook
Date: 4/19/26

City Use Only:

Application Received By: Ashley Brundy Date Received: 4.20.26
Permit Approved By:

Zoning:	Public Works: 
Fire: 	Mayor/Councilmember:

Date Issued: _____ City Recorder _____

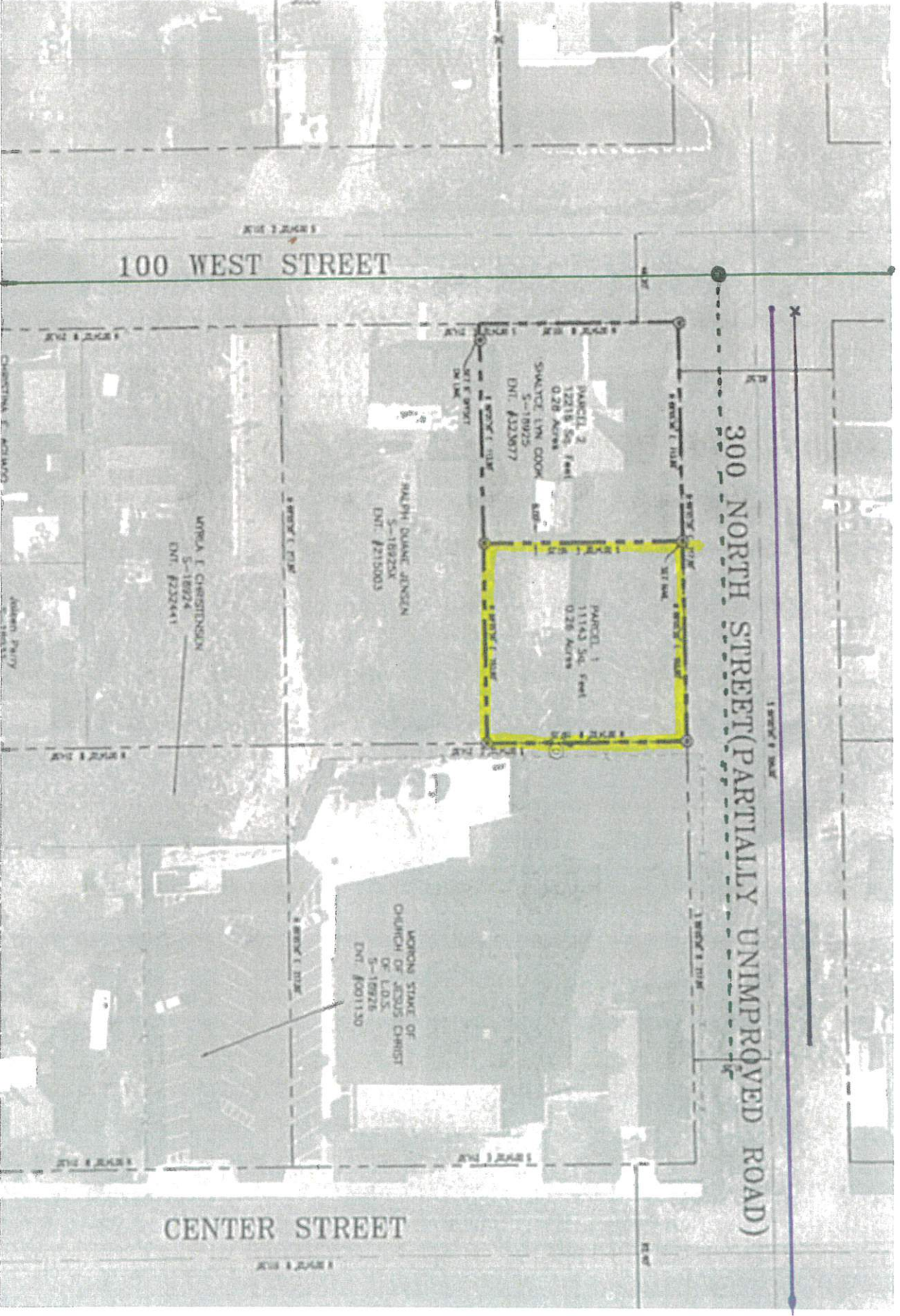


Site Plan
Dylan Cook
Serial # S-18925x1

— WATER

- - - - - PROPOSED SEWER

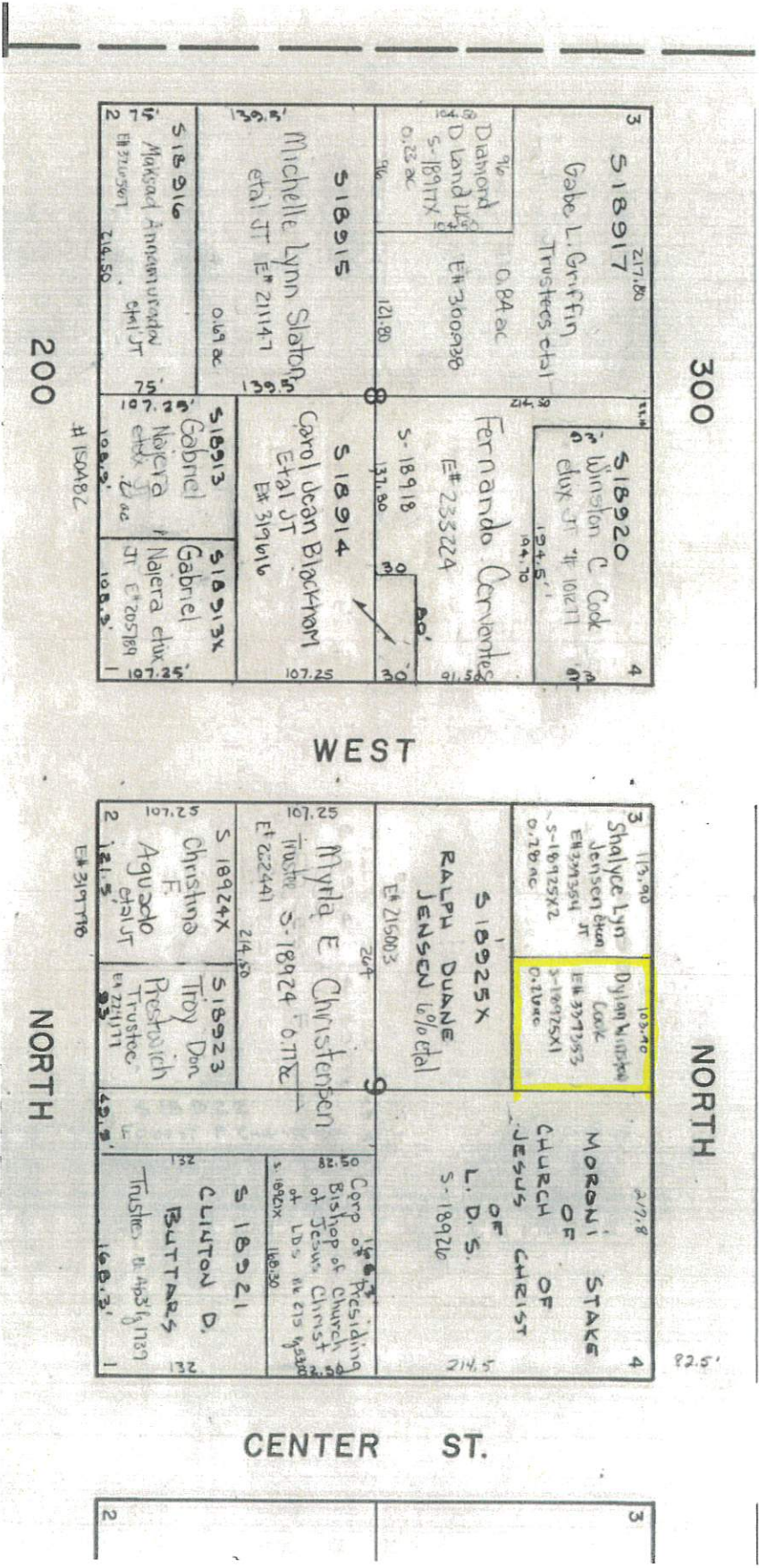
— IRRIGATION



100 WEST STREET

300 NORTH STREET (PARTIALLY UNIMPROVED ROAD)

CENTER STREET



WEST

NORTH

NORTH

CENTER ST.

200

300

150482

319776

Moroni City Zoning Permit Application

Zoning Permit Number | ZP- 2025

Applicant Information:

Applicant Name: Ashley Rodriguez

Applicant Address (if different): _____

Legal Owner: _____

Address of Property: 354 E 50 N

Phone: 435-851-4586

Moroni UT 84646

Email: Ashley.love51@yahoo.com

Property Information:

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

Building Size: 1100 sq. ft.

Proposed Use of Property:
Addition to home.

Setbacks: 29'
North: ~~0'~~ East: 26' 7"

Lot Size: .53 AC sq. ft./acres

South 169' 4" West: 38' 4"

Serial No. of lot: 206250

Set back at front of building: 29'

Set back that faces street: 29'

Building Height: 12 Feet

Project Details:

1. Type of Development (Check One):

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

2. Detailed Description of Proposed Work:

Addition to home. Adding a bathroom and bedroom.
Making it a 3 bedroom and 2 bathroom.
Expanding the kitchen and pantry.
6' Fence along south end of property and along east side
of property. 3' fence from front corner of the house to property
line.

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):

- o Does the property lie within a flood zone?
 Yes No
- o 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)

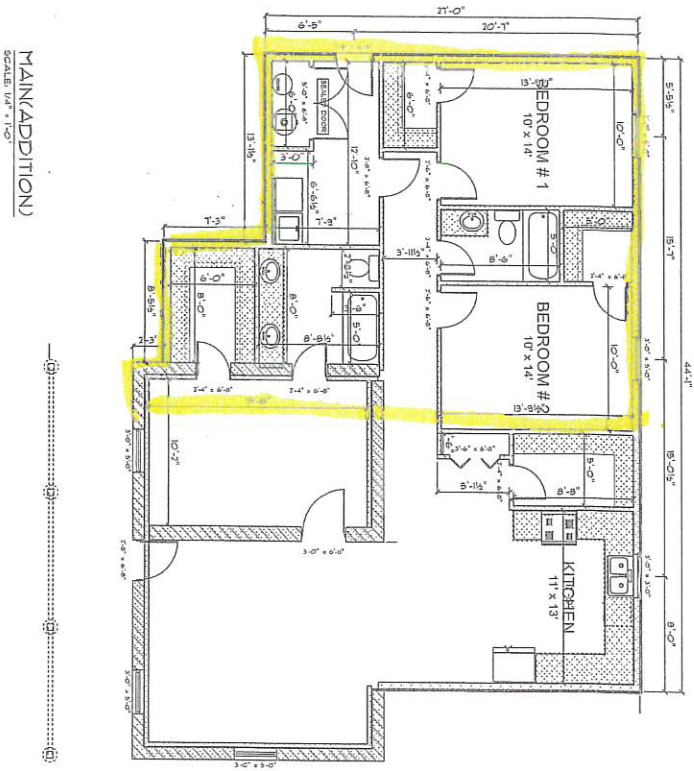
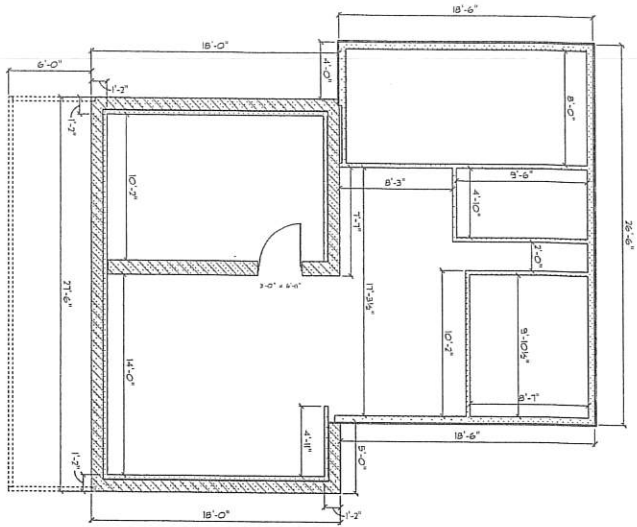
Signature: Ashley Brundy
Date: 04.21.2026

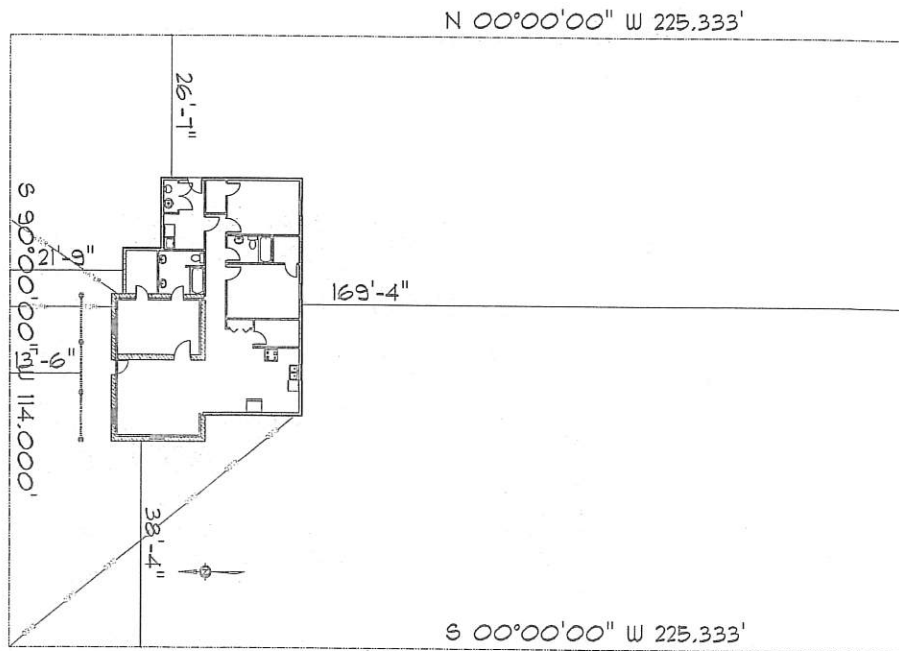
City Use Only:

Application Received By: Ashley Brundy Date Received: 4.21.2026
Permit Approved By: _____

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

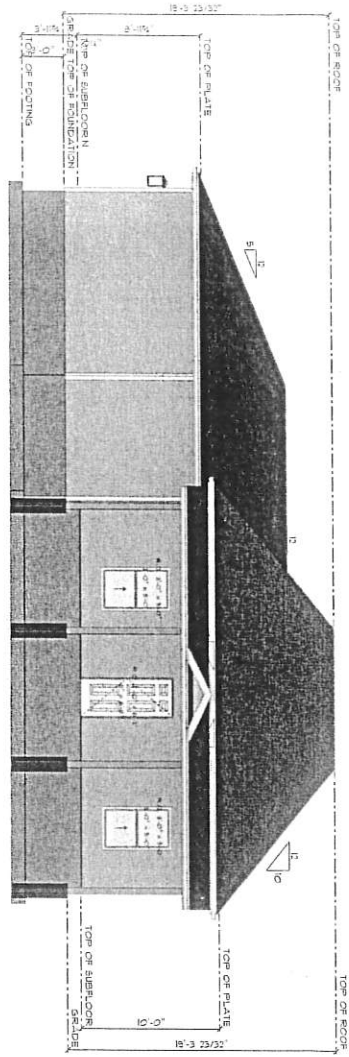
Date Issued: _____ City Recorder _____



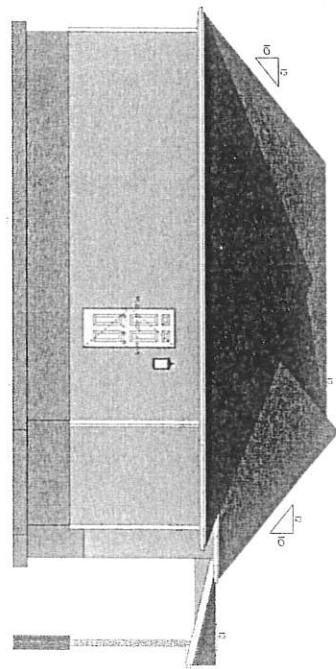


MAIN ADDITION)
SCALE 0.00375" = 1'-0"

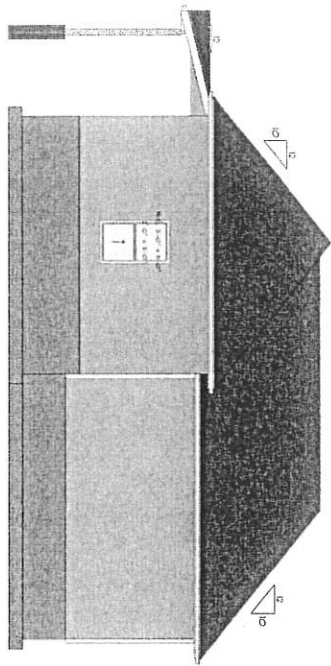
50 NORTH



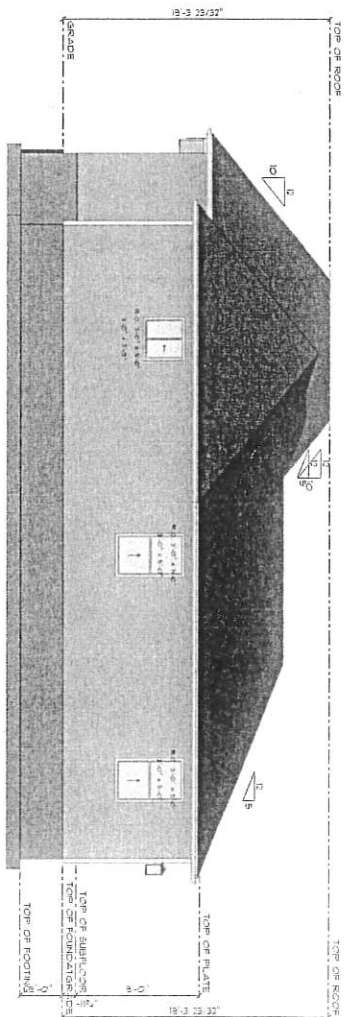
NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

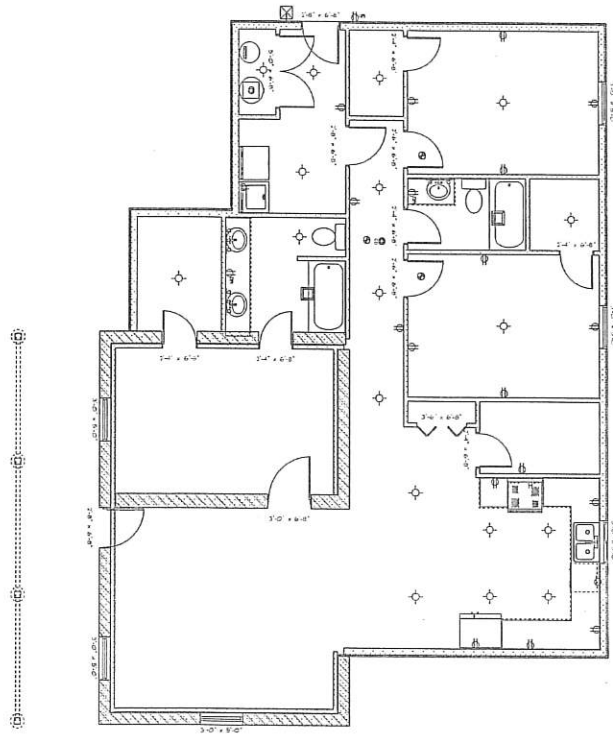


WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

MAIN(ADDITION) - ELECTRICAL
 SCALE 1/4" = 1'-0"



Phone: (435)462-9782
 Email: pm@avantgardehomes.net

RODRIGUEZ ADDITION

PHONE
 EMAIL pmkeyco02@gmail.com

SHEET TITLE
 ELETRICAL

SCALE
 1/4" =
 1'-0"
 DATE
 4/19/2026

PAGE
 4

- i. A review of the relevant ordinance (Title 10-4B) with discussion between Commissioners found no issues with the petition of the proposed new construction. Commission Chair Josh Cook clarified that, going forward, applications for property development will not be accepted for the Planning and Zoning agenda until all engineering plans and reviews are complete.

MOTION Commissioner Denny Parry to approve the new construction.

SECOND Commissioner Sarah Bench.

Cook, Parry, Prestwich, Bench, Rodriguez all YES. MOTION carried.

4. Proposed amendments to Moroni City Development Review and Improvement of Requirements

- a. Review and discussion followed. Motion to approve line 4 and pass it onto Moroni City Council. MOTION made by Commissioner Kaylee Prestwich
SECOND by Commissioner Sarah Bench.

Cook, Parry, Prestwich, Bench, Rodriguez all YES. MOTION carried.

5. Proposed amendments to Title 4 Nuisances

- a. Review and discussion followed. Motion to approve line 5 and pass it onto Moroni City Council. MOTION made by Commissioner Sarah Bench.
SECOND by Commissioner Denny Parry.

Cook, Parry, Prestwich, Bench, Rodriguez all YES. Motion carried.

6. Minutes- February 3, 2026

- a. Motion to approve the minutes from Feb. 3, 2026. MOTION by Commissioner Denny Parry.

SECOND by Commissioner Kaylee Prestwich.

Cook, Parry, Prestwich, Bench, Rodriguez all YES. MOTION carried.

7. Report of Commissioners and staff

8. Adjourn-

MOTION to adjourn by Commissioner Denny Parry

SECOND by Commissioner Kaylee Prestwich

End 6:39p.m.