

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

June 2, 2026

NOTICE OF AGENDA

NOTICE IS HEREBY GIVEN that the Moroni City Planning and Zoning will hold the scheduled Planning and Zoning Meeting Tuesday, June 2, 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
 - Pledge of Allegiance
 - Motion to start meeting
 - Roll call
2. Quade Cook- 15 W Main Street
 - Proposed Fence (C1 Zone)
3. Lorena Cervantes- 276 N 200 E
 - Proposed addition (R1 Zone)
4. Minutes
 - May 5, 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
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Applicant Information:

Applicant Name: Quade Cook

Applicant Address (if different): _____

Legal Owner: Quade Cook

Address of Property: 15 W Main Street

Phone: 435-851-5158

Email: quadecook@gmail.com

Property Information:

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

Building Size: _____ sq. ft.

Proposed Use of Property:

Setbacks:

North: _____ East: _____

Lot Size: .17 sq. ft./acres

South 1ft West: 0ft

Serial No. of lot: 18794x

Set back at front of building: _____

Set back that faces street: _____

Building Height: _____

Project Details:

1. Type of Development (Check One):

- ☐ New Construction
- ☐ Addition
- ☐ Accessory Building

☐ Change of Use

☒ Other: Fence

2. Detailed Description of Proposed Work:

Build a 6' wooden privacy fence along the West and South property line. West fence will start at the Southwest corner of the property and run North 98' towards Main Street. Fence will taper down to 9' before reaching the sidewalk. South fence will also start at the Southwest corner of the property and run 80' East towards Center Street and end where the existing chain-link fence ends.

3. Zoning Compliance Checklist:

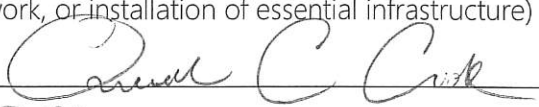
- o Proposed use complies with zoning regulations for this zone.
☒ Yes ☐ No
- o Setbacks meet the requirements for the zone.
☒ Yes ☐ No
- o Building height complies with zoning limits.
☐ Yes ☐ No
- o Off-street parking requirements met.
☐ Yes ☐ No

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

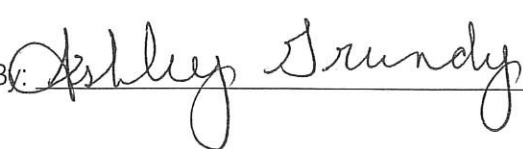
Applicant Signature:

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: 5-18-2020

City Use Only:

Application Received By: 

Date Received: May 19, 2020

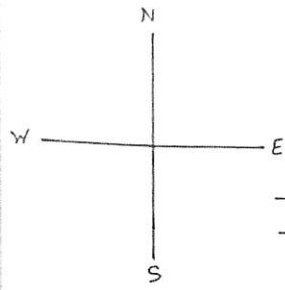
Permit Approved By:

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

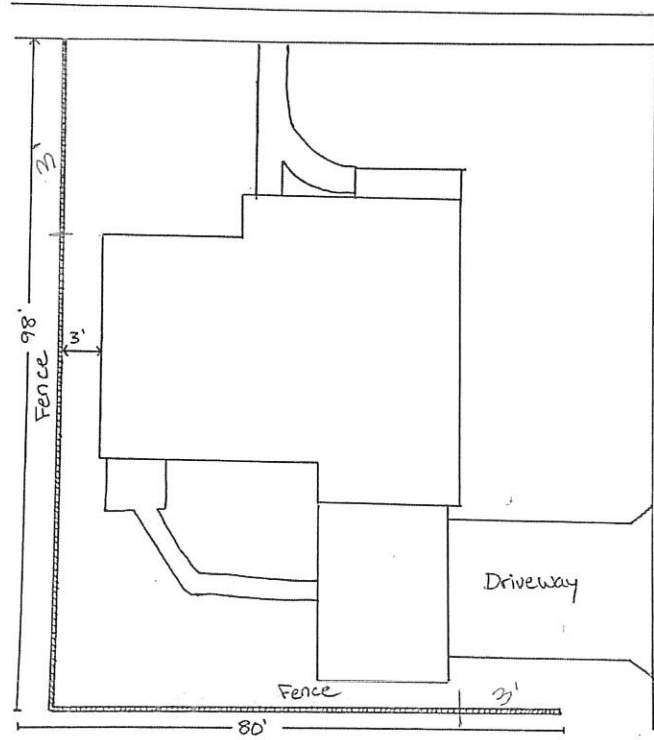
Date Issued: _____ City Recorder _____

3 JR Country Homes LLC #320015 94-50-21ac	Posse Seri Etal S-1E #108 40-50
S-18782 JR Country Homes LLC #320015 94-50-21ac	
S-18782X 29ac ₃₅	
	214.50

Lynn B C
Edux J.



Main Street



Center Street

Driveway

Fence

Moroni City Zoning Permit Application

Zoning Permit Number ZP- 2025

Applicant Information:

Applicant Name: Lorena Cervantes

Legal Owner: Lorena Cervantes

Address of Property: 270 N 800E

Applicant Address (if different): _____

Phone: 801-310-9125

Email: lorena.531@hotmail.com

Property Information:

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

Proposed Use of Property: _____

Lot Size: .35 sq. ft./acres

Serial No. of lot: E138931

Building Size: 2314 sq. ft.

Setbacks:

North: 35' East: 30'

South 10' West: 25'

Set back at front of building: 25'

Set back that faces street: 25'

Building Height: 24'

Project Details:

1. Type of Development (Check One):

☐ New Construction

☒ Addition

☐ Accessory Building

☐ Change of Use

☐ Other: _____

2. Detailed Description of Proposed Work:

Office, 4 Beds, garage, kitchen, living area, Media Room
Stucco

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):

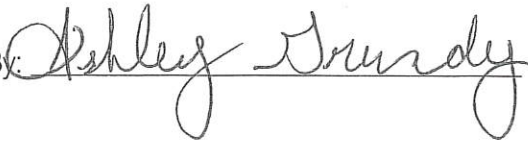
- Does the property lie within a flood zone?
☐ Yes ☒ No
- Are there any existing easements or right-of-ways? If yes, attach documentation.
☐ Yes ☒ No

Applicant Signature:

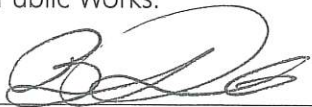
I hereby certify that the information provided is true and correct to the best of my knowledge and that the proposed project complies with Moroni City's zoning ordinances. I understand that upon approval of the Zoning Permit it expires 6 months from the date issued if significant physical construction 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: 5/7/20

City Use Only:

Application Received By:  Date Received: 5.7.20

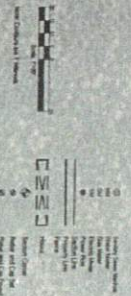
Permit Approved By:

Zoning:	Public Works: 
Fire:	Mayor/Councilmember:

Date Issued: _____ City Recorder _____

* Estimated

Located in Lot 3, Block 12, Plat "B", Moroni City Survey
Sanpete County, Utah



¹ Unless otherwise stated, all the names mentioned in the text are taken from the 1990 edition of the *Encyclopaedia Britannica*, 15th ed., 1990, Chicago, IL, USA.

On the day of 2018, previously reported before the report of the Veterinary Institute, southern who they accompanied to the most positive for results the same

For a listing of our not just our approach, but our vision, the Internet City Council, together with the City Council, is a unique meeting in the city of

	Dr. David Miller
Dr. David Miller	

100

New surveyed descriptions:
Parcel S-18028

Parcel S-1693641
The Parcel 107 24 6

1. *Figure 1*. There is a significant main effect of assessment by sex (see the Study or User, leading with an assessment (F(2,105)) only for the subjects of the property market. This survey is a correct representation of the first surveyed and has been prepared in accordance with the research objectives and requirements of the law.



Homestead Land Surveying
640 N 340 E, Montrose, UT 84754, 435-558-5056



300 NORTH

E# 240400

200 EAST

3 140.50 Elias Cervantes et al JT .35 ac S-18938 E# 138931	107.80 Lorna Cervantes .35 ac S-18938X1 E# 2239105	Dana F Kenney Trustees E# 328134 S-18935X 0.27 ac	4 110 David LaTonne et ux JT S-18935X1 0.28 ac 110
S-18938X Richard Corter E# 195310 211.80		8 Colton Blackham S-18935 0.52 ac E# 242341 211.80	
12 144' Brent D Christensen et ux 0.54 ac 217.80	18937X S-18936X James L Stine Trustees E# 318407 .71 ac 144'	73.5' S-18936 Carole A Jackman Trustee E# 336833 .36 ac 73.5'	
107.25 Darrin L King et ux JT S-18937 Bl 382 Pg 321 217.80	0.54 ac E# 318407		
2			

East
300

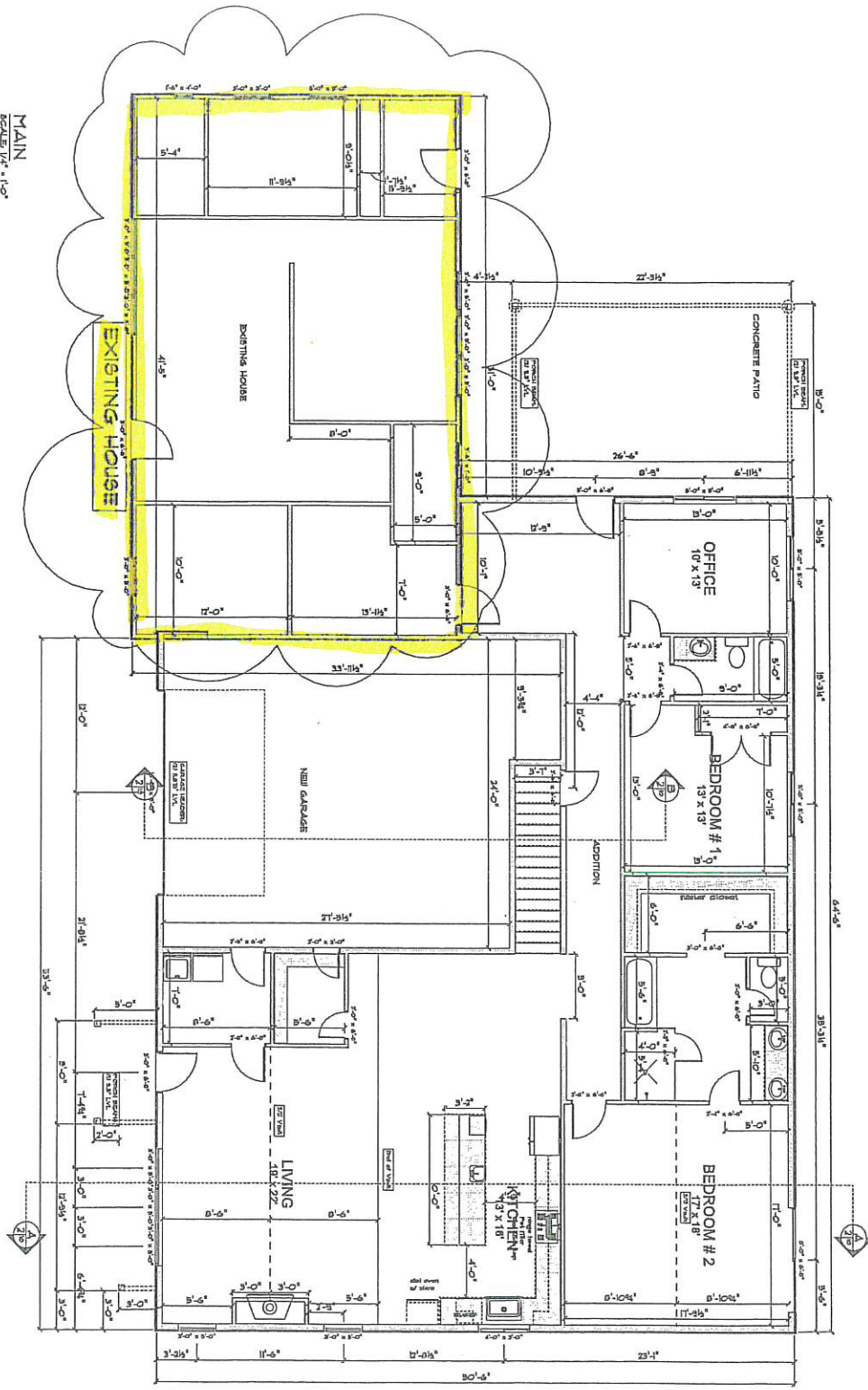
3 110 Tim Th S-18 0.35 ac	
Jed Trustee S-18 0.33 ac	
S J E E# 2	
2	

3 110 Christopher Bary Westlund 0.4 ac E# 325130 S-188859	107.80 Chad Ricky De Mill et ux JT S-18889X1 E# 3122910 40 ac	4 S-18880 Corey Jackman E# 308645
--	---	--

# 3 84.50 Kevin S-1888	
Hal	

$$1 \text{ inch} = 25 \text{ feet}$$

MAIN
SCALE 1/4" = 1'-0"



SCALE LINE
10'-0"
SCALE 1/4" = 1'-0"

- ### GENERAL NOTES
1. SPECIFIED DOOR SIZE AND OPERATION MEETS EGRESS REQUIREMENTS.
 2. SPECIFIED WINDOW SIZE AND OPERATION MEETS EGRESS REQUIREMENTS.
 3. RAILING TO BE SPECIFIED BY OWNER.
 4. DRYER EXHAUST DUCT 35" MAX. LENGTH -36" FROM ALL OPENINGS.

AVANT-GARDE HOMES
MOUNT PLEASANT, SD
Phone: (435)462-0782
Email: pm@avantgardehomes.net

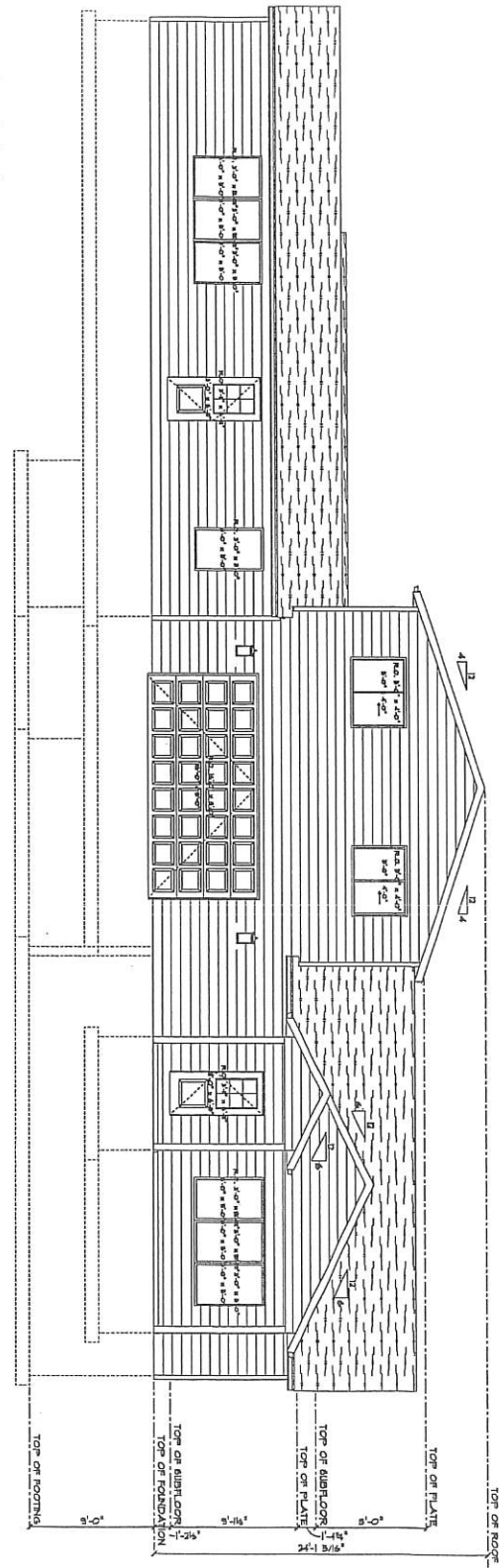
CERVANTES ADDITION

SHEET TITLE
MAIN LEVEL

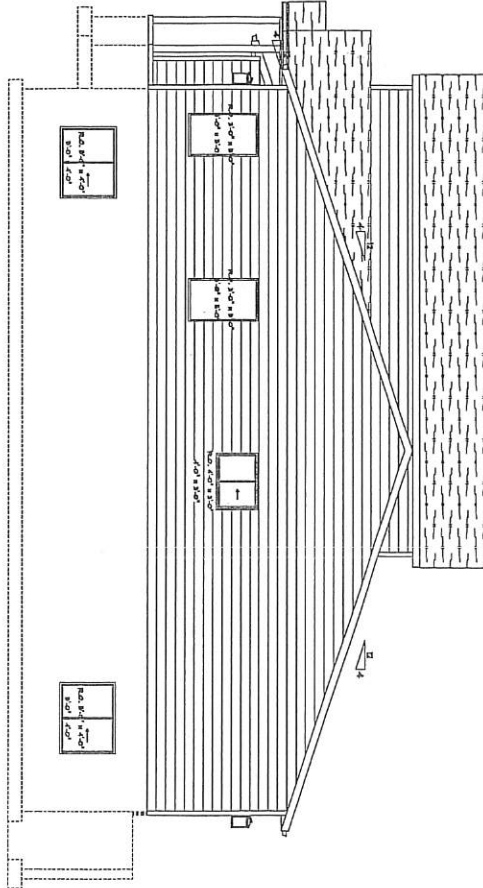
SCALE
1/4" = 1'-0"
DATE
4/28/2026

PAGE
3

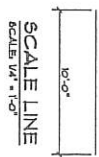
PHONE:
EMAIL:



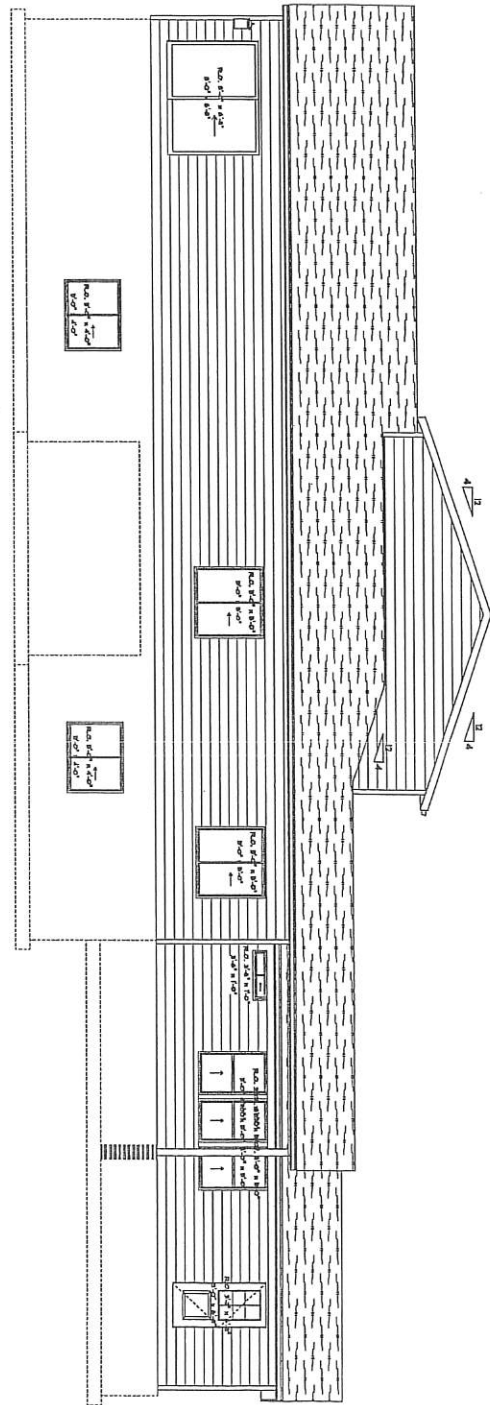
WEST ELEVATION
SCALE 1/4" = 1'-0"



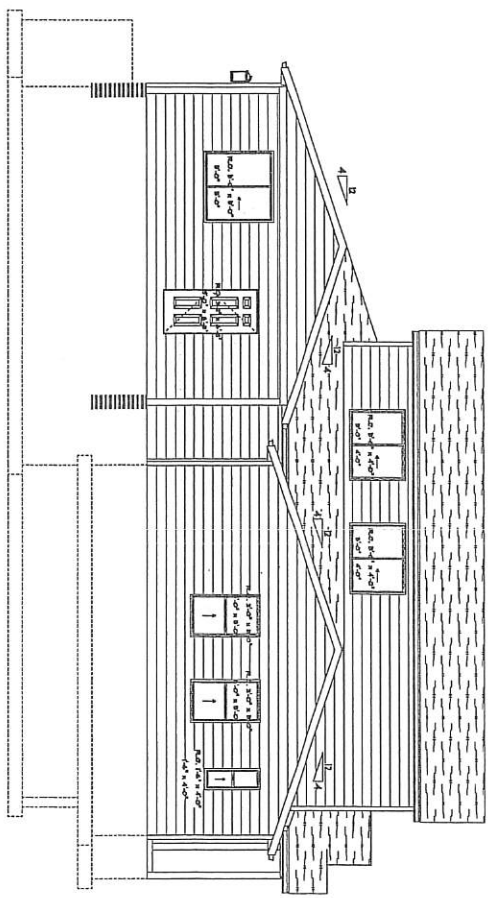
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



SCALE LINE
SCALE 1/4" = 1'-0"



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



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



**Moroni City
Planning and Zoning**

Planning & Zoning Commission Meeting Minutes

General Information

1. Date and Time May 5, 2026
2. Location Moroni City Hall
3. Commission and City Staff
 - a. Josh Cook- Commission Chair
 - b. Denny Parry, Commissioner
 - c. Kaylee Prestwich- Commissioner
 - d. Sarah Bench, Commissioner
 - e. Augustin Rodriguez, Commissioner
 - f. D. Craig Draper, City Councilmember
 - g. Carol Haskins, Zoning Secretary
 - h. Ashley Grundy, Clerk

Others in attendance: Dylan Cook, Ashley & Jesus Rodriguez

Meeting Agenda & Notes

1. Welcome
 - a. Commissioner Josh Cook welcomed all in attendance at the meeting.
 - b. MOTION to begin the meeting, Commissioner Denny Parry.
SECOND Commissioner Kaylee Prestwich
 - c. Roll Call- Josh Cook, Denny Parry, Kaylee Prestwich, Sarah Bench, Augustin Rodriguez
2. Dylan Cook- Proposed New Construction at 63 W 300 N
 - a. Present: Dylan Cook was present to present and discuss the petition.
 - b. Petition and discussion: As outlined in the agenda, Dylan is seeking approval of the proposed new construction at 63 W 300 N (R1 Zone)
MOTION made by Commissioner Sarah Bench
SECOND by Augustin Rodriguez
Cook, Parry, Prestwich, Bench, Rodriguez, all YES. MOTION carried.
3. Ashley Rodriguez- Proposed addition and fence at 354 E 50 N
 - a. Present: Jesus and Ashley Rodriguez were present to present and discuss petition.

- b. Petition and Discussion: As outlined in the agenda, Mr. & Mrs. Rodriguez are seeking approval of an addition to their home and a new fence.

MOTION made by Commissioner Denny Parry

SECOND by Commissioner Augustin Rodriguez

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

4. Minutes- April 7, 2026

- a. Motion to approve the minutes from April 7, 2026. MOTION by Commissioner Sarah Bench

SECOND by Commissioner Augustin Rodriguez

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

5. Report of Commissioners and Staff-

Josh Cook- City Clean Up Saturday, May 16th 7am-11am

Discussion regarding starting the planning and zoning meetings with prayer and the Pledge of Allegiance.

6. Adjourn-

MOTION to adjourn made by Commissioner Denny Parry

SECOND by Commissioner Sarah Bench

End time: 6:44pm