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

Wednesday, November 4, 2026

NOTICE OF AGENDA

NOTICE IS HEREBY GIVEN that the Moroni City Planning and Zoning will hold the scheduled Planning and Zoning Meeting Wednesday, November 4, 2026, beginning at 6:00 p.m. The meeting will be held at the Moroni City Community Center, 80 S 200 W Moroni, Utah.

1. Welcome- Commission Chair Josh Cook
    - Pledge of Allegiance
    - Motion to start meeting
    - Roll Call
2. Dianne Bjarnson 32 N 200 W
    - Proposed Fence (R1 Zone)
3. Josh Carlisle 72 E 400 N
    - Storage Container (R1 Zone)
4. Minutes
    - October 6, 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

Planning and Zoning

Planning and Zoning Commission Meeting Minutes

General Information

1. Date and Time — October 6, 2026, 6:00pm
2. Location — Moroni City Hall
3. Commission and City Staff
    a. Josh Cook, Commission Chair- absent from sitting in as commissioner.
    b. Sarah Parry, Commissioner
    c. Kaylee Prestwich, Commissioner
    d. Sarah Bench, Commissioner
    e. Augustin Rodriguez, Commissioner
    f. D. Craig Draper, City Councilmember
    g. Ashley Grundy, Clerk

Others in attendance: Colton Blackham and Josh Cook

Meeting Agenda & Notes

1. **Welcome**
    a. Commissioner Kaylee Prestwich welcomed everyone in attendance to the meeting and led everyone in the Pledge of Allegiance.
    b. MOTION to start the meeting made by Sarah Parry, Commissioner
    SECOND by Sarah Bench, Commissioner
    c. Roll Call- Kaylee Prestwich, Sarah Parry, Sarah Bench, Augustin Rodriguez
2. **Kelly Blackham- Proposed Storage Container at 132 E 500 N**
    MOTION made by Sarah Bench, Commissioner
    SECOND by Augustin Rodriguez, Commissioner
3. **Josh Cook- Proposed lot Simple Lot Split at 289 E 400 N**
    MOTION made by Sarah Parry, Commissioner
    SECOND by Augustin Rodriguez, Commissioner
4. **Minutes- August 4, 2026**
    MOTION to approve meeting minutes made by Sarah Parry, Commissioner
    SECOND by Augustin Rodriguez, Commissioner
5. **Report of Commissioners and Staff**
    Ashley Grundy- Addressed the topic of rentals: homes being rented, duplex, and ADU's within our community, how can we track them, and should they be required to have a business license. Discussion followed.
6. **Adjourn-**
    MOTION made by Sarah Bench, Commissioner
    SECOND by Sarah Parry, Commissioner

    End 6:15pm

Moroni City Zoning Permit Application

Zoning Permit Number	ZP- 2025

Applicant Information:

Applicant Name: BRIAN GIBBONS

Legal Owner: DIANNE BJARNSON

Address of Property: 32 N 200 W MORONI UT 84646

Applicant Address (if different):

Phone: 801-960-0257

Email: brianandagatha@gmail.com

Property Information:

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

Proposed Use of Property: Putting in a fence.

Lot Size: .31 acres sq. ft./acres

Serial No. of lot: 198334

Building Size: _____ sq. ft.

Setbacks:

North: _____ East: _____

South _____ West: _____

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:

We are wanting to put in a fence along the south side of our property with additional fencing and gates along the side of the home to fence in our back yard. See attached drawing.

6' Fence, chain link

3. Zoning Compliance Checklist:

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

Additional Information (if applicable):

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

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: _____

City Use Only:

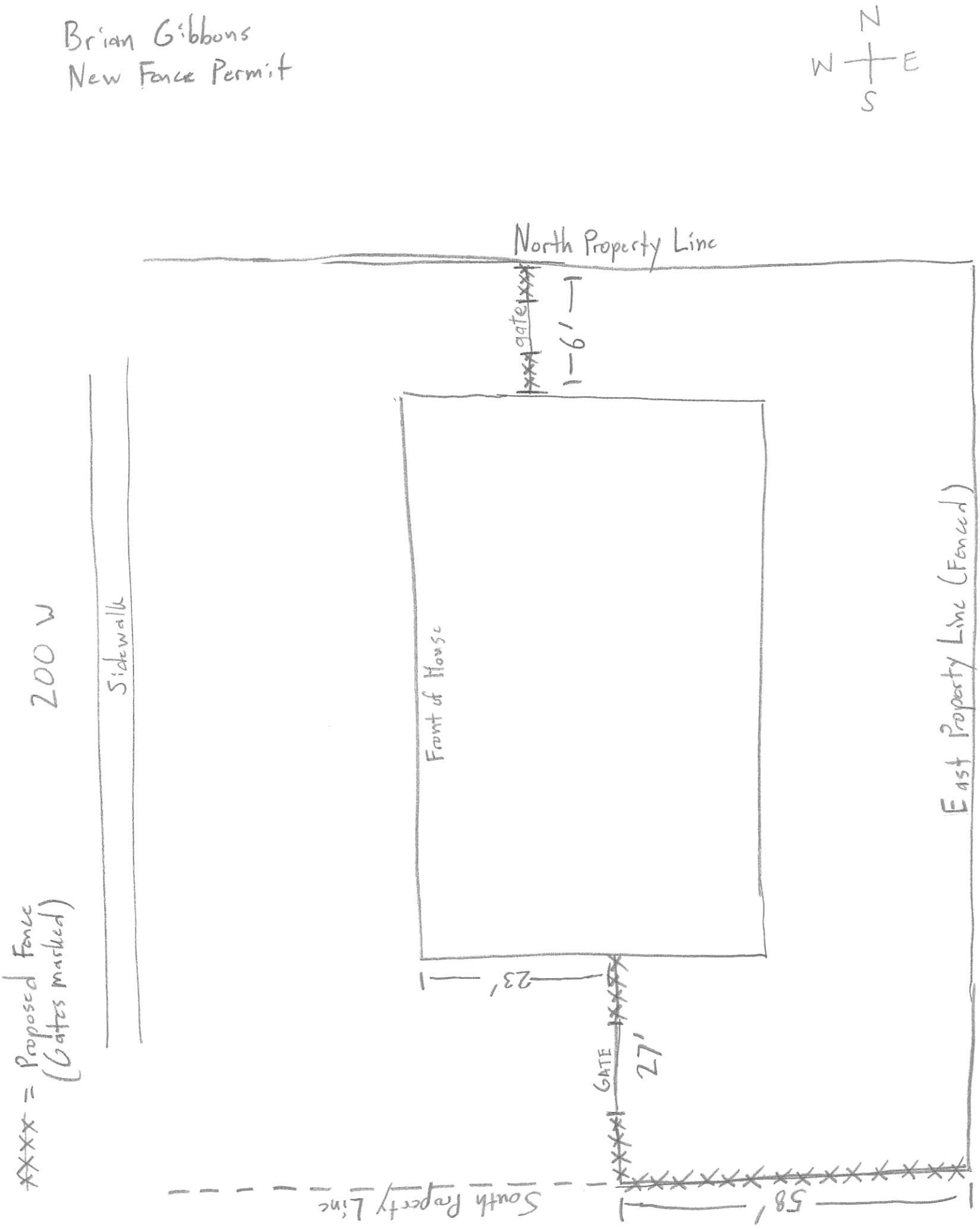
Application Received By: Ashley Grundy Date Received: 10·14·26

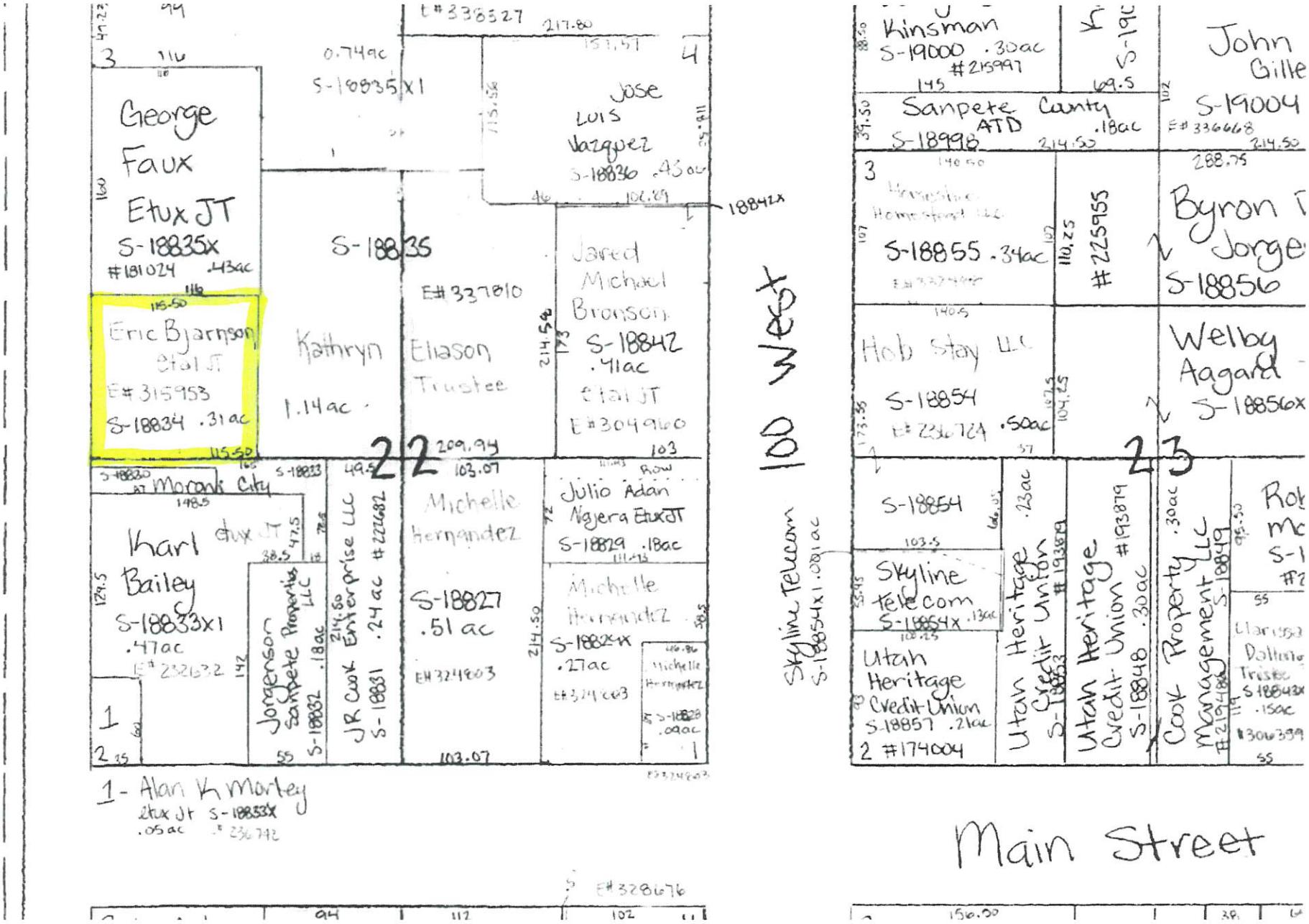
Permit Approved By:

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

Date Issued: _____ City Recorder _____

Brian Gibbons
New Fence Permit




George Faux Etux JT S-18835x #181024 .43ac
Eric Bjarnson etal JT E# 315953 S-18834 .31ac
S-18835
Kathryn Eliason Trustee 1.14ac
E# 337810
0.74ac S-18835x1
E# 336527
Jose Luis Vazquez S-18836 .43ac
Jared Michael Branson S-18842 .41ac etal JT E# 304960
Moroni City
Karl Bailey etux JT S-18833x1 .47ac E# 232632
Jorgenson Sanpete Properties LLC S-18832 .18ac
JR Cook Enterprise LLC S-18831 .24ac # 221682
Michelle Hernandez S-18827 .51 ac E# 324603
Julio Adan Najera Etux JT S-18829 .18ac
Michelle Hernandez S-18828x .27ac E# 324603
S-18828 .09ac
1 - Alan K Morley etux JT S-18833x .05ac E# 236742
100 West
Skyline Telecom S-18854x1 .081ac
Kinsman S-19000 .30ac #215997
Sanpete County ATD S-18998 .18ac
John Gille S-19004 E# 336668
S-18855 .34ac
#225955
Byron J Jorge S-18856
Hob Stay LLC S-18854 E# 236729 .50ac
Welby Aagard S-18856x
S-18854
Skyline telecom S-18854x .13ac
Utah Heritage Credit Union S-18853 .23ac #193879
Utah Heritage Credit Union S-18848 .30ac #193879
Utah Heritage Credit Union S-18857 .21ac #174004
Cook Property Management LLC #219488 S-18849 .30ac
Main Street
E# 328676

Moroni City Zoning Permit Application

Zoning Permit Number	ZP- 2025

Applicant Information:

Applicant Name: Josh Carlisle

Legal Owner: Josh Carlisle

Address of Property: 72 E 400 N Moroni

Applicant Address (if different):

Phone: 801-372-0247

Email: ashleynrcarlisle@gmail.com

Property Information:

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

Proposed Use of Property:
Storage Container

Lot Size: 1/2 acre sq. ft./acres

Serial No. of lot: 189560X1

Building Size: 320 sq. ft.

Setbacks: 200
North: ~~[illegible]~~ East: 202'

South 7' West: 5'

Set back at front of building: ~~[illegible]~~ 200

Set back that faces street: ~~[illegible]~~ 200

Building Height: 9'

Project Details:

1. Type of Development (Check One):
   - ☐ New Construction
   - ☐ Addition
   - ☐ Accessory Building
   - ☐ Change of Use
   - ☒ Other: Storage ~~Garden Shed~~

2. Detailed Description of Proposed Work:

8' x 40' Storage container to use as a garden shed. Plan to install solar panels for lights and power inside.

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: Ashley Durrin
Date: 10/20/24

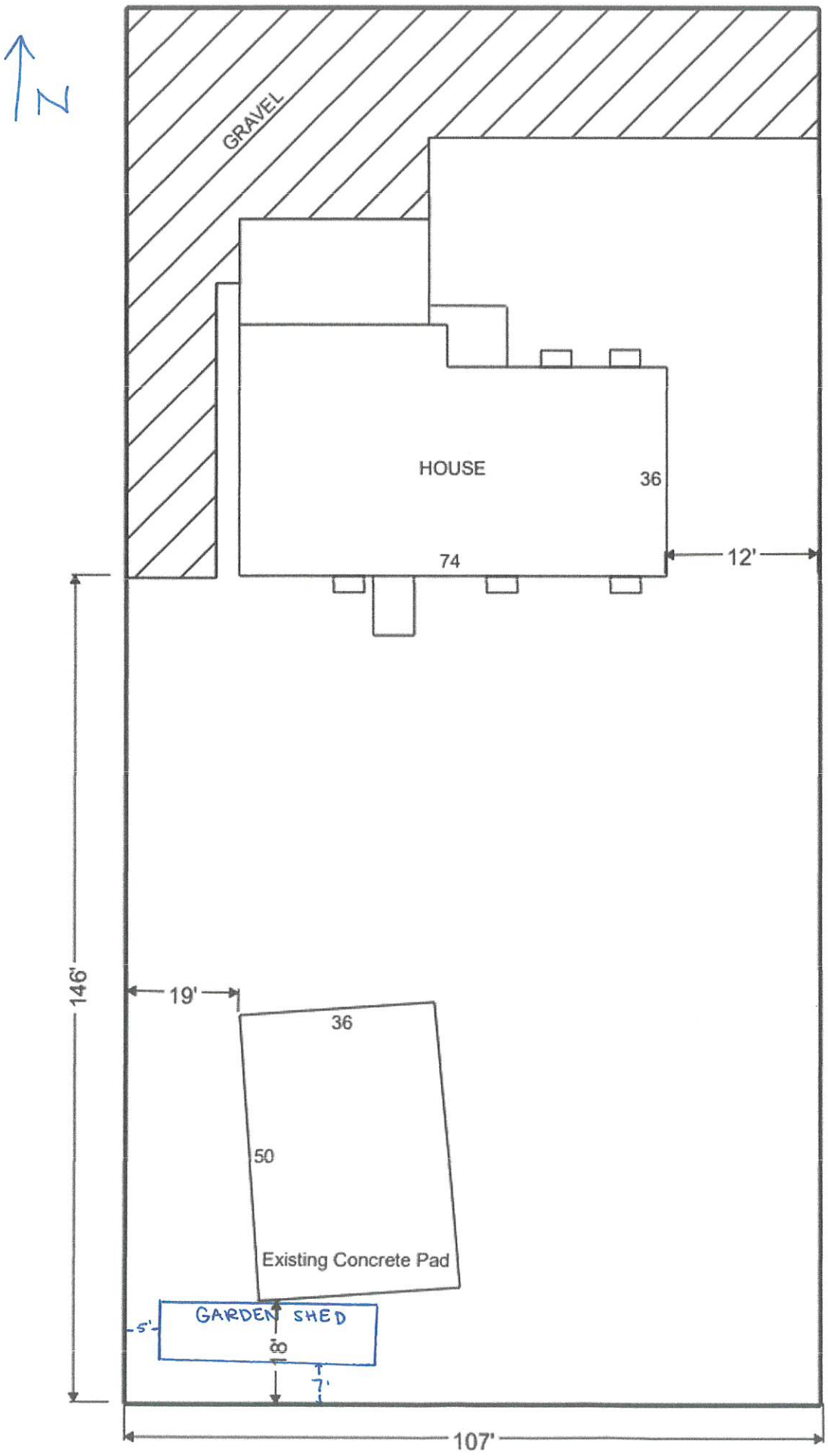
City Use Only:

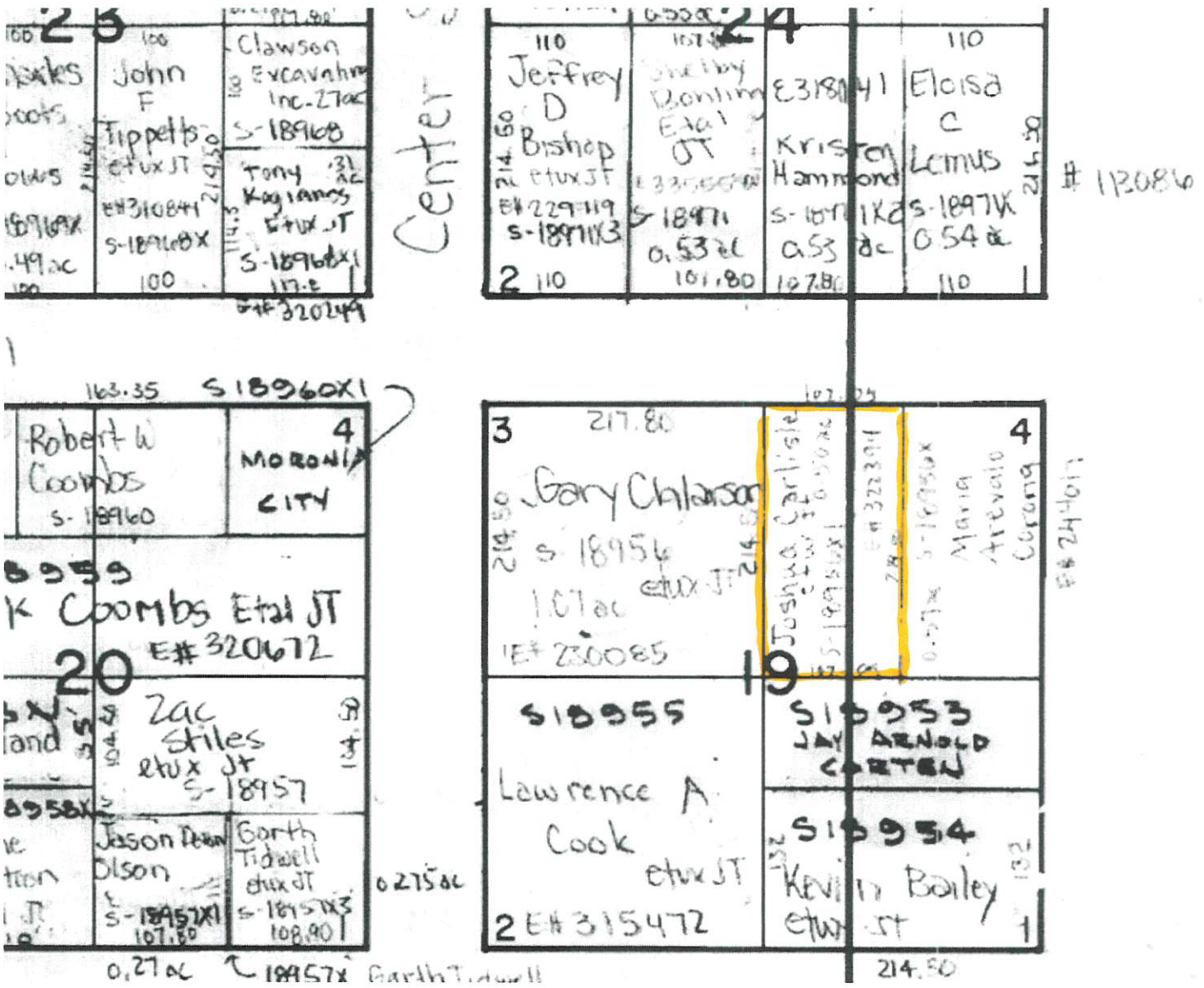
Application Received By: Ashley Durrin Date Received: 10·30·2024

Permit Approved By:

Zoning:	Public Works:
Fire:	Mayor/Councilmember:

Date Issued: _____ City Recorder _____


N
GRAVEL
HOUSE
36
74
12'
146'
19'
36
50
Existing Concrete Pad
GARDEN SHED
5'
8'
7'
107'


N
Center
John F Tippetts etux JT E#310844 S-18960X 100
Clawson Excavating Inc-2.7ac S-18968
Tony Kaglanos etux JT S-18960X1 117.2 E#320249
Jeffrey D Bishop etux JT E#229119 S-18971X3 214.50
Shelby Dowling Etal JT E#330660 S-18971 0.53ac 101.80
E318041 Kristen Hammond S-18971X2 0.53ac 107.80
Eloisa C Lemus S-18971X 0.54ac 214.50
120860
163.35 S18960X1
Robert W Coombs S-18960
MORONI CITY
K Coombs Etal JT E#320672
20
Zac Stiles etux JT S-18957
Jason Olson S-18957X1 107.80
Garth Tidwell etux JT S-18957X3 108.90
0.27ac
0.27ac 18957X Garth Tidwell
3 217.80
Gary Chalarson S-18956 etux JT 1.07ac E#230085
Joshua Carlisle etux JT S-18956X1
E#323394
Maria Arevalo Cervera
E#324401
19
S18955 Lawrence A Cook etux JT E#315472
S18953 JAY ARNOLD COETEN
S18954 Kevin Bailey etux JT
214.50