

PLANNING & ZONING COMMISSION MEETING AGENDA

August 11, 2022

6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Thursday, August 11, 2022, at the Moroni City Community Center, 80 S. 200 W., Moroni, Utah, which meeting shall begin at 6:00 p.m.

The agenda shall be as follows:

1. Welcome – Commission Chair Greg Hill
Motion to begin meeting/Roll Call
2. Misty & Landon Fitzgerald – Fence at 479 North 200 East
3. Scott & Heidi Czappa – Fence at 359 East 100 North
4. Gary Chlarson – Judy Erickson Accessory building at 190 North Ducksprings Drive
5. Discussion: Review of the Annexation Policy Plan
 Review of the Landscaping Ordinance
6. Approval of Minutes: July 7, 2022
7. Report of Commissioners and staff
8. Adjourn

NOTE:

- No decisions may be made during this meeting if the item is not specifically on the agenda.

ALL PLANNING COMMISSION MEETINGS ARE OPEN TO THE PUBLIC

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.

2015

Moroni City

Zoning Permit Application

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



Items to accompany this application:

- *A scale drawing showing the existing conditions and details of the proposed development.
- To scale with an arrow indicating north
- Lot lines and their dimensions
- Adjacent streets, roads, right of way and easements
- Location of proposed construction and/or improvements, including location of landscape elements
- Location of all existing structures on property, including utility lines, poles, fences
- Motor vehicle access
- Location of proposed fence
- Any necessary explanatory notes

*Property Survey: An official survey of the property on which building is to occur.

*Engineered drawings approved by city engineer

*Any required utility easements

Personal Information

Applicant Name: Misty & Landon Fitzgerald
Address: 479 N 200 E Moroni, UT 84646
Phone: (801)-678-4089 PO Box 881

Proposed Site Information

Address: 479 N 200 E Moroni, UT 84646
County serial number as recorded on plat map: 18978X1
Name of legal owner: Misty & Landon Fitzgerald
Description of work: New Fence

Building/Contractor Information

Name: ~~Steve~~ Mike
Business Name: Vinyl Fence Connection
Address: 8493 Welby Farm Rd West Jordan, UT 84088
Phone number: (801)-566-4266 (cell 801-514-0924)

Setbacks

North: _____ South: _____
East: _____ West: _____
Setback at front of building: _____
Setback that faces street: _____

I understand that this zoning application becomes null and void if a building permit has not been obtained from the Sanpete County Building Inspectors office for this project within 60 days from the date of approval.

Applicant: Misty Fitzgerald Date: 07-12-2022

This application was approved at the Planning and Zoning meeting dated _____ . All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

Zoning Official: _____

Council Member: _____

City Recorder: _____

2 S-18989X3 E# 193816 1
217.80 217.80

E# 317106

3 110 Colton Blackham S-18978X3 110	107.80 Colton Blackham S-18978X4 107.87	217.80 Misty Dygert S-18978X1 Fitzgerald 217.80	4
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Gregory A Hill S-18978X 0.52 ac 211.94	25 Mindy Marie Prestwich S-18978X 0.52 ac
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S18975 David R Brewer	.53 ac S18976 Modesta Vasquez et al	S18976 Ferris Grange et al
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E# 181581

st

BOUNDARY SURVEY

200 East

400 North

S 00°54'02" E 429.00'

Dolene S-18972X
etc JT
EJ 178313

Modello Vasque
S18976X
€169 €202565
-53%

Farris Group
518976

Mindy Marie Prestwich
S-18978
-520c
E/181581

41.25°

42

SCALE
1" = 60'

LEGEND & KEYED NOTES

_____ BLOCK LINE

SECTION LINE

FOUND MONUMENT AS NOTED

© SET REBAR & CAP

PREPARED FOR
Misty Dygerl

SITE LOCATION
LOCATED WITHIN
Block 25, Plat "B"
Moroni City Survey

PREPARED BY



CBS
PROFESSIONAL LAND SURVEYING
1025 NORTH 300 WEST
NEPHI, UTAH 84648
PHONE 435.860.0818
EMAIL CORV@CISPLS.COM

DISCUSSION

DRAWN _____
SURVEYED _____
CHECKED _____
DATE _____

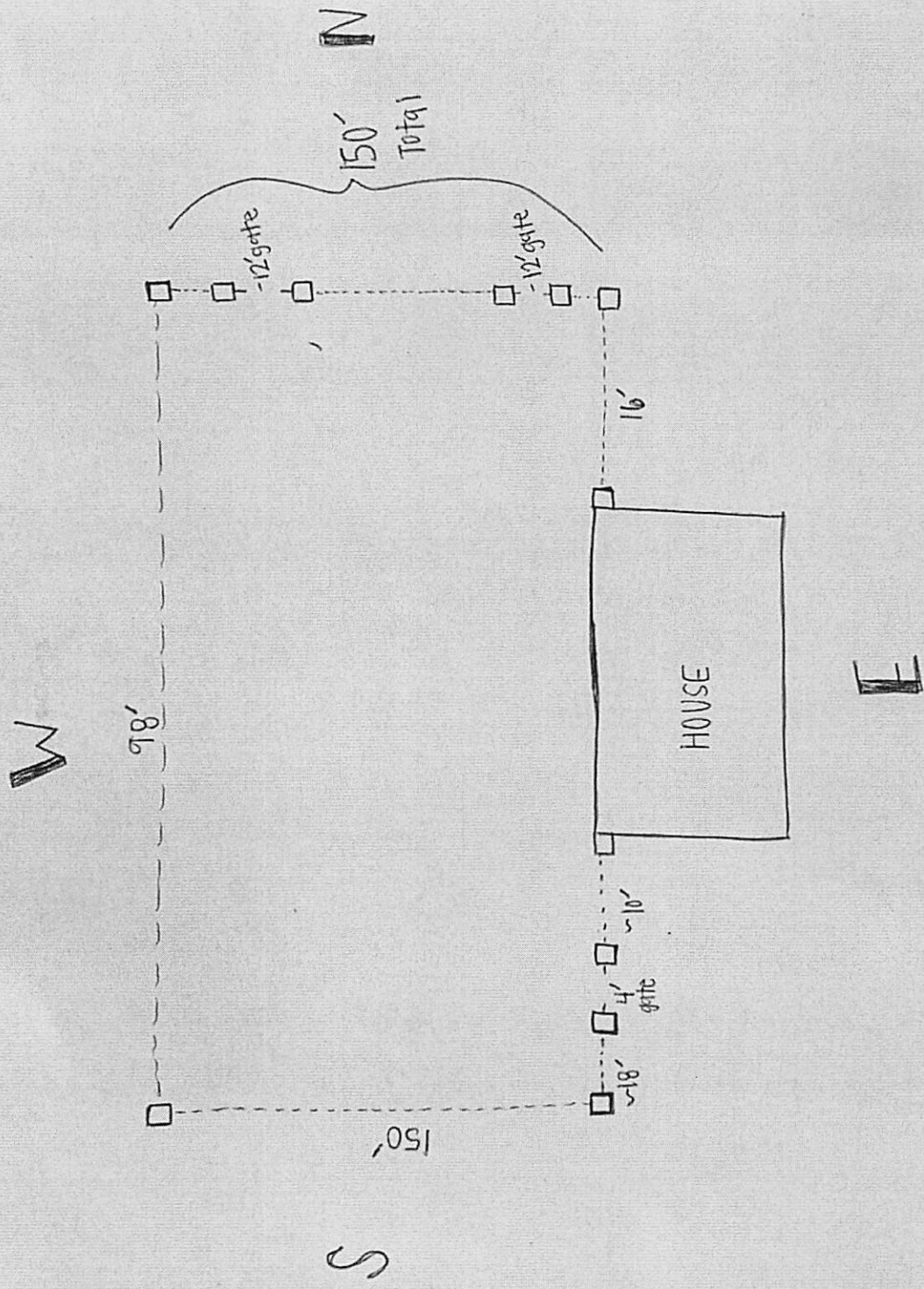
NO.	REVISIONS	BY	DATE
1	90% COMPLETION	—	—/—/2022

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LICENSURE:



CORY L. SQUIRE 5581206-2201



Fence on property line

W

107'

150'

S



150' Total

12' gate

12' gate

25'

HOUSE



10' gate

~10'

18' gate

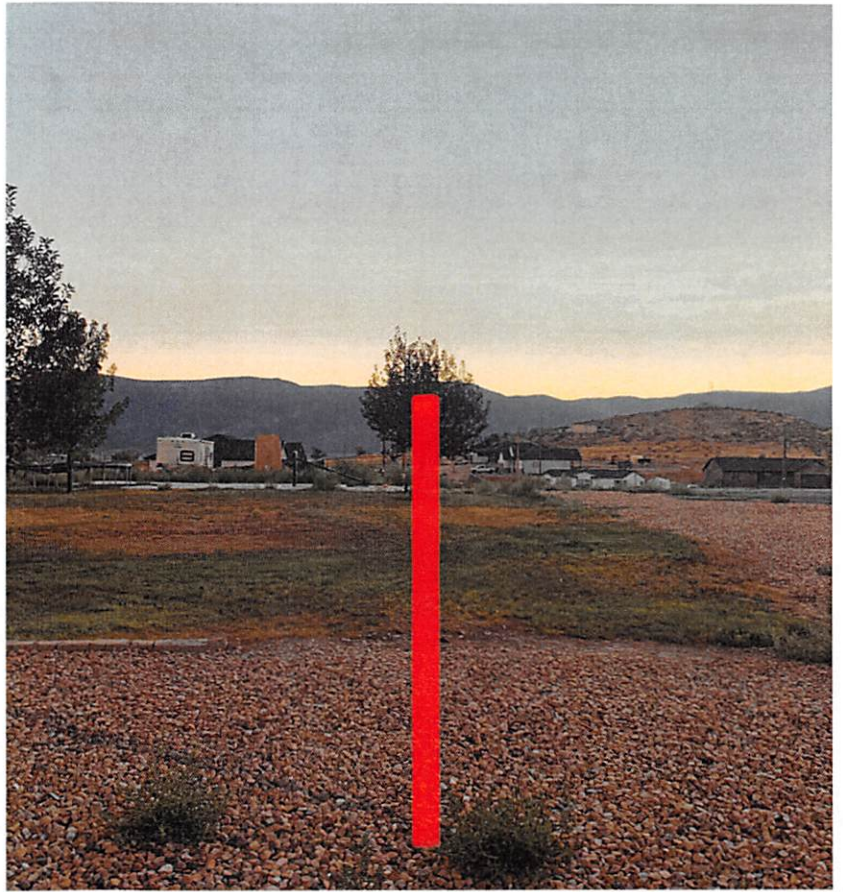
~18'

~ = around / estimate

Fence on city property

Surveyed property line.

Tree would need removed and
sprinkler head moved



Fence would line up with the power
lines, but be on city property

2014

Moroni City

Zoning Permit Application

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PO BOX 870
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- Location of proposed construction and/or improvements, including location of landscape elements
- Location of all existing structures on property, including utility lines, poles, fences
- Motor vehicle access
- Location of proposed fence
- Any necessary explanatory notes

*Property Survey: An official survey of the property on which building is to occur.

*Engineered drawings approved by city engineer

*Any required utility easements

Personal Information

Applicant Name: Scott & Heidi Czappa

Address: 359 E. 200 N.

Phone: 715-316-3483 & 715-316-3483

Proposed Site Information

Address: _____

County serial number as recorded on plat map: _____

Name of legal owner: _____

Description of work: _____

Building/Contractor Information

Name: _____

Business Name: _____

Address: _____

Phone number: _____

Setbacks

North: _____ South: _____

East: _____ West: _____

Setback at front of building: _____

Setback that faces street: _____

I understand that this zoning application becomes null and void if a building permit has not been obtained from the Sanpete County Building Inspectors office for this project within 60 days from the date of approval.

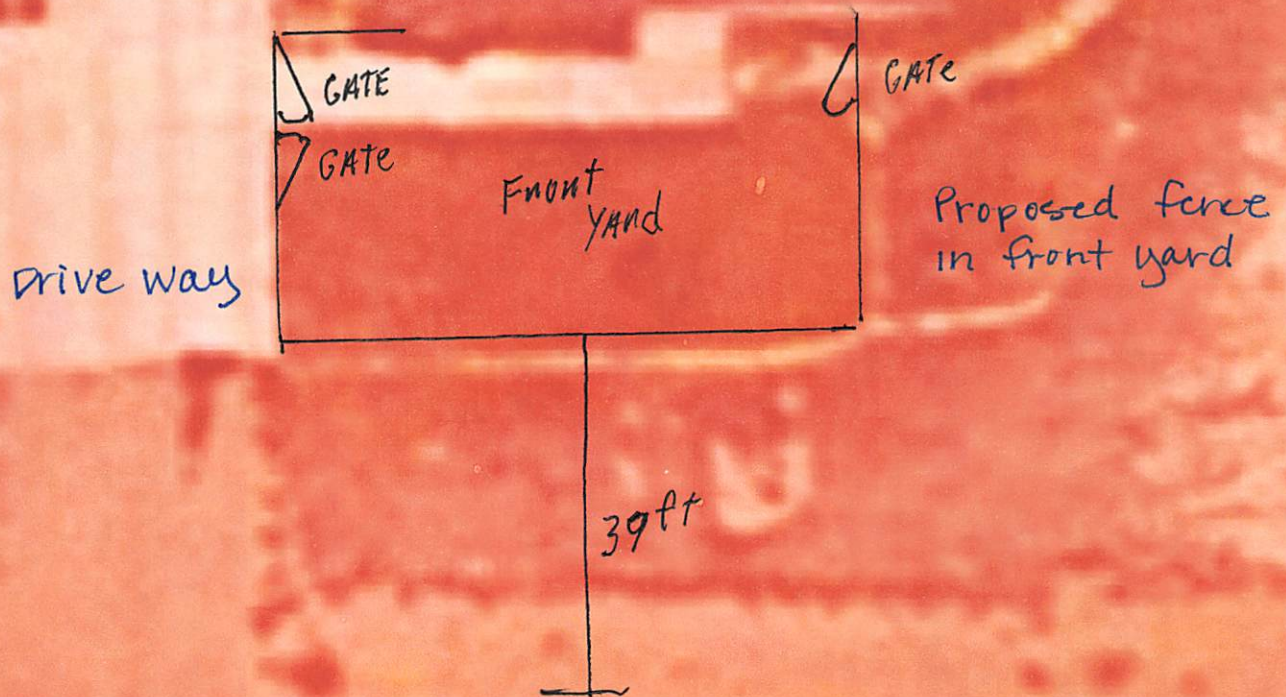
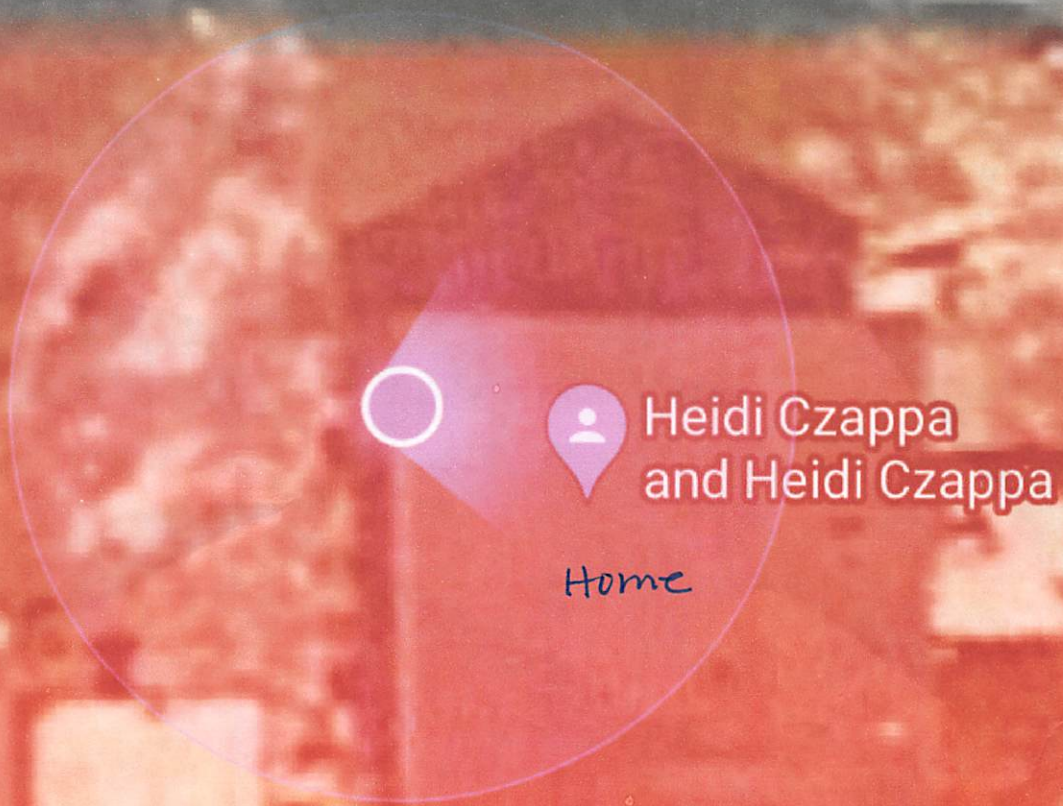
Applicant: _____ Date: _____

This application was approved at the Planning and Zoning meeting dated _____. All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

Zoning Official: _____

Council Member: _____

City Recorder: _____



Preferred 6 ft. high
or 4ft high

Chain Link to beam.
Privacy SLATS



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435.436.8359
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- Motor vehicle access
- Location of proposed fence
- Any necessary explanatory notes

*Property Survey: An official survey of the property on which building is to occur.

*Engineered drawings approved by city engineer

*Any required utility easements

Personal Information

Applicant Name: Judie Erickson

Address: 190 Duck Springs Rd

Phone: (435) 436-8796

Proposed Site Information

Address: 190 Duck Springs Rd

County serial number as recorded on plat map: E# 239887

Name of legal owner: Joel R. Erickson Trustees

Description of work: replace Garage

Building/Contractor Information

Name: Tyler Carlson

Business Name: Leinhardt

Address: 111 E. 190 N. Garfield, UT 84633

Phone number: (801) 318-6841

Gary Carlson 385-231-9192

Setbacks

North: 25'

South: _____

East: _____

West: 25'

Setback at front of building: 5'

Setback that faces street: 5'

I understand that this zoning application becomes null and void if a building permit has not been obtained from the Sanpete County Building Inspectors office for this project within 60 days from the date of approval.

Applicant: Gary Carlson

Date: 8/9/2022

This application was approved at the Planning and Zoning meeting dated _____. All documents were examined and found to be in compliance with the Moroni City Zoning Ordinances.

Zoning Official: _____

Council Member: _____

City Recorder: _____

200 N
sidewalk

214.50'

N

24'

Garage

5'

22.5'

10'

SHED

E
109.25'

House

25'

W
52.691'

15'

20'

Shop

Old
Turkey
Shed

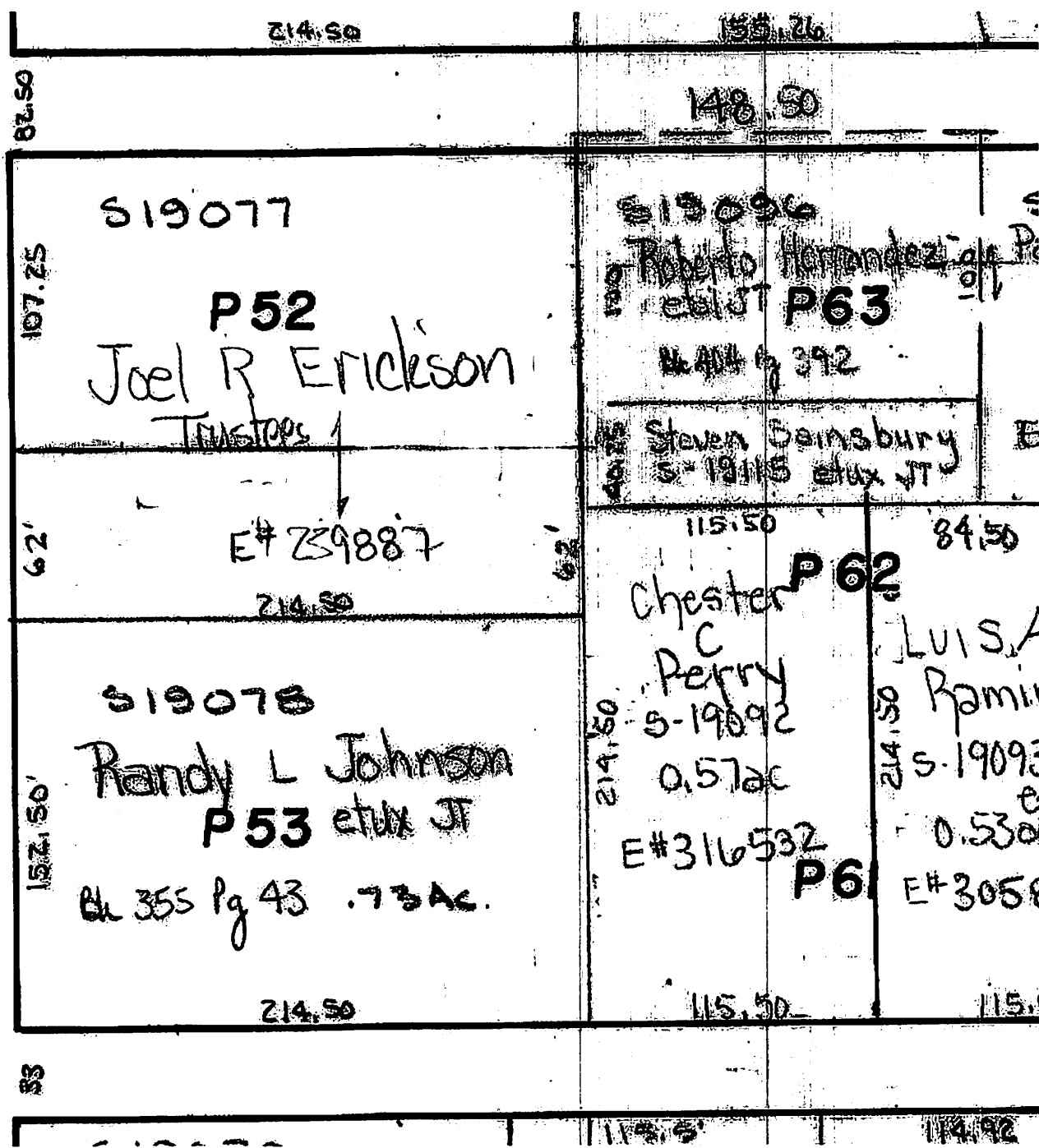
S

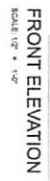
214.50'

Duck Springs

107.25'

33



[illegible]

AD ELEVATIONS
JUDIE ERICKSON

ENGINEERING: CHRIS OLSON
PHONE: 801-201-7891
EMAIL: chrisinger8@gmail.com



PHONE: 305-799-5022
EMAIL: info@id-design.com
WEB: WWW.IDDESIGNSD.COM

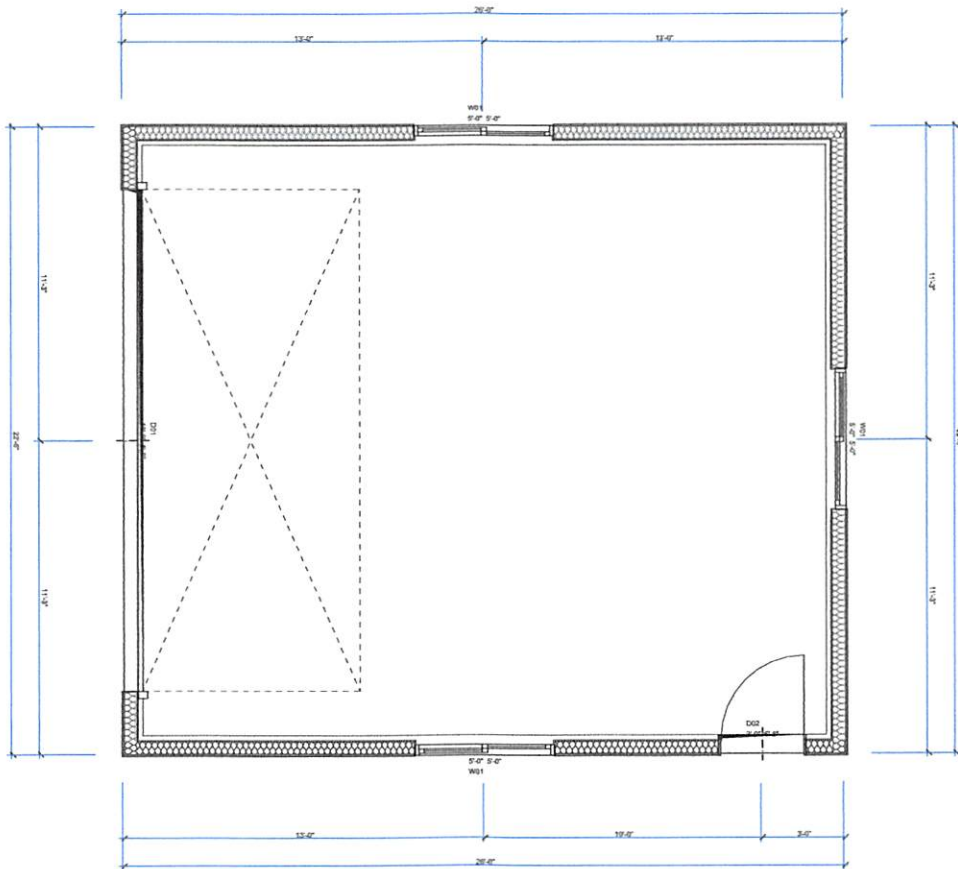
PROJECT STATUS	DATE

PROJECT	DATE
PROJECT BALANCE	
1/1/2008	

[illegible]PROJECT NUMBER
L97238

ENGINEERING: CHRIS OLSON
PHONE: 801-201-7891
EMAIL: chriscengineer8@gmail.com





ID	NAME	CHANGE LIST	LAST MODIFIED
1			

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

REV	DATE	BY	CHK
1	10/10/2017	JSR	JSR

PHONE: 385-799-8222
WWW.BHARCO-CONSTRUCTION.COM



190 DUCKSPRING DR.
MORRONE, UTAH 84647

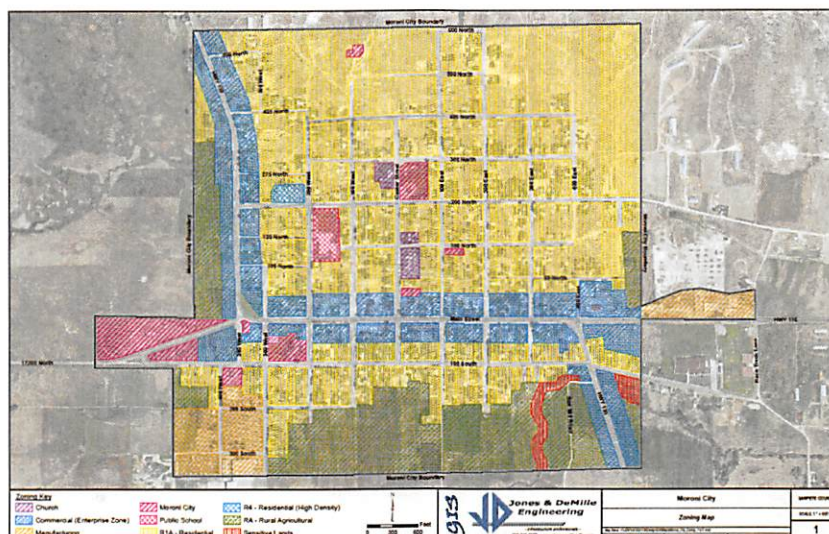
ENGINEERING: CHRIS OLSON
PHONE: 801-201-7991
EMAIL: chris@bharcocorp.com

PROJECT NUMBER: 5033
DATE: 10/10/2017

GENERAL & KEYED NOTES

1. SEE ARCHITECTURAL DRAWING 101 FOR OVERALL DIMENSIONS OF THE BUILDING.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. WALLS ARE 12" THICK CONCRETE.
4. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
5. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
6. FOUNDATIONS ARE 18" THICK CONCRETE.
7. DOORS ARE 36" WIDE BY 80" HIGH.
8. WINDOWS ARE 36" WIDE BY 60" HIGH.
9. STAIRS ARE 36" WIDE BY 80" HIGH.
10. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
11. SEE ARCHITECTURAL DRAWING 102 FOR OVERALL DIMENSIONS OF THE BUILDING.
12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
13. WALLS ARE 12" THICK CONCRETE.
14. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
15. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
16. FOUNDATIONS ARE 18" THICK CONCRETE.
17. DOORS ARE 36" WIDE BY 80" HIGH.
18. WINDOWS ARE 36" WIDE BY 60" HIGH.
19. STAIRS ARE 36" WIDE BY 80" HIGH.
20. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
21. SEE ARCHITECTURAL DRAWING 103 FOR OVERALL DIMENSIONS OF THE BUILDING.
22. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
23. WALLS ARE 12" THICK CONCRETE.
24. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
25. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
26. FOUNDATIONS ARE 18" THICK CONCRETE.
27. DOORS ARE 36" WIDE BY 80" HIGH.
28. WINDOWS ARE 36" WIDE BY 60" HIGH.
29. STAIRS ARE 36" WIDE BY 80" HIGH.
30. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
31. SEE ARCHITECTURAL DRAWING 104 FOR OVERALL DIMENSIONS OF THE BUILDING.
32. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
33. WALLS ARE 12" THICK CONCRETE.
34. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
35. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
36. FOUNDATIONS ARE 18" THICK CONCRETE.
37. DOORS ARE 36" WIDE BY 80" HIGH.
38. WINDOWS ARE 36" WIDE BY 60" HIGH.
39. STAIRS ARE 36" WIDE BY 80" HIGH.
40. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
41. SEE ARCHITECTURAL DRAWING 105 FOR OVERALL DIMENSIONS OF THE BUILDING.
42. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
43. WALLS ARE 12" THICK CONCRETE.
44. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
45. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
46. FOUNDATIONS ARE 18" THICK CONCRETE.
47. DOORS ARE 36" WIDE BY 80" HIGH.
48. WINDOWS ARE 36" WIDE BY 60" HIGH.
49. STAIRS ARE 36" WIDE BY 80" HIGH.
50. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
51. SEE ARCHITECTURAL DRAWING 106 FOR OVERALL DIMENSIONS OF THE BUILDING.
52. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
53. WALLS ARE 12" THICK CONCRETE.
54. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
55. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
56. FOUNDATIONS ARE 18" THICK CONCRETE.
57. DOORS ARE 36" WIDE BY 80" HIGH.
58. WINDOWS ARE 36" WIDE BY 60" HIGH.
59. STAIRS ARE 36" WIDE BY 80" HIGH.
60. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
61. SEE ARCHITECTURAL DRAWING 107 FOR OVERALL DIMENSIONS OF THE BUILDING.
62. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
63. WALLS ARE 12" THICK CONCRETE.
64. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
65. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
66. FOUNDATIONS ARE 18" THICK CONCRETE.
67. DOORS ARE 36" WIDE BY 80" HIGH.
68. WINDOWS ARE 36" WIDE BY 60" HIGH.
69. STAIRS ARE 36" WIDE BY 80" HIGH.
70. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
71. SEE ARCHITECTURAL DRAWING 108 FOR OVERALL DIMENSIONS OF THE BUILDING.
72. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
73. WALLS ARE 12" THICK CONCRETE.
74. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
75. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
76. FOUNDATIONS ARE 18" THICK CONCRETE.
77. DOORS ARE 36" WIDE BY 80" HIGH.
78. WINDOWS ARE 36" WIDE BY 60" HIGH.
79. STAIRS ARE 36" WIDE BY 80" HIGH.
80. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
81. SEE ARCHITECTURAL DRAWING 109 FOR OVERALL DIMENSIONS OF THE BUILDING.
82. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
83. WALLS ARE 12" THICK CONCRETE.
84. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
85. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
86. FOUNDATIONS ARE 18" THICK CONCRETE.
87. DOORS ARE 36" WIDE BY 80" HIGH.
88. WINDOWS ARE 36" WIDE BY 60" HIGH.
89. STAIRS ARE 36" WIDE BY 80" HIGH.
90. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
91. SEE ARCHITECTURAL DRAWING 110 FOR OVERALL DIMENSIONS OF THE BUILDING.
92. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
93. WALLS ARE 12" THICK CONCRETE.
94. FLOORS ARE 4" THICK CONCRETE ON 12" SPACING REINFORCING.
95. ROOF IS 4" THICK CONCRETE ON 12" SPACING REINFORCING.
96. FOUNDATIONS ARE 18" THICK CONCRETE.
97. DOORS ARE 36" WIDE BY 80" HIGH.
98. WINDOWS ARE 36" WIDE BY 60" HIGH.
99. STAIRS ARE 36" WIDE BY 80" HIGH.
100. ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.





Moroni City considers all areas around the city boundaries as area potential for annexation expansion.

4. **Annexation Policy Guiding Rationale:**

a. **Community Character:** Moroni City has existed as and is intended, in accordance with the city general plan, to be a small, largely residential community with agricultural foundations. All property annexation decisions will adhere to this intent with consideration provided to all commercial and industrial land applications applicable to the maintenance and growth of the community.

b. **Municipal Services**

i. **Need for in Developed and Undeveloped Unincorporated Areas:** One (1) of the core reasons for the existence of Moroni City, is to provide appropriate services to its residents. These services include, but are not limited to, the following:

1. Water (culinary and irrigation)
2. Sewer
3. Roads
4. Public Safety

Moroni City will provide these services to all areas incorporated inside the city limits and may provide such services to areas within the defined buffer zones as deemed appropriate.

Essential for any potential annexation of property is the ability of the city to provide the services stated. All petitions will include a proper review of current city resources and the ability to expand and adequately provide those services to potential annexed property.

ii. **Plans for Extension:** All plans for extension will adhere to the following procedure:

1. Review of the area to be potentially annexed with a focus on the size of the property and its needs in relation to city services.
2. Review of city services, especially water and sewer, ascertaining the load capacity in place on those services and the increased capacity needed for the areas to be potentially annexed.
3. Review of the city financial bearing to be able to provide said services and incorporate the potentially annexed property into the city budget and financial planning.

iii. **Financing of Services**

1. The financing of services to potentially annexed areas to the city will be similar to financing of these services within the current city boundary. Infrastructure needed to service developed properties is installed at the expense of the developer. Upon dedication to, and acceptance of this infrastructure by the Town, maintenance is at the expense of the Town with the costs of operation and maintenance offset by a combination of property tax and sales tax revenues, class C road funds, and utility

charges. In addition, the Moroni City may elect to impose impact fees to offset the impact on off-site infrastructure systems from new development.

2. Moroni City will participate, as appropriate, with developers in the cost of improvements for which benefits do not accrue directly to developers. For instance, when utility mainlines are required to be a certain size to serve an entire area, but that size is larger than that required to service a given subdivision, the City may fund the difference in the cost of providing the larger size. In this way, costs of improvements benefitting the City, at large, are borne by the taxpayer; and costs associated with the particular development are borne by the developer, who passes these costs onto individual property buyers.
- c. **Tax Consequences:** Tax consequences relative to a proposed annexation, will be considered. Present mil levies in Moroni City are comparable to adjacent County areas. Moroni City does not anticipate raising property taxes because of annexation of properties within the expansion area.
- d. **Interests of Affected Entities:** All annexation petitions will properly take into account the interests of all affected entities including, but not limited to, the following:
 - i. Moroni City
 - ii. The potential annexed property owners
 - iii. Property owners adjacent to the property to be potentially annexed
 - iv. Sanpete County
 - v. Business Owners

The interests of affected entities will be addressed in the petition, subsequent reviews and required public meetings and hearings. All interests expressed will receive due consideration for their validity in relation to the potential annexation.

5. **Review and Modification:** This policy will be reviewed as often as necessary with official review by the Planning and Zoning Commission at least annually. In the event the Planning and Zoning Commission or City Council feels the policy needs to be updated, it will follow the protocol as outlined in State Code 10-2-401 and dictated in section one (1) above.

Document Title:	Annexation Policy Plan
Organization:	Moroni City
Creator:	Luke Freeman
Modified By:	N/A
Supersedes:	N/A
Date Modified:	1/23/2018

Moroni City
Property Annexation Application

Petitioner Information

1. **Petitioner Name(s):**

2. **Address:**

3. **Phone:**

Petitioned Property to Annexation Information:

1. **Property for annexation:**

2. **Reason for Annexation:**

3. **Plat Map Attached:**

Document Title:	Property Annexation Application
Organization:	Moroni City
Creator:	Luke Freeman
Modified By:	N/A
Supersedes:	N/A
Date Modified:	9/15/2017

- c. Stairways, balconies, door stoops, fire escapes and awnings.
- d. Planting boxes of masonry planters not exceeding twenty-four inches (24") in height.
- e. Carports and other similar structures over a driveway in a side yard, providing such structure is not more than one story in height and twenty-four feet (24') in length, and is entirely open on at least three (3) sides, except for necessary supporting columns and customary architectural features. (Ord. 2000-4-12, 4-12-2000)

10-4A-10: Building Height

No lot or parcel of land in the A Zone shall have a building or structure used for dwelling or public assembly which exceeds a height of two (2) stories or thirty-five feet (35'), whichever is higher. Roofs above the square of the building, chimneys, flagpoles, church towers and similar structures not used for human occupancy are excluded in determining height. (Ord. 2000-4-12, 4-12-2000)

10-4A-11: Distance between Buildings

The distance between any accessory buildings and a dwelling shall not be less than six feet (6'). (Ord. 2000-4-12, 4-12-2000)

10-4A-12 Parking, Loading and Access

Each lot or parcel in the R Zone shall have on the same lot or parcel off-street parking sufficient to comply with Chapter 11 of this Title. Required parking spaces shall not be provided within a required front yard. (Ord. 2000-4-12, 4-12-2000)

10-4A-13: Site Plan Approval

As required by the Uniform Building Code. (Ord. 2000-4-12, 4-12-2000)

10-4A-14: Other Requirements

1. **Landscaping:** All open areas between the front lot line and the rear line of the main building, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping.
2. **Trash Storage:** No trash used materials or wrecked and abandoned vehicles or equipment shall be stored in an open area. All such materials must be screened from public streets and adjacent properties with an opaque material or must be stored within an enclosed building.
3. **Walls and Fences:**

Moroni City General Plan

Purpose

Moroni City is dedicated to the creation and maintenance of a city environment, in which all residents have the opportunity and ability to live worthwhile and healthy lives to their defined accords.

This document detail's Moroni City's General City Plan in conjunction with Utah State Code.

Plan

1. **General:** This plan exists to define the present and future needs of Moroni City as it relates to the city itself, its citizens and the growth and development of all or any part of the land within the municipality.
2. **Land Use:** Moroni City has existed as and is intended, in accordance with the city general plan, to be a small, largely residential community with agricultural foundations. All land use planning, zoning and future plans will be guided by this intent, taking into consideration the commercial and industrial land applications applicable to the maintenance and growth of the community.

a. Planning and Zoning:

- i. **Intent:** The intent of planning and zoning for Moroni City is to create planning and zoning materials in accordance with Utah State law and code, allowing for the proper planning and zoning of Moroni City in accordance with the stated land use above.
- ii. **Governing Body:** Moroni City maintains a Planning and Zoning commission, in accordance with Moroni City ordinance, Title one (1). This commission is the governing body for all planning and zoning activities in compliance to the established city planning and zoning codes as adopted by the Moroni City Council in accordance with State Law.

Additions to amendments to planning and zoning codes may be developed by the commission and recommended for adoption to the City Council.

- iii. **General Activities:** The commission will meet in accordance with Title one (1) to consider requests for zoning within the city, adherence of citizens to established code and the continual review of the city general plan for planning and zoning.

The commission will be the experts in the city for all planning and zoning items, seeking our continual education and recommending improvements and updates to the City Council.

iv. **Population Growth and Expansion:**

1. Planning and Zoning: The Planning and Zoning commission will consider the potential population growth and expansion of Moroni City on a routine basis. General reviews will be considered with each zoning application that comes before the commission. In addition, and in-depth review will occur at least annually.

2. City Council: At least annually, the City Council will review the review of the Planning and Zoning commission for the potential population growth and expansion of Moroni City.

This review by the council will include a discussion and review of the city infrastructure and services as they currently exist and the potential for increased or decreased capacity to that infrastructure and services.

3. Twenty (20) Year Outlook: Moroni City will maintain a twenty (20) year outlook for the potential population and expansion of the city. This outlook at a minimum will include, but is not limited to, the following:

- a. Current population versus twenty (20) year growth potential.
- b. Infrastructure needs currently versus growth and operation and maintenance costs.

- b. Annexation Policy: Moroni City maintains an annexation policy plan in conjunction with this general plan and defined state code. This policy outlines the procedures and guidelines Moroni City will use for all potential annexation petitions and requests. See the plan for complete information.

3. **Infrastructure and Services**: Moroni City provides the following services to citizens:

- a. Water
- b. Sewer
- c. Roads
- d. Garbage

Additional services such as Natural Gas and Electricity are handled by Dominion Energy and Rocky Mountain Power respectively.

Specific information on each service is as follows:

a. Water:

i. **General**:

1. Culinary:

- a. **Capacity**: Three (3) water sources exist for the Moroni culinary water system with a current capacity of 926 gallons per minute as follows:

- i. Well two (2): 448.8 gallon per minute capacity
- ii. Well three (3): 448.8 gallon per minute capacity
- iii. Unnamed Spring: 28.05 gallon per minute capacity

- b. **Average Yearly Demand**: The Moroni culinary water system owns 2,038 acre-feet of water rights available to meet the average yearly demand.

c. **Storage:** Two (2) tanks currently exist for culinary water storage in the Moroni system with a total capacity of 0.78 million gallons as follows:

i. Upper Tank: 5,792 elevation with 0.6 million gallons

ii. Lower Tank: 5,690 elevation with 0.18 million gallons

2. Irrigation: Data not available at this time. See Moroni City for additional information.

ii. **Last Assessed:**

1. 8/2015 by Ensign Engineering
169 North Main Street, Unit 1
Tooele, UT 84074
Phone: 435-843-3590
Fax: 435-578-0108

<http://www.ensignutah.com/>

b. WWTP: Moroni City owns a public owned treatment works waste water treatment plant located at: outside the southwest border of the town.

i. **Type:** Mixed liquor via membrane filtration and activated sludge with dewatering system.

ii. **Built:** Various, from 1972 to 2000

iii. **Capacity:** 1.1 million gallons daily

iv. **Operation:** Operated by Pitman Farms, Norbest Division under a joint agreement. Agreement includes operation and debit service for combined equipment expense.

UPDES permit is issued to Norbest and was renewed in September 2017.

v. **Insured Value:** Approximately eight (8) million dollars.

vi. **Shelf life:** Undetermined at this point. See Moroni City for additional information.

c. Roads: Moroni City has a total of 13 miles of road within the city limits as follows:

- i. **10.6** miles amount of **paved roads**
- ii. **1.9** miles of **gravel roads**
- iii. **.6** miles of **dirt / unpaved roads**

Moroni City receives approximately \$80,488.61 annually in Class B road funds from the state of Utah.

i. **Last assessed with Road Plan set:**

1. 8/2015 by Ensign Engineering
169 North Main Street, Unit 1
Tooele, UT 84074
Phone: 435-843-3590
Fax: 435-578-0108
<http://www.ensignutah.com/>

- d. **Garbage:** Moroni City partners with North Sanpete Disposal to provide garbage services to citizens. All equipment is owned and operated by North Sanpete Disposal with Moroni City handling the clerical side of payment.

In addition to weekly garbage pickup, Sanpete County maintains a landfill south of Moroni, outside of the Mayfield city limits. Information on the landfill is as follows:

The Mayor of Moroni is a board member of the County landfill which holds meetings monthly throughout the year.

4. Public Health, Safety and Welfare:

- a. **Police:** Moroni City provides police services to its citizens. For general questions on police services, please contact the city hall. For emergency needs please contact 911 or county dispatch at the following number: (435)

- b. **Emergency Services:**

- i. **Fire Department:** Moroni City maintains a volunteer fire department, located north of the city hall. If you would like more information on the department or would like to potentially be involved with the department, please contact the city hall for additional information.

Our Fire Chief is Paul Anderson

- ii. **Ambulance:** Ambulance services for Moroni are supplied by the North Sanpete Ambulance service, which maintains an ambulance at the city hall. If you are in need of an ambulance, please contact 911. For information on potentially being involved with the department, please contact the city hall for additional information.

- i. **Medical Services:** Various medical services and facilities are supplied throughout the county; the following is a list of some of the service and facilities available:

1. **Intermountain Health Care (IHC)**

- a. **Clinics:**

- i. **Moroni:** 51 East Main Street, (435) 436-5250

- ii. **Mt. Pleasant:** 1100 South Medical Drive, (435) 462-3471

- b. **Hospital:** Sanpete Valley Hospital, 1100 South Medical Drive, (435) 462-2441

2. Revere Health

a. **Mt. Pleasant:** 1075 South Highway 89, (435) 462-2044

3. Central Valley Medical Clinic (CVMC)

a. **Clinics:**

i. Fountain Green: 275 West 300 South, (435) 445-3301

ii. Nephi: 48 West 1500 North, (435) 623-3200

b. **Hospital:** 48 West 1500 North, Nephi Utah 84648 (435) 623-3000

ii. **Public Health**

1. Central Utah Public Health Department <http://www.centralutahpublichealth.com>:

a. **Mt. Pleasant Location:** 20 South 100 West, (435) 462-2449

b. **Manti Location:** 40 West 200 North, (435) 835-2231

2. General Information:

Central Utah Public Health provides immunizations, WIC services, tobacco prevention, cancer screenings, vital records, and many other public health services to local residents. Contact one of their local offices for specific times and details.

c. Education:

i. **Public Schools:**

1. Moroni Elementary -- Grades K-6th
98 North 200 West in Moroni
(435) 436-8291

2. North Sanpete Middle School – Grades 7th-8th
655 East 100 South in Moroni
(435) 436-8602

3. North Sanpete High School – Grades 9th-12th
390 East 700 South in Mt. Pleasant
(435) 462-2452

ii. **Charter Schools:**

Athenian Academy
99 West 300 South in Ephraim
Phone: 435-205-5745

iii. **Private Schools:**

Wasatch Academy

120 South 100 West in Mt. Pleasant
Phone: 462-1400

5. Recreation, Social and Cultural Opportunities:

- a. **Recreation:** Moroni City maintains an active youth recreation program in conjunction with several cities throughout the county. This program is geared toward youth and information can be found on the recreation section of the city website or at the recreation Facebook page: <https://www.facebook.com/MoroniCityRec/>

Our programs include: Baseball, Soccer, Basketball, Track and Field and Football. Moroni City's Recreation Director is Heidi Roper – (208) 227-3140.

In addition to the youth programs, Moroni City has four (4) baseball parks, one (1) general park and two (2) covered pavilion areas which can be reserved and used by citizens for events. Please contact the Treasurer at the city hall for additional information.

- b. **Historic Preservation:** Moroni City has a historic Opera House which is available for reservation and use for events, parties and the like. Please contact the Treasurer at the city hall for additional information.

In addition to the Opera House, Moroni city has many historic pioneer homes which show the rich history of our town.

- c. **Religious and Cultural:**

i. Ephraim Church of the Bible

380 S 400 E in Ephraim
(435) 283-6141

ii. First Baptist Church

200 S Highway 117 (between Mt. Pleasant & Spring City)
(435) 979-6466 or (435) 979-0379 or (435) 660-1315

iii. Heritage Baptist Church

1045 South Medical Drive in Mt. Pleasant
(435) 462-9319

iv. Jehovah's Witnesses

650 East 300 South in Mt. Pleasant
(435) 462-0350

v. Mountain Valley Community Church (Evangelical Presbyterian)

195 North State Street in Mt. Pleasant
(435) 462-2667
Pastor: Cindy Shogren, (801) 842-4460

vi. St. Jude's Catholic Church

160 East Center in Ephraim
(435) 283-6242

vii. The Church of Jesus Christ of Latter-Day Saints

82 North Center in Moroni

Phone: *Spanish* – (435) 445-3615 *English* – (435) 436-8419 or (435) 436-8455

viii. The Church of Jesus Christ of Latter-Day Saints

92 South 200 West in Wales

(435) 436-8361

Document Title:	Annexation Policy Plan
Organization:	Moroni City
Creator:	Luke Freeman
Modified By:	Luke Freeman
Supersedes:	9/15/2017
Date Modified:	3/2/2018

70416

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** July 7, 2022 6:00 P.M.
2. **Location:** Moroni City Hall
3. **Commission and City Attendees:**
 - a. Greg Hill, Commissioner
 - b. Carlee Christensen, Commissioner
 - c. John Fanene, Commissioner - 6:36 PM
 - d. Jason Larson, Commissioner
 - e. Stephen Bradley, Commissioner - absent
 - f. Bevan Wulfenstein, City Councilmember - absent
 - g. Carol Haskins, Planning and Zoning Secretary

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 Jason Larson. SECOND Commissioner Carlee Christensen. ALL Yes. MOTION carried.
2. **P & L Enterprises/Fuzzy's Construction and Concrete ~ Don Perry:**
 - a. Present: Don Perry was present to present and discuss the petition.
 - b. Petition and Discussion: As outlined in the agenda, Mr. Perry is seeking a permit to build a single-family home at 243 West 12 North.
 - i. A review of the relevant ordinance (*Title ten (10)*) with discussion between Commissioners found no issues with the petition for the home. MOTION Commissioner Carlee Christensen to approve the home. SECOND Commissioner Jason Larson. ALL Yes. MOTION carried.
3. **SuzAnn Dizon**
 - a. Present: SuzAnn Dixon was present to present and discuss the petition.
 - b. Petition and Discussion: As outlined in the agenda, Ms. Dixon is seeking a permit to build a garage at 291 East 100 South.

- i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found an issue with the setbacks of the garage. After some discussion of the needed setbacks Commission Chair Hill accepted the following motion: MOTION Commissioner Jason Larson to approve the garage pending a new drawing showing the needed amended setbacks. Commission Chair Hill with review the drawing. SECOND Commissioner Carlee Christensen. All YES. MOTION carried.

4. Sanpete Steel

- a. Present: Fred Atkinson was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Atkinson stated that Sanpete Steel is seeking a permit for a shop addition at 685 East Main Street.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found no issues with the petition for the shop addition. MOTION Commissioner Carlee Christensen to approve the shop addition at 685 East Main Street. SECOND Commissioner Jason Larson. All YES. MOTION carried.

5. Discussion –

Accessory Dwelling Units

Was presented at the last council meeting but was not discussed due to time. Councilmember Bevan Wulfenstein will present at the next council meeting.

Use and Storage of Travel Trailers 10-7-5

Need to have a clear definition of “trailer house” and “mobile home”
Will discuss further at the next meeting.

6. Minutes

MOTION Commissioner Jason Larson to approve the minutes from May 3, 2022. SECOND Commissioner Carlee Christensen. All YES. MOTION carried.

MOTION Commissioner Jason Larson to approve the minutes from June 7, 2022. SECOND Commissioner Carlee Christensen. All YES. MOTION carried.

7. Commissioners and Staff Report and Discussion:

- a. Commission Chair Hill ask each of the Commissioners to review the Landscaping Ordinance and the General Plan to discuss at the next meeting. He would also like to have a round table with the council regarding the future needs of the city.
- b. Carlee Christensen would like to discuss the possibility of adding the requirement of sidewalks for all new building. She will report at next meeting.
- c. John Fanene expressed the need of additional speed and stop signage around the city.

8. **Adjournment:** MOTION Commissioner Carlee Christensen to adjourn. SECOND Stephen Bradley. All Yes. MOTION carried. 7:15 p.m.