

PLANNING & ZONING COMMISSION MEETING AGENDA
November 1, 2022
6:00 PM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold their monthly meeting on Tuesday, November 1, 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. Gary Richards – Lot split located on block 10 | parcel no. 18750
3. William Vargas/Liliana Serrano – Proposed fence at 26 South 100 East
4. Manuel Figueroa Yanez – Proposed single family home at 476 North 100 West
Luis E. Gutierrez – Proposed single family home at 494 North 100 West
5. Approval of Minutes: October 4, 2022
6. Report of Commissioners and staff
7. Adjourn

NOTE:

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

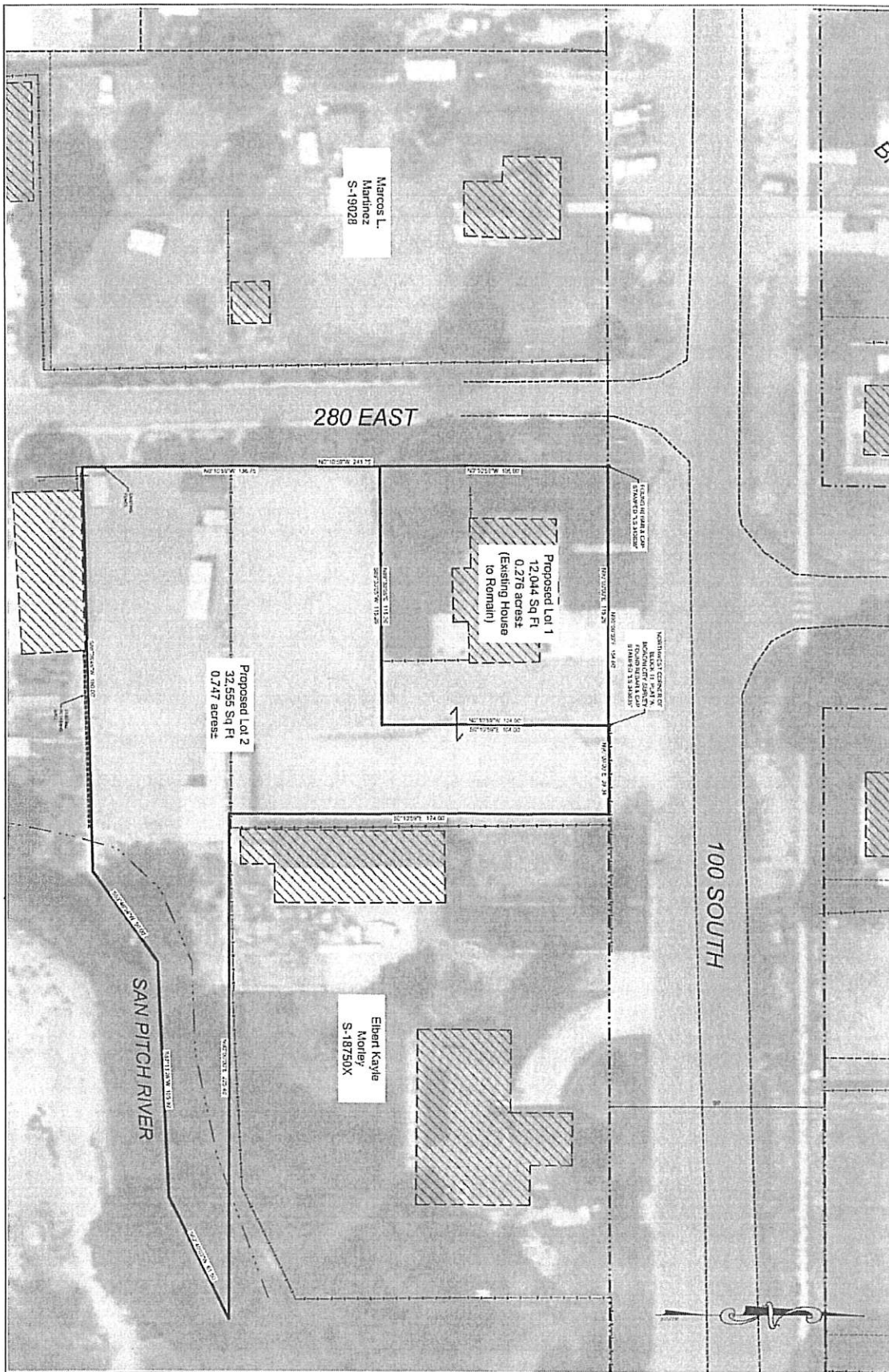
ALL PLANNING COMMISSION MEETINGS ARE OPEN TO THE PUBLIC

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

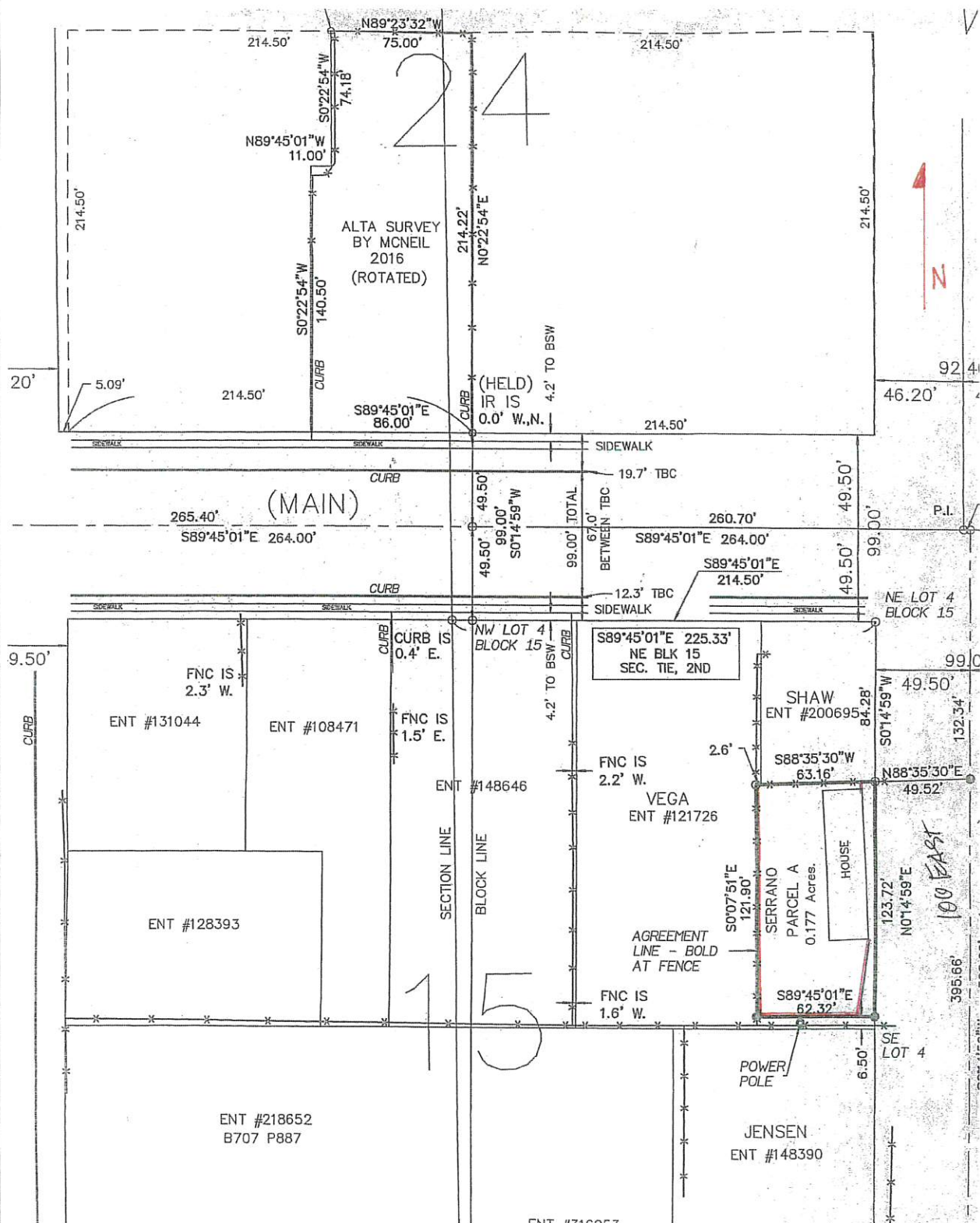
In compliance with Section 504 of the Rehabilitation Act of 1973 in regards to the American Disability Act (ADA) of '91, individuals needing special accommodations (including auxiliary aids and services) during this meeting notify the Moroni City Recorder/Clerk at least three (3) days prior to this meeting.



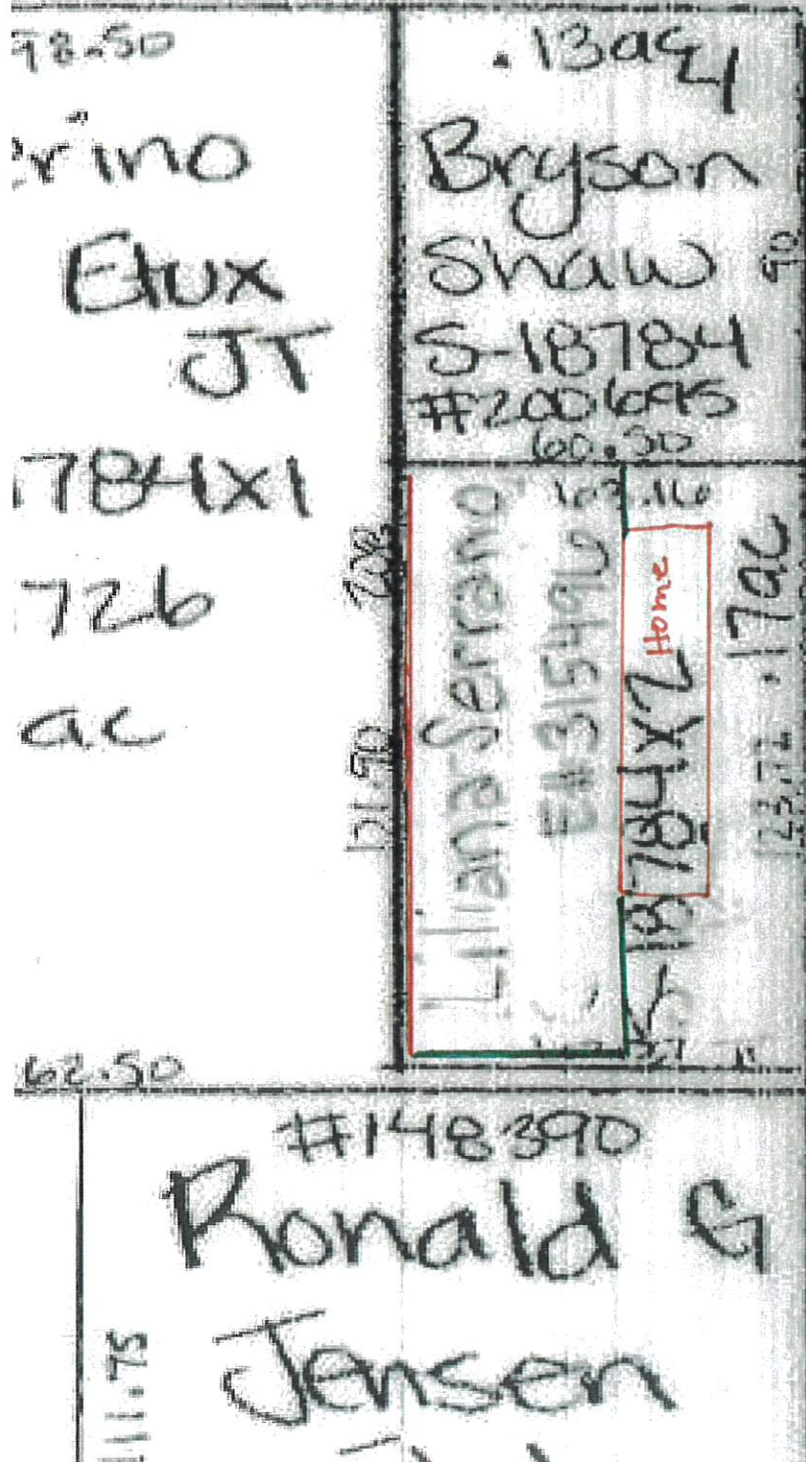




Carol



North



replace existing fence
New proposed fence



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: Manuel Figueroa Yanez
Address: 1016 S Main Street Moroni, UT
Phone: (385) 895-6903 84646

Proposed Site Information

Address: 1016 S Main Street Moroni, UT
County serial number as recorded on plat map: 18969X4
Name of legal owner: Manuel Figueroa Yanez
Description of work: Subdivision Home

Building/Contractor Information

Name: Todd Alder
Business Name: Todd Alder Construction
Address: 728 E 25 S Ephraim, UT 84607
Phone number: (435) 283-8612

Setbacks

North: 25' South: 32' 3"
East: 12' 4 5/8" West: 25'
Setback at front of building: 25'
Setback that faces street: 25'

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: Manuel Figueroa Date: 10/27/22

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.

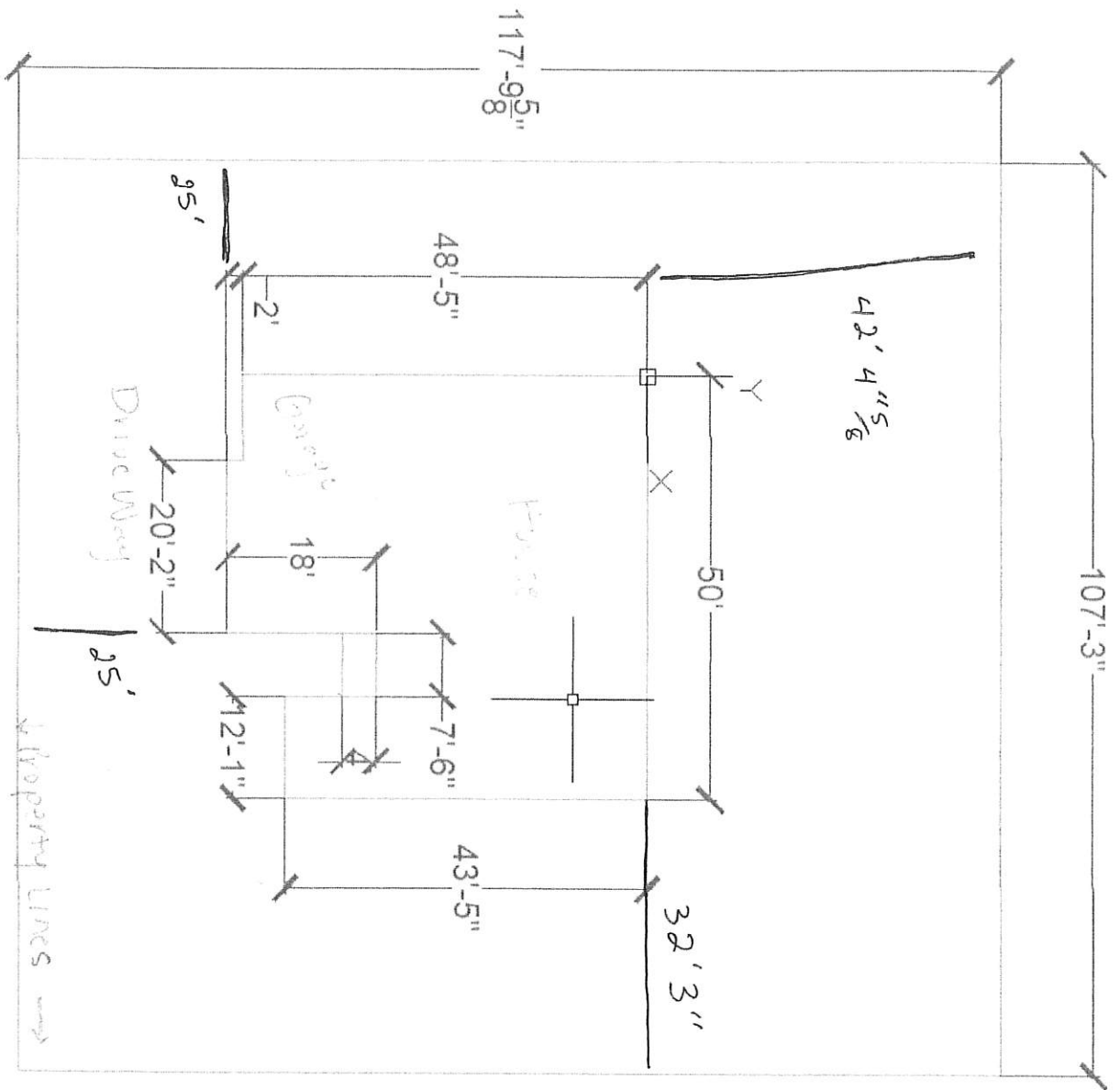
Zoning Official: _____

Council Member: _____

City Recorder: _____

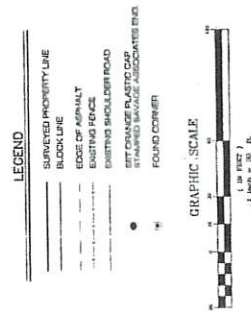
600 North

North



100 P. 101

Located in Block 23, Plat "B" Moroni Townsite Survey
Sanpete County, Utah
2022

[illegible]

NOTES
1. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND STAKE THE HENSON 36-00-00 PARCEL OF LAND.
2. THE BOUNDS OF BOUNDARIES WERE NORTH 07°59'40" EAST BETWEEN THE NORTHEAST CORNER OF LOT 3 OF BLOCK 20, PLAT 31, MONROE TOWNSHIP SURVEY, GARRETT COUNTY, UTAH.
3. THIS SURVEY WAS COMPLETED USING CURRENT PROPERTY RECORDS & EXISTING EVIDENCE FOUND AT THE PROPERTY LOCATION.

4. THIS SURVEY MAKES NO CLAIM TO TITLE OF PROPERTY SURVEYED.

SURVEYORS CERTIFICATE
I, TROY K. SAVAGE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #255101, CERTIFY THAT THE SURVEY IN-BOOK# HEREON WAS MADE IN ACCORD HERETO.

A FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED



DATE 4-4-22



4025 South Industrial Park Rd

1923 South Industrial Park Rd.
Richfield, Ut 84701

Office: 435-896-8635
Fax: 435-896-0220

SAVAGE ASSOCIATES
ENGINEERING

ENGINEERING

RECORD OF SURVEY FOR

JESSICA GUTIERREZ

ISSUE NUMBER	DATE	PROJECT NUMBER	DESK NUMBER
ISSUE NUMBER 2001-0205	DATE 2/16/2002	PROJECT NUMBER 2201-0205	DESK NUMBER 1 OF 1

DESIGN NO.	ITEM	TKS	PLM
114			

10. *Journal of the American Medical Association*, 2000; 284: 2689-2694.

110
3130293

100 West

2

500 North

E# 313034

97.804
Mid-
America
Union
Confederate
S-18965X1
M. 520
R. 416
97.80

E# 313033

3 Luis
Eduardo
Gutierrez
0.31ac Mena
S-18969X3

David
Farrell
Jensen
Trustees

5-18911
Maria
G
Orozco

Manuel
Figueroa
Yanez 0.21ac
S-18969X4

S-18969X2
0.49ac

E#
313428
49ac

5X
L
son
16

Williams
Vargas
0.27ac et al
S-18969X5

Charles
Boots

John
F

Josh Cook
et ux JT
S-18969X1
0.31ac

E#
310665
S-18969X
0.49ac
100

Tippett
et ux JT
E# 31084
S-18969X
100

400 North

117.80

163.35

163.35

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: Luis E Gutierrez

Address: 266 W main St Moroni

Phone: 801-874-0371

Proposed Site Information

Address: N/A 494 North 100 West

County serial number as recorded on plat map: 18969x3 Luis

Name of legal owner: Luis E Gutierrez

Description of work: Subdivision Home

Building/Contractor Information

Name: Todd Alder

Business Name: Todd Alder Construction

Address: 728 E. 25 S. Ephraim UT 84627

Phone number: (435) 282 8642

Setbacks

North: 25' South: 32' 3"

East: 42' 4 5/8" West: 25'

Setback at front of building: 25'

Setback that faces street: 25'

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.

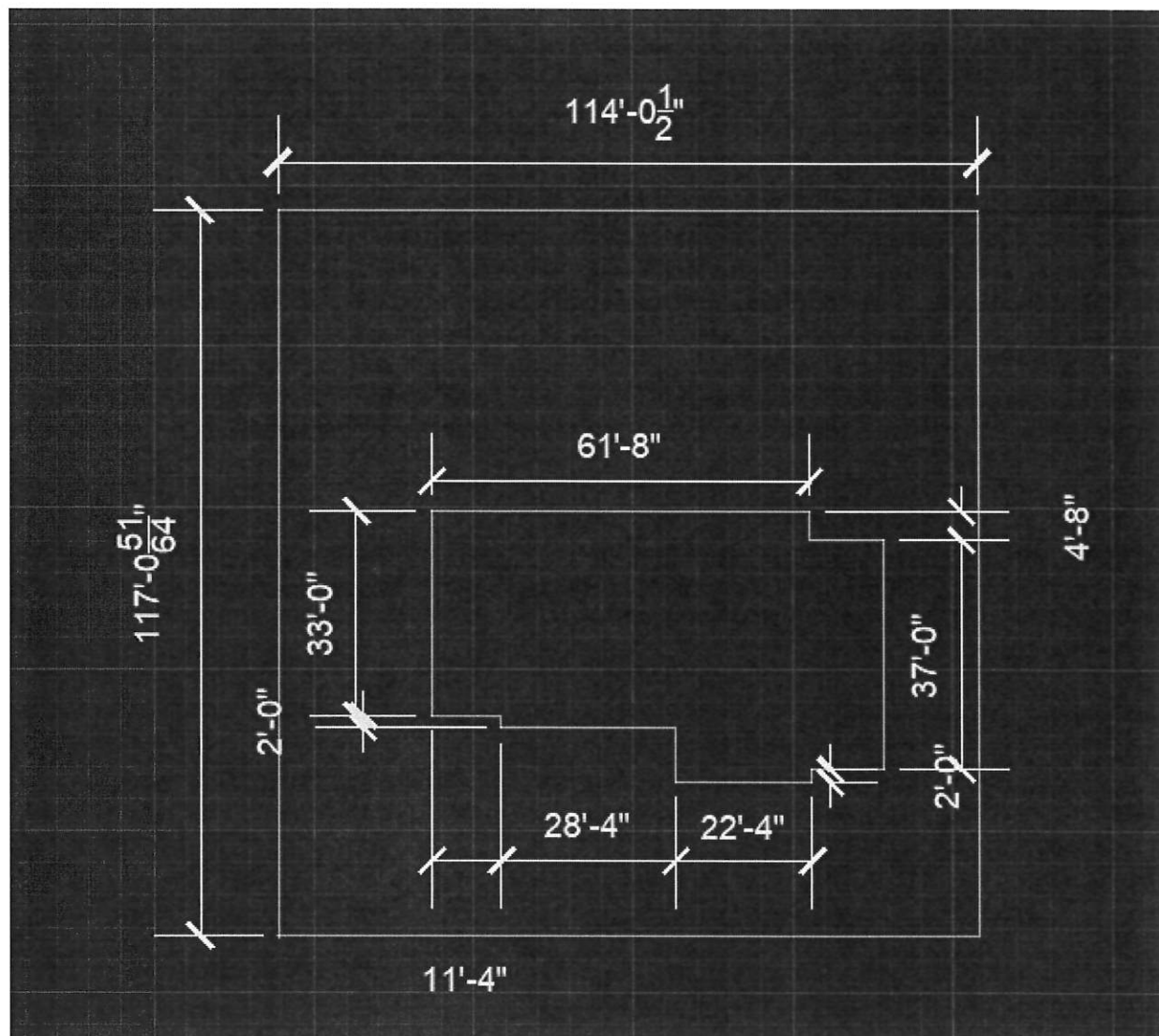
Applicant: Luis E Gutierrez Date: 10-26-22

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.

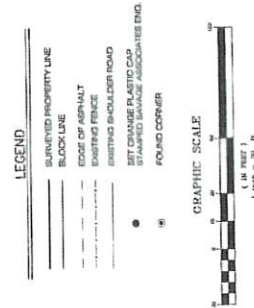
Zoning Official: _____

Council Member: _____

City Recorder: _____



Located in Block 23, Plat "B" Moroni Townsite Survey
Sanpete County, Utah
2022

[illegible]

1. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND ESTIMATE THE PERCENTAGE OF THE SURVEYED AREA THAT WAS BURNED BY FIRE.
2. THE SURVEY WAS CONDUCTED USING CURRENT PROPERTY RECORDS AND EXISTING INVENTORIES OF LANDS IN THE PROPERTY LOCATION.
3. THE SURVEY MANAGER HAS CLAIM TO TITLE OF PROPERTY SURVEYED.
4. DURING THE COURSE OF THIS SURVEY WE LOCATED DISTRICTS, REGIONS, AND CITIES FROM A LIST OF CITIES AND DISTRICTS PROVIDED BY THE SURVEYOR. THE SURVEYOR PROVIDED A LIST OF CITIES AND DISTRICTS TO BE SEARCHED FOR IN THE PROPERTY LOCATION RECORDS.

I, TROY K. SAVAGE, A REGISTERED LAND SURVIVOR AS PRESCRIBED BY THE LAWS OF THE STATE OF ALABAMA, HOLDING CERTIFICATE #2681201 CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.
 I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SHOWN.
 WITNESSED MY HAND AND SEAL OF OFFICE, 11/11/2011.
 TROY K. SAVAGE
 REGISTERED LAND SURVIVOR
 STATE OF ALABAMA

John D. Long 4-4-22
DATE



1925 South Industrial Park Rd.
Richfield, UT 84701
Office: 435-896-9635
Fax: 435-896-0220

Savage Associates
ENGINEERING

RECORD OF SURVEY FOR

JESSICA GUTIERREZ

	Lead code	DATE	PROJECT NUMBER	1 OF 1
	2001-0296	7/18/2002	2201-0296	
DESIGN BY	LEAD BY	CHECKED BY	SIGNED BY	
N/A	RSM	T.K.S.	P.H.M.	

110 1
#318248

2

97.804
Mid -
America
Union
Conference
5-18965X1
H. 522
R. 412
97.80

5X
L
son
16

313034

#313033

3 Luis
Eduardo
Gutierrez
0.31ac Mená
S-18969X3

Manuel
Figueroa
Yanez 0.27ac
S-18969X4

Williams
Vargas
0.27ac et al
S-18969X5

Josh Cook
et ux JT
S-18969X1
0.31ac

David
Farrell
Jensen
Trustees

S-18969X2
0.49ac

Charles
Boots

310605
S-18969X
0.49ac
100

5-18911
Maria
G
Orozco

313428
49ac

John
F
Tippett

et ux JT
#31084
S-18969X
100

400 North

117.80

163.35 163.35



Richfield Office

635 North Main St., Suite 675, Richfield, Utah 84701 | Tel: 435.896.8857 | Fax: 435.743.7900

October 28, 2022

Moroni City
80 South 200 West
Moroni, Utah 84646

Subject: Review

Dear Moroni City,

Sunrise Engineering has reviewed the development plans dated 10/13/2022 for Gutierrez Acres. We are providing our observations and recommendations in consideration of State and local standards. The City may decide if and how to enforce any required changes, or to approve variances that the City feels are in the best interest. It is our understanding that the city planning & zoning board will review the development to ensure compliance with the city zoning requirements. The city public works and fire chief should also review and provide recommendations and approvals for the development.

In each successive review and prior to construction the contractor should respond to all comments/requirements the city has not waived and indicate where each comment was addressed.

Our observations and comments on the development include the following items:

GENERAL COMMENTS

1. The roadway improvements and utilities along the east side of the roadway shall not be placed until construction of the City's new 12" dedicated pump line is complete. The developer/developer's contractor will be responsible to keep the required 10' (edge to edge) separation between all culinary mains and the proposed sewer main.
2. Based on the hydraulic model, the water system will meet the state's required fire flow & pressure requirements for this project.
3. The city has adopted APWA standards. Indicate that APWA standards and specifications shall be followed somewhere on the plans.
4. All materials and mix designs shall be in compliance with the APWA standards.
5. The Contractor shall submit all material and compaction testing documentation to the City.
6. The Contractor shall submit all cleaning and quality assurance testing documentation records to the City.
7. As-built drawings shall be provided to the City upon completion of the project. This shall include the as-constructed slopes for the lateral and main line piping.
8. Identify on the plans and details the treatment the area between the curb and sidewalk will receive. It is understood the city will require some landscaping treatments in this area.
9. Identify the proposed connection to the existing asphalt surface. The existing roadway shall be cut so a straight clean edge can be connected to.
10. The developer will be required to organize and hold a pre-construction meeting prior to construction. Representatives from the city, developer, developers' contractor, and all public utility providers shall be present during the meeting. The meeting shall address the construction schedule and ensure there are no conflicts between the different utilities.

11. It is recommended that the developer be held responsible for contacting and working with adjacent property owners during the entire planning and construction phase of the project. Coordinating and working out cost sharing agreements will also be the responsibility of the developer.
12. It is recommended that the developer enter into an agreement with the city to agree that all the recommended modifications be addressed prior to construction. The agreement shall include the following: all city recommendations and requirements shall be completed prior to construction, the developer shall agree to postpone installation of the culinary main line and roadway improvements until the city's culinary piping has been installed, and that a preconstruction meeting will be held prior to construction.

TOPO/UTILITIES SHEET C3

13. Detail sheets show details for secondary water connections, services, and main lines. Update the plans to show these items. The irrigation main shall be placed approximately 4-feet from the back of sidewalk. The irrigation main line piping shall be C900 PVC DR18.
14. Curb & gutter shall be installed on both sides of the road through both intersections through the curb returns.
15. Sidewalk shall be installed on the east side of 100 west the entire distance from 500 North to 400 North. This shall include the pedestrian ramps at each intersection.
16. Sidewalk along the west side of the roadway is required by ordinance but could be waived upon recommendation of the Planning Commission, and approval of the City Council.
17. The City has requested that all service laterals shall be installed from the water and sewer mains to all properties adjacent to the 100 West Street roadway extension. These shall include the William Vargas parcel, and the Josh Cook parcel.
18. Provide grading contours, elevations, and details sufficient to construct the proposed roadway. This shall include curb & gutter and sidewalk elevations.
19. Provide information for how roadway stormwater will be handled. It will need to be contained from continuing to the 400 North intersection. Drainage calculations shall be provided to show the infrastructure will handle the design storm. It is recommended that the design storm is a 10-year 24-hour storm.
20. Identify curb radius dimension on the plans.
21. It is recommended that the existing power poles on 400 North west of the intersection be relocated behind the back of curb.
22. It is recommended that all proposed public utilities are shown on the plans.

PLAN & PROFILE SHEET PP-01

23. Sewer main line slopes are acceptable.
24. Sewer manhole spacing does not exceed 400-feet and is acceptable.
25. Please update the plans to reflect the recommended location of water and sewer line. The city would like to keep all culinary piping together, without having it separated by sewer.
26. Indicate sewer pipe material rating. The wall thickness shall be a minimum rating of SDR35.
27. Show compacted untreated base course being installed up against the exposed edges of asphalt in the roadway intersections. Show a min. of 10' and grade it such that there isn't an exposed lip at the transition.
28. The grade of the roadway is greater than 8%. The city may need to grant a variance for this sense the maximum allowed street grade is 8%.

DETAIL SHEET DT-01

29. Detail sheets have various text sizes. Please make all text readable.
30. Show a sewer cleanout at the property line on the new sewer lateral detail.

31. Remove unused details.
32. The water main tee thrust block is referencing sheet W11, which is not included. It should reference DT-02.
33. Sewer manhole detail references Sheet S5. This sheet was not provided in the submitted drawings. Probably just remove the reference to this since drop manholes are not being used.
34. Tapping existing mains detail should be adjusted as noted.
35. Fire Hydrant assembly should have a weep/drain hole in the 90° fitting on the riser for proper drainage.

DETAIL SHEET DT-02

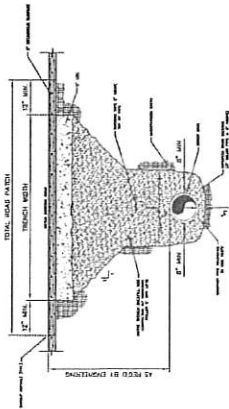
36. Irrigation connections should include a stop and waste valve, water meter, and jumbo dura valve box.

DETAIL SHEET DT-03

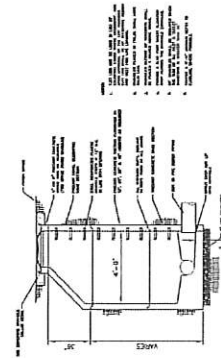
37. The proposed road section should be in accordance with the geotechnical report and/or Moroni City Specifications, whichever is greater. Indicate the pavement thickness of 3" minimum, UBC thickness 6" min., and granular borrow 12".
38. Indicate compaction on the sidewalk for the UBC to be 95% min.

Respectfully,

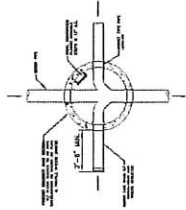

Trent Brown
Sunrise Engineering



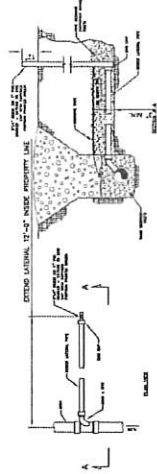
SEWER PIPE TRENCH DETAILS



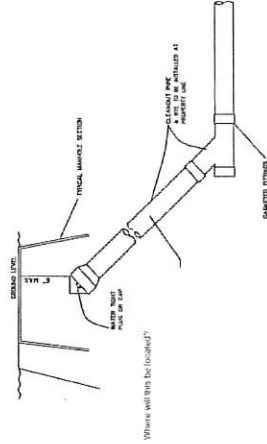
TYPICAL SEWER MANHOLE



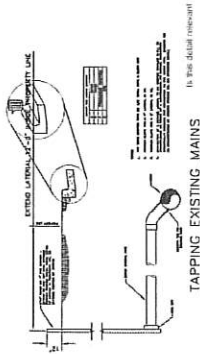
SEWER MANHOLE



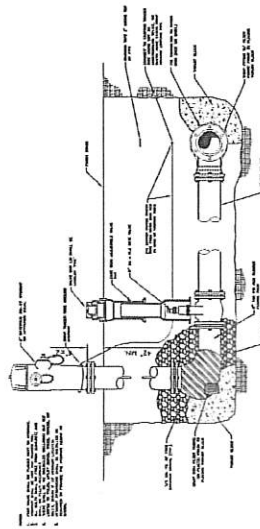
SEWER LATERAL - NEW MAIN NEW LATERAL



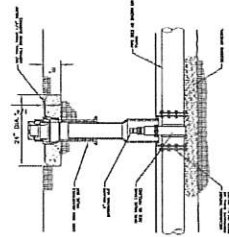
ROD HOLE DETAIL



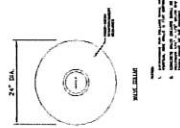
TAPPING EXISTING MAINS



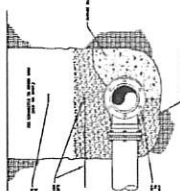
FIRE HYDRANT W/ THRUST BLOCKS



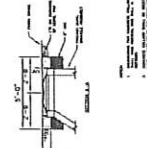
GATE VALVE



WATER MAIN TEE



CONCRETE MANHOLE COLLAR



REVISIONS	DATE	BY	CHKD BY
1			
2			
3			
4			

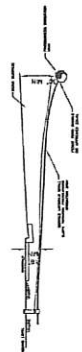
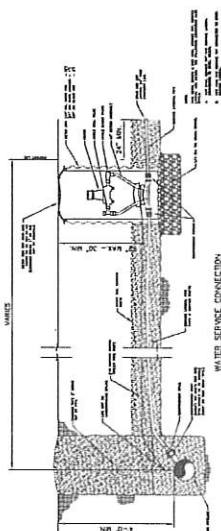
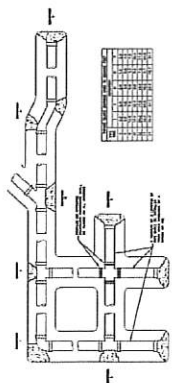
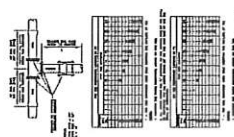
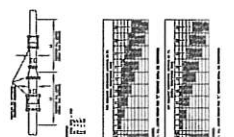
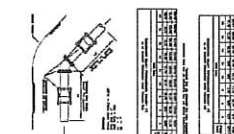
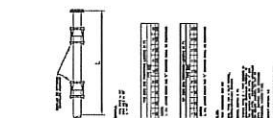
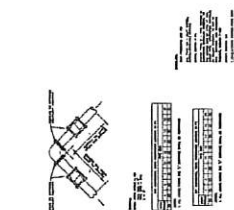
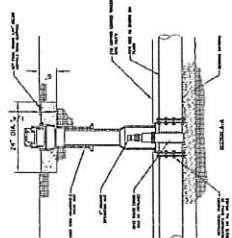
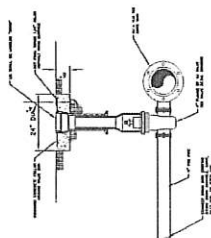
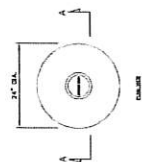
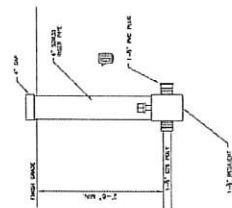
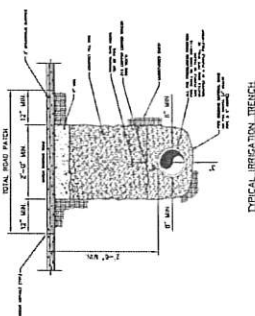
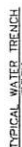
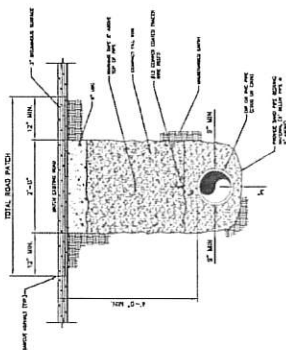
PROJECT NO.	10-1000
DATE	10-10-00
BY	JOHN A. BAKER
CHKD BY	JOHN A. BAKER

LUDLOW ENGINEERING & ASSOCIATES
 Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys
 Easement Surveys • Surveying • Engineering • Planning
 Civil • Survey • Surveying • Surveying • Surveying
 Subdivision Design • Site Plans • Road Design
 1431 South Main Street, Suite 100 • Fort Worth, Texas 76102 • (817) 332-1300

DETAIL SHEET

GUTIERREZ ACRES
 SECTION 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SHEET NO.
 DT-01



1-1/2" SINGLE & DUAL PRESSURIZED IRRIGATION SERVICE LATERAL

SHEET No. DT-02

GUTIERREZ ACRES
SECTION 2, T13S, R13E, S14M

DETAIL SHEET

LUDLOW ENGINEERING & ASSOCIATES

Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys
Civil Surveys • Control Networks • Construction Surveys • Topography
Chum Surveys • Easement Surveys • Environmental Surveys • Highway
• Sewer & Water Design • Residential & Commercial Structure
Subdivision Design • Site Plans • Road Design

1451 South Main, Mount Union, OH 44064 (440) 342-0887 FAX (440) 342-2381

PROPERTY NO.	17 4168	SURVEY/DIVISION	0. JND200
DATED	05/08/2002	FIELD SURVEYMAN	WILSON
SCALE	N/A	DRAWN BY	WILSON
REVISION		DATE	05/08/2002

ANSWERS

1. 4
2. 5
3. 6

Moroni City
Planning and Zoning

Planning & Zoning Commission Meeting

General Information

1. **Date and Time:** October 4, 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 – 6:50 P.M.
 - d. Jason Larson, Commissioner - absent
 - e. Stephen Bradley, Commissioner
 - f. Bevan Wulfenstein, City Councilmember
 - 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 Stephen Bradley. SECOND Commissioner Carlee Christensen. ALL Yes. MOTION carried.

2. Gary Richards

- a. Present: Gary Richards was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Richards is seeking the approval to split his lot located on black 10, parcel no. 18750.
 - i. A review of the proposed lot split was discussed. Commissioners are asking to have the ordinance clarified as written before taking a motion. The Utah state ombudsman has been contacted to see what direction he might suggest. The city attorney has also been contacted. Item will be tabled until the next meeting.

3. Manuel Figueroa

- a. Present: Manuel Figueroa was present to present and discuss the petition.
- b. Petition and Discussion: As outlined in the agenda, Mr. Figueroa is seeking a permit to build a garage at 266 West Main Street.
 - i. A review of the relevant ordinance (Title ten (10)) with discussion between Commissioners found no issue with the proposed garage. MOTION Commissioner Stephen Bradley to approve the garage as presented. SECOND Commissioner Carlee Christensen. All YES. MOTION carried.

4. Discussion –

Review of Landscaping Ordinance

Commissioners agreed to have Councilmember Bevan Wulfenstein present the following changes at the next council meeting:

CURRENT ORDINANCE

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.

PROPOSED

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.
 - a. Suitable landscaping could be rock, bark, ground cover, trees, turf, shrubs, drought tolerant plants, natural, native, and nonliving features
 - b. Maintenance – reasonably maintained by pruning, trimming, grooming, and watering to create an attractive and safe environment

Review of Recreation Coach Ordinance

Commissioners agreed to have Councilmember Bevan Wulfenstein present the following changes at the next council meeting:

CURRENT ORDINANCE

10-7-5: Location of Boats, Boat Trailers and Travel Trailers

Boats, boat trailers or travel trailers may not be placed, kept or maintained within the front yard area of the Residential Zone (R). Boats or trailers may be located anywhere on the lot, except in a clear vision zone of a corner lot, for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, if such facility is owned by a bona fide guest of the occupants of the premises. (Ord. 2000-4-12, 4-12-2000)

Current definition of Recreational Coach

A vehicle such as a recreational trailer, tent, camper trailer, truck camper, travel trailer, camp car or other vehicle with or without motive power, designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah Vehicle Code, designed for the use of human habitation

PROPOSED

10-7-5: Use and Storage of Recreational Coaches (see definition), Boats and Boat Trailers

1. Placement and Storage:

- a. Recreational Coaches, Boats and Boat Trailers may not be placed, kept or maintained within the front yard area of any dwelling, within any zone in the city.
 - b. Recreational Coaches, Boats and Boat Trailers may be located anywhere on the lot, except in a clear vision zone of a corner lot, for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days, if such facility is owned by a bona fide guest of the occupants of the premises.
2. A Recreational coach is not to be used as a dwelling within city limits. Moroni City will allow the temporary use of a Recreational Coach as a dwelling, under the following conditions:
- a. Individuals may use Recreational Coach as a temporary dwelling in the city for the space of one (1) week, without any registration or follow up. Any use of a Recreational Coach for temporary dwellings beyond the initial one (1) week can be extended for two (2) weeks, as long as the user registers with the city.
 - b. Any desired use of a Recreational Coach for a temporary dwelling beyond two (2) weeks may be granted, only following the review of the application by the planning and zoning commission and the city council (who will make the ultimate determination).

5. Minutes

MOTION Commissioner Carlee Christensen to approve the minutes from July 7, 2022. SECOND Commissioner Greg Hill. MOTION carried.

MOTION Commissioner Stephen Bradley to approve the minutes from August 11, 2022. SECOND Commissioner Greg Hill. MOTION carried.

MOTION Commissioner Greg Hill to approve the minutes from September 6, 2022. SECOND Commissioner Stephen Bradley. MOTION carried.

6. Commissioners and Staff Report and Discussion:

- a. Commissioner Stephen Bradley led the discussion of the ordinance allowing flag lots or not. What is the general plan for Moroni City. Would like Moroni city to stay rural. Council has reviewed the ADU ordinance that the commission presented. Council agreed with the commission and approved what was presented and the proposal was submitted to the city attorney. The city attorney returned the ordinance to the council with additional language that included detached units.
- b. Councilmember Craig Draper attended the meeting and reported that he along with Carol Haskins had attended the Regional Planning conference held at Snow College. He encouraged the commission to attend an upcoming conference. He felt that he was very beneficial with being able to meet with other cities in our area. He could see the need for the city to hire someone to assist with reviewing and rewriting the city general plan and ordinances.

7. **Adjournment:** MOTION Commissioner John Fanene to adjourn. SECOND Carlee Christensen. All Yes. MOTION carried. 7:30 p.m.

Carol Haskins, Planning and Zoning Secretary