

# Moroni City General Plan



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## CHAPTER 1: Introduction to the General Plan

### WHAT IS A GENERAL PLAN?

A General Plan acts as a strategic compass, guiding a city's future by offering a detailed blueprint that highlights key issues during periods of growth and development. Specifically tailored for Moroni, it serves as a policy guide for decision-makers when evaluating development proposals and considering overall city development options. This document becomes the standard for policymakers, providing crucial guidance as they assess decisions and oversee the endeavors of the city staff.

Comprehensive in scope, General Plans provide a structured outline for addressing various elements of community living, including land use, transportation, historic preservation, moderate-income housing, economic development, environment and recreation, public safety and utilities, and water conservation. In alignment with this, the Moroni General Plan not only outlines these elements throughout its content but also conveys a vision for the city's future. The recommendations written within are non-binding, supported by maps and actions, aiming to assist city leaders in shaping the path of Moroni over the next 10 to 20 years.

### WHY IS IT NEEDED?

Utah Code 10-9a-401 requires that "each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- Present and future needs of the municipality; and
- Growth and development of all or any part of the land within the municipality."

These general plans are to promote the health, safety, and welfare by creating orderly and responsible development. "The municipality may determine the comprehensiveness, extent, and format of the general plan." UCA 10-9a-403(2) The plan should be updated every five years and reviewed and amended as necessary to ensure the document remains consistent with the city's vision and direction.

The existing General Plan, written in 2017 and amended in 2018, has served as an informative document but lacks certain required elements mandated by the State. It is now essential for Moroni to adhere to State regulations by including the mandated components and revisiting its strategic course for the future. Growth is expected to continue in Moroni but not at

the rate experienced by other rural communities in neighboring communities throughout Sanpete County. Recognizing the imminent impact on the city, the General Plan serves as a pivotal tool in transforming the community into a proactive, rather than reactive, city. This approach addresses how Moroni will effectively manage housing needs, facilitate job creation, provide essential services, mitigate transportation challenges, and uphold an elevated quality of life for all residents.

## HOW TO USE THIS PLAN

The effectiveness of the plan depends on its use. Utah State Code advises that decisions are consistent with the plan. Existing residents have voiced concerns, particularly about the ongoing growth and a worry about losing the small-town feel in and around the city. Given Moroni's advantageous location, inviting atmosphere, and overall beauty, it's anticipated that growth will continue into the future. Responsible planning is the key to shaping this growth in a way that is both desirable and fiscally sound.

Suggestions to make the plan an impactful part of the community:



Review decisions against the goals, objectives, strategy, and overall vision of the general plan.



Cite the general plan goals in staff reports.



Review the goals and strategies. This general plan is intended to be general, which leaves discretion to the city council and city staff and administration on how to achieve the goals. Many of the goals can be achieved through a variety of actions. Staff, administration, and the city council will need to determine what steps will work best to achieve those.



Set benchmarks to complete these goals with target completion dates.



Keep the plan relevant through amendments. Growth happens. A change in market conditions, relocation of a major employer, or new development may impact the growth trajectory and vision.

## CREATION OF THE GENERAL PLAN

The development of this General Plan involved collaborative efforts among Moroni City Council, the Planning Commission, city staff, the steering committee, and Moroni residents. Sunrise Engineering was contracted by the city to facilitate public engagement, gather input, and compile the General Plan.

Numerous resources contributed to data collection for most of the chapters, one notable contributor being the American

Community Survey 5-Year Estimates from the United States Census Bureau. This survey provides comprehensive information including population size, demographics, economic traits, commuting patterns, housing conditions, household sizes, and more. We also relied on ESRI Business Analyst Online reports. These reports integrate Census data with ESRI's spatial and consumer analyses. This integration not only facilitates the presentation of current conditions but also helps predict future trends across a mass of topics.

Adhering to Utah State Code requirements, the planning process incorporated public participation through comprehensive public notice and open meetings. A community survey, distributed in late 2023 and early 2024, collected responses from over 140 individuals. To maximize outreach, the survey was publicized through utility billing, the city website and reader board, social media, postings at city hall and high-traffic areas, and hand-delivered throughout the city. In February 2024, an open house at City Hall was conducted to present the survey results and receive public comments.

The following is the process undertaken by Sunrise Engineering to update the Moroni General Plan:



**Data Collection**

- Land use inventory - an assessment of zoning and land use patterns within the city's corporate boundary and potential annexation areas.
- Traffic circulation and patterns.
- Collection of data.



**Community Preferences Survey**

- A survey of the citizenry was conducted to determine opportunities, constraints, and preferences.



**Public Open House**

- The city organized an open house to gather feedback on the written draft of the general plan.
- Additionally, conceptual maps were presented, outlining various alternatives for growth management to which the citizens could provide their preferences and feedback.



**Staff Review**

- Sunrise worked closely with staff to analyze input and to update the general plan to reflect the vision, priorities, and goals outlined by residents throughout 2023 and beginning of 2024. The themes obtained from the survey and visioning sessions with the steering committee and City Council, were used to drive the creation of the vision and goals of the plan.
- Sunrise drafted an updated general plan based on the goals and vision.



**Review**

- The general plan draft was presented to the Moroni Planning Commission and City Council for final feedback.
- The updated general plan was presented to the Moroni Planning Commission and City Council at a public hearing for final comment and adoption.

*Moroni City Hall<sup>1</sup>*

## CHAPTER 2: Community Context

Moroni is a charming city situated within Sanpete County in Central Utah. The city is primarily residential with State Route 132 running along the west, referred to as Duck Springs Drive, and south of the city, also known as Main Street. According to the United States Census Bureau, as of 2020, the city has a population of 1,544 people, classifying it as a 5th Class city in the State of Utah. Moroni is centrally located within a 10-mile radius of neighboring town and city's: Fountain Green City, Wales Town, Spring City, Mt. Pleasant City, and Fairview City. Within this radius, Moroni is surrounded by both the Uinta National Forest and Manti La-Sal National Forest. A notable feature close to Moroni is the Maple Canyon trailhead, situated in the Uinta National Forest just four miles from the city's boundaries. Proximity to these national forests offers residents convenient access to outdoor recreational opportunities.

The climatic characteristics of Moroni feature substantial seasonal temperature fluctuations, showcasing warm to hot summers and cold, occasionally severe winters. Notably, the daily temperature variation remains substantial throughout the year. The San Pitch River runs through the southeastern corner of the city furnishing plant life to the surrounding waterside habitat. The region has unique topography and geography, with scenic vistas of the Big Horseshoe in the Manti La Sal/Wasatch Plateau mountains on the east and Maple Canyon in the San Pitch/Nebo Central mountains on the west.

### COMMUNITY BACKGROUND AND VISION

Established in 1859 by George Washington Bradley, Moroni, Utah, is named after Moroni, a prophet in the beliefs of the Church of Jesus Christ of Latter-day Saints. This cultural connection adds a layer of historical and spiritual significance to Moroni, influencing its identity and community values. Before finally receiving the name Moroni, it underwent various names including: Sanpitch, Mego, Little Rome, and Duck Springs. Initially, the town began to develop around the San Pitch River, but in 1862, rising water levels posed a challenge for the town's founders, causing them to extend their settlement northward across the rolling hills. Moroni's population has undergone fluctuations throughout its history. Between 1860 and 1920, the town experienced steady growth, followed by a decline until the 1970s. Moroni has seen a slow but consistent increase since. It's noteworthy that Moroni only reached double its original 1960 population in 2010, with the population being recorded at 1,423. This fact provides context for the community, indicating that while there has been growth, it may not be as rapid as perceived. From 2010 to the latest 2020 census, there has been a 7.8% rise in population.

Residents enjoy a community with well organized neighborhoods and a family-friendly atmosphere. A few historic homes and buildings connect residents to the city's pioneer heritage. Residents overwhelmingly support maintaining the small-town feel of the community and suggest this is why they chose to make Moroni home.

<sup>1</sup> <https://www.facebook.com/photo?fbid=300683555419270&set=a.300683525419273>

## DEMOGRAPHIC SNAPSHOT

As of 2020 Decennial Census, the population was 1,544. Under Utah State Code 10-2-301, as of 2023, Moroni is classified as a 5th Class city.

### Utah Municipal Class System<sup>1</sup>

Class	Population
Town	Under 1,000
5th Class	1,000-9,999
4th Class	10,000-29,999
3rd Class	30,000-64,999
2nd Class	65,000-100,000
1st Class	Over 100,000

### Historical Population Growth - Moroni City<sup>1</sup>

Census	Population	%+-
1860	703	-
1870	633	-10.0%
1880	838	32.4%
1890	958	14.3%
1900	1,224	27.8%
1910	1,223	-0.1%
1920	1,355	10.8%
1930	1,218	-10.1%
1940	1,158	-4.9%
1950	1,076	-7.1%
1960	879	-18.3%
1970	894	1.7%
1980	1,086	21.5%
1990	1,115	2.7%
2000	1,280	14.8%
2010	1,423	11.2%
2019 (est.)	1,552	9.1%

## KEY COMMUNITY PRINCIPLES

Key community principles are fundamental statements that express the aspirations, desires, and essential needs of residents for their community. These principles serve as foundational guidelines and values that shape the direction and future of the community. They reflect the collective vision and priorities of the residents, providing a framework for decision-making and community development. These principles as highlighted in the General Plan are:

- Maintain small-town heritage: Preserve the small town feel while emphasizing responsible and organized growth and access to a variety of services.
- Ensuring public safety: Establish local law enforcement to maintain peace and security, creating a safe environment for all residents.

- Elevating the quality of life: Enhance the quality of life through maintaining infrastructure, improving air quality, and cultivating an aesthetically pleasing environment to beautify our city.
- Increasing economic prosperity: Attracting, supporting, and sustaining quality jobs and small businesses for a thriving and balanced economic landscape.

## THE FUTURE

### Land Capacity Analysis

Moroni City is situated predominantly on the south-facing slope of privately owned rolling hills and lies slightly northwest of the San Pitch River. The terrain is characterized by undulating features at the base of these hills, resulting in varying elevations throughout the city. Elevation ranges between 5,500 to 5,750 featuring slopes ranging from 2 to 9 percent. Construction challenges arise as you move farther from the hillside towards the San Pitch River and historically high-water areas west of the city, particularly due to FEMA requirements for building in flood zones. While most areas south, east, and west of the hillside are suitable for construction, certain topographic factors may influence utility and transportation layouts, often requiring mitigation measures.

Historically, the soil throughout Moroni is well-drained and has formed from a mix of materials like shale, igneous rocks, and quartzite on alluvial fans. In a typical soil profile, the top layer is about 9 inches thick and has a light brownish-gray silty clay. Below that, for about 62 inches, you'll find a mix of light brownish-gray and light-gray silty clay as well as standard clay. The permeability, or how water moves through the soil, is slow.

### Anticipated Changes

According to growth models, it is anticipated that growth will continue to occur in Moroni City. With the onset of new growth, it is important to acknowledge the potential opportunities that can arise with strategic planning. This growth can yield increased business prospects, contributing to the community's economic well-being, while also addressing housing needs. There are several locations within the city suitable for residential housing development that won't significantly affect the existing neighborhoods and infrastructure. Especially on the vacant lots located throughout the city in the residential areas. Other possible areas to direct interest in residential development include open space between 200 West and 200 East and south of 200 South. It's crucial to recognize that if development is considered in the southern or western areas, precautionary measures must be implemented to mitigate potential flooding or high-water issues. Additionally, vacant land exists on both sides of the northern city limits. However, potential challenges arise specifically ensuring an adequate fall for water to generate sufficient pressure in accordance with state standards.

Identifying suitable areas for adding commercial uses poses a challenge due to limited availability. Traditionally, commercial establishments have been situated along Main Street (SR 132), the primary thoroughfare in the city. However, much of the land along Main Street has already been developed, leaving few vacant lots for potential commercial use without annexation.

To strategically guide commercial development, the city could focus efforts on three specific areas:

#### 1. North along Duck Springs Drive:

Expanding commercial activity in this direction may necessitate annexing additional land along Duck Springs Drive to accommodate the space required for prospective businesses.

<sup>1</sup> <https://www.census.gov/programs-surveys/decennial-census.html>

**2. East along Main Street:**

With a considerable field on the south side of Main Street, there is more open space as one progresses eastward. Similar to the northern direction, expanding commercial zones here may involve annexing additional land along Main Street to cater to the needs of potential businesses.

**3. Southwest end of the city, specifically along 300 and 400 West:**

The existing commercial presence in this area, along with the potential for further development, offers an opportunity to maintain a commercial focus near Main Street while minimizing impact on residential areas.

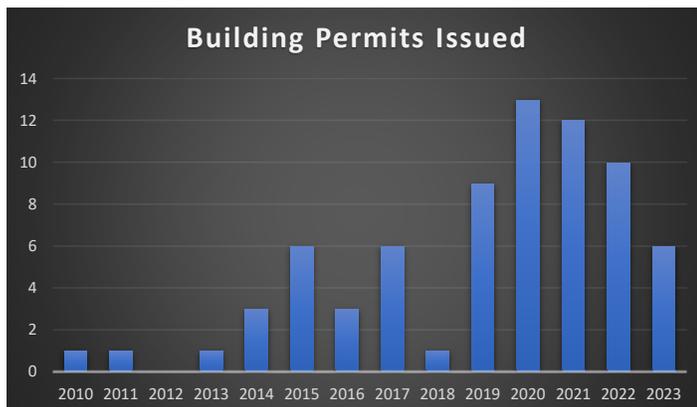
Strategic consideration of these areas could enhance the city's ability to accommodate and guide commercial growth effectively.

**Existing Conditions**

Growth projections from 2020 to 2060 in Sanpete County show moderate regional growth primarily by natural increase rather than by net migration. Maximizing public policy preferences is an important goal of this General Plan. The land use policies of today impact how that growth occurs, and to what extent the city can develop in line with public preferences.

Over the past ten years the number of new single family home building permits has remained consistent. There was a drop in 2022, likely because of changes in the overall housing market. It seems like this trend of maintaining a consistent number of permits for building single-family homes will carry on.

**Number of Single-Family Dwelling Building Permits**



**SCENARIO PLANNING**

Each land use and policy decision comes with tradeoffs and scenario planning helps a community sort out their preferences. At the beginning of the General Plan process, Moroni residents were presented with a survey twice, each instance spanning at least one month to collect their responses. Survey responses indicated several trends and preferences among respondents, including support for:

- Agricultural Land and Open Space Preservation
- Single-Family Homes/Larger Lots
- Infrastructure Improvements (Roads/Utilities/Sidewalks)
- Trails Infrastructure
- Parks/Recreational Improvements
- City Services (Police/Safety)
- Economic Opportunity (Small Business/Jobs)

The surveys highlighted concerns, including:

- Population Increase
- Water Availability
- Air Quality
- Blight

Many of these public preferences are in opposition to each other. For example, while large lot development maintains a similar look and feel of the community, it requires the most amount of land, which results in greater loss of open space and agricultural land. Also, when new residential development is kept low, scarcity causes prices to rise. As the number of dwellings per acre increases, the costs of infrastructure and services decrease.

**GOALS & STRATEGIES**

**Understanding the Goals and Strategies**

The goals and strategies lay out a path forward. The city should take actions to work to achieve the goals and further the vision laid out in the General Plan. However, just because an action would be aligned with one of the goals, does not mean the city is obligated to pursue it. The city maintains discretion as to the timing and methods of pursuing a goal.

**Annual Review**

Achieving the goals requires concerted effort and broad support. Each year staff and Council should review the goals, efforts implemented in the past year to advance those goals, and concrete steps for the current year. The Council may set goal priorities and can use its legislative power to amend the goals and strategies as new realities impact the desirability of certain policies, goals, and strategies.

**Staff Usage**

Staff should consider what efforts need to be made to achieve and advance the goals. A best practice is to cite applicable General Plan goals in Staff Reports for projects reviewed by Planning Commission and City Council. This will help decision-makers consider the impact on the General Plan when reviewing applications and city actions.



## CHAPTER 3: Land Use Element

### OVERVIEW

Moroni's General Plan, accompanied by its mapping and related materials, serves as a comprehensive reference guide for planning decisions and Land Use Applications. Its influence is not limited to the present city limits but also to areas earmarked for future annexation. It not only plays a pivotal role in shaping future land use patterns and development but also contributes significantly to the formulation of land use goals. These goals, derived from public participation and scenario planning, act as a guiding compass for achieving the desired development scenario. Achieving the outlined goals, strategies, and actions of this element requires thoughtful consideration and implementation. While not a regulatory document, the General Plan holds considerable authority under Utah law, authorized by Utah Code 10-9a-4.

In Moroni, a coveted quality of life is treasured by residents, characterized by small-town charm, scenic mountain vistas, quiet streets, and close-knit communities. The preservation of this cherished way of life is heavily influenced by land use policies outlined in this chapter. These policies cover critical aspects such as containing growth areas, safeguarding open spaces, and managing growth in a manner that preserves Moroni's distinctive character, walkability, and housing options. When making decisions, careful consideration should be given to these policies, taking into account their potential fiscal impact.

### PRESENT CONDITIONS

Moroni features a predominantly low-density residential character, characterized by spacious lots ranging from

approximately 0.25 acres to 1 acre. As of 2020, the city contained 497 housing units, with current development interest primarily concentrated on single-family housing. Commercial activities in Moroni revolve around Main Street. Open space, primarily under private ownership, surrounds the city in all directions. However, the land to the north and northeast, beyond the city boundaries, presents a more challenging prospect for development due to its mountainous terrain and higher elevation. The most promising avenues for growth lie to the south and southwest, presenting sufficient potential for future development and expansion.

### CURRENT LAND USES

Moroni City is divided into three (3) zones, each outlining what types of land use are allowed. The majority of the city is predominantly residential zoning, allowing a variety of densities from multi-family housing to large, single-family lots. Along SR-132, Duck Springs Drive and Main Street are aligned with one (1) commercial zone which is currently made up of commercial uses, multi-family development, and single-family dwellings. Situated at separate ends of the city, the manufacturing zone offers designated spaces for businesses to engage in light manufacturing operations. Along the east end, this zone stretches along the north side of HWY 116. Additionally, another manufacturing zone is positioned in the southwest corner of the city. In the pursuit of comprehensive development, the city should strive to establish basic design guidelines for future developments, with a goal of creating a visually appealing and well-balanced mix of land uses. Additionally, there is a strong emphasis on collaborating with developers to ensure upcoming projects align with the objective of achieving a harmonious and functional blend of land uses.

This approach is geared towards enhancing the community's character, seeking a balance between visual appeal and practical functionality in future developments.

**Current Zones**

**Residential**



**Residential Zone (R).** The Residential Zone (R) is established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of single-family dwellings on individual lots and multi-family dwellings under certain restrictions. This Zone is characterized by landscaped lots and open spaces with lawns, shrubs, small gardens and the keeping of a minimal number of farm animals and fowl.

**Commercial**



**Commercial Zone (C).** The C zoning district is established to provide a district primarily for the accommodation of retail commercial and service uses to serve the needs of the citizens of the city. The C zoning district is consistent with the commercial land use designation of the General Plan.

**Manufacturing**



**Manufacturing Zone (M).** The M zoning district is established to provide areas in the city where light manufacturing firms can engage in processing, assembling, manufacturing, warehousing and storage; and for incidental service facilities and public facilities to serve the manufacturing area. The Zone is intended to encourage sound development, subject to regulations necessary to assure the orderly growth of the city and the protection of residential and commercial land uses from noise and other

disturbances. The M zoning district is consistent with the manufacturing land use designation of the General Plan.

**Recommended Future Zones**

As Moroni experiences growth, a reevaluation of zoning classifications becomes essential. The existing residential code accommodates both single-family and multiple-family dwellings, each subject to distinct lot density requirements and specific use and development criteria. Furthermore, agricultural land within city limits currently lacks a designated zone. The agriculture zone within communities typically allows for some agricultural use and also acts as a holding zone for annexed properties that are still undetermined for what use will be permitted in the specified area. Lastly, the San Pitch River is identified as a sensitive area warranting a designation with stringent development restrictions to preserve its unique character. To enhance efficiency and foster a well-organized living environment, the city should proactively pursue adopting additional zoning codes for designated areas emphasizing a more deliberate and measured approach that maintains the distinctive character and identity of the area.

The city should focus on adopting and implementing the following zones as a minimum benchmark for zoning improvements:

**Residential**



**Residential Agriculture District (RA).** The RA zoning district is intended for areas appropriate for very low-density single-family housing in a rural setting with some agricultural uses. The RA zoning district provides a transitional buffer area between agricultural uses and urban uses in order to minimize conflicts between these two uses. This zoning district is characterized generally by very large residential lots designed to promote the development of very low-density residential uses, limited agricultural uses, and open space uses. The maximum allowable residential density is one (1) dwelling unit per ½ acre.



**Low Density Single-Family Residential District (R1).** The R1 zoning district is intended for areas appropriate for single-family housing in a neighborhood setting. This use is typically located in areas which include full urban services, and away from manufacturing, commercial, and large-scale infrastructure (i.e., highways, power substations, water treatment plant, telecommunication hub, etc.). The R1 zoning district provides a low density, residential environment. This zoning district is

characterized by residential lots (minimum 10,000 sq. ft.) designed to promote the development of single-family dwellings with ample open space and separation between residences.



**High Density Multiple-Family Residential District (HD).** The HD zoning district is intended for areas appropriate for multiple-family residential units. This use is typically located near commercial uses or arterial streets and highways. The HD zoning district provides a high-density residential environment primarily for multi-family housing. This zoning district is characterized by attached or unattached residential units with a maximum density of five (5) units per net acre. This zone is designed to promote the development of multiple-family dwellings (e.g., multiplex units, apartment-style condominiums, townhomes, and apartments) to help the city provide options for moderate income housing for local residents. These developments will maintain ample open space and on-site facilities and amenities. The allowable residential density range for the HD district is five (5) dwelling units per acres.

**Sensitive Lands**

**Sensitive Lands Zone (SL).** The SL zoning district has been established to protect and to regulate existing or proposed uses within areas of environmentally sensitive lands within Moroni City. In general, the Sensitive Lands zone would be designated over the San Pitch River, emphasizing the importance of preserving natural areas. The SL zoning district would be consistent with the Sensitive Lands (SL) land use designation of the General Plan.

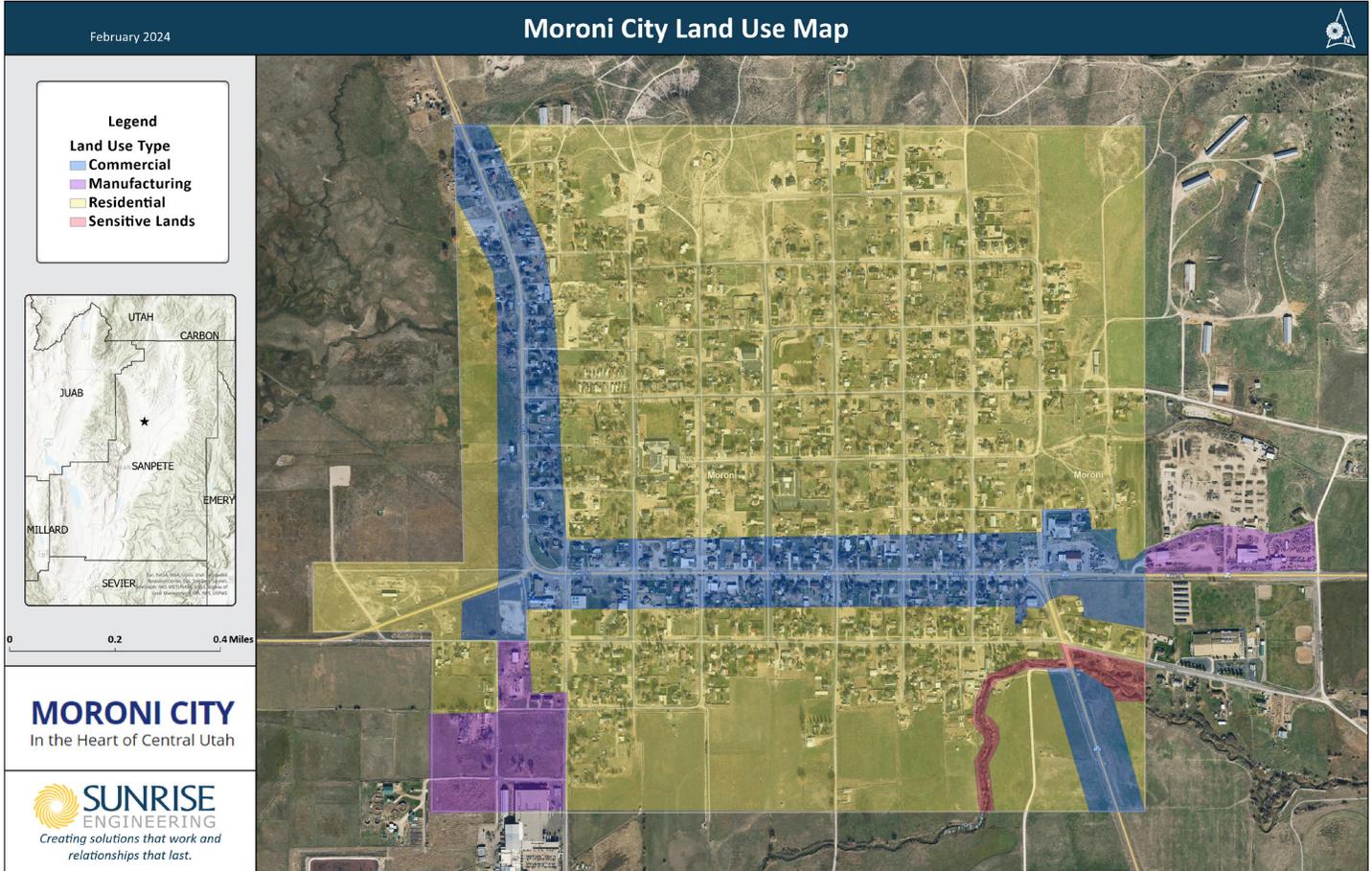
**UNDERSTANDING THE LAND USE MAP**

*See Land Use Map below*

The land use map serves as a guide for future land use decisions. It is not the city's zoning map. Unlike a zoning map, which details permitted uses and exact properties, this map represents a wide range of possible land use types and densities the city could pursue through zoning and the general area of where those zones could be located. The City Council maintains discretion to determine the exact location and type of zoning. An applicant is not entitled to any particular land use, density, or zone. While newly approved zones should be generally consistent with the map's overall geographical and land use themes, the map is not intended to be a parcel by parcel depiction of land use locations, nor prescribe specific zones. Please see the current Zoning Map for specific land use and parcel information.

**CONTAINING GROWTH AREAS**

The general plan's land use goals prioritize the preservation of existing neighborhoods in their current state.



For established single-family neighborhoods, zoning considerations should be applied thoughtfully to regulate housing types and lot sizes in harmony with the existing neighborhood characteristics. This will help preserve the small-town charm and keep existing neighborhoods minimally impacted by any regional growth. The process of changing zoning to allow a higher density, or “upzoning,” should only be employed when an area is adequately prepared for new development and the development is consistent with the general plan and policy goals of the city.

The city aims to work towards making thoughtful infrastructure and service investment decisions that address the immediate needs of current residents while also accommodating growth for a robust tax base to meet future community needs. To align with this objective, it is crucial to explore options ensuring that new developments bear the expenses associated with extending essential roads and utility services to accommodate their impact. This may involve considering the implementation of additional impact fees as part of the comprehensive strategy. This approach not only promotes responsible and sustainable urban expansion but also ensures that the costs of growth are appropriately distributed. Concurrently, efforts will be directed at enhancing code enforcement measures to ensure the consistent upkeep of properties, contributing to a well-maintained and appealing community.

## ANNEXATION

To ensure that the city can determine the nature of future growth on its boundaries, the annexation policy plan will be updated to reflect all future growth areas. This document puts neighboring jurisdictions on notice as to where the city intends to grow. By including this land in Moroni’s annexation policy plan, residents can be assured that their elected officials will exercise jurisdiction over future land use decisions in those areas. It is crucial that annexations align with the Annexation Policy Plan, emphasizing that such additions should yield tangible and quantifiable benefits for the city. These advantages can take various forms, ranging from qualitative enhancements like improved quality of life and community health to quantitative gains such as increased tax revenue and opportunities for business expansion, ensuring a comprehensive and balanced approach to city growth. The city should actively collaborate with Sanpete County to ensure that land use decisions within Moroni’s buffer zone, falling under county jurisdiction, align harmoniously with Moroni City’s annexation policy plan. This collaborative approach is crucial to prevent potential challenges for the city in annexing areas impacted by issues that may arise due to the lack of coordination.

## AGRICULTURAL PROTECTION AREAS

Agricultural Protection Areas, as mandated by state statute (Utah Code §10-9a-403(2)(d)), play an important role in general plans. These areas, encompassing lands with vested agricultural, mining, or industrial uses for 20 years, enjoy protection against rezoning, eminent domain, nuisance claims, and state development during this period. State regulations also necessitate the recognition of protection areas for industrial and critical infrastructure materials. Throughout the planning process, Sanpete County was engaged, and they reported no formal designation of parcels as agriculture, industrial, or critical infrastructure protection areas within Moroni City.

## CODE UPDATES AND TRAINING

The Utah Legislature consistently introduces revisions to the Utah State Code each year, impacting the city’s land use policies and procedures. Consequently, it becomes crucial for the city to periodically review its land use regulations and subdivision processes to align with the current legal framework. Organizations

such as Utah American Planning Association (APA), Utah League of Cities and Towns (ULCT), and the local Association of Governments (AOG’s) office play a vital role in providing updates and hosting training sessions on these legislative changes.

These training sessions not only deliver the necessary updates but also offer valuable insights into best planning practices, enabling a more efficient response to the evolving planning needs in our communities. Given the dynamic nature of planning requirements, it is essential for both the municipal code and the staff to remain proactive in staying informed and adapting to these changes. By ensuring that the city code, staff, Planning Commission, and City Council are consistently updated, the city can maintain operational efficiency and effectiveness in addressing the evolving landscape of planning requirements.

## LAND USE GOALS

### 1. Manage growth in a way that promotes economic development, efficient services, and a beautiful, safe, and inviting community, preserving the rural small-town feel.

- a. The city will make infrastructure and service investment decisions that address the needs of current residents, while simultaneously accommodating growth to secure a robust tax base for future community needs.
- b. Regularly review and provide updates to the land use code as needed and as resources permit to maintain the feel of open space, wide streets, setbacks and animal rights.
- c. Enhance the implementation of code enforcement measures to ensure the upkeep of properties.
- d. Implementing and regularly reviewing a comprehensive program of development impact fees is essential to ensure the timely provision of necessary public facilities and services.
- e. New development to cover the expenses associated with extending essential roads and utility services to the greatest extent feasible.
- f. Increase coordination with governmental entities overseeing areas bordering Moroni City to address land use, transportation, housing, agriculture, environmental and recreational uses.
- g. Annexations must be consistent with the Annexation Policy Plan and deliver tangible and quantifiable advantages to the city. These benefits can manifest in either qualitative aspects such as enhanced quality of life and community health or quantitative gains like the generation of tax revenue and business expansion.
- h. Continue providing ongoing training for staff, Planning Commissioners, and City Council members to continually elevate their understanding of the intricacies involved in land development.

### 2. Promote a mix of land uses in Moroni that is balanced and functional, including agriculture, residential, commercial, and recreation.

- a. Regularly review and update city land use maps, including the Land Use Map, Zoning Map, and Annexation Area Map, through the collaborative efforts of the Planning Commission and City Council.
- b. Develop design guidelines to ensure that new developments contribute to a cohesive and aesthetically pleasing mix of land uses.
- c. Foster collaboration with developers to ensure that new projects align with the goal of a balanced and functional mix of land uses.



## CHAPTER 4: Transportation Element

Transportation plays a crucial role in enhancing the overall quality of life and supporting the economic prosperity of our community. The effectiveness of our street systems significantly influences the majority of travel activities within Moroni City. While personal vehicles remain the primary mode of transportation, it is important to provide a diverse range of options, especially for those with limited access to private vehicles and individuals who prefer alternative means of transportation.

The functionality of our transportation systems extends beyond city limits, facilitating connectivity with neighboring communities and the broader region. With continuous growth both in the county and within the city, the need to expand and enhance the street network will remain constant. Strategic planning is essential to address the varied transportation needs within Moroni City, necessitating continuous efforts in planning and implementation.

### EXISTING CONDITIONS

Moroni City has a rich history as a residential community, characterized by a grid layout of low-volume local residential streets. The layout aligns with SR-132, which travels through the west end of the city, heading south and taking a 90-degree turn to the east along the southern end of the city. Further east, the road splits into two separate paths. Continuing east, it transitions

into SR-116 upon exiting the city. Alternatively, continuing on SR-132, the road takes a 90-degree turn south before the east city boundary, guiding traffic to the south city boundary.

Local road maintenance falls under the city's responsibility, while the Utah Department of Transportation (UDOT) currently oversees SR-132, known as Duck Springs Drive and Main Street. Designated as an arterial road<sup>1</sup>, Main Street serves as a crucial link to public buildings and spaces, commercial establishments and residences. The majority of Main Street features a four-lane configuration. Moving from east to west, the road narrows to a two-lane format when making a 90-degree turn to the north as it transitions into Duck Springs Drive, maintaining this configuration as it exits the city's jurisdiction. Despite the marginally consistent increase in traffic over the years, the annual average daily traffic aligns with the desired level of service.

Approximately 69% of this traffic consists of passenger cars<sup>2</sup>. Funding for local roads is derived from the Moroni City general fund, federal funds, and State Class C funds. As of 2024, most roads providing access to homes and businesses are paved, although some streets remain unpaved. Curb, gutter, and sidewalk installations line the majority of Main Street, as well as portions of Center Street. While sidewalks are present in various residential areas throughout the city, their presence is not uniform across all neighborhoods.

<sup>1</sup> <https://www.arcgis.com/home/webmap/viewer.html?webmap=494d57208ea4464bb664ac2da38f9c91&extent=-116.9>

<sup>2</sup> Utah Department of Transportation: <https://www.udot.utah.gov/connect/business/traffic-data/traffic-statistics/>

## FUTURE TRANSPORTATION

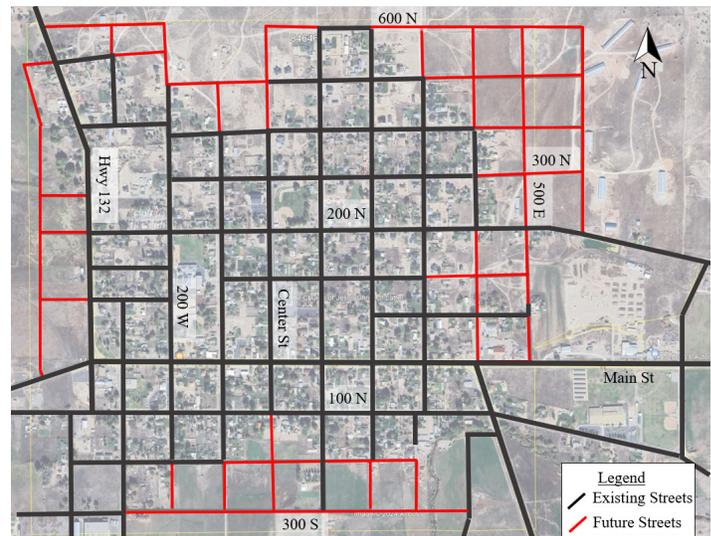
Moroni should actively explore diverse funding avenues and grants to enhance roadways and alternative transportation modes, addressing the growing demands of its residents. A crucial aspect of the transportation plan involves establishing safe routes to school, encompassing safe pedestrian pathways, crossings, bike trails, and roadways. Currently, Moroni is home to two schools: Moroni Elementary School and North Sanpete Middle School, both equipped with sidewalk infrastructure and nearby crosswalks. According to resident survey results, 70.3% expressed a desire for sidewalk installations along some or most city streets. Additionally, 44.2% of those in favor of sidewalks preferred the inclusion of curb and gutter features on some or all streets. In response to the question, "What transportation improvements or initiatives would you like to see in the city?" the top three responses were as follows: 1. Improved road and street infrastructure, receiving the highest percentage at 48.6%. 2. Sidewalk installation for walking, ranking as the second-highest response with a percentage of 44.9%. 3. Pedestrian-friendly streets and crosswalks, securing the third-highest percentage at 38.4%. Other responses recorded significantly lower percentages.

These popular initiatives align with the community's priorities, ensuring safer and more accessible transportation options.

In the future, Moroni can enhance its transportation infrastructure by prioritizing areas with high traffic congestion or safety concerns, ensuring immediate improvements where needed. Collaboration with regional transportation authority/s such as UDOT or 6 County AOG, can be explored to coordinate efforts and address interconnected road systems effectively.

To encourage pedestrian-friendly streets and crosswalks in Moroni, the city may focus on simple yet effective measures. Identifying key locations for marked crosswalks at intersections and ensuring clear signage can enhance safety for pedestrians. The three locations discussed at the Moroni City open house to prioritize installation and maintenance of crosswalks include the intersections at 100 W and Main Street, 400 E and Main Street, and 100 S and SR-132. The community might explore low-cost traffic calming methods, such as painted crosswalks, or reflective materials to delineate safe paths for walkers. Given the city's size and unique characteristics, these customized approaches are designed to enhance pedestrian experiences without relying on extensive and costly improvements.

In the endeavor to enhance pedestrian mobility, Moroni can concentrate on connecting residential areas that witness substantial foot traffic, creating walkable paths that weave through neighborhoods. Concentrating on areas with notable foot traffic and around community hubs will address the immediate needs of residents, creating interconnected walkways that serve both functional and recreational purposes. Collaborating with local communities in planning and executing sidewalk projects can foster a shared sense of engagement and ownership, contributing to the creation of a pedestrian-friendly environment that doubles as recreational space. This approach not only promotes mobility but also provides a cost-effective solution by combining pedestrian infrastructure with recreational elements.



## STREETS CONNECTIVITY

New development has a significant impact on the transportation network, influencing future traffic patterns based on the vehicular grid network established. Grid patterns, characterized by high street connectivity and short to medium block lengths, effectively disperse traffic across streets, minimizing congestion on any given route. Shorter block lengths contribute to improved walkability, active transportation, and overall ease of movement. In contrast, street patterns featuring cul-de-sacs and dead-end streets concentrate traffic, leading to increased congestion and less desirable routes for pedestrians and cyclists, discouraging active transit.

Benefits of increased street connectivity includes:

- Decrease in vehicular traffic and the necessity for expensive collector/arterial roads.
- Enhanced connectivity and straightforward routing.
- Improved wayfinding and orientation.
- Reduced emergency vehicle response times.
- Expanded coverage areas for fire stations.
- Establishment of routes for potential public transit.
- Optimized efficiency for utility lines, incorporating looping and appropriate pipe sizing.
- Enhanced walkability and connectivity within neighborhoods.
- Increased flexibility in land use.
- Lessened mileage traveled, utility line mileage, and vehicular lane miles.
- Cost savings on infrastructure development.
- Diminished fiscal impact on services like trash collection and snow removal.
- Reduced disruptions caused by road closures.

Fundamental to connectivity is establishing seamless access to parks and open spaces. Development patterns that obstruct visual

and physical entry to open spaces diminish community use and the value of such areas. The community survey underscores the importance of preserving open space, achievable through a street grid configuration that faces parks and open areas. Unrestricted access to designated open spaces enhances aesthetic value, accessibility, and public safety. This layout facilitates firefighting efforts, allowing quick assessment and response to fire hazards and wildfires. Moreover, it aids in crime reduction by enabling unimpeded surveillance for both police and residents, deterring, and preventing criminal activities.

## INTEGRATING TRANSPORTATION AND LAND USE PLANNING

Integrating transportation planning with land use planning can yield numerous benefits. Thoughtful placement of services, such as schools, places of worship, commercial areas, parks, and multifamily housing, can reduce the overall impact on vehicle miles traveled even with city growth. Zoning and subdivision codes play a crucial role, ensuring connectivity, preventing developers from creating nuisance strips, and fostering walkable streets designed for both traffic efficiency and active transportation. Achieving this vision requires a seamless integration of land use and transportation planning, particularly in the context of a grid design pattern for the streets network. As new developments bring additional vehicles, the city can effectively assess their impact by requiring developers to conduct traffic impact studies for projects exceeding a certain size, like ten units or equivalent dwelling units. These studies provide essential data for informed decision-making by elected officials and staff when evaluating growth and land use proposals, considering both the number of vehicles and the impact on the proposed streets network.



## IMPROVEMENTS

To accommodate the impacts of new development in Moroni, the city requires impact fees, including a road impact fee. This fee structure serves as a vital financial tool, directing resources towards infrastructure needed to support the increased demands arising from growth. The system of impact fees ensures a fair distribution of costs, assigning the financial responsibility to those creating the heightened transportation demand.

Throughout the city, there's opportunity for improvements, particularly in streetscapes that lack fundamental elements like curb, gutter, and sidewalk. The city should explore funding mechanisms to make those improvements. Consideration should be given to intersection and crosswalk improvements that are designed to accommodate all users, especially ADA-compatible design.

To elevate the quality of new development areas, it's imperative to incorporate complete street principles into the design process. This approach prioritizes active transportation elements, making streets not only safer but also more inviting for pedestrians, cyclists, and other active transit users. By embracing these principles, Moroni advances as a community that encourages sustainable transportation practices, reduces reliance on automobiles, and diminishes overall vehicular traffic.

## TRANSPORTATION GOALS

1. **Provide and maintain a transportation system that keeps people and services moving safely while preserving the city's residential character.**
  - a. Prioritize areas with high traffic congestion or safety concerns for immediate improvements.
  - b. Explore funding mechanisms to strategically install curb, gutter, and sidewalk on existing gaps.
  - c. The city will require the same basic grid pattern unless the layout of the land would preclude development (i.e. hillsides and along waterways).
  - d. Develop and implement a Master Transportation Plan to ensure responsible growth, prioritize safety, and optimize the city's road infrastructure for efficient mobility and economic prosperity. This plan will guide the evolution of the transportation network, promoting accessibility and a well-balanced system for residents.
2. **Develop a well-rounded transportation network that includes improved infrastructure and various modes of travel including vehicles, sidewalks for pedestrians, and designated routes for off-road vehicles.**
  - a. Prioritize safety of all user groups in street designs, including complete street principles in new development areas.
  - b. Employ ADA standards to intersections and crosswalks.
  - c. Integrate transportation and land use policy decision-making to enhance the sustainability of transportation and land use policies.
  - d. The city will mandate essential transportation enhancements, such as sufficient right-of-way dedications and other improvements to transportation facilities, concurrent with development approval.
  - e. Require a road impact fee for all new development.
  - f. Require a traffic impact study for new large developments.
  - g. Require streets interconnectivity to allow efficient traffic movement, encourage walkability, reduce public utilities cost, and enhance future redevelopment potential for future generations.
  - h. Limit cul-de-sacs to instances where topography makes all other street grid options impossible.



## CHAPTER 5: Historic Preservation

Preserving our historical legacy is essential for creating a unified and vibrant community. A shared history nurtures a sense of place and belonging. The objective of this historic preservation element is to enhance, conserve, and protect historic structures and cultural heritage. This ensures that the character of the city remains intact despite the expansion or changes in commercial or other activities within Moroni. Furthermore, the preservation of neighborhoods and landmarks is crucial for future use, observation, education, pleasure, and the overall welfare of Moroni's inhabitants.

### SUPPORT FOR HISTORIC PRESERVATION

In the community survey conducted as part of the General Plan, Moroni City residents made it clear that they support efforts to preserve the city's historical heritage, with over 70% expressing their approval. This widespread backing can be attributed to Moroni's possession of significant structures dating back to the 1800s and early 1900s, providing the community with an added layer of character. The preservation of historic buildings, including four that are listed on the National Historic Registry, and the presence of monuments and signs throughout the city showcase the deep historical roots embedded in Moroni's identity.

### HISTORIC STRUCTURES ON THE NATIONAL REGISTER

There are four structures currently listed on the National Register of Historic Places<sup>1</sup>.

1. Faux, Jabez, House and Barn
  - a. 98 N Duck Springs Dr.
  - b. Built: 1867-1868
  - c. Listed: 11/7/1976
  - d. Material: Brick
2. Moroni High School Mechanical Arts Building
  - a. 350 N. Center Street
  - b. Built: 1935-1936
  - c. Listed: 2/4/1986
  - d. Material: Stone
3. Moroni Opera House
  - a. 325 W. Main Street
  - b. Built: 1890-1891
  - c. Listed: 4/23/1996
  - d. Material: Stone/Limestone/Brick

<sup>1</sup> <https://www.nps.gov/subjects/nationalregister/database-research.htm#table>

4. Mortensen-Nelson House
  - a. 291 E. 100 S.
  - b. Built: 1885
  - c. Listed: 7/10/2003
  - d. Material: Brick

Being listed on the national registry opens avenues for property owners to access valuable resources aimed at preserving and enhancing their properties. Organizations like the State Historic Preservation Office, the Utah Heritage Foundation, and the National Trust for Historic Preservation offer funding sources and programs to support preservation efforts. Additionally, there are tax credits specifically tailored for historic preservation work, providing financial assistance to property owners. Various forms of support, including grants and architectural consultations, are available to those undertaking preservation projects.

It's important to understand that being on the National Registry is a voluntary choice and doesn't guarantee preservation. However, it does raise awareness, emphasizes the importance of preservation, and creates opportunities for both property owners and the city. The city can actively collaborate with property owners and residents to identify more properties with historic value.

### ZONING TOOLS

Historic structures, built in a time before automobiles became prevalent, present challenges due to noncompliance with modern zoning regulations. These buildings, initially designed for diverse uses under one roof, will sometimes clash with contemporary codes regarding parking, setbacks, awnings, landscaping, and internal layouts. The conflict arises from the original land use and design patterns conflicting with present-day zoning regulations, causing economic viability issues for property owners.

To tackle these challenges, one approach is introducing zoning use flexibility through an innovative concept known as "adaptive reuse." An effective method is implementing a historic district overlay, offering property owners enhanced use and site design flexibility. This overlay, unlike traditional zoning regulations, maintains all options specified in the base zone while introducing alternatives outlined in the zoning overlay.

Importantly, this doesn't strip property owners of any legal rights but equips them with additional tools to navigate challenges. This newfound flexibility empowers property owners to explore economic avenues for restoring and maintaining culturally significant properties. A historic district overlay emerges as a valuable tool, providing use and design flexibility to owners of historically significant properties committed to preserving the historic character of their buildings. Furthermore, the overlay can be used to promote design standards aligning with the desired aesthetics of the district.

### MORONI CEMETERY

The Moroni Cemetery, positioned about half a mile north of the city boundaries along SR-132, graces the base of a hillside. This peaceful resting place is complemented by an adjoining parcel of land owned by Moroni to the east, which stands as a potential expansion area for the cemetery in the future.

Enriched with historical significance, the cemetery is the final resting ground for some of the Mormon Pioneers, contributing to Moroni's rich heritage. From its elevated location, the cemetery provides a serene panorama, offering unobstructed views of the valley to the west, the majestic mountainside, and the inviting entrance to Maple Canyon. This scenic setting adds a touch of natural beauty to the solemnity of the cemetery grounds.

### COMMUNITY HISTORY

The ongoing process of history-making demands the city's persistent effort in collecting and endorsing historical accounts to ensure the continuous preservation of its heritage. This involves activities such as gathering narratives and objects from residents, as well as collaborating with organizations dedicated to preserving history. Utilizing digital platforms and physical displays, the city can promote its history, leveraging social media to raise awareness effectively. By actively engaging in sharing and advocating the city's history and culture, it can play a vital role in supporting the expressed value of maintaining the historic and small-town feel of the community. The city recognizes that history is a continuous journey.

### HISTORIC PRESERVATION GOALS

1. **Unite Moroni City's community and city efforts to safeguard its history, culture, and structures collaboratively.**
  - a. Consider implementing a "Historic District Overlay" to provide flexibility for the adaptive reuse of historic structures, fostering their preservation and enhancement.
  - b. Implement guidelines to endorse historic architecture and conservation practices.
  - c. Install, update, and maintain monuments, markers, or signs at locations with historical significance.
  - d. Collaborate with local history groups and residents to uncover more sites of historical importance.
  - e. Continue gathering stories from residents that contribute to the historical tapestry of Moroni.
2. **Inspire Moroni City residents to collectively preserve and appreciate local history and culture, encouraging active community participation in safeguarding historical buildings.**
  - a. Collaborate with preservation groups to identify and advocate for funding opportunities supporting individual property owners in their preservation endeavors.
  - b. Provide support to owners opting for tax credits available for the rehabilitation of historic properties.
  - c. Increase awareness among property owners about preservation options and the advantages associated with historic conservation.
  - d. Improve and publicize both online and physical collections that promote Moroni's rich history and cultural heritage.
  - e. Acknowledge and reward the contributions of individuals committed to advancing historic preservation efforts.
  - f. Develop a brochure or guidebook detailing the locations of historic structures, monuments, and landmarks, offering insights into their significance and historical background.



## CHAPTER 6: Recreation & Environment

### SUPPORT FOR HISTORIC PRESERVATION

Moroni's General Plan sets forth a framework to balance recreational needs with environmental sustainability. This chapter details strategies, emphasizing harmony in enhancing recreational spaces while preserving the natural environment. From expanding parks to promoting drought-tolerant landscaping, Moroni aims to create a vibrant, healthy community. The framework guides the development and management of diverse recreational amenities, prioritizing accessibility and resident preferences for an active lifestyle.

### EXISTING CONDITIONS

Located between two expansive national forests, Moroni offers diverse recreational opportunities with six parks catering to different interests. Three parks are dedicated to active recreational use, providing spaces for sports and outdoor activities. Moroni's unique parks include a Veterans Park and a versatile area for displaying flags and banners, adding to the city's cultural richness. While facing environmental challenges, including flooding, odor, and areas of blight, Moroni's streets are adorned with numerous trees that contribute to the city's natural aesthetics, providing cooler summer temperatures, cleaner air and habitat for pollinators and other wildlife which will reduce mosquitoes and other insects. The city envisions strategic efforts to enhance its environment, creating a picturesque and inviting community for residents to enjoy.

### PARKS AND RECREATION AREAS

Trails serve as a popular avenue for outdoor exercise and leisure, playing a vital role in preserving natural landscapes and wildlife habitat. In the community survey, walking trails ranked among the most preferred amenities. Interest was also expressed in incorporating walking trails within existing parks, highlighting the community's desire for enhanced recreational spaces. These trails contribute to promoting healthy lifestyles, encouraging neighborhood connections, and providing safe, accessible spaces for residents and visitors to explore and connect with nature. Here are the existing parks and trails in or near Moroni City:

#### Moroni City Recreation Park

- 675 East 100 South

#### Moroni Center Street Park

- 200 N Center Street

#### Moroni City Park

- 80 South 200 West

#### Moroni City Mini Park

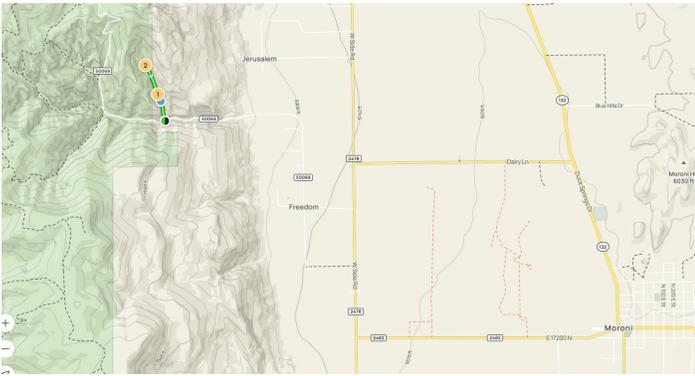
- NE Corner of 300 W and NE Corner of Duck Springs Drive and Main Street

#### Moroni City Veterans Memorial Park

- 400 East Main Street

#### City Arena Park

- SW corner of Moroni City adjoining 17200 N



### Maple's Box Canyon Trail

- Topographic Map of Maple's Box Canyon Trail, Courtesy of Alltrails
- 1.2 miles
- 462 ft elevation gain
- Out & Back
- Dirt/Gravel Road



### Maple Canyon Loop Trail

- Topographic Map of Maple Canyon Loop Trail, Courtesy of Alltrails
- 2.8 miles
- 1,335 ft elevation gain
- Loop
- Dirt/Gravel Road

## FUTURE RECREATION OPPORTUNITIES

Improving recreational experiences is crucial as approximately 55% of respondents in the community survey reported rarely/never using city parks. The community's preferences lean towards amenities like restrooms, benches, playgrounds, picnic areas, trees, and walking trails. To enhance recreational experiences, aligning park planning with National Recreation and Park Association (NRPA) standards is vital, suggesting 10-11 acres of park space per 1,000 people<sup>1</sup>. Future park planning should give careful consideration to specific amenities ensuring that upcoming developments resonate with the community's desires and foster increased park engagement.

Moroni City holds untapped recreational potential in its northern foothills. Developing a trail system in this area can be a cost-effective and distinctive amenity, setting Moroni apart from

similar-sized communities. The city should explore methods to leverage grants for recreational facilities without overburdening its financial resources with maintenance requirements on new facilities.

It is essential to adopt appropriate maintenance standards and allocate adequate funding to ensure parks remain attractive and safe. The city should actively work on creating and regularly updating a comprehensive Parks and Recreation Master Plan for Moroni City, with a suggested review every five years. Updating a Capital Improvements Plan for parks and recreational facilities should be a part of the city's annual capital improvements program.

Identifying opportunities to generate matching funds for recreational grants can significantly boost the city's capacity to improve its recreational infrastructure. Collaborating with various stakeholders, including local businesses and community organizations, could provide additional financial support. These initiatives collectively contribute to creating a well-maintained, accessible, and vibrant recreational environment for Moroni City residents. Through strategic planning, adherence to standards, and community collaboration, Moroni can build a robust and inclusive recreational landscape for the benefit of its residents.

## ENVIRONMENTAL CONSIDERATIONS<sup>2</sup>

Moroni typically enjoys a warm and temperate climate marked by hot summers and mostly mild winters. Although the winters are generally mild, occasional harsh cold periods may interrupt the otherwise pleasant weather, offering residents a mix of both comfortable and challenging outdoor conditions. It's crucial to recognize the impact of environmental issues on factors like quality of life and economic development. Mindful consideration of environmental constraints during development ensures a respectful approach. The region receives an average of 16 inches of precipitation annually, resulting in a relatively dry climate, further influenced by the city's proximity to the Great Salt Lake, which contributes to exceptionally low humidity levels—only 4-5 inches of moisture in the air each year.

Despite these environmental considerations, Moroni remains an ideal location for year-round outdoor activities. The city experiences an average of 13 inches of rain and 58 inches of snow annually, with approximately 239 sunny days—exceeding national averages. Precipitation occurs on about 80 days annually, covering rain, snow, sleet, or hail. With average summer highs of around 88 degrees and average winter lows of 13 degrees in January, Moroni's climate caters to a diverse range of outdoor pursuits, enhancing the overall quality of life for its residents and appealing to visitors.

Promoting a vibrant and sustainable cityscape, Moroni aims to transition towards drought-tolerant public and private landscaping. This not only conserves precious natural resources but also contributes to a cooler, cleaner atmosphere, and increased property values. Encouraging the adoption of water-wise landscaping practices aligns with the city's commitment to fostering a beautiful, healthy environment. While considering options like rock landscaping, it's essential to address potential drawbacks, including weed issues, elevated temperatures impacting plant and soil health, reduced biodiversity, and the creation of urban heat islands. Emphasizing a balanced approach that incorporates greenery alongside hardscaping can mitigate these concerns, fostering a more resilient and appealing cityscape.

<sup>1</sup> NRPA standards: <https://www.nrpa.org/publications-research/ParkMetrics/>

<sup>2</sup> <https://www.bestplaces.net/climate/city/utah/moroni>

## ENVIRONMENTAL RESILIENCE AND SUSTAINABILITY

### Natural Hazards

Moroni faces unique challenges, including historically elevated nitrates affecting domestic water quality, impacting the quality of domestic water which has prompted unforeseen measures to uphold service standards. Additionally, the prospect of additional development brings about runoff issues, disturbing the natural soil setting and posing a potential risk of flooding in nearby areas. In specific parts of town, engineering assessments might be essential, calling for flood mitigation measures such as the installation of curb and gutter systems. Moroni's floodplains predominantly lie along the San Pitch River and the lowest part of the valley to the west (refer to the Flood Hazards Map). These areas face a heightened risk of flooding during the 100-year or 500-year events, indicating a 1% and 0.02% annual chance, respectively. Development within the 100-year floodplain is discouraged due to the increased flood risk, while development is permitted in the 500-year floodplain, recognizing a higher flood risk than outside the floodplain.

### Solid Waste

Moroni manages solid waste by transporting it to the Whitehills Landfill located between Mayfield and Gunnison. Weekly curbside garbage collection is facilitated by garbage trucks, ensuring direct disposal at the Whitehills Landfill.



### Dark Sky Lighting

Facing the challenge of balancing security and avoiding disturbance to neighboring properties, it's important to consider developing and implementing dark sky lighting guidelines. The focus lies on regulating the quality, quantity, and thoughtful placement of outdoor lighting. The city envisions directing light specifically towards essential areas such as streets and sidewalks, aiming to minimize light pollution and protect Moroni's cultural legacy of starry nights. Proposed measures include advocating for warm-colored street lighting (3000 Kelvin or lower) to address issues like glare, skyglow, and enhance public safety. These efforts not only offer potential cost savings but also mitigate negative health impacts associated with light trespass.

### Air Quality

While Moroni's air quality is technically rated as good, concerns arise from odors emitted by neighboring business. These odors can be disruptive and unpleasant, impacting residents' quality of life and property values. Moroni aims to address these concerns by engaging business owners and neighboring authorities/jurisdiction, advocating for code updates, enforcement, and industry best practices to mitigate odors. The city should explore regulatory changes, public awareness programs, and continuous monitoring, ensuring transparent communication for an effective resolution prioritizing community well-being. This comprehensive approach ensures Moroni's commitment to environmental resilience and sustainability, safeguarding the community against potential hazards and promoting a high quality of life.

## RECREATION AND ENVIRONMENT GOALS

### Recreation

1. **As resources permit, build additional recreational provisions which should include additional parks and recreational areas, walking paths/sidewalks, playgrounds, additional benches, trees, and picnic areas.**
  - a. Explore funding for curb, gutter, and sidewalk installation, with particular attention to pedestrian routes.
  - b. Complete streets and multiple-use sidewalk systems should be expanded and constructed in a connected network.
  - c. Enhance parks with a diverse tree-planting initiative, providing shade, beauty, and environmental benefits to elevate the recreational experience.
2. **Adopt appropriate maintenance standards and allocate adequate funding to ensure parks remain attractive and safe.**
  - a. Create a comprehensive parks and recreation master plan.
  - b. Update the capital improvements plan for parks and recreational facilities.
  - c. Revitalize existing park spaces and develop new areas to exceed current standards, ensuring a comfortable, enjoyable experience through enhanced maintenance and amenities for residents.
3. **Promote drought tolerant public and private landscaping to conserve natural resources and to promote cooler temperatures, cleaner air, and higher property values.**

### Environment

1. **Ensure a safe, healthy, and clean environment while supporting and promoting outdoor recreation activities.**
  - a. Collaborate with neighboring public jurisdictions and private business owners to mitigate unpleasant odors.
  - b. Promote the adoption of a city lighting ordinance to establish and maintain best practices for outdoor lighting.
  - c. As municipal infrastructure is replaced, work towards aligning with lighting ordinance standards, and enforce compliance with the updated standards for new developments.

**2. Improve the quality of the natural environment and mitigate negative environmental impacts.**

- a. Reduce flood risk and provide protection of the environmental setting and habitat through the location of land uses and the use of sensitive design.
- b. Ensure that development, grading, and landscaping is sensitive to the natural topography and major landforms in the area.
- c. Ensure compatibility of future land uses with adjoining properties.
- d. Adopt drought-tolerant public and private landscaping requirements.

**3. Preserve Moroni's rural environment by protecting the night sky.**

- a. Periodically review ordinance to ensure exterior lighting best practices are promoted.
- b. Provide resources to promote Dark Sky lighting and principles.

**4. Ensure that the built environment supports people of all ages and abilities, allowing safe and easy navigation within the community as well as access to important places outside the community.**



## CHAPTER 7: Moderate Income Housing

### PLANNING REQUIREMENTS

The moderate-income housing element outlines the city's strategy to offer diverse housing types and price ranges, catering to individuals and households with low to moderate incomes, as mandated by Utah State Code. Over the next five years, the proposed initiatives must realistically address the demand for additional moderate-income housing, incorporating recommendations for implementing three or more strategies outlined in 10-9a-403(2)(b)(iii).

The Planning Commission is tasked with acknowledging the Legislature's directive, emphasizing municipalities' responsibility to facilitate a reasonable opportunity for various housing options, including moderate income housing. This ensures that residents with different income levels can access and actively participate in all aspects of neighborhood and community life.

While a city may opt to include an analysis of how it plans to provide a realistic opportunity for developing moderate income housing in the next five years, it is not a mandatory requirement. According to UCA 10-9a-103(39), moderate income housing refers to residences occupied or reserved for households with a gross income equal to or less than 80% of the median gross income for households of the same size in the county.

While annual reports are not required at this time, Moroni is required to select three moderate income housing strategies, which are outlined in this plan.

### DEMOGRAPHIC SNAPSHOT

In Moroni, the predominant housing stock consists of single-family homes, reflecting the city's rural character. With ongoing development, there is a collective desire among residents for new homes to seamlessly integrate into this established atmosphere. While residents recognize the importance of accommodating affordable housing for individuals with diverse income levels, it is crucial to ensure that any expansion aligns with the city's rural character. As the city continues to grow, there will be a pressing need for thoughtful planning, emphasizing the provision of low-income housing that harmonizes with and preserves Moroni's distinct rural identity to the fullest extent possible.

### MODERATE INCOME STRATEGIES

In compliance with Utah State Code, the city is required to pursue three moderate-income strategies outlined in Utah Code 10-9a-403(2)(b)(iii). Based on insights received from the community survey and the kickoff meeting with the steering committee, these three strategies stand out as the most relevant to the city's housing preferences, aspirations, and current practices. These strategies include:

#### **Rezone for densities necessary to facilitate the production of moderate income housing.**

Moroni's zoning code distinguishes multi-family housing with more rigorous criteria than the single-family zoning code, encompassing minimum lot sizes and density specifications. With

higher units per acre and typically lower cost per unit, multi-family housing becomes a realistic option for meeting the demand for moderate-income housing. Applicants may propose rezoning in areas that align with the General Plan, seeking increased densities to cater to the city's moderate-income housing needs and objectives.

**Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.**

To support more housing options, Moroni permits accessory dwelling units (ADUs) through a straightforward process. An ADU can be an internal or external extra living space, like a basement apartment or small cottage, added to a property with an existing single-family home. Each property can have one ADU, offering flexibility in residential zones. Homeowners can rent out the ADU, providing additional rental housing and helping with mortgage payments. This approach encourages aging in place by allowing homeowners to expand or downsize without moving. Moroni is committed to aligning its ADU ordinance with state code, ensuring compliance and tracking the establishment of legal ADUs.

**Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.**

In working towards Moroni's community goals and ensuring compliance with State Code requirements for moderate-income housing, Moroni is exploring various avenues to achieve its community goals. A recent example is the approval of multi-family units on the north end of town within the Commercial zone, demonstrating implementation of mixed-use zoning. This approach combines different housing types with commercial entities in the same zone, creating a more diverse and dynamic environment. The General Plan suggests adopting specific residential zones outlined in the Land Use chapter, accompanied by incorporating language in the commercial code. This allows for the inclusion of multi-family projects, subject to restrictions determined by the City Council, encouraging the integration of small lot and multifamily developments in proximity to existing commercial areas and transportation corridors.

**AFFORDABILITY THROUGH ZONING**

To enhance housing affordability and provide deed-restricted affordable housing, zoning can be a valuable tool. The city's initial step involves determining the required amount of affordable housing to support the local workforce. While some housing will need to be deed-restricted, affordability can also be achieved through market-rate options like smaller lots, apartments, and multifamily dwellings.

Exploring various policies, the city may consider implementing density bonuses to incentivize developers to deed restrict a portion of their units for affordability. This bonus allows developers to construct additional units in exchange for a specific number being deed-restricted. Zoning can further ensure that housing designated for low to moderate-income earners is not repurposed as vacation rentals or second homes. Implementing covenants in such developments, restricting occupancy to full-time residents, is a practice seen in many cities facing pressure from short-term rentals and vacation homes. This approach contributes to maintaining lower purchase and rental prices.

Inclusionary zoning is a principle where affordable housing—typically higher density—is permitted as part of a neighborhood. In traditional exclusionary zoning, all lots were required to be a large size and anything smaller was prohibited. This created neighborhoods segregated by levels of affluence and often led to insufficient housing available for families with low to moderate incomes. Inclusionary zoning counters that by allowing a mix of housing types and lot sizes.

**MODERATE INCOME HOUSING GOALS**

1. **Provide a variety of housing types while adhering to zoning regulations and adapting to evolving trends and markets in the housing industry.**
  - a. Introduce inclusionary zoning policies permitting the inclusion of housing options suitable for low-income earners, or consider mandating a specific proportion of new housing to be designated for affordable housing.
  - b. Identify suitable areas and quantity of affordable housing required.
  - c. Consider zoning measures, like density bonuses, to encourage developers to incorporate deed-restricted affordable units.
2. **Continue the enforcement of existing zoning regulations to safeguard residential investments.**
  - a. Review ADU standards and align city ordinance with state code.
  - b. Enforce zoning codes to oversee the maintenance and appearance of areas designated for moderate-income housing, ensuring they contribute positively to the cityscape and avoid becoming eyesores or nuisances.
  - c. Facilitate a smooth process for residents applying for property rezoning to higher density by ensuring their requests align with the General Plan. In cases where development is contemplated, actively encourage the incorporation of moderate-income housing, in harmony with the city's overarching objectives.



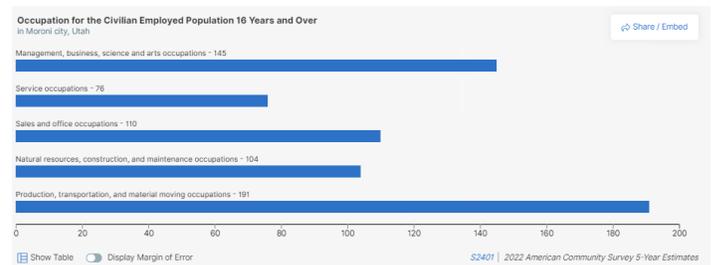
## CHAPTER 8: Economic Development

Moroni City recognizes the pivotal role economic development plays in fostering community well-being and vitality. The Economic Development Element embodies a strategic vision aimed at enhancing employment opportunities, supporting local businesses, and cultivating sustainable economic growth. This comprehensive plan seeks to create an environment that attracts and retains diverse industries, stimulates innovation, and ensures the prosperity of residents. Through thoughtful strategic planning and zoning initiatives, Moroni aims to strike a balance between economic advancement and preserving its unique character. By proactively shaping its economic future, Moroni endeavors to build a resilient and dynamic community that thrives socially, culturally, and economically.

### EMPLOYMENT

The local economy in Moroni is robust and shows signs of growth. A recent study by the Kem C. Gardner Institute at the University of Utah shows that Sanpete County ranks 11th in the state for economic strength<sup>1</sup>. Moroni's employment rate has gone up by 1.2% since 2018, and the median income is estimated to be \$69,417<sup>2</sup> in 2022, a 12.4% growth from 2018<sup>3</sup>. Moroni should continue efforts to attract jobs, support local businesses, and

increase income for ongoing city prosperity. Active involvement in shaping economic development will contribute to a positive future.



Occupation Sectors<sup>4</sup>

### SALES TAX

Assessing Moroni's economic health and identifying optimal businesses to attract hinge on evaluating the volume and growth of taxable sales. Currently, Moroni has limited commercial activity, with a substantial portion of sales likely occurring online. Moreover, most in-person transactions at brick-and-mortar

<sup>1</sup> <https://d36oiwf74r1rap.cloudfront.net/wp-content/uploads/ERG-Hachman-RB-Mar2023.pdf>

<sup>2</sup> <https://data.census.gov/profile?q=Moroni,%20Utah>

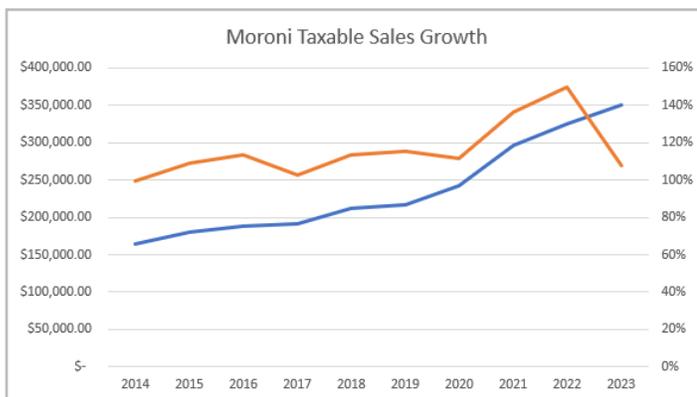
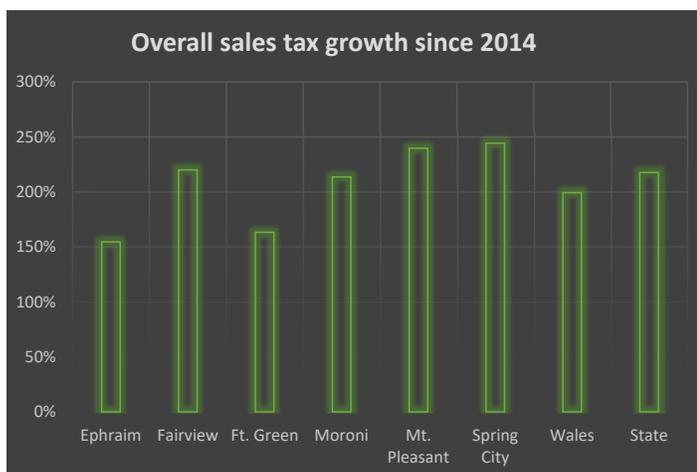
<sup>3</sup> <https://data.census.gov/table?t=Income%20and%20Poverty&g=160XX00US4952130&y=2018>

<sup>4</sup> [https://data.census.gov/profile/Moroni\\_city,\\_Utah?g=160XX00US4952130#employment](https://data.census.gov/profile/Moroni_city,_Utah?g=160XX00US4952130#employment)

establishments take place outside the city's jurisdiction. To sustain city services without increasing tax rates, Moroni aims to maintain a sizable tax base. This approach aligns with the city's economic development goals, focusing on a substantial tax base to fund services effectively. Property tax and sales tax are significant contributors to Moroni's overall tax revenue.

Moroni splits its sales tax earnings, as outlined in the 2023 Sales Tax Rates chart. Over the past decade, total taxable sales have gone up. The most significant boost occurred from 2019 to 2021, likely due to increased online shopping and higher disposable income during the COVID-19 pandemic. Moroni's sales tax growth during this period, while notable, is comparable to neighboring cities. This increase is likely due to the surge in online sales and higher disposable income experienced during the COVID-19 pandemic, common across various communities in the region.

By planning for more local businesses, Moroni can diversify and strengthen its tax base, ultimately supporting the services and community enhancements that residents desire.



## SALES LEAKAGE

In Moroni, a significant challenge is retaining tax revenue generated by local commerce and retail spending. Known as "leakage" in municipal economic development, this occurs when money flows

out of the local economy due to purchases made outside the region. These outflows result in a loss of economic vitality as the money no longer circulates within the local community, hindering job creation and overall economic health.

Understanding this economic dynamic is crucial, as a high leakage rate diminishes the impact of investments within the city. Conversely, a low leakage rate fosters a "multiplier effect," allowing money to circulate locally, sustaining job growth and economic development.

Sectors with high leakage rates can be strategically targeted to capture and maintain local resources, especially in areas with high demand from Moroni residents who currently travel outside the jurisdiction for certain purchases or services.

Following a comprehensive review of Moroni's economic landscape, the city currently features a diverse array of industries, encompassing manufacturing, trucking, fast food/dining, a healthcare clinic, and two gas stations. Given the limited presence of additional industries, the analysis indicates leakage rates in other areas, including but not limited to

- Motor Vehicle Mechanic, Parts, and Dealers
- Furniture and Home Furnishing
- Electronics and Appliances
- Building Material
- Garden Equipment & Supplies
- Food and Beverage Stores
- Clothing and Clothing Accessories
- Miscellaneous Store Retailers

In these sectors, most dollars are spent outside the local economy, indicating a low multiplier effect. To address this, targeted efforts can be implemented to recapture and retain local resources, fostering economic growth and tax revenue generation.

## PROPERTY TAX REVENUE

Property tax is a key income source for the city, but it alone isn't enough to cover road and infrastructure maintenance costs. In Utah, the process to set municipal tax rates aims for a balanced budget each year. The previous year's budgeted revenue is used as the starting point for calculating the current year's certified tax rate. If an entity wants a tax rate higher than the certified one, it must follow the "Truth-in-Taxation" process. This involves advertising the increase and hosting a public hearing. The certified or proposed rate, if approved, is applied to all taxable values within the entity's boundaries.

## IMPROVING PROPERTY TAX REVENUE

When deciding how to use land, it's important to think about property tax revenue. Multi-family housing and commercial properties, which generate more property tax per acre, contribute positively to the city's finances. On the other hand, single-family large lot properties, parking lots, and untaxable properties bring in less property tax per acre, reducing the city's ability to maintain infrastructure. The North Sanpete area<sup>1</sup> offers more favorable tax benefits compared to the South Sanpete area<sup>2</sup>, primarily due to the lower tax rates set by the local school districts. In comparison, South Sanpete has higher tax rates<sup>3</sup>.

<sup>1</sup> <https://d36oiwf74r1rap.cloudfront.net/wp-content/uploads/ERG-Hachman-RB-Mar2023.pdf>

<sup>2</sup> <https://data.census.gov/profile?q=Moroni,%20Utah>

<sup>3</sup> <https://data.census.gov/table?t=Income%20and%20Poverty&g=160XX00US4952130&y=2018>

Entity	Moroni Mill Levy	Manti Mill Levy
County General Fund	2.2	2.2
Local School District Fund	5.3	7.3
City Fund	1.6	0.8
Sanpete Water Conservancy District	0.2	0.2
Central Utah Water Conservancy District	0.4	0.4

A mill levy is the tax rate applied to the assessed value of a property. One mill is one dollar per \$1,000 of assessed value.

## APPLYING ZONING TOOLS

Enhancing property values in Moroni is vital for the city's financial strength. Allowing creative use of historic structures through flexible zoning helps property owners generate more income, empowering them to enhance their properties. This positive cycle leads to increased tax revenue and overall revitalization. Permitting additional smaller lots through zoning, including commercial areas, prioritizes efficient land use, reducing the need for extensive city infrastructure and promoting financial sustainability. Establishing design standards ensures attractive, well-built buildings that complement Moroni's unique landscape and historic charm. This not only extends building lifespans but also prevents urban decay, contributing to improved property values and increased tax revenue. Establish and uphold design standards that resonate with Moroni's unique character and heritage while reinforcing zoning regulations to protect commercial and manufacturing properties from residential encroachment.

## PRESENT AND FUTURE CONDITIONS

In Moroni, the current commercial landscape is limited, consisting of approximately 105 acres in the Commercial zone, mainly developed with single-family dwellings. However, there are untapped areas within the commercial zone, totaling suitable acreage for additional business enterprise aligned with the community's preferences, as highlighted in the community survey. This includes potential spaces for small businesses, agriculture/agribusiness, retail establishments, local markets, and dining/restaurants. Examples of these businesses may include:

### Small Business:

- Local craft stores or workshops
- Boutiques featuring handmade goods
- Small-scale service providers (e.g., local repair services)

### Agriculture/Agribusiness:

- A farmers' market showcasing local produce

### Retail:

- Local bookstore or stationery shop
- Family-owned general store
- Specialty shops focusing on specific interests (e.g., outdoor gear, crafts)

### Local Markets:

- Monthly or seasonal artisan markets
- Flea markets featuring local vendors
- Cultural or themed markets celebrating the community's heritage

### Dining/Restaurants:

- Quaint cafes or coffee shops
- Family-friendly restaurants with local ingredients
- Specialty eateries (e.g., ice cream parlors, frozen yogurt, bakeries)
- Food trucks

Collaboration with regional and state economic development organizations is encouraged to facilitate site selection and address future zoning needs and regulations. This partnership should be connected to the land-use decision-making process. Establishing a more robust commercial presence in Moroni not only aligns with the community's desires but also has the potential to reduce the leakage rate, increase local spending, and generate sales tax revenue for crucial public improvements. As commercial opportunities arise, ongoing analysis of leakage data will help identify and address evolving economic development needs.

Securing the right areas for commercial growth in Moroni is crucial for preserving our economic well-being and ensuring the smooth flow of traffic in the future. We need to be mindful of the limited spaces available for commercial development and take proactive measures to safeguard and use them wisely. One significant step is adopting a policy that identifies and protects commercial corridors, aligning with the city's land use goals. This approach allows flexibility for upcoming generations and officials to make crucial decisions that will impact Moroni's economic success.

To achieve this, collaboration with regional and state economic development experts, the county, AOGs office, and other specialists is essential. Through this coordinated effort, we can determine the extent and location of land to reserve for future commercial, retail, hospitality, and other vital economic sectors. The insights gathered from the community survey stress the importance of maintaining Moroni's small-town environment. By directing commercial growth along SR-132, we can strike a balance, preserving the small-town charm while attracting businesses essential to support our community and maintain a stable tax base.

### NURTURING ECONOMIC OPPORTUNITIES

Balancing growth is a delicate task, and the community survey clearly indicated that many residents prefer a limited commercial presence, especially within the residential areas of the city. While adhering to this community vision, Moroni can still actively engage in economic development while preserving and enriching our sense of community.

One avenue worth exploring is forming partnerships to organize special events like farmers' markets, food truck roundups, festivals, and various local gatherings. These events not only offer a platform for small boutique businesses but also serve as community hubs for residents to come together. Additionally, the city can boost economic prospects by promoting recreational activities such as bicycle races, running events, or ATV gatherings, showcasing Moroni's unique charm and attracting additional revenue.

### ECONOMIC DEVELOPMENT GOALS

#### 1. Adopt Land Use Policies that Assist and Strengthen Commercial and Retail Opportunities Near Main Street.

- a. Enhancing desirable commercial areas through zoning Tools
- b. Develop and adopt design standards that complement Moroni's distinct landscape and ambiance.

- c. Implement flexible zoning tools judiciously to optimize property use and enhance commercial growth.
- d. Identify funding sources to support placemaking initiatives.
- e. Integrate shared amenities like public art, communal spaces, and landscaping in new developments.
- f. Harness local artistic talent, including muralists and sculptors, to contribute to a vibrant sense of place.
- g. Target areas with high leakage to boost tax revenue.
- h. Mitigate overall leakage through strategic commercial expansion.
- i. Collaborate with state agencies, including EDC Utah, to identify and capitalize on economic opportunities.

#### 2. Protect businesses from residential encroachment with zoning rules and pinpoint key areas for long-term development.

- a. Promote commercial opportunities that align with local values.
- b. Collaborate with local organizations to designate spaces for a farmers' market, food truck roundup, or other pop-up events.
- c. Enforce and strengthen zoning regulations to safeguard commercial and manufacturing properties against residential intrusion.



## CHAPTER 9: Utilities/Public Safety

This element was created to ensure a secure, resilient, and sustainable future for the city, with a focus on both public safety and robust utility infrastructure. It articulates comprehensive strategies and reasoning to achieve the outlined goals in the chapter, underscoring the importance of periodic reviews and updates to adapt to evolving needs and advancements in utilities.

### UTILITY INFRASTRUCTURE

Moroni City ensures its residents have access to culinary water and sewer services, with power supplied by Rocky Mountain Power. Sewer collection lines traverse most of the city, connecting most, if not all, homes to the collection system. Currently, the influent flow to the treatment lagoons is managed by gravity, and while there's consideration for potential capacity issues in the next two decades, Moroni City is presently believed to handle current and increased influent flows.

Looking ahead, addressing potential increased cell capacity involves constructing additional storage lagoon cells. Moroni City has the capacity for these additional cells adjacent to the current lagoon, owned by Pitman Farms. Shared in a joint effort with Pitman Farms, the sewer lagoon accommodates most of the city's sewage, maintaining effective wastewater treatment.

The city's water supply is sourced from three underground wells on the southwest side, with water pumped to a recently installed second water tank on the north hill. Moroni has historically faced occasional challenges, such as high nitrate levels, notably in 2020.

In response, plans were initiated for a second well, accompanied by a water conservation initiative to address water quality concerns and comply with state codes. Moroni successfully completed its water conservation plan in 2022.

Additionally, secondary water is supplied by two irrigation companies, M & M Irrigation Company and Moroni Irrigation Company. To optimize the water delivery system, Moroni prioritizes evaluating and upgrading its water infrastructure. This includes assessing and enhancing pipelines, storage facilities, and distribution systems to improve efficiency, minimize water loss, and maintain water quality. The incorporation of modern technologies and monitoring systems will enable real-time monitoring and efficient management of the water infrastructure. Strategies outlined in the Water Conservation Plan and Capital Facilities Plan provide a roadmap for achieving these goals, with regular updates necessary to ensure successful implementation as development progresses.

### WATER CONSERVATION

Facing water challenges and population growth, Moroni must develop strategies to accommodate the projected population expansion while safeguarding finite water resources. Designated as part of the Sevier River region by the Utah Department of Natural Resources, Moroni aims to contribute to the regional goal of reducing water usage per capita by 20% from 2015 to 2030<sup>1</sup>, as outlined in Utah's 2019 Regional M&I Water Conservation Goals.

<sup>1</sup> <https://conservewater.utah.gov/regional-water-conservation-goals/>

The city has outlined water conservation strategies in its 2022 Water Conservation Plan, including a goal of decreasing the city's per capita water use and meeting the goal of 405 gpcd by the year 2032. This goal represents a 1.6% decrease in gpcd per year until 2032<sup>2</sup>. This goal is based on meeting average indoor and outdoor water usage as estimated by the Division of Drinking Water. This plan, which details goals, practices, and projects, requires continuous review, integration with land use planning decisions, and periodic updates. Moroni will need to continue engaging in proactive water conservation efforts, utilizing a combination of regulatory actions, such as implementing zoning regulations, and voluntary initiatives.

### WATER-WISE EDUCATION AND ZONING

Encouraging responsible water use involves utilizing educational campaigns to advocate for water-efficient fixtures, appliances, and landscaping practices. An effective strategy for water conservation is the implementation of water-wise landscaping standards for new commercial and industrial developments, prioritizing drought-tolerant or low water-consuming vegetation over water-intensive alternatives. To enhance residential water conservation, landscaping standards should be updated, offering residents greater flexibility to embrace xeriscape landscaping. Xeriscape comprises vegetation requiring minimal irrigation and often incorporates native species well-adapted to the local environment and its seasonal droughts. It's crucial to clarify that xeriscape doesn't equate to "zeroscape," indicating the absence of vegetation.

### IMPACT FEES

In many cities, the funding for public infrastructure enhancements often comes from impact fees, typically covering roads, utilities, parks, and facilities. Moroni currently imposes a water impact fee to address the impact of new developments on water services. As Moroni undergoes growth, it becomes crucial to consider adopting and revising these impact fees to support the expansion, improvement, and maintenance of systems in line with the growth rate.

These impact fees fund projects outlined in the city's master plans, which should be periodically updated alongside new developments. This ensures that public improvements adequately meet the requirements of growth while maintaining the desired level of service. The city should strategically manage and utilize impact fee revenues to maximize their effectiveness on infrastructure enhancements and public facilities. Project prioritization should align with community needs, growth trends, and long-term planning goals.

To maintain relevance, impact fees need regular review, ideally every five (5) years and whenever master plans altering growth assumptions are completed. This allows cities to tailor their impact fees to current conditions, considering factors like inflation, construction cost fluctuations, and evolving community needs. During this process, a comprehensive assessment ensures that the fees remain fair and equitable for funding necessary public infrastructure, sustaining a consistent service level, and accommodating the impacts of new developments. Different development types (residential, commercial, industrial) come with



<sup>2</sup> [https://moronicity.org/wp-content/uploads/2022/08/Moroni\\_WCP.pdf](https://moronicity.org/wp-content/uploads/2022/08/Moroni_WCP.pdf)

specific impacts, and impact fees are set to accurately mirror the costs and demands associated with each category. This approach establishes a transparent fee schedule, aiding developers and property owners in making informed decisions and anticipating development costs more effectively.

## PUBLIC SAFETY

Police services in Moroni are provided by the Sanpete County Sheriff's Office, and fire services are managed by our dedicated volunteer fire department. In addition to the work and efforts of the police and fire departments, Moroni City can influence public safety through various strategies:

### 1. Optimizing Emergency Response:

- Pursue land use and transportation decisions that promote street connectivity, enhancing response times and expanding coverage areas for emergency services.
- Advocate for policies that positively impact the efficiency of law enforcement and firefighting services.

### 2. Enhancing Visibility for Safety:

- Increase visibility to deter crime and prevent hazards. Support policies that prioritize well-lit areas and clear sightlines in public spaces.
- Implement design standards requiring a percentage of windows on residential walls facing walking paths and open spaces, promoting increased visibility.

### 3. Open Space and Wildfire Mitigation:

- Emphasize policies that enhance access to open spaces, hillsides, and public lands, facilitating effective wildfire mitigation efforts.
- Maintain open lines of sight in public areas to enhance safety and discourage undesirable activities.

### 4. Community-Oriented Design:

- Encourage development patterns that promote community access to public property, discouraging practices contrary to the public good.
- Avoid solid fencing and structures that obscure visual lines of sight, fostering a safer and more open community environment.
- By strategically influencing these aspects, Moroni can actively contribute to public safety by ensuring the well-being of our residents and fostering a secure community.

Ensuring future public safety in Moroni will require a strategic approach to street lighting. It is important for the city to recognize the potential impact of responsible lighting practices in preventing crime and minimizing light pollution. Considering periodic lighting audits and assessments can help identify areas

with inadequate or improper lighting, prompting the city to take necessary measures when making future decisions. Embracing potential strategies, such as full cut-off shielding to direct light where needed and selecting a low correlated color temperature to minimize environmental impact, could be beneficial. Integrating energy-efficient lighting technologies should be considered to enhance cost savings and overall efficiency in future developments. Moroni can explore community engagement initiatives to involve residents in decision-making, fostering awareness about responsible lighting practices. By considering these strategies, the city can work towards creating well-lit neighborhoods that prioritize safety, sustainability, and community involvement.

Cultivating strong partnerships and collaborative efforts between law enforcement agencies and the community is vital for effective crime prevention and overall community well-being. Initiatives like neighborhood watch programs and regular outreach events can play a key role in promoting trust, communication, and mutual understanding. Establishing clear communication channels and encouraging community engagement allows Moroni to address concerns raised by law enforcement and fire officials while strengthening the bonds between these entities and the community. In addition to fortifying law enforcement capabilities, the presence of police in Moroni can enhance effective enforcement of zoning codes.

## PUBLIC SAFETY/UTILITY GOALS

### 1. Enhance the Readiness of Public Utilities for Future Expansion

- Regularly revisit and update the capital facilities plan every five years.
- Set impact fees at a level that facilitates both the expansion and upkeep of the existing level of service.
- Conduct a comprehensive review of impact fee analysis at least every five years to align with updates in the master plan.
- Establish a transparent and clearly defined fee structure to bring predictability to the development process.
- Upgrade water infrastructure to enhance efficiency and maintain high water quality standards.
- Ensure a reliable and sustainable water supply, taking into account anticipated growth and existing limitations.
- Explore strategies to sustain low water usage rates for residents.
- Conduct an annual audit of the water system to ensure optimal functionality.
- Foster ongoing collaboration with utility companies to ensure the seamless provision of services.

## 2. Establish and Implement Effective Water Management Policies

- a. Advocate for and disseminate information on water conservation and efficient landscaping practices to minimize consumption and enhance overall efficiency.
- b. Explore the adoption of a water efficiency ordinance specifically tailored for new construction projects.
- c. Regularly assess and update residential landscaping standards, facilitating the incorporation of drought-tolerant and native vegetation to ensure sustainable water usage.
- d. Collaborate with the Sanpete County Water Conservancy District to facilitate the establishment of a water efficiency ordinance, aiming to qualify for residential rebate programs that incentivize water-saving practices.
- e. Actively seek and cultivate partnerships with various stakeholders to promote and participate in long-term water resource management initiatives, fostering a collaborative approach to sustainable water practices within the community.

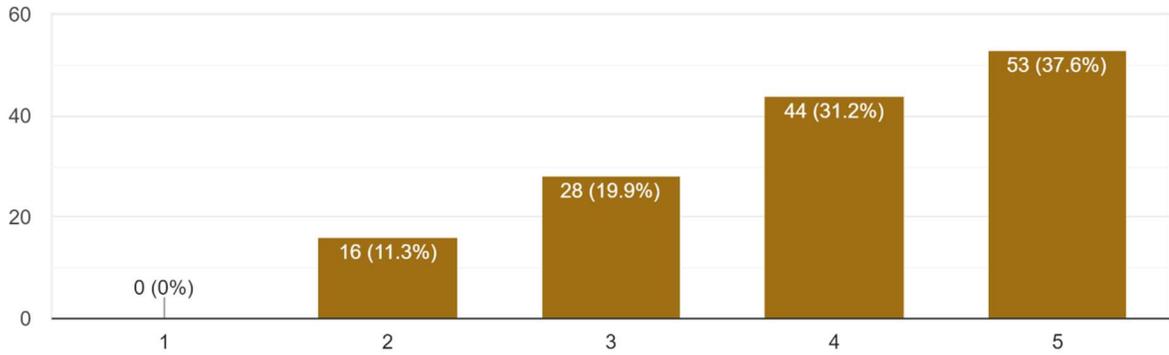
## 3. Strengthen Public Safety and Sustain Exceptional Service Levels

- a. Safeguard visibility corridors along public trails to ensure the safety of trail users.

- b. Preserve open access to hillsides and public lands, fostering both recreational opportunities and public safety.
  - c. Incorporate considerations for wildfire threats and fire safety into land use decisions and ordinances to proactively address potential risks.
  - d. Install and maintain ample street lighting to enhance public safety and visibility in key areas.
  - e. Work towards enhancing law enforcement and zoning code enforcement as growth occurs to help ensure adaptability to meet the evolving needs of the community.
  - f. Conduct thorough evaluations of response times, identifying opportunities and implementing targeted strategies to enhance efficiency and effectiveness.
  - g. Strengthen collaborative partnerships between law enforcement agencies and the community, fostering mutual trust and engagement.
  - h. Coordinate with neighboring jurisdictions that share law enforcement and fire services to address and promptly resolve any emerging concerns.
  - i. Develop and adopt a comprehensive Emergency Management Plan, ensuring a structured and coordinated approach to handling emergencies and disasters, thereby maintaining a high level of service during critical situations.
-

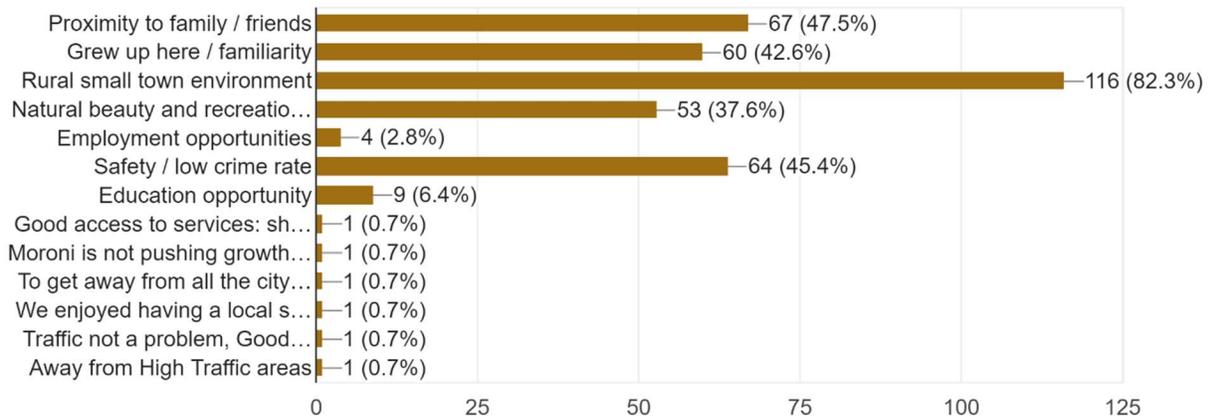
How much do you agree with the following: Moroni is a great place to live.

141 responses



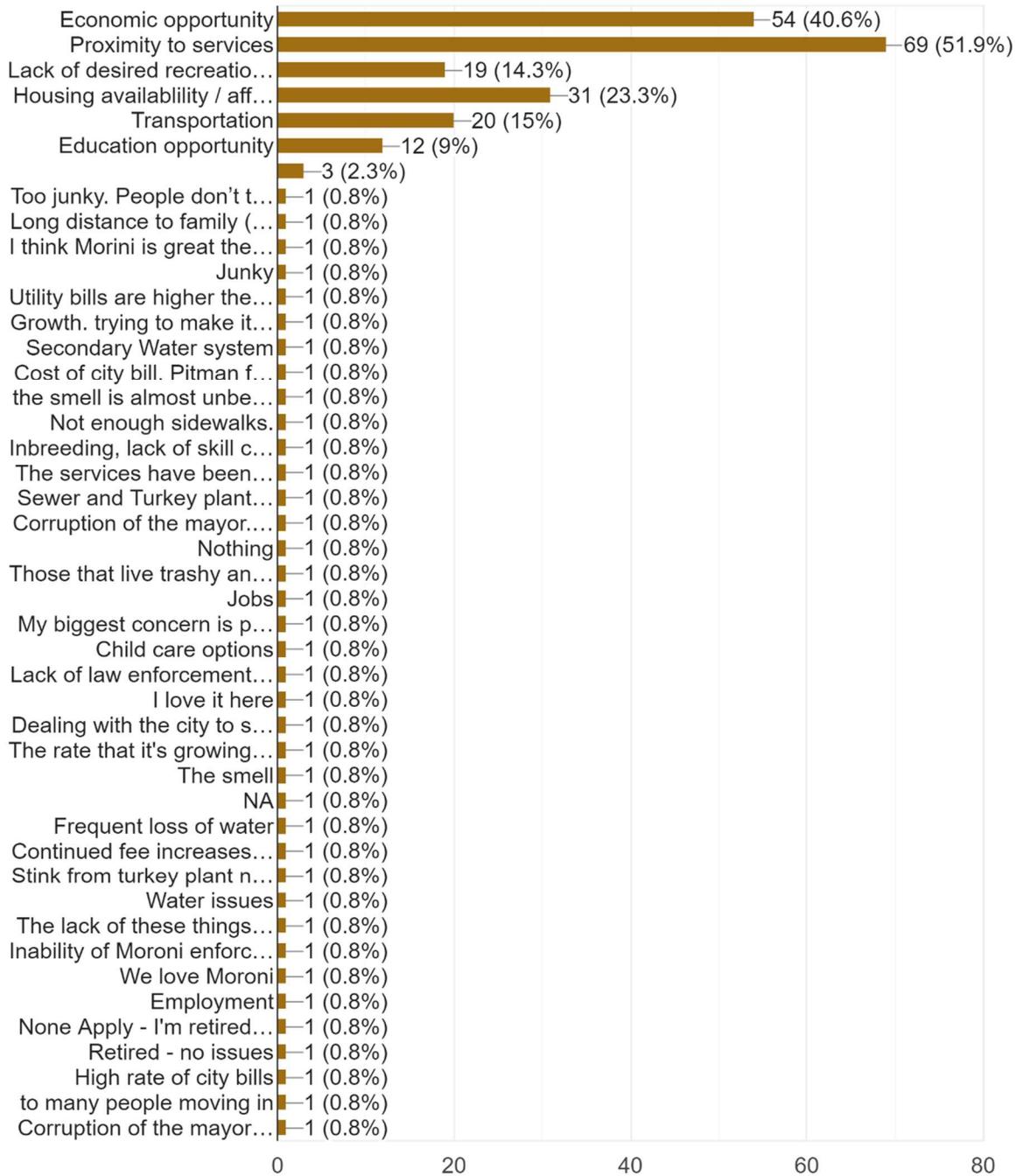
What do you like most about living in Moroni? (select all that apply)

141 responses



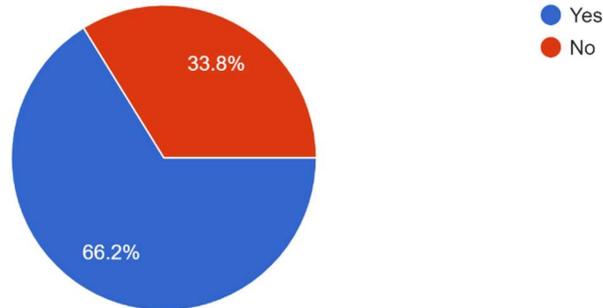
## What are your biggest challenges to living in Moroni?

133 responses



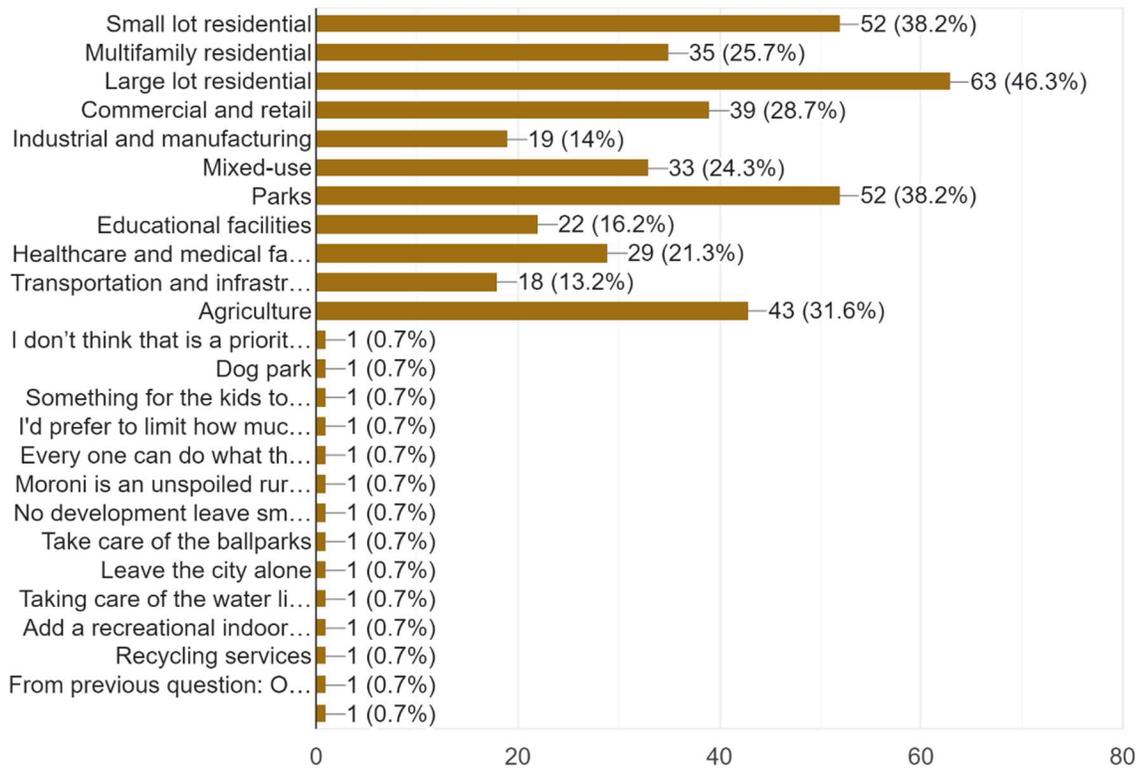
### Do you support using additional zoning regulations to improve the quality of new development?

133 responses



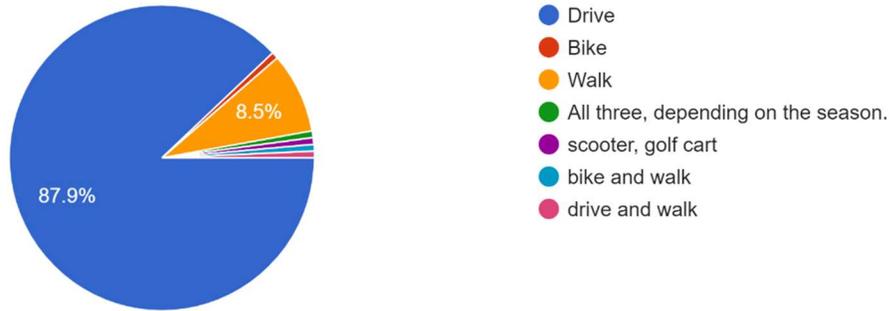
### What types of land uses do you think should be prioritized for future development in the city?

136 responses



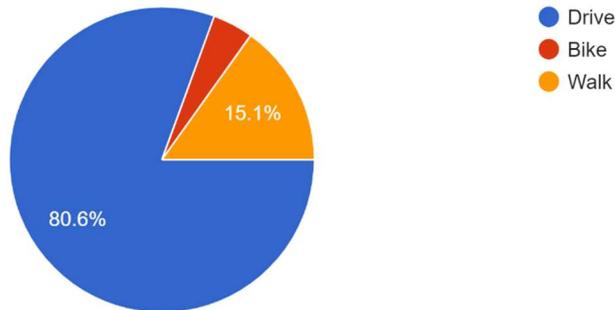
### How do you primarily travel within the city?

141 responses



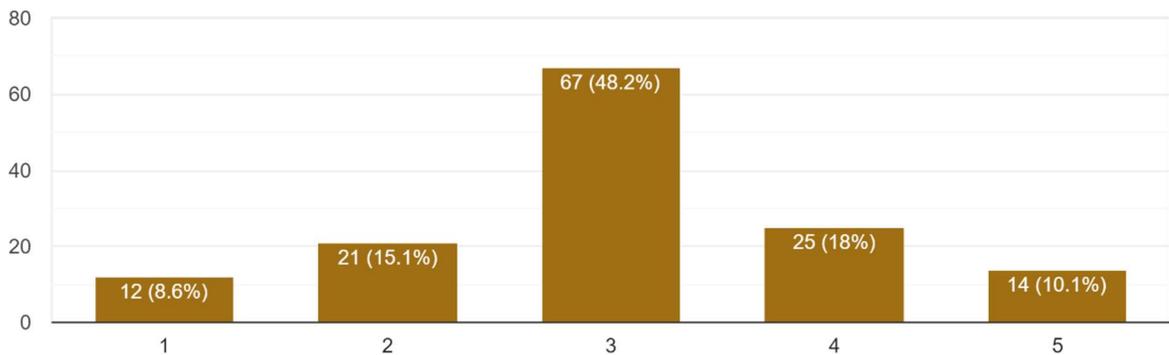
### How would you prefer to primarily travel within the city?

139 responses



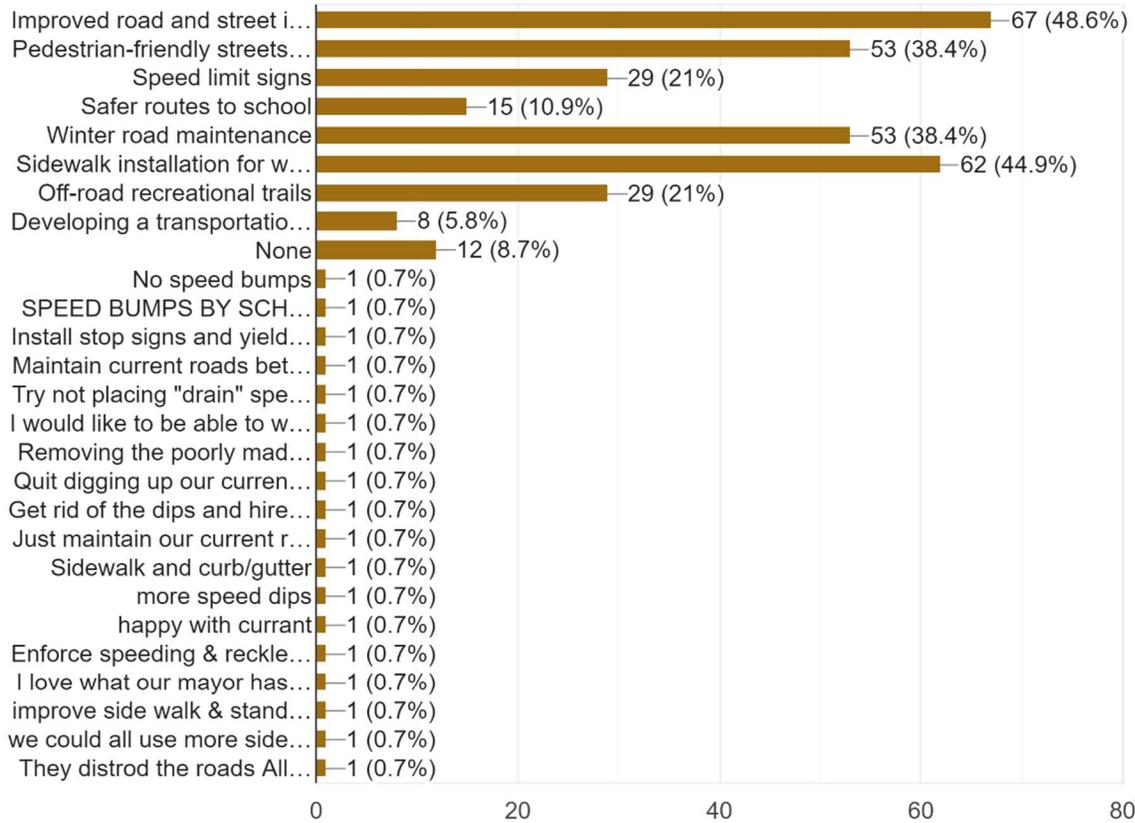
### How satisfied with the city's transportation system are you (roads, sidewalks, traffic, trails, etc.)?

139 responses



### What transportation improvements or initiatives would you like to see in the city?

138 responses



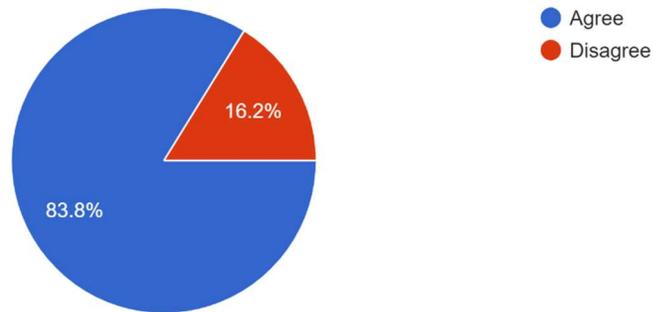
### Which best represents how you feel about sidewalks, curb, and gutter in Moroni?

138 responses



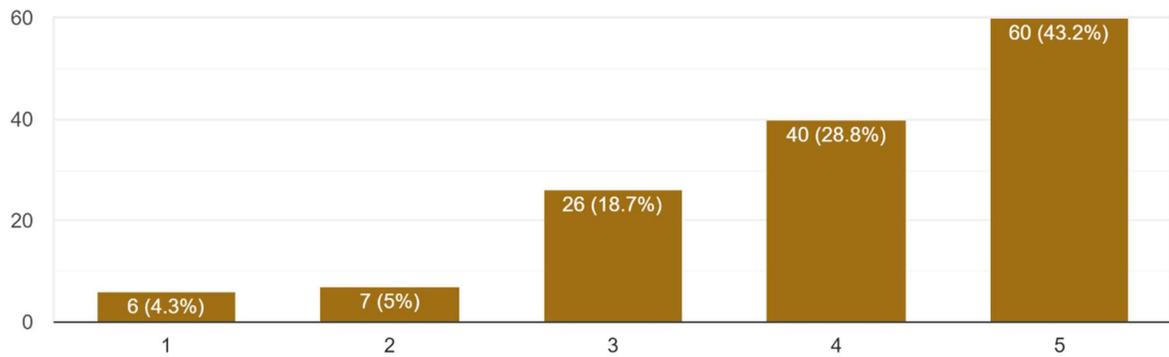
The city should prioritize improvements such as sidewalks and crosswalks on school walking routes.

136 responses



How important do you believe it is to preserve and maintain historic buildings and sites within our city?

139 responses



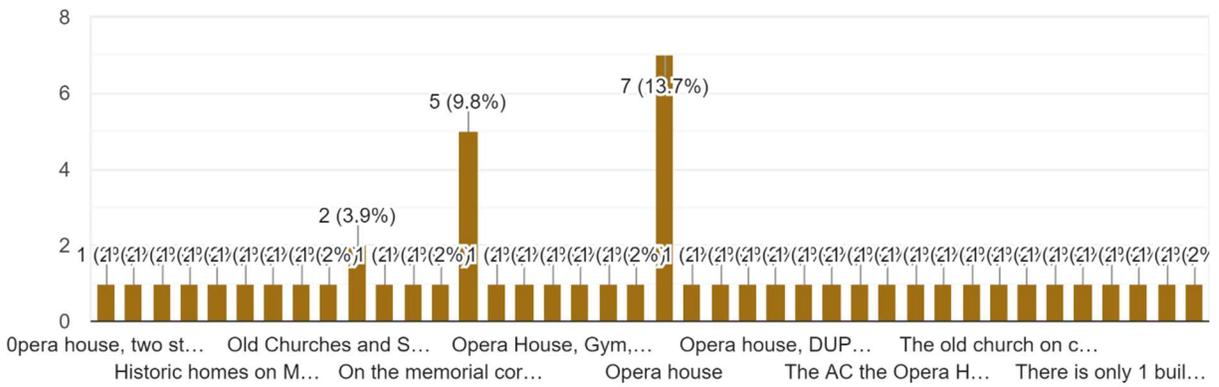
### Are there specific historic buildings or areas in the city you believe should be preserved or protected?

131 responses



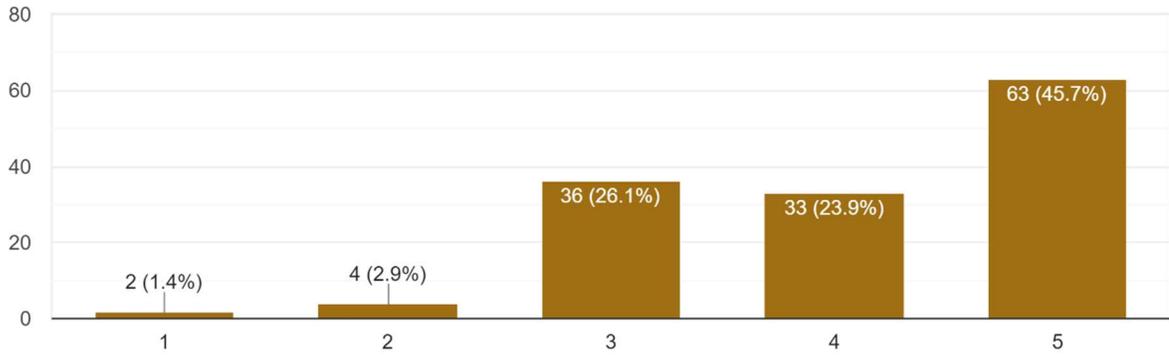
### If yes to the question above, where?

51 responses



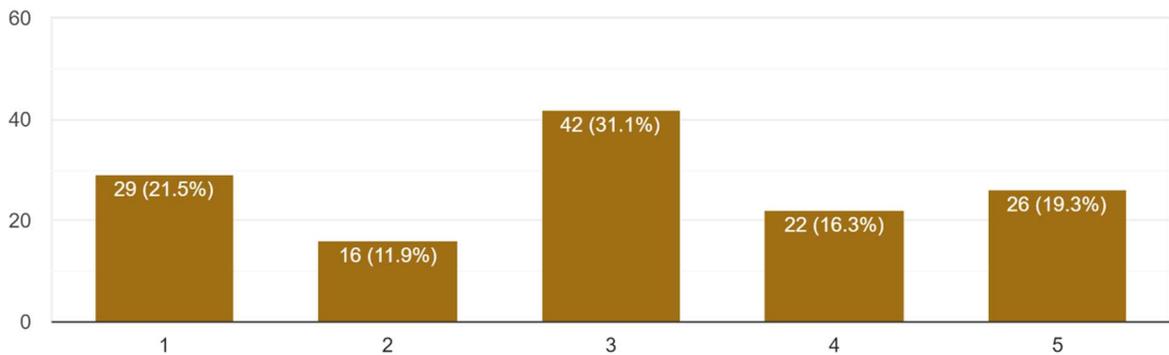
### How important is it to you to maintain the city's agricultural identity?

138 responses



### Moroni is projected to continue to have consistent moderate growth. Regarding this growth, which would you prefer:

135 responses

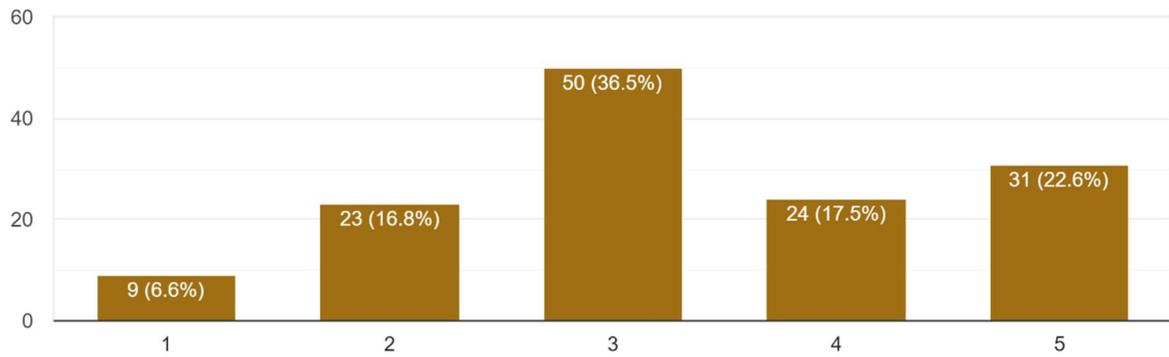


Focus new housing and businesses inside the city boundary and preserve surrounding agriculture.

Keep density within the city the same and expand new housing and businesses outside current footprint (expand city boundaries).

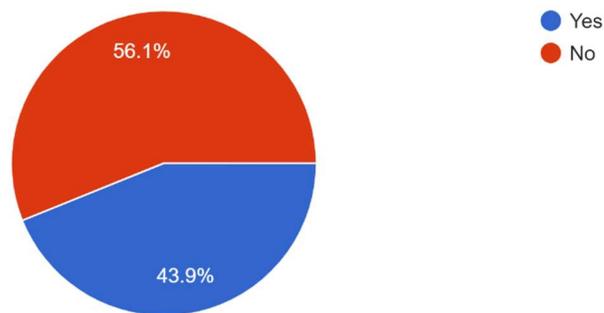
### How satisfied are you with the current housing options in Moroni?

137 responses



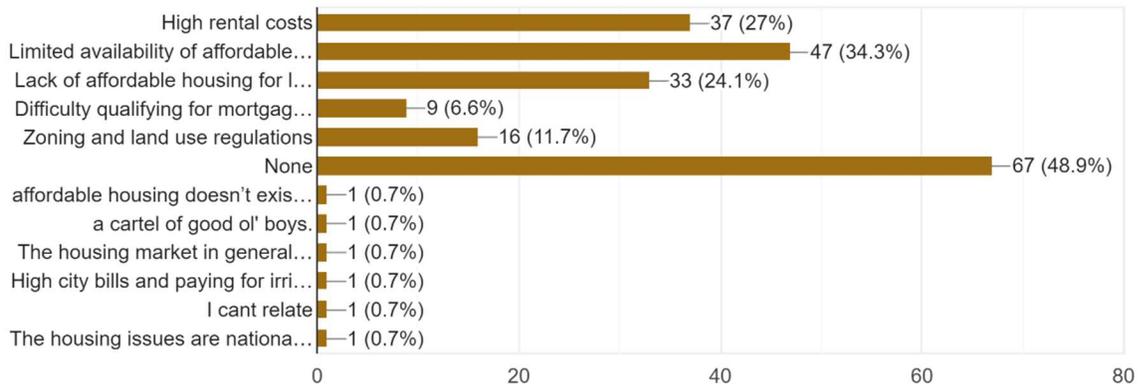
### Do you believe there's a place in the city for multi-family housing (townhomes, apartments, duplexes, accessory dwelling units, cluster homes, etc.)?

139 responses



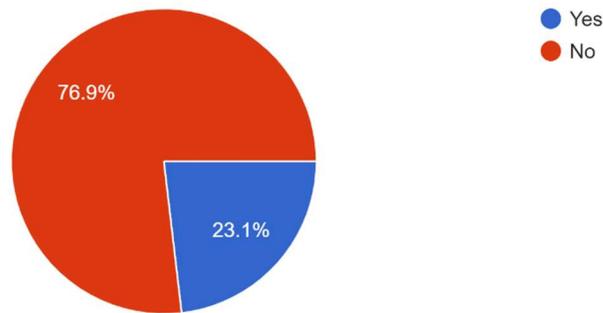
### What challenges have you or others faced in finding affordable housing in the city?

137 responses



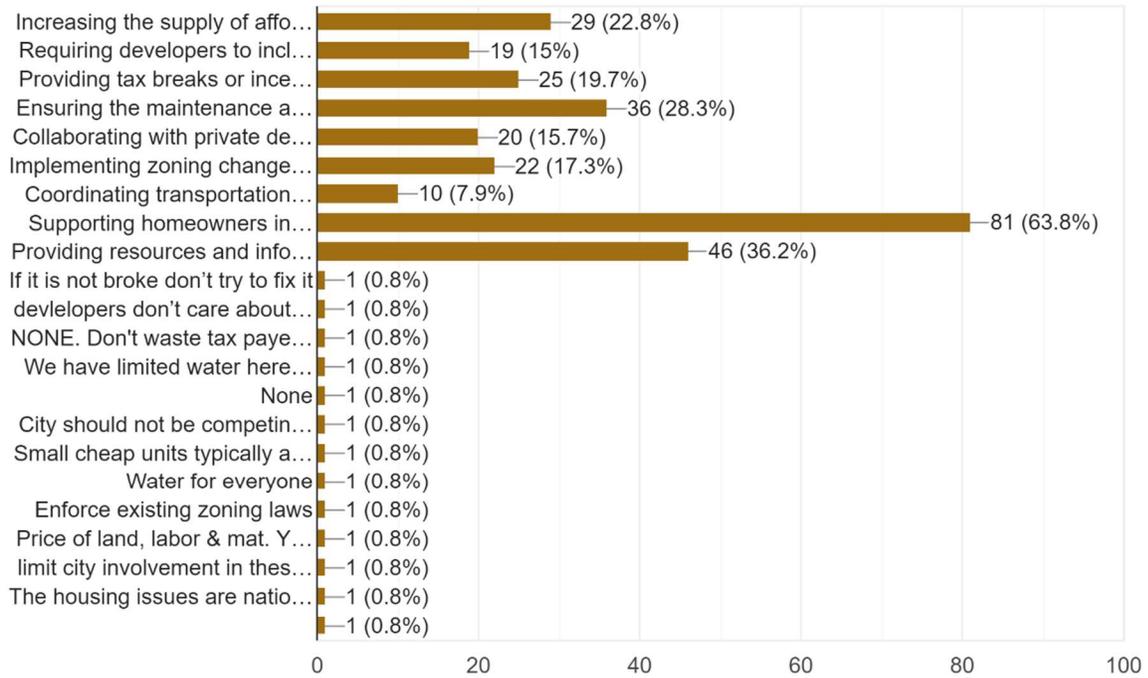
### If an individual wanted to build an apartment building or townhomes on Main Street, would you support it?

134 responses



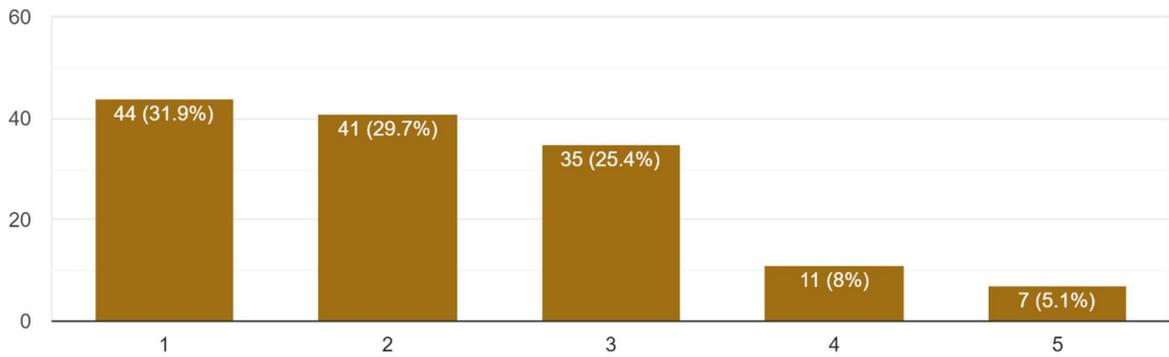
### What strategies do you think should be implemented to address housing affordability issues?

127 responses



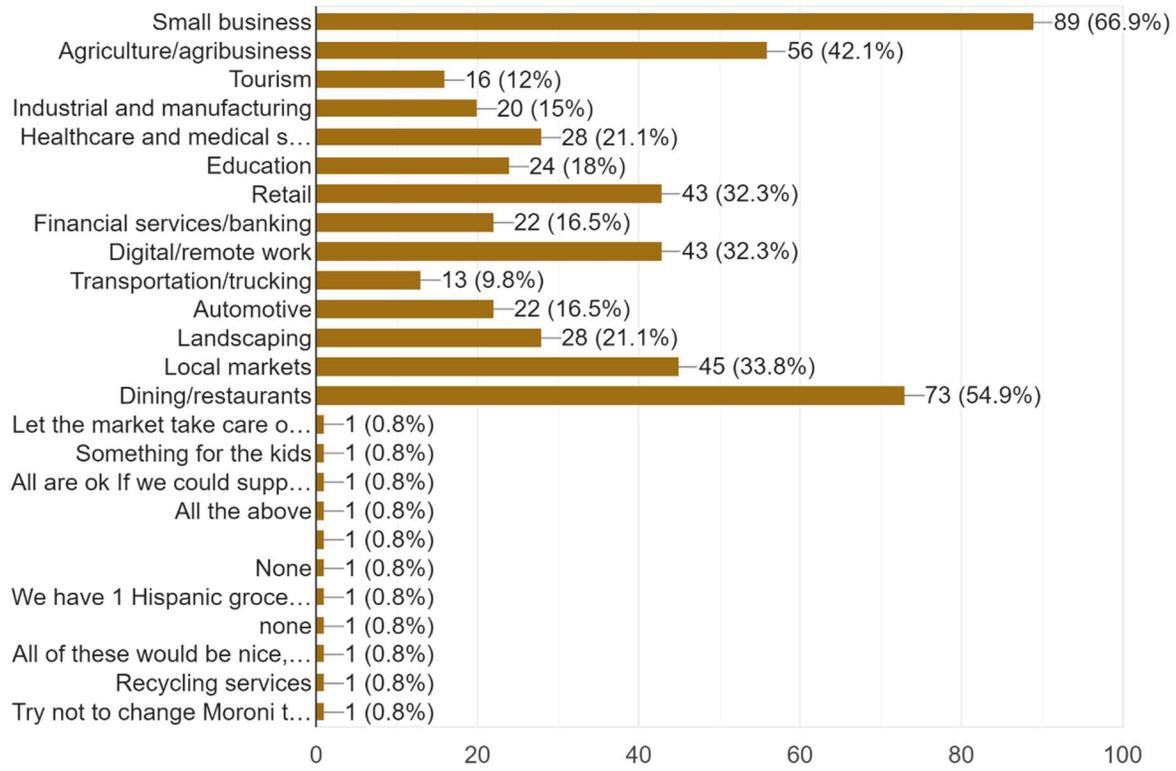
### There are enough job opportunities in Moroni.

138 responses



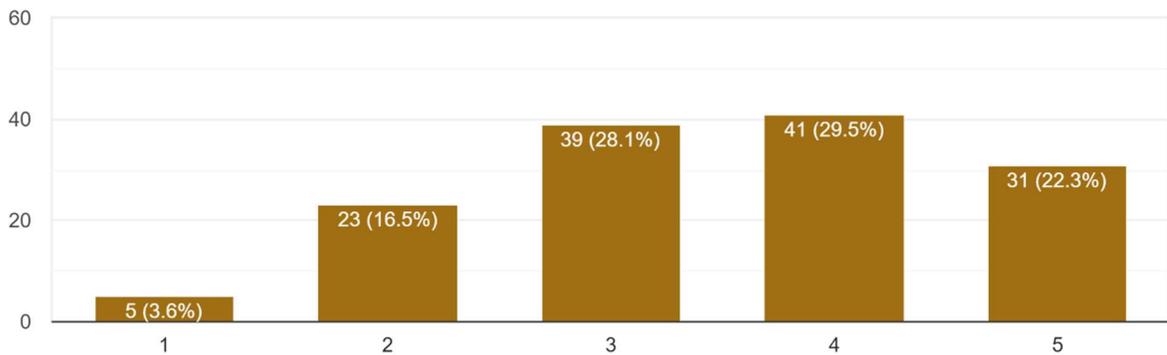
### What types of economic development or job opportunities would you like to see in Moroni?

133 responses



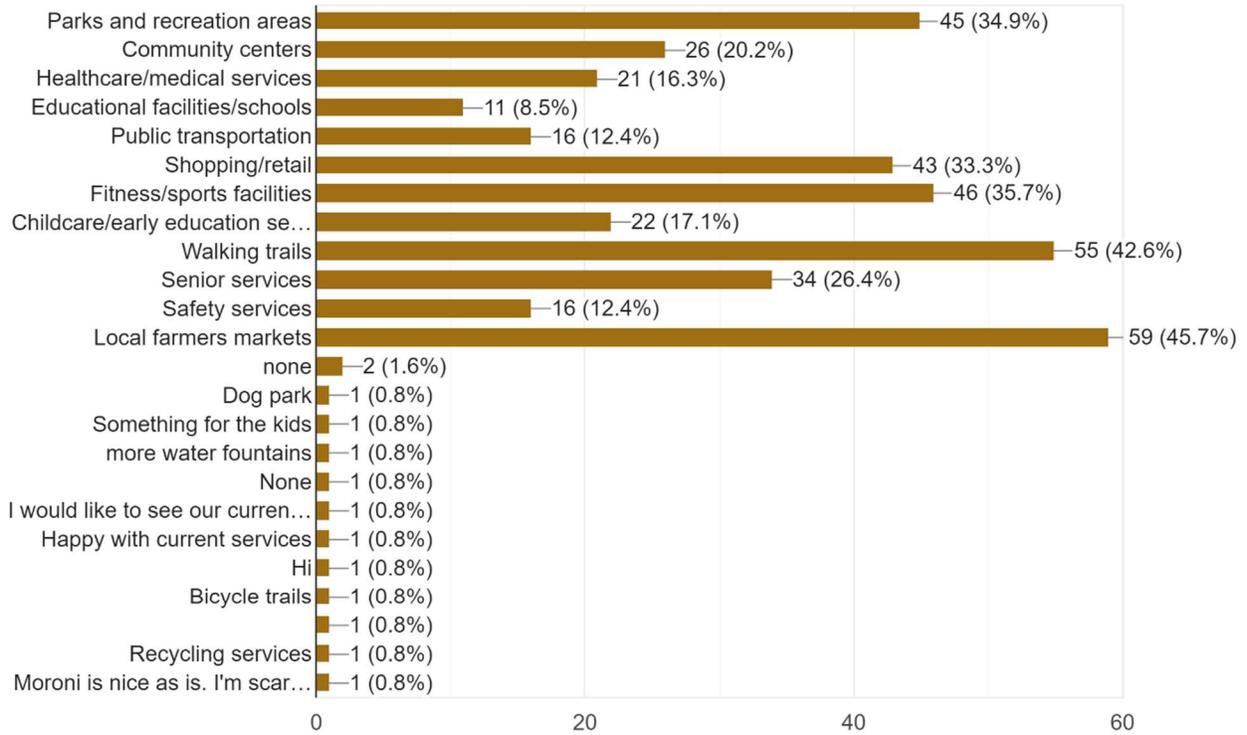
### How would you rate the overall environmental quality (pollution, water, noise, dark skies, access to open space, etc.) of the city?

139 responses



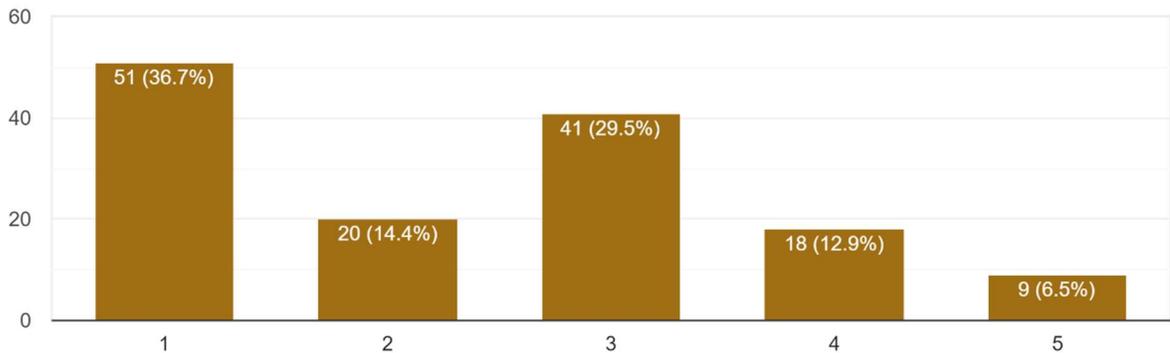
What amenities or facilities, whether they exist to some extent or are entirely new to the town, would you like to see more of in Moroni?

129 responses



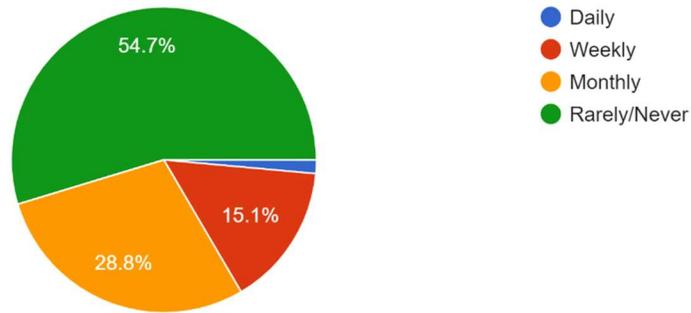
A large improvement, such as a community center, would likely require a municipal bond. How likely are you to support any increase in taxes to provide a community center or similar facility?:

139 responses



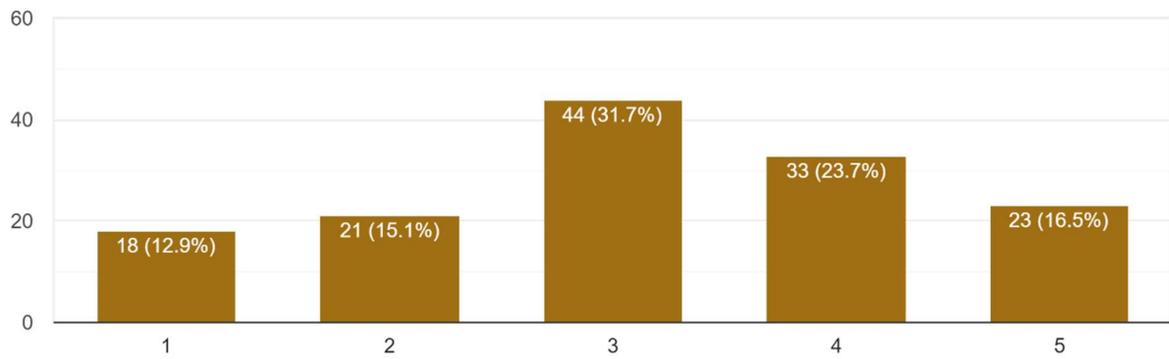
### How often do you and your family use city parks and recreational facilities?

139 responses



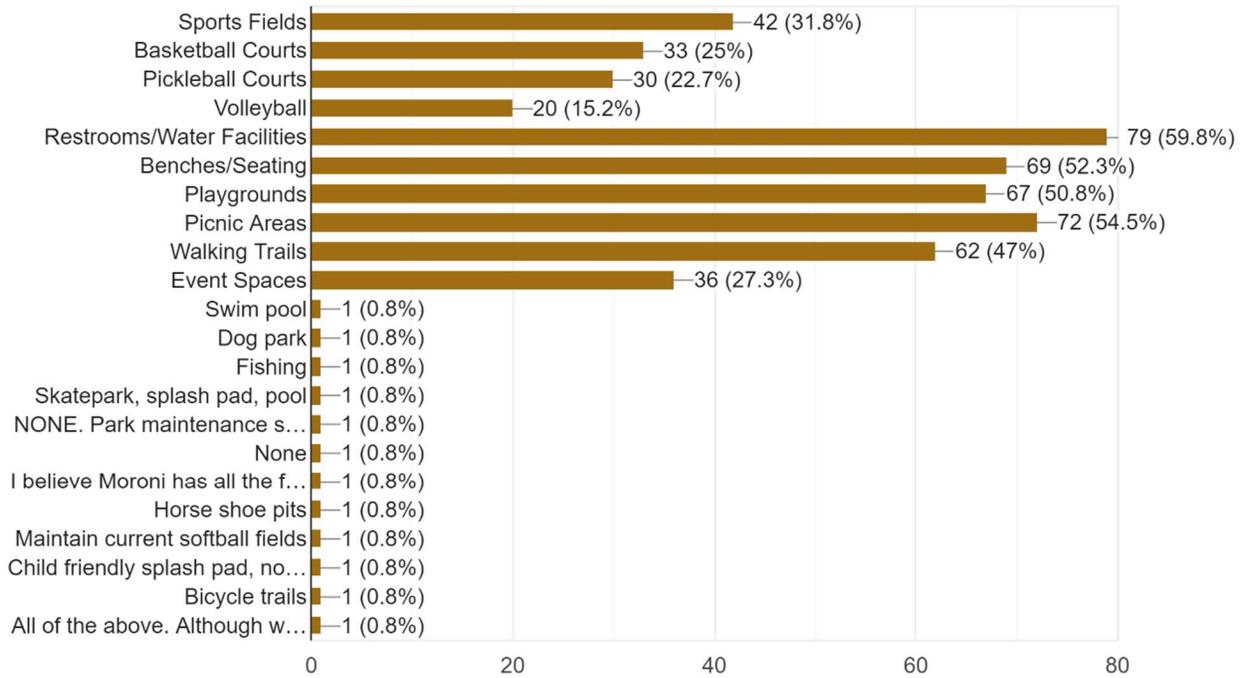
### The Moroni City park provides the amenities I need

139 responses



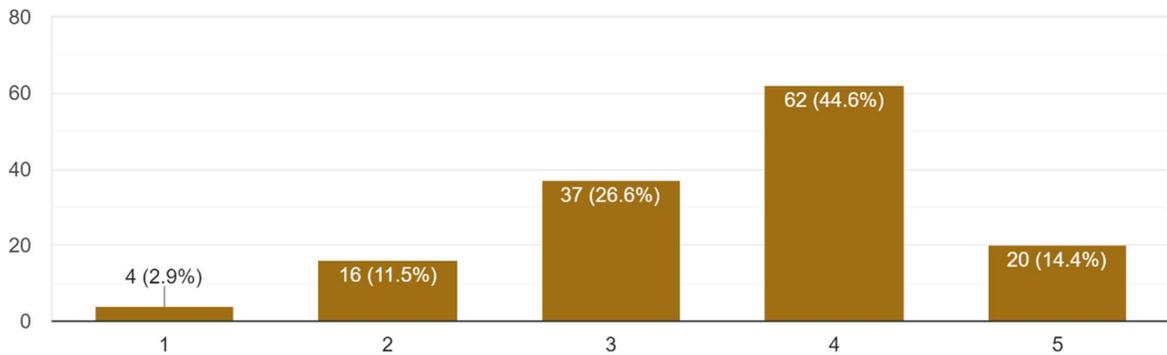
### Which amenities would you prefer in city parks? (select top five)

132 responses



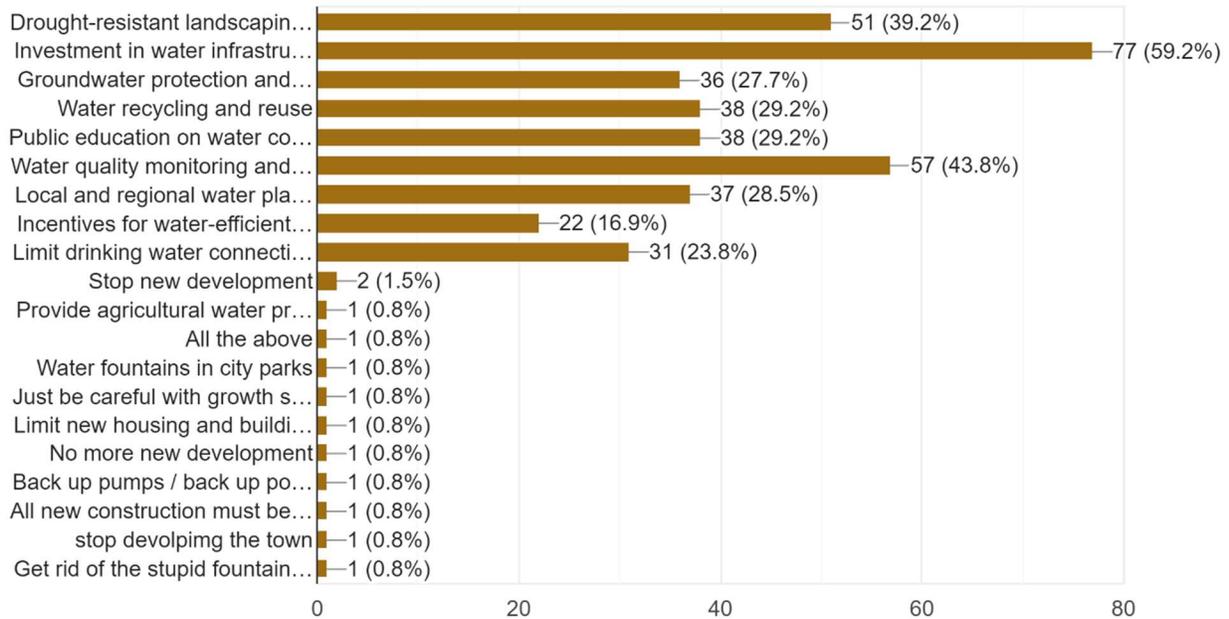
### How safe do you feel in the city regarding crime and public safety?

139 responses



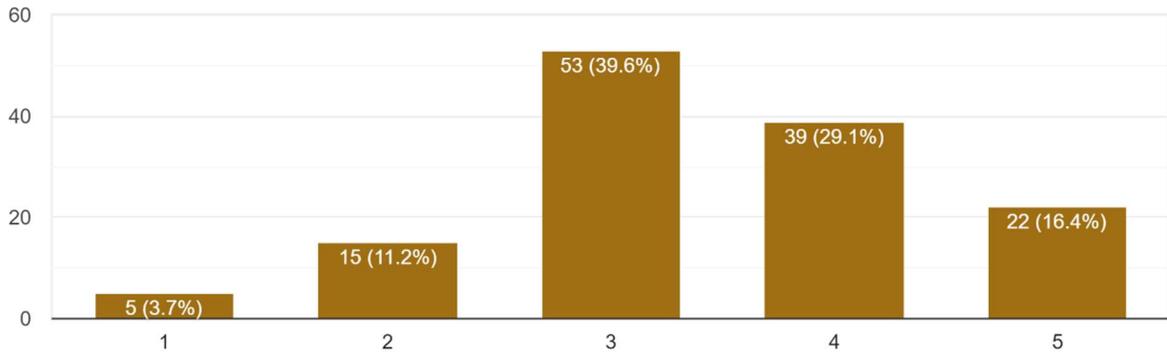
### What measures do you believe should be taken to ensure water availability in the future?

130 responses



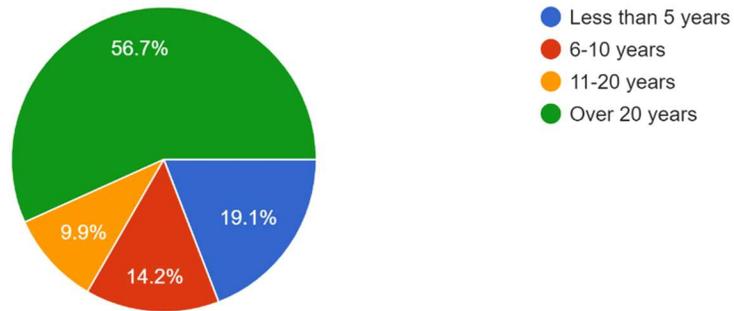
### I am optimistic about the future of the city.

134 responses



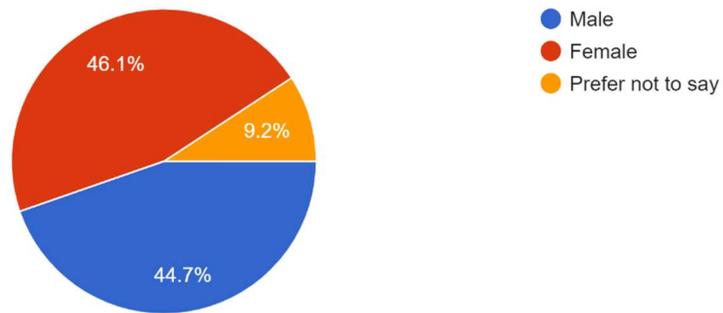
### How long have you lived in Moroni?

141 responses



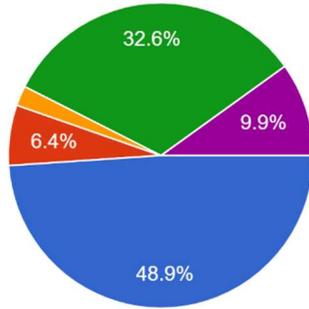
### Gender

141 responses



### What is your current employment status?

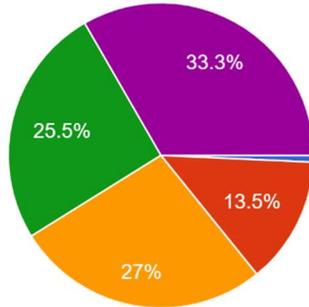
141 responses



- Full-time
- Part-time
- Seeking employment
- Retired
- Prefer not to say

### What is your age?

141 responses



- Under 20
- 21-34
- 35-49
- 50-64
- 65 and Over