

ORDINANCE NO. 2024-4-18

AN ORDINANCE PLACING A MORATORIUM ON ANY FURTHER SUBDIVISION OF LAND OR ANY FURTHER DEVELOPMENT IN A COMMERCIAL ZONE

WHEREAS, Moroni City, Sanpete County, State of Utah, a body politic, is a municipal corporation organized and established for the purpose of providing its residents with orderly growth, reasonable uses of their property, and properly organized development of the community to assure compatible uses in its various zones; and

WHEREAS, Moroni City has been in the process of significantly revising its General Plan, is likewise adopting updates to its land uses under various zones, and revising its subdivision procedures, some of which updates have been mandated by state law and some of which updates are being made due to outdated land uses within the City's Ordinances; and

WHEREAS, in compliance with Utah State Code, the Moroni City Council desires to adopt a more streamlined approach to subdividing property which will expedite the subdivision processes and reduce the costs to developers and the City; and

WHEREAS, Moroni City is concerned that because of the extensive nature of the land use updates as well as the General Plan modifications recently adopted by the City Council, it is important that all future development within the Commercial Zones occurs under the new General Plan and that all land uses are adjusted to be compatible with the General Plan; and

WHEREAS, Moroni City has determined that a moratorium is necessary, and the Moroni City Council finds that there is a compelling, countervailing public interest to impose a moratorium on any further subdivision of property within the City's boundaries, and to further place a moratorium that there should be no new applications accepted for development in the City's Commercial Zone, including but not limited to, the erection, construction, reconstruction, or alteration of any buildings or structure within said City's Commercial Zone until it can be determined the compatibility and incompatibility of Commercial Zone uses and the General Plan; and

WHEREAS, Moroni City Council desires to assure that the City's infrastructure and roads are sufficient to adequately provide public services based on existing development, and to further determine if current utility infrastructure is adequate to meet the various needs of potential future development under the various permitted land uses within the Commercial Zone; and

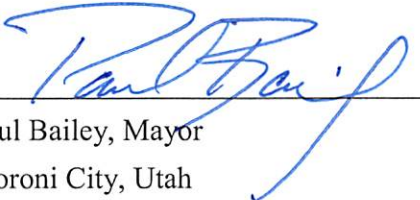
WHEREAS, to assure that the City can meet utility demands, Moroni City is reviewing with its engineers the various utility load possibilities on its infrastructure, and whether utilities

required for future permitted development in the Commercial Zone and under the General Plan are adequate or will require new infrastructure at a substantial cost to developers and/or the City.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of Moroni City, Sanpete County, Utah, and pursuant to U.C.A. §10-9a-504, Temporary Land Use Regulation, that a moratorium be placed on any future subdividing of property within Moroni City;

BE IT FURTHER ORDAINED that a moratorium is hereby placed on any further development within the City's Commercial Zone, and that all applications for any future development are stayed for a period not to exceed six (6) months until such time as Moroni City's modification of the Commercial Zoning and Subdivision Ordinances have been updated to comply with the General Plan and future objectives of the City.

This ordinance is hereby passed and adopted by the Moroni City Council on the 18 day of APRIL, 2024, and will take effect immediately in accordance with the terms set forth herein.



Paul Bailey, Mayor
Moroni City, Utah

Voting:	Aye	Nay	Abstain
Darrel Bagley	<input checked="" type="checkbox"/>	___	___
Troy Prestwich	<input checked="" type="checkbox"/>	___	___
Thayne Atkinson	<input checked="" type="checkbox"/>	___	___
Brad Aldridge	<input checked="" type="checkbox"/>	___	___
Charrie Green	<input checked="" type="checkbox"/>	___	___

ATTEST:




Carol Haskins
City Recorder