

1 MINUTES

2 MONROE CITY PLANNING COMMISSION

3 March 19, 2024

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5 **1. Chairman Gordon Dickinson conducting- Meeting called to order- Prayer- Roll call.**

6 The regular meeting of the Monroe City Planning Commission was called to order by Chairman
7 Gordon Dickinson on Tuesday, March 19, 2024, at 7:00 P.M. Opening prayer was offered by
8 Commissioner Barney.
9

10 Present:

11 Commissioners:

12 Gordon Dickinson

13 Candice Barney

14 Lyndon Friant

15 Bart Lee-excused.

16 Greg Northrup-excused.
17

18 Citizens:

19 No citizens were present.

20 **2. Citizens' comments.**

21 No citizens were present.

22 Commissioner Dickinson closed the regular planning commission meeting at 7:02 P.M.

23 The public hearing was called to order at 7:02 P.M. The purpose of the first public hearing is to
24 receive comments concerning proposed amendments to Monroe City Development and
25 Construction Standards. The purpose of the second public hearing is to receive comments on
26 proposed amendments to the Monroe City Land Use Ordinance and Subdivision Ordinance to
27 increase consistency and compliance with current State requirements, address clarity and
28 correctness issues, and relocate/integrate existing regulations for improved administration
29 enforcement, and transparency.

30 **3. Public Hearing to receive comments concerning proposed amendments to Monroe**
31 **City Development and Construction Standards.**

32 Micklane Farmer from Jones & DeMille stated that this has been a work in progress for 5-6
33 years. Back in 2019 they updated the road standards, but now there are standards for power
34 and water. These standards now must be adopted into a policy. The majority of the changes in
35 the construction standards are found in the electrical section. Some of those changes include
36 roof connections for overhead power hookups and running conduit installations. Commissioner
37 Barney asked the question about when inspections are required by the county inspector will he
38 follow the city's standards? City Recorder Allison Leavitt responded to Commissioner Barney by
39 saying that the power department will not connect power if the home is not up to the city's
40 standards. Monroe City's standards will be sent over to the county building department and
41 building inspector, so they are aware of the new changes and requirements for building in
42 Monroe City. Micklane stated that there really weren't a lot of changes made to the standards.
43 These standards will be moved onto an online platform called civic link, so they are available to
44 anyone anywhere.

45 **4. Public Hearing proposed amendments to the Monroe City Land Use Ordinance and**
46 **Subdivision Ordinance to increase consistency and compliance with current State**
47 **requirements, address clarity and correctness issues, and relocate/integrate existing**
48 **regulations for improved administration enforcement, and transparency.**

49 Kendall Welch from Jones & DeMille took the time to address and explain changes made to
50 certain chapters in the Monroe City Land Use book. When doing an update on land use
51 ordinances she explained that they do an entire analysis of the ordinances and make sure they
52 are current and up to date with state mandates. The second thing they go over are internal
53 inconsistencies, they make sure that the entire document is constant. She let the
54 commissioners know that the staff has gone over these ordinances from top to bottom and
55 thoroughly discussed each chapter. There has been some reorganization in the land use book
56 so that ordinances are easier to find. The other area of focus Kendall addressed was pertaining
57 to the permitted and conditional use licenses. Each zoning district was addressed and then
58 charted to what was permitted, conditional, or prohibited. Commissioner Dickinson asked if
59 there was a place that had a description of each zone which Commissioner Friant directed him
60 to that portion. Commissioner Friant asked what makes something permitted and something
61 conditional- for instance a daycare? The discussion of reasons why it was needed to be a
62 conditional use license was addressed as for parking, and traffic reasons. Commissioner Barney
63 asked if something was permitted, could it be changed down the road to conditional and vice
64 versa? Kendall said yes, you will just need to hold a public hearing to address those changes.
65 Like the construction standards, the land use ordinances will also be moved to an online
66 platform for viewing. After going over the various updates the commissioners moved to close
67 the public hearing.

68 The Public hearing was closed at 7:50 P.M. The regular planning commission meeting was
69 reopened at 7:50 P.M.

70 **5. Consider recommendation of Monroe City Development and Construction Standards.**

71 **Commissioner Friant made a motion to recommend approval based on staff review.**

72 **Seconded by Commissioner Barney. All were in favor. Motion passes 3-0.**

73 **6. Consider recommendation of Monroe City Land Use Ordinance and Subdivision**
74 **Ordinance.**

75 **Commissioner Friant made a motion to recommend approval as presented. Seconded by**

76 **Commissioner Barney. All were in favor. Motion passes 3-0.**

77 **7. Other Business.**

78 **8. Adjournment.**

79 **Commissioner Barney made a motion to adjourn at 7:53 seconded by Commissioner Friant.**
80 **All were in favor. Meeting adjourned.**

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