



MINUTES

MONROE CITY PLANNING COMMISSION

April 15, 2025

7:00 P.M.

1. Meeting called to order- Prayer- Roll call.

The regular meeting of the Monroe City Planning Commission was called to order by Chair Candice Barney on Tuesday April 15, 2025, at 7:00 P.M. Opening prayer was offered by Commissioner Barney.

Present:

Commissioners:

Candice Barney
Bart Lee
Talon Gadd-Excused
David Riddle-Excused
Jason Bagley

Citizens:

Dixie Christopherson
Benjamin Christopherson
Willy McElmurry

2. Approval of previous meeting minutes. February 18, 2025 & March 18, 2025.

Commissioner Lee made a motion to recommend approval to the minutes with the stated corrections. Seconded by Commissioner Bagley. All were in favor. Motion passes 3-0.

3. Citizens' comments.

No citizens commented.

4. Public Hearing to receive comments regarding proposed amendments to Subdivision Ordinance. The proposed amendment to Title 12 Section 15 is regarding changing requirements for Curb, Gutter and Sidewalks installation and making text amendments to provide clarity and correctness to the Monroe City Land Use and Subdivision Ordinances.

Commissioner Barney closed the regular Monroe City Planning Commission meeting at 7:05 P.M on Tuesday, April 15, 2025. Commissioner Barney opened the public meeting at 7:05 P.M. on Tuesday, April 15, 2025.

Commissioner Lee gave a little history of why the ordinance was changed in the first place. When a city block is only being half developed, only part of that block has the curb and gutter instead on the entire block. But because of this, it is causing a lot of issues to the city and citizens.

Commissioner Barney has done a little research, benefits would be helping with drainage, it looks nice and easier to maintain. Concerns are with flooding, maintenance and weed control. The cost right now is around \$9 a linear foot which would be an added increase on the developers. Commissioner Lee noted that the town is going to be heading to curb and gutter and so it would be nice if they started making these changes now to new developments. Commissioner Barney asked for clarification on what the ordinance states now on what is required for curb and gutter. The city ordinance currently states that anything less than a half-acre will require curb and gutter. Commissioner Barney asked about future developments that are only developing half a block. What will be the requirement for the other half of the block be. Commissioner Lee noted that is the problem the city is trying to resolve. Commissioner Lee asked what the reason is for the change of ordinance. He was informed that the city is trying to be proactive with future developments to help with drainage and maintenance.

Commissioner Barney Closed the public hearing at 7:17 PM on Tuesday, April 15, 2025.

Commissioner Barney reopened the regular Planning Commission meeting at 7:18 PM on Tuesday, April 15, 2025.

Commissioner Lee made the motion to recommend approval to the City Council with the stated changes. "Sidewalks shall be required in accordance with City standards with developments containing lot sizes less than 2 acres or in a subdivision of larger lots, upon determination by the Land Use Authority upon recommendation from City Staff that traffic hazards institute a danger, and that sidewalk will promote health and safety." Seconded by Commissioner Bagley. All were in favor. Motion passes 3-0.

5. Consider Preliminary Subdivision application of "Monroe Estates Subdivision Phase #2" located at approximately 199 North 300 West.

The commissioners discussed the lot size and dimensions of each of the lots in the proposed subdivision. Commissioner Barney noted that the commissioners are just reviewing the preliminary application to make sure it meets all the city code requirements. Commissioner Lee asked about a shed that is currently on one of the parcels. Commissioner Barney informed him that it will be removed and that there is a letter submitted stating that. Commissioner Barney read from the submitted letter "the shed located on lot 8 will be removed to get the current setback requirements." The commissioners agreed that everything looked in order to proceed with a motion.

Commissioner Lee made a motion to recommend approval to the Monroe City Council for “Monroe Estates Subdivision Phase #2.” Seconded by Commissioner Bagley. All were in favor. Motion passes 3-0.0

6. Conditional Use License “MidTown Cloggers Dance Studio” located at 314 W 230 N. Submitted by Dixie Christopherson.

Dixie has submitted a packet that addresses the commissioner’s concerns from the last meeting. Those issues included traffic, days and hours of classes held, how many students in each class, parking plan, how to regulate noise and a letter from the canal company giving Dixie permission to pipe the canal. Dixie also made a flier on what she will send out to parents for pick up and drop off instructions which will hopefully fix any traffic problems. Commissioner Bagley wanted to clarify exactly where parents will be dropping off kids. Dixie showed the commissioners a map of the streets and her house and showed them the route parents will do for their drop off. Commissioner Lee commended Dixie for all her hard work to get everything in order that the commissioners asked her to do. The commissioners discussed regulating the day of the week Dixie were to hold classes and ultimately decided on allowing her to hold classes one day a week. Not day specific.

Commissioner Lee made a motion to recommend approval to the Monroe City Council of “Midtown Cloggers Dance Studio” with the stated condition of “regular scheduled classes one day a week with the exception of extra practices allowed before competitions.” Seconded by Commissioner Bagley. All were in favor. Motion passes 3-0.

7. Public Meeting Open Training. By Jacee Barney.

Monroe City Treasurer Jacee Barney informed the commissioners that anything concerning planning commission can only be discussed at public meetings. They can not discuss business outside of those public meetings. They can also not call, text, or email each other about city business. That becomes a public record. The city wants to be as transparent as possible about how business is handled.

8. Other Business.

Commissioner Lee asked why the council didn’t want to change the acreage recommendation the commissioners presented to the Monroe City Council concerning the Family Food Recreation Production Ordinance. Commissioner Barney noted that the city council doesn’t want to change something if it’s not broken. They just want a cap on how many pigs are allowed. Commissioner Barney looked back through city council minutes, the council also didn’t want to change the square footage requirements, they just want to cap the number of pigs. Commissioner Barney has reviewed many city ordinances and none of the ones she found allow pigs in city limits. Commissioner Lee noted it’s shocking how many southern Utah towns have

111 done away with allowing animals. The commissioners discussed about not allowing pigs in the
112 city at all. This item was tabled until the next planning commission meeting.

113 9. Adjournment.

114 **Commissioner Bagley made the motion to adjourn at 7:55 PM on Tuesday, April 15, 2025.**

115 **Seconded by Commissioner Lee. All were in favor. Meeting adjourned.**