



MINUTES
MONROE CITY PLANNING COMMISSION
May 20, 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 May 20, 2025, at 7:00 P.M. Opening prayer was offered by Commissioner Riddle.

Present:

Commissioners:

Candice Barney
Bart Lee
Talon Gadd
David Riddle
Jason Bagley

Citizens:

Peter Weimer
Douglas Monroe
Rhet Parsons

2. Approval of previous meeting minutes April 15, 2025.

Minutes will be presented at the next planning commission meeting.

3. Citizens' comments.

Rhet Parsons is here tonight looking for information on what he is allowed to do with his property that is located in the wellhead protection. He would like to know information on the city's ordinance. Commissioner Barney asked him about his road to access his property if he were to divide those into lots, would he have the required width for a access road? Commissioner Lee commented that there is already a deeded road for access to the property to be able to make flag lots or there is enough he could make a full road. Rhet just wanted clarification on what he is able to do with is property. He thanked the commissioners for their time.

- 38 4. Property Line Split of parcel 1-M6A-16 located at approximately 387 E Monroe
39 Canyon Road. Submitted by Pete Weimer.

40 Pete is looking to split a parcel of his property. He understands that creating a new parcel will
41 mean that he will have to have the Commissioner Barney has a concern that by splitting the
42 property how Pete would like to, would create a flag lot where his home sits. By splitting the
43 property how he is presenting, his home would be landlocked. Pete noted that he has a deeded
44 right of way from Canyon Road to his home which would also give access to the new parcel.
45 Commissioner Lee asked how big the new parcel would be. Pete replied it would be 2.5 acres
46 and the remainder of the property would just be attached to his home property. Commissioner
47 Barney mentioned that on the county records it doesn't show that Pete owns the road to
48 access his property. Pete was aware of that, but claims he owns it. Commissioner Lee asked
49 Pete if he could possibly clean up what he is presenting and make it clearer and have a little
50 more information for the commissioners. Pete said he could do that.

51 **The commissioners tabled the property line split until Peter is ready to present a new**
52 **proposal.**

- 53 5. Consider recommendation to proposed amendments to Monroe City Subdivision
54 Ordinance. The proposed amendment to Title 12 Section 15 is regarding changing
55 requirements for Curb, Gutter and Sidewalks installation and making text
56 amendments to provide clarity and correctness to the Monroe City Land Use and
57 Subdivision Ordinances.

58
59 Commissioner Barney presented the recommendation to the Monroe City Council, and they
60 wanted the planning commission to review the ordinance once again. The city council doesn't
61 love the idea that with developments on a already established block, only half the street would
62 have curb and gutter. The city council would like the commissioners to look it over one more
63 time. Commissioner Barney reiterated that she likes the original recommendation of the
64 commissioners but would like to add the verbiage of "new" developments into the ordinance.
65 Drainage is a concern in Monroe city and the commissioners feel like moving forward with this
66 ordinance will help with drainage issues. Commissioner Barney noted that she has noticed how
67 big of an issue the drainage is around Monroe City and something needs to be done.
68 Citizen Doug Monroe commented that as a developer the cost to curb, and gutter is quite large.
69 He is trying to accommodate affordable housing in Monroe and when you must add in a road
70 that needs to be asphalted, that doubles the maintenance cost of those roads. When you have
71 to repair utilities, you have to also go through asphalt and then have to patch the asphalt which
72 is more expensive. He feels like people come to Monroe for the more rural feel. He agrees a
73 good plan for new developments needs to be in place to help with drainage and other
74 concerns but he doesn't feel like requiring curb and gutter on smaller parcels isn't the way to
75 go. Commissioner Barney feels like Doug has all valid points. Commissioner Riddle noted that a
76 lot of developments with curb and gutter are more for the safety aspect. New subdivisions tend
77 to bring in families with young kids and having a sidewalk for kids to walk on gives a little bit

78 more of a safety feel. Doug Noted that the city didn't do a full curb and gutter when they
79 installed the sidewalk on the way from the elementary school to the middle school because
80 they knew the cost of what it would be to do full curb and gutter. Commissioner Barney says
81 she struggles with the term "affordable housing" because there is no definition and who does
82 that apply to? Doug says one day there will be a sewer system and all that curb and gutter will
83 have to be torn up to install that sewer. Commissioner Barney said that is a possibility, but
84 technology changed and there could be a possibility that the installed curb and gutter would
85 not need to be torn up. Commissioner Lee asked what exactly did the council want the
86 commissioners to review or look for this time around? Commissioner Barney said the council
87 wants a sewer plan in place and until we have one, we need to find the best solution to solve
88 the drainage issues. Commissioner Bagley said sometimes developers must pay a portion to
89 connect to the sewer on top of what regular sewer connection costs. Doug feels like the
90 drainage issue is something that needs to be addressed for sure. New developments should
91 have an engineered drainage system, but he feels like there can be drainage solutions without
92 curb and gutter. He says to do asphalt, curb and gutter is \$600.00 a linear foot. Commissioner
93 Barney noted that since this is a pending ordinance, any new development applications will
94 have to follow this new ordinance. Commissioner Riddle said it's a hard decision to find the
95 right balance because you're looking for affordable housing but you're also looking at esthetics
96 and safety. Commissioner Lee said there is a maintenance trade off to no curb and gutter verses
97 having curb and gutter. The commissioners agreed that it does have to start somewhere.

98
99 **The commissioners tabled this agenda item.**

100
101 6. Other Business.

102 Commissioner Lee would like the commissioners to address The Monroe City Parking
103 Regulations on new developments. He feels like we need to relook at what our ordinance states
104 and make our ordinance require more parking space for new developments.

105 7. Adjournment.

106 **Commissioner Lee made a motion to adjourn at 7:43 P.M. on Tuesday, May 20,**
107 **2025.Seconded by Commissioner Bagley. All were in favor. Meeting adjourned.**