

**Monroe City, Utah**

**ORDINANCE 7 1 2025**

**AN ORDINANCE AMENDING MONROE CITY SUBDIVISION ORDINANCE CODE  
12.15 CURB AND GUTTER AND SIDEWALKS SHALL BE REQUIRED.**

**WHEREAS**, pursuant to §10-9a-501 of Utah Code (as amended) authorizes the legislative body of Monroe City to weigh policy considerations and to enact land use regulations; and;

**WHEREAS**, pursuant to §10-8-84 of Utah Code (as amended) the legislative body of Monroe City may pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by this chapter, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City; and

**WHEREAS**, the Planning Commission held a public hearing on April 15, 2025, where public comments were received, and unanimously recommended the proposed amendments to Title 12.15 “Subdivision Ordinance” Curb and Gutter and Sidewalks, of the Monroe City Code be forwarded to the City Council for consideration and adoption; and

**WHEREAS**, the City Council has received and reviewed the Planning Commission’s recommendation and other pertinent information from the public hearing regarding this proposal; and

**WHEREAS**, upon making the necessary reviews, the City Council finds it to be in the best interest of the health, safety, and welfare of its citizens to make the proposed amendments to Title 12 “Subdivision Ordinance” of the Monroe City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MONROE CITY,  
STATE OF UTAH, AS FOLLOWS:**

**SECTION 1: Repealed.** If any provisions of the Monroe City Code previously adopted are inconsistent herewith, they are hereby repealed.

**SECTION 2: Repeal And Reenactment.** Title 12“Subdivision” of the Monroe City Code is hereby repealed and reenacted to read as follows as outlined in the attached Exhibit ‘A’.

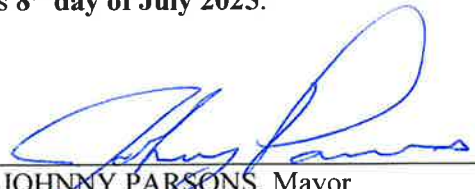
**SECTION 3: Severability.** If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

**SECTION 4: Effective Date.** This Ordinance shall become effective immediately upon adoption, posting, and publication of a Summary on the public meeting notice website, [www.pmn.utah.gov](http://www.pmn.utah.gov), and the City’s website, [www.monroeut.gov](http://www.monroeut.gov).

**\*\*Signatures On Next Page\*\***

Monroe City  
Subdivision Ordinance Title 12.15  
7 01 2025

**PASSED AND ADOPTED** by Monroe City Council, this **8<sup>th</sup> day of July 2025**.

  
JOHNNY PARSONS, Mayor  
Monroe City

Attest:

  
ALLISON LEAVITT, Recorder  
Monroe City



City Council Vote as Recorded:

Councilmember	AYE	NAY	ABSTAIN	ABSENT
Janet Cartwright	X			
Ryan Johnson	X			X
Michael Mathie				
Perry Payne	X			
Erica Serrine				X

RECORDED this July 9<sup>th</sup>, 2025.

PUBLISHED OR POSTED this July 9<sup>th</sup>, 2025.

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with §10-3-713 of Utah State Code, as amended, I, the Recorder of Monroe City, hereby certify that the foregoing Amendment was duly passed and published or posted at:

- 1) Monroe City Office
- 2) Monroe City Website
- 3) Utah Public Notice Website

on the above referenced dates.

  
ALLISON LEAVITT, Recorder

Monroe City  
Subdivision Ordinance Title 12.15  
701 2025

#### 12.15.1 Curb and Gutter Required

Curb and gutter shall be required in accordance with City standards in all subdivisions with developments containing lot sizes 2-acres or less. All curb and gutter shall be high back style.

#### 12.15.2 Sidewalks Required

Sidewalks shall be required in accordance with City standards in all subdivisions with developments containing lot sizes 2-acres or less, or in subdivisions of larger lots, upon a determination by the Land Use Authority upon recommendation from City Staff that traffic hazards institute a danger and that sidewalks will promote health and safety.

#### 12.15.3 Exceptions

Where conditions exist which make it impractical to install curb, gutter and/or sidewalk, the Land Use Authority may allow developers/owners to pay a fee in-lieu of constructing the required improvements.

1. The developer/owner shall pay to the City a fee equal to one hundred percent (100%) of the estimated cost of such improvements.
2. The City Engineer shall determine or review and approve the estimated cost.
3. Upon payment of fees by the developer/owner, the City shall assume the responsibility for future installation of such improvements.
4. The City Treasurer shall place such fees in a special account and shall credit to the account a proportional share of interest earned from the investment of City monies.
5. Records relating to identification of properties for which fees have been collected, fee amounts collected for such properties, and money transfer requests shall be the responsibility of the City Manager.
6. The City Manager shall only use funds for the same type of improvements for which funds were collected. Funds shall also only be used to construct improvements in the general vicinity where they were collected.