



## **MONROE CITY COUNCIL MEETING**

**Tuesday, January 27, 2026 at 7:00 pm**

### **NOTICE AND AGENDA**

Pursuant to 52-4-6(2), UCA, notice is hereby given that the City Council of Monroe City, Sevier County, Utah, will hold a regular council meeting on the above date at the City Office, 10 N Main, commencing at 7:00 p.m. The agenda shall be as follows: (The order of business may be changed as time permits.)

- 1. Welcome and Call to Order: Mayor Johnny Parsons**
- 2. Pledge of Allegiance and Prayer: By elected official**
- 3. Roll Call**
- 4. Consider a motion to approve the minutes of the meeting held January 13, 2026**
- 5. Citizen input -Limit of 3 minutes per comment**
- 6. Business**
  - a. Public Hearing to receive comments regarding proposed Monroe City Land Use Ordinance concerning residential facilities for persons with disabilities (Utah State Code 10-20-610)**
  - b. Planning Commission - Chairperson Candice Barney**

1. Recommendation for Proposed amendment to Monroe City Land Use Zoning Ordinance Title 13 Section 13.3.0 Definitions and 13.6.4 Zoning District Uses, and to provide various text amendments for clarity and correctness
  - c. Consider 2026 Monroe City Fee Schedule**
  - d. Consider adopting Ordinance 1 01 2026 - Amending Monroe City Zoning Ordinance Title 13 Section 13-.3.0 Definitions and 13.6.4 Zoning District Uses, and to provide various text amendments for clarity and correctness to the Monroe City Zoning Ordinance**
  - e. Consider Joint Letter from Monroe City and Sevier County to Waste Ditch Property Owners**
  - f. Consider location for Monroe City Trail restroom**
- 7. Other Business**
  - a. Staff Reports**
  - b. Department Business-Council**
- 8. Adjournment**

Posted this 26th day of January 2026

I hereby certify that the foregoing notice and agenda was posted at the Monroe City Hall, Monroe City website [monroeut.gov](http://monroeut.gov), posted on the Utah Public Notice website and personally or electronically delivered to each member of the Monroe City Council.

Allison Leavitt, Monroe City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, or assistance during this meeting shall notify Allison Leavitt, City Recorder, at 435-527-4621 at least 24 hours prior to this meeting. Meetings of the Monroe City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207.

Contact: Allison Leavitt, Monroe City Recorder ([monroecity@msn.com](mailto:monroecity@msn.com) 435-527-4621) | Agenda published on 01/26/2026 at 12:21 PM



## 13.6.4 Zoning District Uses

The following table describes the permitted (P), conditional (C), and prohibited (X) land use classifications within each zoning district. Unless otherwise stated in this code, uses that are not specifically listed in the table below shall be prohibited.

Uses	Rural Residential District RR-1	Commercial Residential District CR-1	Recreation Commercial District RC-1	Light Industrial-Residential District LIR-1	Flood Prone District Overlay Zone FP	Wellhead Protection Overlay Zone WHP
Accessory Dwelling Unit	P	P	P	P	P	C
Accessory Structure	P	P	P	P	P	C
Agriculture	C	C	X	C	C	C
Automobile Sales	C	P	X	P	C	C
Automobile Service Stations	C	P	X	P	C	C
Banking or Financial Services	C	P	X	P	C	C
Campground	C	P	P	P	C	C
Cemetery	X	X	X	X	X	X
Child Care	C	P	P	P	C	C
Church, Religious Institutions	C	P	X	P	C	C
<i>(Note: Includes Religious Educational Institutions)</i>						
Commercial Dog Kennel	C	P	X	P	C	C
Convenience Goods Sales and Services	C	P	P	P	C	C
Day Care Center	C	P	P	P	C	C
Family Food Production and Animal Grazing	P	P	P	P	P	C

General Merchandise Sale and Related Services	C	P	C	P	C	X
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*(Note: i.e., Electrical, Carpenter, Plumbing or Heating Shop, Printing, Building Materials, and Publishing Shop)*

Greenhouse, Nursery	P	P	P	P	P	X
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Home Occupation / Office	P	P	P	P	P	C
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*(Note: Conditional Use May Be Required.)*

Home Office	P	P	P	P	P	C
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Indoor Recreation	C	P	P	P	C	C
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Instructional Studio	C	P	P	P	C	C
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Internal Accessory Dwelling Unit	P	P	P	P	P	C
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**DEFINITIONS:**

**ACCESSORY DWELLING UNIT (ADUs):** A habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one (1) lot.

1. **Interior/Attached:** Interior ADUs are located within the primary dwelling and are typically built through the conversion of existing space, such as an attic or basement. Attached ADUs are living spaces that are added on to the primary dwelling. The additional unit can be located to the side or rear of the primary structure, but can also be constructed on top of an attached garage.
2. **Detached:** Detached ADUs are structurally separate from the primary dwelling. They can be constructed over existing detached accessory structures, such as a garage, or they can be built as units that are separate from accessory and residential structures.

**ACCESSORY USE OR STRUCTURE:** A detached subordinate structure or a use which is clearly incidental or subordinate to, and customarily found in connection with, the principal structure or use to which it is related, and which is located on the same lot as the principal structure or use. Accessory uses or structures may include, by way of example, but shall not be limited to the following: sports courts, swimming pools, detached garages, sheds, or similar.

**AGRICULTURE:** The commercial use of land or structures for the tilling of soil; raising, cultivating, or harvesting of crops; horticulture; the keeping or raising of domestic animals; and the storage, handling, packing, warehousing, transshipment, or processing of agricultural products. May include cleaning, sorting, dehydrating, refining, bottling, canning, or similar treatments that alter an agricultural product from its natural state for commercial distribution, but shall not include food preparation for immediate consumption, food service activities, or family or household scale production intended primarily for personal use.

**AUTOMOBILE SALES:** An open area used for display, sale, or rental of new or used motor vehicles, motor homes, recreation coaches, or recreation vehicles in operable condition.

**AUTOMOBILE SERVICE STATIONS:** A place of business where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and where deliveries are made directly into vehicles; and where services are performed which may include tire and tube repair, battery charging, storage of merchandise, lubricating of automobiles, automobile washing, and minor automobile repairs, but excluding major automobile repairs.

**BANKING OR FINANCIAL SERVICE:** A bank, credit union, savings and loan association, or other establishment with a primary purpose of receiving, lending, exchanging, or safeguarding money, or providing financial advisory service. This definition shall include outside drive-up facilities for service to customers in automobiles.

**CAMPGROUND:** An area of land upon which two (2) or more campsites are located, established, or maintained for occupancy for camping purposes for free or paying guests. Campgrounds are not intended to serve as residential areas or facilities.

**CEMETERY, COLUMBIARIUM, CREMATORIUM, MAUSOLEUM:** Land or buildings used for the cremation, burial, or interment of the human dead but not including facilities for embalming.

**CHILD CARE:** The care and/or instruction of five (5) or more children other than members of the family residing on the premises for compensation, conducted under the conditions and regulations associated in this title with a home occupation.

**CHURCH / RELIGIOUS INSTITUTIONS:** A building set apart primarily for the purpose of worship in which religious services are held and which clergy is associated, the main body of which is kept for that use and not put to any other use inconsistent with its primary purpose, and which is tax-exempt under the laws of the State of Utah.

**COMMERCIAL DOG KENNEL:** Means a place where five (5) or more dogs over six (6) months of age and or five (5) or more cats over six (6) months of age, irrespective of duration, are boarded, bred, bought, sold, exhibited or trained for compensation, but not including a pet shop, animal shelter veterinary clinic/hospital where boarding is incidental to treatment.

**CONVENIENCE GOODS SALES AND SERVICES:** Stores or shops intended for retail sales of convenience goods or performance of convenience services. Goods and services regarded as convenience are those generally needed for daily home consumption and for which locations near residential neighborhoods are considered desirable. This category includes a grocery store, drug store, variety store, hardware store, dry cleaning and uses considered similar and compatible.

**DAYCARE CENTER:** A building or structure where six (6) or more children are regularly cared for during the day for compensation for commercial use.

**FAMILY FOOD OR RECREATIONAL PRODUCTION:** Domestic animals for pets or family food production or recreational production. See section [13.7.11](#)

**GENERAL MERCHANDISE SALES AND RELATED SERVICES:** Stores, department stores or shops intended for sale of goods or merchandise, but not including convenience goods, liquor, motor vehicles, campers, trailers, or lumber.

**GREENHOUSE/NURSERY:** An enclosed structure enclosed and used for the cultivation or protection of tender plants. If the product of the greenhouse/nursery is sold a business license will be required by the City.

**HOME OCCUPATION:** Any activity conducted entirely within the primary dwelling unit which is clearly incidental and secondary to the residential use of the building. A home occupation shall employ no one except members of the family who are residing in the dwelling, shall not physically change the building to the extent that it would alter the residential character of the building or the residential atmosphere of the local neighborhood, shall not generate unreasonable vehicular or pedestrian traffic for the primary, residential use, and shall not create a demand for municipal services or impact public facilities and infrastructure beyond that which is typical for the primary, residential use.

**HOME OFFICE:** A business office of a firm that conducts management and business functions from a home. Office-like setup on the home of a self-employed person. A conditional use permit will be required if any of the following apply: manufacturing, storing products, parking or storing vehicles or equipment.

**INDOOR RECREATION:** A building or structure which contains sports or recreation facilities, including but not limited to indoor swimming pools, ice arenas, curling rinks, courts for racquet sports, exercise centers, martial arts studios, gymnastics facilities, climbing walls, roller rinks, bowling alleys, miniature golf, batting cages, billiard halls and minor retail sales and services customarily associated with and accessory to such facilities.

**INSTRUCTIONAL STUDIO:** An instructional studio is a dedicated learning space offering structured, instructor-led classes such as piano, dance, gymnastics, and other similar activities (e.g., fitness, movement arts, creative enrichment).

**INTERNAL ACCESSORY DWELLING UNIT:** Interior ADUs are located within the primary dwelling and are typically built through the conversion of existing space, such as an attic or basement. Attached ADUs are living spaces that are added on to the primary dwelling. The additional unit can be located to the side or rear of the primary structure, but can also be constructed on top of an attached garage.

PUBLIC NOTICE IS HEREBY GIVEN that Monroe City Council will hold a public hearing on Tuesday January 27, 2026, at 7:00 p.m. at Monroe City Offices located at 10 N Main, Monroe, UT for the purpose of accepting comments concerning a proposed Monroe City Land Use Ordinance concerning residential facilities for persons with disabilities. Published on the public meeting notice website [www.utah.gov/pmn/](http://www.utah.gov/pmn/) and [www.monroeut.gov](http://www.monroeut.gov) on January 13, 2026.

Allison H. Leavitt

Monroe City Recorder

Public hearing – Monroe City currently does not have in our district zone use chart “Residential facilities for persons with disabilities”. This use is regulated by the Department of Health and Human Services. This is a permitted use on State and Federal levels and must be permitted in municipalities. Our ordinance states any uses not listed are automatically denied – we would refer to state code on this – but with some explanation in our ordinance should protect the residents in the home and give explanation to other property owners.

This will be a pending ordinance with no action taken in Council meeting only to hear public comments.



MONROE CITY  
FEE SCHEDULE  
2026

<b>Licenses</b>		
Short-term Rental	\$100.00	Due January 31 <sup>st</sup>
Business License	\$ 25.00	Due March 1 <sup>st</sup>
Beer License	\$ 25.00	Due March 1 <sup>st</sup>
Dog License	\$ 35.00	Unaltered male or female Due March 1 <sup>st</sup>
Dog license	\$ 10.00	Neutered male or spayed female Due March 1 <sup>st</sup>
Transfer of license	\$3.00	
Replacement of tag	\$3.00	
Hobby Kennel License	\$25.00	Maximum allowed dogs 5 per animal ordinance 6.16.070 Due March 1 <sup>st</sup>
<b>Recreation</b>		
Community Center	\$35	Per day
Refundable deposit	\$100	
Park pavilions	\$25	Per day
Refundable deposit		
Concessions	10% of net profit	for profit
	5%	Non-profit
Refundable deposit	\$200	
Field and Event Fee	Per Event Policy	
<b>Cemetery</b>		
Perpetual Care	\$300	Resident – per burial site
	\$500	Non-Resident – per burial site
Grave open/close	\$300	Per burial site
Urn open /close	\$150	Per burial site
Infant open/close	\$150	Per burial site
Saturday/ Holiday/Afterhours burial	\$150	Additional
Disinterment	\$1500	With Permission
<b>Development Fees</b>		
Annexation	\$200.00	Plus, Actual Costs of Professional Reviews (i.e., Legal, Planning, Engineering)
Subdivision: Application		Plus, Actual Costs of Professional Reviews (i.e., Legal, Planning, Engineering)
Preliminary	\$200.00	
Final	\$200.00	
<b>Other</b>		
Copies	\$.25	Each page
Fax	\$1.00	Each page

<b>UTILITY RATES:</b>		
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**ELECTRIC RATES:**

<b>Security deposit</b>	<b>\$200.00</b>
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<b>SERVICES:</b>	<b>FEE</b>
<b>RATE SCHEDULE 82R – RESIDENTIAL SERVICE</b>	

**APPLICATION:** This schedule is for alternating current electric service supplied at approximately 120/240 volts through one kilowatt-hour meter at a single point of delivery for all services required on the premises for residential purposes.

	<b>Residential Monthly:</b>	<b>FEE</b>
	Customer Service Charge	\$ 11.75
	Discount Service Charge	\$ 7.00
	Per kWh charge	\$ .11911

*\*Auto rate adjustment not to exceed 2.6% or rate design analysis amounts.*

<b>RATE SCHEDULE 82G – GOVERNMENTAL SERVICE</b>
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**APPLICATION:** This schedule is for alternating current electric service supplied at approximately 120/240 volts through one kilowatt-hour meter at a single point of delivery for all services required on the premises for governmental purposes.

	<b>Government Monthly:</b>	<b>FEE</b>
	Customer Service Charge	\$ 21.75
	Per kWh charge	\$ .1203
	<b>Demand Charge</b>	\$ 7.15

*\*Auto rate adjustment not to exceed 2.6% or rate design analysis amounts.*

<b>RATE SCHEDULE 82B- BUSINESS SERVICE</b>
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**APPLICATION:** This schedule is alternating current service supplied at 120/240 volts - 220/480 volts single or three-phase electric service supplied at the City's available voltage through one electric service meter at a single point of delivery for all service required on the premises.

	<b>Small Commercial No Demand:</b>	<b>FEE</b>
	Customer Service Charge	\$ 14.75
	Per kWh charge	\$ .11863
<b>Small Commercial with Demand:</b>		
	Customer Service Charge	\$ 21.75
	Per kWh Charge	\$ .1203
	<b>Demand Charge</b>	\$ 7.15

<b>Large Commercial with Demand:</b>		
	Customer Service Charge	\$ 50.00
	Per kWh Charge	\$ .12199
	<b>Demand Charge</b>	\$ 7.50

*\*Auto rate adjustment not to exceed 2.6% or rate design analysis amounts.*

#### **RATE SCHEDULE 96I – AGRICULTURE SERVICE (PUMPS)**

**APPLICATION:** This schedule is for alternating current service supplied at approximately 120/240 volts single or three-phase electric service supplied at the City's available voltage through one electric service meter at a single point of delivery for all service required on the premises.

	<b>AGRICULTURE MONTHLY –</b>	<b>FEE</b>
	Customer Service Charge	\$ 21.75
	Per kWh Charge	\$ .12461

*\*Auto rate adjustment not to exceed 2.*

	<b>FARM MONTHLY –</b>	<b>FEE</b>
	Customer Service Charge	\$16.75
	Per kWh Charge	\$ .09944

*\*Auto rate adjustment not to exceed 2.6% or rate design analysis amounts.*

#### **RATE SCHEDULE 96DG -DIVERSIFIED GENERATION SERVICE**

Application: This schedule is for alternative sources of energy for customer use.

	Customer Service Charge	\$30.00
	Per kWh charge	\$ .11911

*\*Auto rate adjustment not to exceed 2.6% or rate design analysis amounts.*

#### **ELECTRIC CONNECTION / HOOK-UP FEES**

Connection fees are based on standard short electrical extensions for customers desiring interconnects rated 120/240 volts – Single phase, 200 amp or less, located within 100 feet of the nearest utility transformer.

	<b>CONSTRUCTION TEMPORARY POWER PEDESTAL</b>	<b>FEE</b>
	Customer Service Charge	\$11.75
	Construction temporary power pedestal	\$100.00
	No monthly maintenance charge for first 6-months	\$00
	Monthly maintenance charge 6-month to 1- year	\$20.00
	Monthly maintenance charge after 1-year	\$50.00

#### **GRID CONNECTION – to be used when applicable**

	OVERHEAD TO OVERHEAD	\$2600.00
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OVERHEAD TO UNDERGROUND	\$3900.00
DEVELOPED SUBDIVISION UNDERGROUND SERVICE	\$1350.00

***Additional charges will apply for applicants with alternate or additional requirements.***

A list of all materials, equipment, and labor costs included in each service classifications has been complied in: "Formulas for Standard Shore Electrical Extensions."

<b>ADDITIONAL SERVICE FEES</b>		<b>FEE</b>
	DISCONNECT	\$15.00 PER TRIP
	RE-CONNECT	\$15.00 PER TRIP
	READ & LEAVE – To be charged to individual making request	\$15.00 PER TRIP
	OPT-OUT AUTO READ- for billing purposes	\$15.00 PER TRIP
	SERVICE CALL OUT	\$15.00 PER TRIP

#### **WATER RATES:**

##### **CULINARY RATES:**

Residential and business customers of Monroe City Culinary System (MCCS) residing within the corporate boundaries of the City will be charged a minimum base rate of \$22.05 per month, per residential unit - Plus

Tier 1	0-5000 gallons usage	\$1.20	Per 1,000 gallons
Tier 2	5001-30,000 gallons usage	\$1.35	Per 1,000 gallons
Tier 3	30,001 -above gallons usage	\$1.55	Per 1,000 gallons

Out of City Limit connections will pay a base rate of \$22.05 –Plus

Tier 1	0-5000 gallons usage	\$1.20	Per 1,000 gallons
Tier 2	5001-30,000 gallons usage	\$1.35	Per 1,000 gallons
Tier 3	30,001 -above gallons usage	\$1.55	Per 1,000 gallons

Out of City Limit water meter customers will be charged an additional \$20.00 monthly surcharge for all active and inactive water meters for operations and maintenance of culinary lines outside the city limits.

##### **CULINARY WATER CONNECTION FEE (NEW CONSTRUCTION OR SERVICE)**

¾" CONNECTION	\$2000.00
1" CONNECTION	\$2300.00
Culinary Water Impact Fee	\$5327.00

##### **SECONDARY WATER METER: IRRIGATION**

Residential and business customers of Monroe City Irrigation System (MCIS) residing within the within the "Build Out Boundary" will be charged a minimum base rate of \$18.53 per month, per meter - Plus Eighty-five cents (.85) for each additional 1/4 acre with the charge to be computed to the nearest 1/4 acre.

Annual rate adjustment to meet cost of service expenses. Not to exceed a 5% increase.

<b>IRRIGATION WATER CONNECTION FEE (NEW CONSTRUCTION OR SERVICE)</b>	
Standard Connection 1 ½ "	\$1015.00 (without meter pending completion of meter installation project))
Irrigation Water Impact Fee	\$2,645.00

<b>ADDITIONAL SERVICE FEES</b>	<b>FEE</b>
DISCONNECT	\$20.00 PER TRIP
RE-CONNECT	\$20.00 PER TRIP

\*\*\*Signature\*\*\*

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Johnny C Parsons, Mayor

Attest

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Allison H. Leavitt, City Recorder

**MONROE CITY, UTAH**  
**ORDINANCE 1 01 2026**

**AN ORDINANCE AMENDING TITLE 13 “LAND USE” OF THE MONROE CITY CODE,  
DETAILED THE REGULATIONS, PROCESSES, AND PROCEDURES GOVERNING  
LAND USES WITHIN THE INCORPORATED BOUNDARIES OF THE CITY;  
PROVIDING FOR REPEALER AND SEVERABILITY**

**WHEREAS**, §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 January 20, 2026, where public comments were received, and unanimously recommended the proposed amendments to Title 13 Section 13-3.0 Definitions and 13.6.4 Zoning District Uses, and to provide various text amendments for clarity and correctness to the Monroe City Zoning

**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 13 Section 13-3.0 Definitions and 13.6.4 Zoning District Uses, and to provide various text amendments for clarity and correctness to the Monroe City Zoning

**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 13 “Land Use” 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\*\*

**PASSED AND ADOPTED** by City Council, this 27<sup>th</sup> day of January 2026.

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JOHNNY PARSONS, Mayor  
Monroe City, Utah

Attest:

(SEAL)

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ALLISON LEAVITT, City Recorder  
Monroe City, Utah

City Council Vote as Recorded:

Councilmember	AYE	NAY	ABSTAIN	ABSENT
JASON BAGLEY				
RYAN JOHNSON				
MICHAEL MATHIE				
PERRY PAYNE				
ERICA SIRRINE				

December 19, 2025

Property Owners Along the “Waste Ditch”

Dear Neighbor,

Due to the Monroe Canyon Fire this past summer, there is concern that land scarred by the fire will not retain water from snowmelt and significant rainstorms. Some damage has already taken place. To prepare for such moments, Monroe City, Sevier County, and property owners along the canal have been clearing the canal channel to increase water flow rates. The hope is that with this work done, higher water levels will remain within the canal and not push beyond the banks.

We respectfully request that you allow crews and equipment to access your property so this work can be completed.

The waste ditch was constructed decades ago without any formal organization such as a canal or irrigation company to own and maintain the channel. Over the years, public entities and private individuals have voluntarily maintained the canal without any obligation to do so. They have done so recognizing that prolonged periods of neglect will only create flood problems during storm events, for example. The Monroe Canyon Fire has once again required these volunteer efforts to resume.

If you have any questions about this work, please contact Monroe City Offices or the Sevier County Road Department.

Thank you for your consideration.

Best regards.

Sevier County

Monroe City

