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**MINUTES
MONROE CITY PLANNING COMMISSION
4/21/2026**



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

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The regular meeting of the Monroe City Planning Commission was called to order by Chair Candice Barney on Tuesday, April 21, 2026, at 7:00 P.M. Opening prayer was offered by Commissioner Riddle.

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Present:

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Commissioners:

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Candice Barney

Talon Gadd

David Riddle

Riley Lindsay

Lance Roberts

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Citizens:

Lori Eyre

Stephanie Elliott

Lyndon Friant

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2. Approval of previous meeting minutes March 17, 2026.

Commissioners reviewed the minutes from the March 17, 2026, meeting. No corrections or amendments were identified.

Commissioner Gadd Made a motion to approve the minutes as presented. Seconded by Commissioner Roberts. The motion carried unanimously.

3. Citizens' comments.

No citizens who were present had comments.

4. Consider amending Monroe City Land Use Ordinance to include allowing a state liquor agency.

The commission received a presentation from the owners of the local gas station, Green Valley Gas. Stephanie Elliott and her mom Lori Eyre, expressed interest in establishing a state liquor package agency within a separate, dedicated section of their existing gas station building — approximately 750 square feet with its own exterior entrance on the east side of the structure.

The applicants stated that they had reviewed the applicable DABS requirements and believed they met all qualifications, including the required separation distances from churches and schools. They noted that the nearest entrance of the proposed agency would be approximately 1,100 feet from the nearest church property line, exceeding the 600-foot entrance-to-entrance

41 requirement. They further indicated that their existing beer retail license subjects them to similar
42 compliance requirements, including mandatory employee training. Because they own the
43 building outright, they would not face the lease cost pressures that have reportedly caused other
44 area package agencies to close.

45 Commissioner Barney provided a thorough overview of the research she had conducted prior to
46 the meeting, including a consultation with the Sevier County Sheriff. Commissioner Barney had
47 asked Sheriff Curtis if having a liquor agency in a community contributed to more DUI's. The
48 Sheriff characterized the question as largely one of community perception, noting that available
49 data does not show a correlation between proximity to liquor stores and increased DUI rates —
50 the county sees approximately 30 to 40 DUIs per year across the area. Chair Barney also
51 discussed Monroe's four zoning classifications and noted that the gas station falls within a
52 commercial-residential zone, raising a question as to whether that is the most appropriate
53 location for such a use compared to a light industrial zone.

54 Commissioners and City Treasurer Jacee Barney discussed several considerations, including the
55 volume of foot traffic from students during lunch hours, the availability of beer already within
56 the store, and the fact that residents currently travel out of the county to purchase liquor. Lori
57 Eyre noted that four liquor stores in the surrounding area had recently closed, making the nearest
58 option Salina. It was also noted that other Richfield-area applicants may be preparing to apply,
59 and that the DABS holds a statewide meeting on May 10th, creating a degree of time sensitivity.

60 Commissioner Riddle raised the analogy of a local dance studio application where neighbors
61 were unaware of the project until the public hearing, suggesting that a hearing would benefit the
62 applicants themselves by giving them a clearer read on community sentiment before proceeding.

63 City Treasurer Barney clarified that any amendment to the land use ordinance requires a public
64 hearing, and that the Commission could set a hearing date without making a final determination
65 that evening. It was acknowledged that the May 10th DABS deadline would not be achievable
66 given the required two-week public notice period and the City Council meeting schedule; the
67 applicants indicated they understood this.

68

69 **Motion to set May 19, 2026, as the date for a public hearing to consider amending the**
70 **Monroe City Land Use Ordinance to allow a state liquor package agency was made by**
71 **Commissioner Gadd and seconded by Commissioner Roberts. The motion carried**
72 **unanimously.**

73 Staff was directed to post the required public notice and to place the item on the May 19th
74 agenda.

75 Chair Barney closed the Planning Commission at 7:26 PM and opened the Public Hearing at 7:27
76 PM. The purpose of the hearing was to receive public comments on the Monroe City Master
77 Transportation Plan.

78

79 **5. Public Hearing. The purpose of this hearing is to receive comments regarding**
80 **Monroe City Master Transportation Plan.**

81 Lyndon Friant, serving as a representative for the plan's engineering team in place of the primary
82 presenter, McLain Farmer provided an overview of the plan and summarized the public
83 comments received through the online comment portal. Two substantive comments were noted:

- 84 1. A request for traffic calming measures on 800 South, including paint striping and lane
85 treatments to reduce vehicle speeds.
- 86 2. A concern from a resident about the number of preserved future roadway corridors shown
87 on the plan's maps, with an expression of preference for keeping agricultural lands as
88 farms rather than allowing residential sprawl.

89 Lyndon explained that the corridor lines on the future roadway classification maps represent
90 preserved potential routes only — they do not mandate development. He used Washington
91 County as an example of a jurisdiction that suffered from a lack of planning ahead of growth.
92 The plan's primary purposes are to preserve corridors for potential future use, support
93 applications for transportation funding, and provide the Commission and Council with a guiding
94 document that can be updated over time as conditions change.

95 Commissioners raised questions about active transportation, including the status of the local
96 mountain bike and nature trail network, the potential connection to the county-wide Utah Trail
97 Network, and the adequacy of road shoulders on the highway approaching Monroe for cyclists.
98 Lyndon confirmed that the existing plan incorporates a limited active transportation component
99 along Main Street, Third West, and Fourth North, and that as trail projects inside the city
100 boundary develop further, the web-based plan can be updated to reflect them. He noted that the
101 county had previously identified Washburnville Road as a preferred cycling corridor into
102 Monroe from Highway 118. Commissioners also noted the importance of balancing
103 transportation planning priorities alongside the city's ongoing water infrastructure concerns.

104 No public comments were made.

105 **Commissioner Barney closed the public hearing at 7:39 PM. The regular Planning**
106 **Commission meeting was reconvened at 7:39 PM.**

107 **6. Consider recommendation for Monroe City Master Transportation Plan.**

108 Following the close of the public hearing, the Commission considered forwarding the Monroe
109 City Master Transportation Plan to the City Council for adoption.

110 **Motion to recommend the Monroe City Master Transportation Plan to the City Council for approval**
111 **was made by Commissioner Lindsay and seconded by Commissioner Gadd. The motion carried**
112 **unanimously.**

113
114 **7. Consider Proposed amendments to Title 13 .3.0 Definitions; 13.6.4- Zoning District**
115 **Established Uses; as well as text amendments to provide clarity and correctness to the**
116 **Monroe City Land Use Zoning Ordinance.**

117 Chair Barney noted that at the March 17, 2026 meeting, the commission had conducted a public
118 hearing and Commissioner Gadd had made a motion to approve the zoning amendments;
119 however, because action on the amendments had not been included as a separate agenda item,
120 the motion was not legally effective. The item was therefore placed on the current agenda to
121 allow the Commission to take proper action. The amendments address definitions under Title
122 13.3.0, zoning district established uses under Section 13.6.4, and various text corrections for
123 clarity, including the removal of the wellhead protection zone columns from items 89 through
124 124.

125 **Motion to recommend approval to the Monroe City council for the proposed amendments to Title**
126 **13.3.0 Definitions, Section 13.6.4 Zoning District Established Uses, and the associated text**
127 **amendments providing clarity and correctness to the Monroe City Land Use Zoning Ordinance was**
128 **made by Commissioner Gadd and seconded by Commissioner Riddle. The motion carried**
129 **unanimously.**
130

131 **8. Consider amending agriculture building permit requirements.**

132 Chair Barney introduced a discussion stemming from a recent instance in which a farmer sought
133 a building permit for a simple agricultural structure — essentially an open-framed hay storage
134 shelter — and was still required to involve the county building department for inspections. The
135 Mayor and City Council had asked the Planning Commission to discuss whether the city could
136 conduct its own inspections for purely agricultural structures, thereby streamlining the process
137 for farmers.

138 City Treasurer Jacee Barney reported that she had spoken with Jason Mackelprang (Sevier
139 County Building Inspector) prior to the meeting, and he raised significant liability concerns. His
140 primary concern was that structures classified as agricultural at the time of permitting often
141 evolve over time — owners add walls, electrical, plumbing, or other improvements that
142 transition the structure away from its original agricultural use. If the city signs off on an
143 agricultural permit without county involvement, and the owner later makes those modifications,
144 there is no county record of the original construction, and the city could be left holding liability
145 for a structure it cannot properly inspect or certify.

146 Commissioner Lindsay noted that from a structural engineering standpoint, large open-span
147 agricultural buildings can actually be among the most structurally complex, making inspection
148 even more important. He also flagged the risk that a broad agricultural exemption could be
149 exploited as a loophole — structures starting as open shelters could eventually be converted to
150 habitable spaces.

151 The Commission discussed the possibility of distinguishing between fully open structures (e.g., a
152 four-post roof with no walls) and any structure with enclosure, power, or water — with the latter
153 automatically requiring county involvement. City Treasurer Barney confirmed that if the county
154 does not participate from the beginning, they will not inspect or certify modifications made later,
155 compounding the city's long-term liability exposure.

156 The Commission ultimately agreed that this issue warrants further discussion at the City Council
157 level, and that Jason Mackelprang should be invited to present his concerns directly to the
158 Council. No formal motion was made; the item was noted as a discussion item to be carried
159 forward.

160 **9. Consider date to set Public Hearing to receive comments on amending Monroe City**
161 **Subdivision Ordinance to include impacts made by new subdivision development.**

162 Commissioner Barney and Commissioner Gadd presented a proposal to amend the Monroe City
163 Subdivision Ordinance to require that new subdivision applications — including splits creating
164 two or more lots — be accompanied by an updated hydraulic modeling report. This requirement
165 would ensure that the city's water pressure and capacity model reflect the impact of new
166 development before lots are approved.

167 Commissioner Barney explained that a prior hydrological study conducted by Parker Vercimak
168 (Jones & DeMille) had revealed that water pressure on the east bench of Monroe barely meets
169 the state minimum of 40 PSI at the distribution main, meaning pressure at homes would be even
170 lower. By contrast, areas like White Fence Farms see approximately 150 PSI. The study did not
171 account for increased culinary water demand from newer subdivisions that lack access to
172 irrigation water and therefore place greater demand on the culinary system.

173 A prime example was cited from Elsinore, where a subdivision was approved without hydraulic
174 modeling, resulting in inadequate water pressure for upper-elevation homes and requiring the
175 city to fund a booster pump after the fact — a cost that could have been assigned to the
176 developer had proper analysis been required upfront.

177 Additional potential subdivision ordinance refinements discussed included requirements for soil
178 reports, documentation of water rights, letters of feasibility, and traffic impact studies.
179 Commissioner Lindsay cautioned that while such studies are valuable, they carry significant
180 costs that could have unintended consequences for smaller or agricultural landowners, and
181 suggested the Commission prioritize the most critical items — particularly the red and yellow
182 zone water pressure concerns — before moving to the full list of refinements.

183 The Commission agreed to not hold a public hearing on the same evening as the liquor store
184 hearing (May 19th), given the anticipated public interest in that item. It was suggested that the
185 subdivision ordinance public hearing be scheduled for June, potentially following a work session
186 to allow commissioners to prioritize and sequence the proposed amendments. City Treasurer
187 Barney clarified the distinction between a work session (open to the public but not requiring
188 public comment) and a public hearing, noting that the Commission is not bound to its regular
189 third-Tuesday meeting schedule for special sessions.

190 No formal date was set. The item was tabled to the next regular meeting agenda for further
191 consideration

192 **10. Elect new chair and chair pro-temp.**

193 Commissioner Barney explained that she had applied for and been appointed to fill a vacancy on
194 the Monroe City Council, which requires her to resign from the Planning Commission as
195 members may not serve on both bodies simultaneously. She expressed her willingness to
196 continue attending Planning Commission meetings in an advisory capacity during the transition
197 period.

198 Commissioner Talon Gadd was nominated for Chair.

199 **Motion to elect Talon Gadd as the new Chair of the Monroe City Planning Commission was made by**
200 **Commissioner Barney and seconded by Commissioner Roberts. The motion carried, with**
201 **Commissioner Talon abstaining.**

202 Commissioner Riley Lindsay was nominated for Chair Pro-Temp.

203 **Motion to elect Commissioner Riley Lindsay as Chair Pro-Temp was made by Commissioner Riddle and**
204 **seconded by Commissioner Roberts. The motion carried unanimously.**

205

206 **11. Consider recommendations for new chairman.**

207 The Commission discussed candidates to recommend to the mayor to fill the Commission
208 vacancy created by Commissioner Barney's appointment to the City Council. Names were agreed
209 upon to be submitted to the mayor for consideration.

210 **12. Other Business.**

211 **Smith Property Update:** City Treasurer Jacee Barney provided a follow-up on the Smith
212 property on Third West, which had been flagged at a prior meeting. The Smiths had previously
213 been granted temporary permission to live in a motor home on their property while constructing
214 a permanent home, on the condition that they obtain a building permit, have the structure placed
215 on a permanent foundation, and complete all required inspections. Treasurer Barney reported that
216 while the Smiths did obtain a building permit, they never requested any inspections, and the
217 structure has not been placed on a permanent foundation. County inspector Jason Mackelprang
218 and Trevor Peterson are coordinating on next steps, which are now primarily within the county's
219 jurisdiction given that a permit was issued. The Commission acknowledged the update.

220 **13. Adjournment.**

221 **Motion to adjourn was made by Commissioner Riley Lindsay and seconded by Commissioner David**
222 **Riddle. The motion carried unanimously.**

223 The meeting was adjourned at 8:27 PM.