

**MINUTES
MONROE CITY PLANNING COMMISSION MEETING
FEBRUARY 25, 2015**

7:30 p.m.

1. Chairman Leon Stewart conducting

The regular meeting of the Monroe City Planning Commission was called to order at 7:30 p.m. by Chairman Leon Stewart. Prayer was offered by Commissioner Joyce Barnson.

Present:

Chairman: Leon Stewart
Recorder: Emalee H. Curtis
Others: Jackson and Jadie Stevenette

Commissioners:
Justin Peterson - excused
Fran Washburn
Joyce Barnson
Bart Lee
Kamelle Gleave -excused

Approval of minutes of previous meeting

MOTION: To approve the minutes of the January 28, 2015 planning commission meeting as corrected

By: Commissioner Bart Lee
Second: Commissioner Joyce Barnson
Vote: All were in favor. Motion carried.

Corrections:

page 2: change "Stampreassions" to "Stampressions" - "complete" to "completely"
Several other grammar changes were suggested that did not change the intent.

2. Jackson and Jadie Stevenett - (1) proposal to split 3.935 acres from Bohman's 10.38 acres - Located at approximately 300 East between 550 South and 698 South - sketch plan
(2) Conditional use application for a building permit on proposed newly created lot

Jackson and Jadie Stevenette presented a request to the planning commission to divide land creating a new building lot on property within the city's Source Protection Zone 3.

All uses in this zone are conditional. They submitted a request for approval of a conditional use to build a new house on this newly created parcel. The existing use of this land is farm and dry ground. They are proposing creating a building lot for a new home and for farming on the balance of the property.

They have made an offer to Richard Bohman for 4 acres of his property. If he does not accept their offer, they will offer for 2 acres adjacent to Lynn Parsons' fence/property line. They have also offered for the whole 10.38 acres, but do not foresee that he will accept this offer. No matter which offer is accepted, their plan for the septic and leach lines remains the same. They have researched and met with the Central Utah Health Department and found that they should be able to build in Zone 3 by purchasing

additional property from Lynn Parsons, outside of zone 3 (and having it surveyed and quit-claimed as part of their parcel which would be utilized for their septic and leach lines) There should not be a problem with this plan.

Their plan is to build along the fence next to Lynn Parsons and continue to farm the rest of the ground. This property is currently being irrigated under the city's pressurized irrigation system.

The city's land use ordinance and zoning maps were studied and discussed. Chairman Stewart said that the city has set a precedence for locating the septic system outside of Zone 3, with the building located in Zone 3 when they built the new city shop/EMS building adjacent to the city well.

MOTION: To recommend city council approval for the conditional use request to build a home on property within the city's Source Protection Zone 3, as presented to the commission. Also to recommend that the property split be approved as presented - after further review of a survey plat being prepared and reviewed by the planning commission. The septic system will be located outside of Source Protection Zone 3.

By: Commissioner Joyce Barnson
Second: Commissioner Bart Lee
Vote: All were in favor. Motion carried.

3. Open and Public Meetings required training - Utah Code 52-4-104

Recorder Curtis presented information about the rules in the Utah Open and Public Meetings Act in Utah Code 52-4-104. This section of the code requires each public body of the municipality to receive annual training on this law. Each member of the planning commission received a handout with information on this section of the code.

Commissioners discussed the regulations and questions were answered, especially how this rule applies to the planning commission.

4. Commission assignments - research proposed land use ordinance amendments-fencing

Commissioner Stewart has prepared a first draft of information in the land use ordinance that has been discussed previously. He shared a list of concerns with nothing new to add.

Joyce reviewed other community ordinances. There are lots of different ideas

Bart said that a lot of cities are working on fencing and enforcement issues.

Kamelle feels that we may be too restrictive in what we are trying to accomplish - are we over thinking the problem?

Leon reviewed our current fence ordinance. We need to address open line- of- sight. Change that a building permit shall be required, not may be required. Take out #8

Define driveway ? Access? Entrance?

Bart discussed side yards, front yard set back. He would like to see 30' not 40' with interior lot or side driveway.

We need to address agricultural needs but also recognize safety issues.

Might change maximum height to 3' instead of 4' with no view obscuring planting. State instead be specific with 8' heights.

Exception if 50% visibility. Chain link or vinyl in certain areas.

Joyce likes to have less restrictive specific rules.

Bart likes to have specifics to avoid lots of different views-ideas- interpretations.

Problem is still how to enforce the ordinance.

Need to address front yard and street corners.

Prior to the next meeting, Emalee will write up what has been proposed tonight for further review. Bart and Leon will submit what they would like to see in writing, for further review.

Definitions - visibility 50%

Definitions - interior lot or side driveways

Agricultural fence

Entrance not a driveway

Also address plantings in this section.

How to start? When is a permit required? Permit required if over 3' tall. First section state a building permit is required for fences over 3' tall. If over 8' needs to be engineered.

Safety is first concern.

Section 700 - fencing building permit required.

The new fire chief and commission member has requested that the planning commission change the planning commission meeting night. Commissioner Peterson is now the fire chief, with fire meetings held on every Wednesday. Might the commission consider changing their meeting night for future meetings?

The commission suggested meeting on the third Tuesday. Emalee will check with Kamelle and Justin to see if this meets with their approval. If so, the commission's next meeting will be on March 17th.

5. Adjournment

MOTION: To adjourn

By: Commissioner Bart Lee

Second: Commissioner Joyce Barnson

Vote: All were in favor. Meeting adjourned at 9:00 p.m.

APPROVED THIS 17TH DAY OF MARCH, 2015

EMALEE H. CURTIS, CITY RECORDER

2 25 2015

Monroe City Planning Commission

Minutes