Monroe City, Utah
ORDINANCE 10 01 2026

AN ORDINANCE AMENDING TITLE 12 SUBDIVISION OF THE CITY'S CODE; ESTABLISHING REQUIRED DEVELOPMENT IMPROVEMENTS FOR LOTS TWO ACRES AND LARGER AND FOR ALL COMMERCIAL DEVELOPMENT AND PROVIDING AN EXEMPTION FOR SINGLE LOT SPLITS. PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, §10-20-801 of Utah State Code (as amended) allows the legislative body of the City to enact ordinances requiring that a subdivision plat comply with the provisions of the City's ordinances and Part 8 of the Municipal Land Use, Development, and Management Act of Utah State Code (as amended) before the subdivision plat may be filed and recorded and lots may be sold; and

WHEREAS, Monroe City desires to update its policies pertaining to subdivisions found in Title 12 Subdivisions of the Municipal Code to ensure consistency and compliance with the Municipal Land Use, Development, and Management Act of Utah State Code (as amended); and

WHEREAS, Pursuant to the process described in §10-20-802 of Utah State Code (as amended), the Planning Commission provided notice and held a duly noticed public hearing as required by §10-20-205 of Utah State Code (as amended) to consider objections and recommended approval of the proposed amendments to Title 12 Subdivisions to the City Council for adoption; and

WHEREAS, after holding a duly noticed public meeting, and upon making its necessary reviews, the City Council found it to be in the best interest of the City to update the relevant policy statements found within Title 12 Subdivision, of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Monroe City, Utah:

SECTION 1: Repealer. If any provisions of the Municipal Code previously adopted are inconsistent herewith, they are hereby repealed.

SECTION 2: Amendment. Title 12 Subdivision of the Municipal Code is hereby amended to read as follows in the attached Exhibit 'A' (page 3)

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 take effect upon its passage by a majority vote of the Monroe City Council and following notice and publication as required by the Utah Code.

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

PASSED AND ADOPTED by Monroe City Council, this **27th day of October 2026**.

JOHNNY PARSONS, Mayor
Monroe City

Attest:

ALLISON LEAVITT, Recorder
Monroe City

MONROE CITY CORPORATE SEAL STATE OF UTAH

City Council Vote as Recorded:

Councilmember	AYE	NAY	ABSTAIN	ABSENT
Jason Bagley	X			
Candice Barney	X			
Ryan Johnson				X
Michael Mathie	X			
Perry Payne				X

Exhibit A:

12.15.1 PURPOSE. This section makes sure that new development pays for and builds the public infrastructure it needs including curb, gutter, and sidewalks consistent with City construction standards.

12.15.2 DEFINITIONS. For this section:

1. **"Development Improvements"** means the following, built along all public street frontages of the lot or development, including any curb and gutter, and sidewalks.
2. **"Single Lot Split"** means a one-time division of one existing parcel of record into no more than two (2) lots.
3. **"Commercial Zone"** means any zoning district the City designates as commercial, including CR-1, RC-1, LIR-1 zones.
4. **"Commercial Use"** means any retail, office, service, hospitality, or other non-residential business use, whatever zone it's in.
5. **"Dual Zoned"** means a subdivision, lot, or parcel that has more than one zoning district inside its boundaries, including any combination of residential and commercial zoning.

12.15.3 APPLICABILITY.

1. **Required for:** All lots smaller than two (2) acres that are created, subdivided, or developed, unless 12.15.4 exempts them.
2. **Not required for:** Lots two (2) acres or larger in a residential zone, subject to 12.15.5 and 12.15.6.
3. **Required for:** All development in a Commercial Zone and all Commercial Uses, as provided in 12.15.5.

12.15.4 SINGE LOT SPLIT EXEMPTION. A Single Lot Split does not have to install Development Improvements, subject to 12.15.5 and 12.15.6.

12.15-5 COMMERCIAL DEVELOPMENT. All Commercial Zones and Commercial Uses must install Development Improvements, regardless of lot size or how the lot was created. The exemptions in 12.15.3(2) and 12.15.4 do not apply to any lot in a Commercial Zone or any lot proposed for a Commercial Use.

12.15.6 DUAL ZONE PROHIBITED.

1. **Single zone required.** A subdivision, Single Lot Split, or other land division may not be Dual Zoned. Every lot in a proposed subdivision or land division must be in a single zoning district.
2. **No rezoning to avoid improvements.** The City will not approve a rezone, subdivision, or land division that separates commercial and residential areas on one parcel or development if the purpose or effect is to avoid Development Improvements.
3. **Commercial portion controls.** If any part of a subdivision, lot, or development is in a Commercial Zone or proposed for a Commercial Use, Development Improvements are required for the entire subdivision or development.
4. **Determination.** The Land Use Authority decides whether an application violates this section. That decision may be appealed as provided in the City Code.

12.15.7 STANDARDS AND TIMING. Development Improvements shall:

1. Be designed and built according to the City's adopted construction standards.
2. Be approved by the City.
3. Be completed, or guaranteed by an approved improvement assurance, before final plat recording or before a building permit is issued, whichever comes first.