

NOTICE AND AGENDA
MONROE CITY COUNCIL MEETING
November 24, 2020

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 November 24, 2020 at the City Hall, 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.)

7:00 p.m.

1. Welcome and call to Order: Mayor Johnny Parsons
2. Pledge of Allegiance and Prayer: By invitation
3. Roll Call
4. Consider a motion to approve the minutes of the meeting held November 5, 2020.
5. Citizen input
6. Approval of October 2020 cash disbursements, adjustment journal, and utility aging report.
7. Business
 - a. Consider building permit violation for outbuilding/garage located at 454 S 575 W
 - b. Planning Commission Business:
 1. Private outbuilding/garage exceeding the minimum of 1400 sq. feet, submitted by Ronald Stuhlberg located at 409 W 300 N.
 2. Private outbuilding/garage exceeding the minimum of 1400 sq. feet, submitted by Aleisa McClure located at 474 S 200 E
 - c. Approval of Resolution 11 03 2020 amending Construction Standards for Monroe City to include changes made to standard drawing titled Recommended Turnaround (RD 19) and Typical Street Section (RD 02).
 - d. FEMA compliance proposal – Ricky Anderson, Jones and DeMille
 - e. Consider Website design proposal
8. Other Business
 - a. Staff Reports
 - b. Department Business-Council
9. Adjournment

Posted this 23rd day of November 2020

I hereby certify that the foregoing notice and agenda was posted at the Monroe City Hall, website littlegreenvalley.com, posted on the Utah Public Notice website and personally 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.

MONROE CITY COUNCIL MEETING

November 5, 2020

MINUTES

6:00 p.m.

1. The regular meeting of the Monroe City Council was called to order by Mayor Parsons at 6:00 p.m.

2. The Pledge of Allegiance was led by Councilmember Buchmiller. A prayer was offered by Councilmember Serrine.

3. Roll Call

Mayor Johnny Parsons

Councilmembers:

Dane Buchmiller

Janet Cartwright -absent

Michael Mathie

Perry Payne

Erica Serrine

Public Works Director Devin Magleby

City Recorder Allison Leavitt

Power Foreman Josey Parsons

Utility Clerk Marisa Mathie

4. Consider a motion to approve the minutes of the meeting held October 27, 2020

Councilmember Payne moved to approve the October 27, 2020 Regular City Council Meeting Minutes with corrections. The motion was seconded by Councilmember Serrine. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Payne, Mathie, and Serrine. The vote was unanimous. The motion carried. 4-0

5. Citizen input –

No business.

6. Business

Monroe City Council

Minutes

11/5/2020

41 a. Consider Resolution 11 1 2020 recommending economic development enterprise
42 zones.

43
44 Monroe City passed Resolution 07-01-2018 to support the concept of businesses receiving
45 an enterprise zone tax credits when meeting Utah State Tax Commission criteria. The State
46 requires the zone to be renewed every five years and since Monroe adopted this, the State is
47 not allowing municipalities to renew the agreement. However, with adoption of this resolution
48 and the city submitting a new application to Utah State Tax Commission this tax credit for
49 businesses will remain available until 2024.

50
51 **Councilmember Mathie moved to adopt Resolution 11 1 2020 recommending economic**
52 **development enterprise zones. The motion was seconded by Councilmember Payne. A roll**
53 **call vote was called. Voting yes: Councilmembers Buchmiller, Payne, Mathie and Sirrine. The**
54 **vote was unanimous. The motion carried. 4-0**

55
56 b. Consider water tap right transfer from Michael Murdock (approximately at 1225 W SR
57 118) to Wyatt Shakespear (approximately at 310 W 500 N)

58
59 Michael Murdock owns a culinary tap right located at approximately 1225 W SR 118; this is an
60 out of town tap right and he would like to transfer this tap right to Wyatt Shakespear located at
61 approximately 310 W 500 N.

62
63 Councilmember Payne stated that Mr. Murdock's tap right is one of the last tap rights on SR
64 118, up on the hill, and is not being used. Mr. Murdock has been paying the out of town water
65 surcharge fee, and Mr. Shakespear will now pay the surcharge fee once the transfer is final.
66 Councilmember Payne explained that this water meter would be just outside the City limits, but
67 in an area where the City's water department can supply better water pressure.

68
69 Mr. Shakespeare will be required to pay the culinary water hook-up fee but not the culinary
70 water impact fee because this is an existing water tap right.

71
72 **Councilmember Payne moved to approve water tap right transfer from Michael Murdock**
73 **located at approximately 1225 W SR 118 to Wyatt Shakespear located at approximatley 310**
74 **W 500 N. The motion was seconded by Councilmember Buchmiller. A roll call vote was called.**
75 **Voting yes: Councilmembers Buchmiller, Payne, Mathie and Sirrine. The vote was unanimous.**
76 **The motion carried. 4-0**

77
78 c. Consider expenditures of Utah Coronavirus Relief Funds (CARES).

79
80 Council reviewed previous expenditures of the Utah Coronavirus Relief Funds (CARES) and

Determined how the remaining amount of funds will be used to help with the public health concerns due to COVID-19.

Council decided most of the funds should be used to make our park a safe environment for our citizens to get out of their houses and enjoy the outdoors.

Council determined the following items should be purchased:

- Folding Picnic Tables

- Portable tables and chairs

- Trailer to store and transport tables and chairs

- Park equipment including - splash pad attachments, and playground equipment

- Hot water heater for concession room

- Bleachers

- Webpage update

- Sanitizing supplies

With time constraints on expending the CARES funds Council determined that Mayor Parsons could make final decision as other needs present themselves.

Mayor Parsons asked each Councilmember to contact him if they learned of needs in our community.

Councilmember Sirrine moved to approve discussed expenses incurred due to the public health emergency with Utah Coronavirus Relief Funds (CARES) including giving Mayor Parsons permission to expend funds as other needs present themselves. The motion was seconded by Councilmember Mathie. A roll call vote was called. Voting yes: Councilmembers Sirrine, Mathie, Payne, and Buchmiller. The vote was unanimous. The motion carried. 4-0

d. Set November and December City Council meeting schedule.

Council decided to cancel the December 22, 2020 regular scheduled council meeting unless urgent business is presented.

e. Approval of employee holiday bonus and volunteer gifts.

Council reviewed 2019 employee holiday bonus list and decided to increase benefited employees by \$50.00 with all other employees by \$25.00

Board members will receive a \$25.00 gift card to GG's, and Councilmembers and their spouse will have a dinner prepared by Councilmember Payne with Mayor Parsons help.

Councilmember Sirrine moved to approve employees holiday bonus and volunteer gifts
The motion was seconded by Councilmember Payne. A roll call vote was called. Voting yes:
Councilmembers Buchmiller, Payne, Mathie and Sirrine. The vote was unanimous.
The motion carried. 4-0

f. Consider participation level with Carbon Free Power Project (CFPP).

Power Foreman Josey Parsons explained to the Council that more subscribers have withdrawn
from the Carbon Free Power Project (CFPP). NuScale has now reduced the size of the project
from twelve modules to six modules which will produce 77 megawatts each at an expected
price of 5.5 cents per kWh.

NuScale and UAMPS are actively searching for additional subscribers to increase the
subscription and help lower Monroe City's costs. With downsizing the project, Monroe City's
cost exposure has gone from an estimated \$94,000 to \$25,000. These costs will be incurred
during the licensing phase of the project.

We currently are subscribed for 600 kWh, and Power Foreman Josey Parsons stated that the
City could increase their subscription in the future and that he would be able to see when
subscription availability is becoming low.

Councilmember Buchmiller moved to maintain Monroe City's current subscription level, of
600 kWh, in the Carbon Free Power Project. The motion was seconded by Councilmember
Payne. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Payne, Mathie and
Sirrine. The vote was unanimous. The motion carried. 4-0

g. Consider Resolution 11 2 2020 authorizing and approving adjustment to the
participant's entitlement share for the Carbon Free Power Project (CFPP)

Resolution 11 2 2020 was tabled.

7. Other Business

a. Staff Reports

City Recorder Allison Leavitt-

No further business

Utility Clerk Marisa Mathie-

No further business

Power Foreman Josey Parsons-

*Reviewed upcoming FIRM solar power project.

*Installed new reclosure and received three reclosures from Garkane Energy, which have never been used. The power department now has backups if needed.

Public Works Director Devin Magleby

*Met with Micklane Farmer, Jones and DeMille engineer, to discuss our application to UDOT Joint Highway Grant program. This application will be for completing Main Street from 100 S to 600 S with two lanes and a turning lane along with curb and gutter. This design will match our current Main street design at 100 S Main Street.

If awarded this grant work would not begin until 2024.

*Mr. Coleman will begin hauling tailings to the landing strip soon.

*City crew was able to burn the limb pile, so it can now be opened to the public.

b. Department Business-Council

Councilmember Payne –

*Fire Department held officer election during their November 4, 2020 meeting. Justin Peterson was selected as Fire Chief starting January 1, 2021 with an increase of a \$200.00 monthly credit on utility billing.

*Maintenance to water tanks was completed.

Councilmember Mathie -

No further business

Councilmember Buchmiller-

*Discussed moving forward with replacing penstock in the early spring. The pipe is

Monroe City Council

Minutes

11.5.2020

deteriorating from the water pressure created inside the pipe.

*Discussed moving forward on replacing power lines to Cove Mountain Translator.

Councilmember Serrine-

*Would like Park Foreman Kaycee Roberts to attend training this winter for park maintenance.

Mayor Parsons

*Justin Peterson asked Mayor to thank Parks Foreman Kaycee Roberts on taking care of the grass at the fire station. Mr. Peterson stated it looked better this year than it ever has.

*Mayor Pro-Tempore is Councilmember Perry Payne and will take care of business while Mayor Parsons is out of town this coming week.

*To follow past practices would like to increase City Recorder Allison Leavitt's wage by .50 cents per hour for earning her Certified Municipal Clerk Certification. No objection was voiced.

8. Adjournment

There being no further business to come before the Council for consideration, Councilmember Mathie moved the Regular Council Meeting adjourn at 7:15 p.m. The motion was seconded by Councilmember Payne. The vote was unanimous. The motion carried. 4-0

The next regular City Council meeting is scheduled to be held on Tuesday, November 24, 2020 starting at 7:00 p.m. at Monroe City Office.

Approved this 24th day of November 2020

Allison Leavitt

Monroe City Recorder

MONROE CITY	10/16/2020	10/16/2020	\$ 20,080.10	PAYROLL TRANSFER					
Public Employees Health Program	9/24/2020	10/20/2020	\$ 9.25						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 9.25						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 9.25						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 148.00						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 384.19						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 920.31						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 960.96						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 1,380.79						
Public Employees Health Program	9/24/2020	10/20/2020	\$ 1,617.63	health insurance					
Public Employees Health Program	9/24/2020	10/20/2020	\$ 6,077.33						
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 2.36	EMPLOYEE BENEFITS					
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 7.60						
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 8.65	EMPLOYEE BENEFITS					
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Utah Local Government Trust	10/20/2020	10/20/2020	\$ 8.65	EMPLOYEE BENEFITS					
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 22.00						
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 24.10						
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 56.61						
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 160.75						
Utah Local Government Trust	10/20/2020	10/20/2020	\$ 695.92						
ROBERTS, LANCE	10/21/2020	10/21/2020	\$ 639.56	BOYS BASKETBALL INSURANCE					
ROBERTS, LANCE	10/21/2020	10/21/2020	\$ 690.00	GIRLS BASKETBALL INSURANCE					
Frank Dimick	10/21/2020	10/21/2020	\$ 3,674.33	CARES BUILDING FOR MEAL PICK-UP					
SOUTH SEVIER SENIOR CITIZEN C	10/21/2020	10/21/2020	\$ 2,200.00	CARES MONIES FOR LOSS IN FUND RAISING					
SHAD LEE	10/21/2020	10/21/2020	\$ 375.00	SHAD LEE EMPLOYEE SAVINGS					
JOSEY PARSONS	10/21/2020	10/21/2020	\$ 15.00	ANNUAL CONFERENCE/ZERMATT RESORT MEALS					
JOSEY PARSONS	10/21/2020	10/21/2020	\$ 184.00	ANNUAL CONFERENCE/ZERMATT RESORT MILEAGE					
JOSEY PARSONS	10/21/2020	10/21/2020	\$ 650.00	SAVINGS WITHDRAWL					
RODNEY WANLIASS	10/21/2020	10/21/2020	\$ 200.00	EMPLOYEE SAVINGS WITHDRAWL					
BARNEY, DEBBIE	10/22/2020	10/22/2020	\$ 200.00	Deposit Refund: 1063514 - BARNEY, DEBBIE					
DOWELL, HADLEY	10/22/2020	10/22/2020	\$ 200.00	Deposit Refund: 3114402 - DOWELL, HADLEY					
FROVARP, KYLE	10/22/2020	10/22/2020	\$ 200.00	Deposit Refund: 2114003 - FROVARP, KYLE					
GILBERT, PRESTON	10/22/2020	10/22/2020	\$ 200.00	Deposit Refund: 3004005 - GILBERT, PRESTON					

MINSON, JOHN	10/22/2020	10/22/2020	\$	200.00	Deposit Refund: 4157603 - MINSON, JOHN				
DARRIN JENSON	10/23/2020	10/23/2020	\$	88.58	SUPPLIES REIMBURSEMENT6TH GRADE FOOTBALL-LITTLE CESARS, WALMART				
KNOTT, STEPHEN	10/26/2020	10/26/2020	\$	46.71	Refund: 1122200 - KNOTT, STEPHEN				
UAMPS	10/27/2020	10/27/2020	\$	52,304.87	MONTHLY BILLING				
GIL SMITH	10/27/2020	10/27/2020	\$	250.00	DUTCH OVEN COBBLER FOR FLY IN				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	103.20	KID FIREHATES				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	102.44	RODNEY SHIRTS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	106.34	MICROSOFT SUBSCRIPTION-CARES				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	4.79	FLYIN COBBLER SPOONS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	6,398.00	CARES LAPTOPS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	16.26	AMAZON				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	167.59	AMAZON				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	30.43	AMAZON				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	15.94	ADOBE SUBSCRIPTION				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	14.35	AMAZON				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	799.98	CARES TOOLS FOR PICKUPS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	114.54	TOILET PAPER				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	53.18	VIRTUAL MEETING SUBSCRIPTION				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	196.78	SYNTHETIC OIL				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	357.00	APPLE PENCILS-CARES				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	4,398.00	CARES LAPTOPS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	18.03	AMAZON BOOKS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	3,199.00	CARES LAPTOPS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	399.00	IPAD-CARES				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	95.11	BARNES & NOBLE				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	10.78	POSTAGE				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	31.83	RETURN POSTAGE-CARES				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	85.81	AMAZON				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	85.00	FIREHATS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	3,597.00	IPAD PRO-CARES				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	42.52	CARES SANITIZER CONTAINERS				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	10.81	POSTAGE				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	34.03	BARNES & NOBLE				
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$	10.49	UAMPS LUNCH JOSEY PARSONS OFFICE MEETINGS				

ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ 123.25	UAMPS ANNUAL MEETING MIDWAY, UT DEPOSIT					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ 112.00	SUNDRY					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ 30.00	SNOW COLLEGE GIS REGISTRATION FEE					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ 30.00	SNOW COLLEGE GIS REGISTRATION FEE					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ 28.68	AMAZON BOOKS					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ (349.82)	ZION'S CARD PRE PAYMENT					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ (3,199.00)	ZION'S CARD PRE PAYMENT					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ (6,398.00)	ZION'S CARD PRE PAYMENT					
ZIONS BANKCARD CENTER	10/27/2020	10/27/2020	\$ (53.18)	ZION'S CARD PRE PAYMENT					
MONROE CITY	10/28/2020	10/28/2020	\$ 4,638.76	PAYROLL TRANSFER					
MONROE CITY	10/28/2020	10/28/2020	\$ 18,797.41	PAYROLL TRANSFER					
US POSTMASTER	10/29/2020	10/29/2020	\$ 388.15	OCTOBER BILLING					
			\$ 256,448.03						

**Monroe City
Council Approval**

Dated: _____

Mayor: _____

City Council: _____

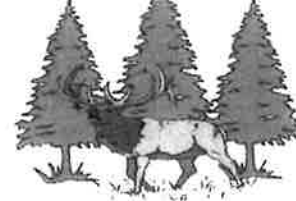
City Recorder: _____

COUNCIL MEMBERS

Dane Buchmiller
Janet Cartwright
Michael Mathie
Perry Payne
Erica Sirrine

Monroe City Corporation

"Little Green Valley"



Officers

Allison Leavitt, City Recorder
Jacee Barney, Treasurer
Devin Magleby, Public Works Director
Josey Parsons, Power Foreman

Johnny C. Parsons, Mayor

October 29, 2020

James Payne

454 S 575 W

Monroe, UT 84754

Mr. Payne,

You submitted a building permit to Monroe City on February 28, 2018 for an outbuilding/garage. The building exceeded the 1400 sq. foot minimum which required an approval from Monroe City Planning Commission and City Council.

During the Planning Commission meeting, you stated that the purpose for the building would be to store construction equipment, animal mounts and guide business supplies. Also stated by you, a sink and toilet would be installed, and no living quarters would be in the outbuilding/garage. Planning Commission recommended approval to the City Council on the grounds that no living quarters would be constructed within the outbuilding/garage. City Council approved the permit by motion stating no living quarters would be constructed.

Upon inspection from Sevier County Building Department, Monroe City was notified that it appears living quarters are being constructed within the outbuilding/garage.

Monroe City land use ordinance only allows one single-family dwelling per building lot and your permit was issued with the condition that there would be no living quarters in the outbuilding/garage.

Monroe City also contacted Mike Grimlie, Central Utah Health Department, and the septic tank permit issued at the time the residence was built, only allows up to three bedrooms.

If this circumstance is not corrected immediately Monroe City will instruct Jason Mackleprang, Sevier County Building inspector to revoke your building permit and work must cease on the building.

If you have further questions you may contact Monroe City office to request to be on the agenda for a City Council Meeting to discuss this matter with the Council.

Sincerely,

Johnny Parsons, Mayor

APPLICATION FOR BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY
BUILDING DEPARTMENT - SEVIER COUNTY (435) 893-0420

March 20 2:30

8p 2019-18

Application For City Of: Monroe

Serial No. (Must be completed)

Building Address 454 So. 575 West

3-254A-3

PERMITTEE

Name James Payne
Mail Address P.O. Box 12
City Monroe Tel. No. 201-9539

1. New ☒ 2. Alteration ☐
3. Addition ☐ 4. Demolish ☐
5. Repair ☐ 6. Move ☐

ARCHIT., ENG.

Name Owner
Mail Address
City
State License No. Tel. No.

7. Use of Building out building / garage

8. No. of Floors 1 9. No. of Rooms 3

10. Square Footage. Main: 2500 2nd Floor: Basement:

11. Size of Lot 0.73 12. Property Located in Flood Hazard Zone? Yes ☒ No ☐

13. Estimated Cost of Construction: Height: 24'

BLDG. CONT.

Name James Payne
Mail Address
City
State License No. Tel. No.

PLOT PLAN In this square area indicate lot dimensions, existing streets, dimensions of new building, location of building on the property, include the distance from the building to the property lines on all four sides. A special plot plan may be required.

N \$ 105,000

ELECTRICIAN

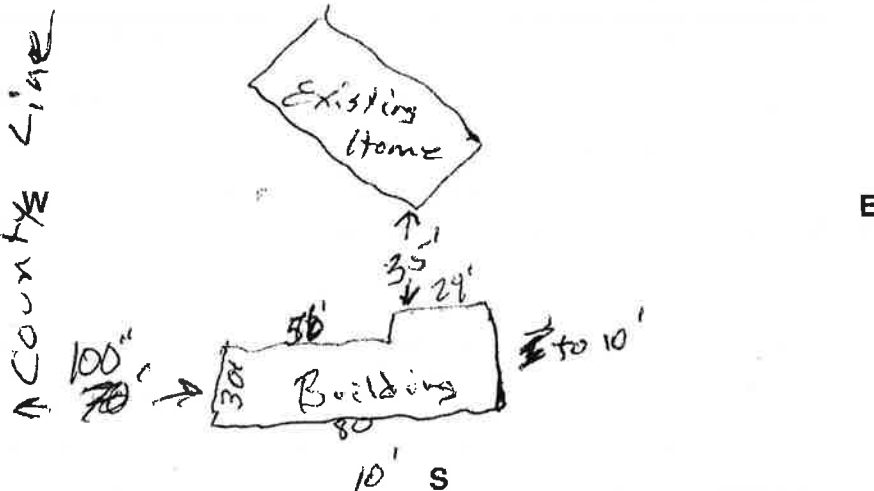
Name James Payne
Mail Address
City
State License No. Tel. No.

PLUMBER

Name Perry Payne
Mail Address
City
State License No. Tel. No.

HEATING

Name Sevier Heating
Mail Address
City
State License No. Tel. No.



APPLICANT PLEASE READ CAREFULLY

I agree to comply with all City, County and State Building Laws and Ordinances, and that the representations in this application for a building permit are true and accurate, and any misrepresentations or errors herein, are the sole responsibility of applicant, and shall in no way incur or accrue liability or obligation to enforcing officers or agents. This permit becomes null and void if work on construction authorized is not commenced within 180 days, or if construction of work is suspended or abandoned for a period of 180 days at any time after work is commenced.

OCCUPANCY OF STRUCTURE IS PROHIBITED UNTIL AFTER FINAL INSPECTION.

I HAVE CHECKED THE SEWER DEPTH OF ABOVE LOT AND WILL TAKE ALL RESPONSIBILITY FOR SETTING BUILDING ACCORDINGLY, I AM ALSO AWARE OF FLOOD PLAIN AND RADON GAS ZONES.

Permittee will be responsible for damage to city streets and curb and gutter during construction. Permittee will also be responsible for water meters not being encased in concrete sidewalks or driveways.

Owner's Signature James Payne Date 2-28-18

Contractor's Signature James Payne Date 2-28-18

APPROVAL

Building Inspector

Date Issued

Permit Number

White Copy, County Office; Yellow Copy, Assessor's Office; Pink Copy, City/Town; Manila Copy, Customer

PERMIT FEES

Rate 1760.00 Permit Fee 1760.00 Plan Review Fee 0
Amount Paid 1760.00 Total
County Treasurer

SPECIAL APPROVAL

Planning Commission

Zoning Commission

PERMIT FEES

Rate 1760.00 Permit Fee 1760.00 Plan Review Fee 0
Amount Paid 1760.00 Total
County Treasurer

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County Treasurer

APPLICATION FOR BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT - SEVIER COUNTY (435) 893-0420

Application For City Of: Monroe

Building Address 409 West 300 North

Serial No. (Must be completed)

3-313A-30A

PERMITTEE	Name <u>Ronald Stuhlberg, Jr.</u>
	Mail Address <u>PO Box 298</u>
ARCHIT., ENG.	Name <u>Price Engineering</u>
	Mail Address <u>3677 N Hwy 126 Ste. 4B</u>
BLDG. CONT.	Name <u>Roper Buildings</u>
	Mail Address <u>1656 West 2250 South</u>
ELECTRICIAN	Name _____
	Mail Address _____
PLUMBER	Name _____
	Mail Address _____
HEATING	Name _____
	Mail Address _____

1. New ☒ 2. Alteration ☐
 3. Addition ☐ 4. Demolish ☐
 5. Repair ☐ 6. Move ☐

7. Use of Building Pole Barn Height: 22'-6 3/4"

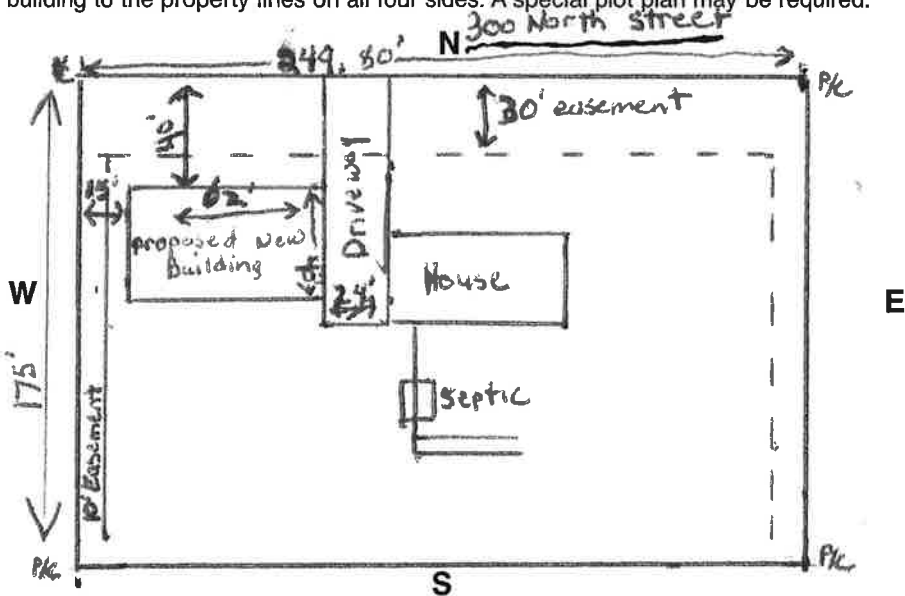
8. No. of Floors 1 9. No. of Rooms 1

10. Square Footage. Main: 2480 2nd Floor: _____ Basement: _____

11. Size of Lot 1 Acre 12. Property Located in Flood Hazard Zone? Yes ☐ No ☒

13. Estimated Cost of Construction: \$73,000.00

PLOT PLAN In this square area indicate lot dimensions, existing streets, dimensions of new building, location of building on the property, include the distance from the building to the property lines on all four sides. A special plot plan may be required.



APPLICANT PLEASE READ CAREFULLY

I agree to comply with all City, County and State Building Laws and Ordinances, and that the representations in this application for a building permit are true and accurate, and any misrepresentations or errors herein, are the sole responsibility of applicant, and shall in no way incur or accrue liability or obligation to enforcing officers or agents.

This permit becomes null and void if work on construction authorized is not commenced with 180 days, or if construction of work is suspended or abandoned for a period of 180 days at any time after work is commenced.

OCCUPANCY OF STRUCTURE IS PROHIBITED UNTIL AFTER FINAL INSPECTION.

I HAVE CHECKED THE SEWER DEPTH OF ABOVE LOT AND WILL TAKE ALL RESPONSIBILITY FOR SETTING BUILDING ACCORDINGLY, I AM ALSO AWARE OF FLOOD PLAIN AND RADON GAS ZONES.

Permittee will be responsible for damage to city streets and curb and gutter during construction. Permittee will also be responsible for water meters not being encased in concrete sidewalks or driveways.

SPECIAL APPROVAL

Planning Commission

Date 11/17/2020

Zoning Commission

Date _____

PERMIT FEES

Rate _____ Permit Fee _____ Plan Review Fee _____

Amount Paid _____ Total _____

County Treasurer _____

Owner's Signature

Ronald A. Stuhlberg

Date 10-15-20

(Read reverse side carefully)

Contractor's Signature _____

Date _____

APPROVAL

Building Inspector

Date Issued

Permit Number

White Copy, County Office; Yellow Copy, Assessor's Office; Pink Copy, City/Town; Manila Copy, Customer

**MONROE CITY
RESOLUTION 11 3 2020
AMENDING CONSTRUCTION STANDARDS
FOR MONROE CITY**

We, the governing body of the City of Monroe, a Municipality of the State of Utah, hereby order the following resolution to be adopted and passed this 24th day of November 2020:

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

WHEREAS, the Monroe City Council is authorized to determine policies and construction standards for infrastructure improvements constructed in Monroe City, and

WHEREAS, the Monroe City Council adopted a set of minimum standards for improvements constructed within existing or proposed public streets, rights-of-ways and easements within the Monroe City Limits, and

WHEREAS, the Monroe City Council has determined that the construction standards should also include standards used to determine where culverts and water structures can be constructed.

NOW THEREFORE, it is hereby resolved by the City Council of Monroe, Sevier County, State of Utah that Monroe City amend the Monroe City Construction Standards document to include changes made to standard drawing titled Recommended Turnaround (RD 19) and Typical Street Section (RD 02).

ADOPTED BY THE MONROE CITY COUNCIL THIS 24th DAY OF NOVEMBER, 2020

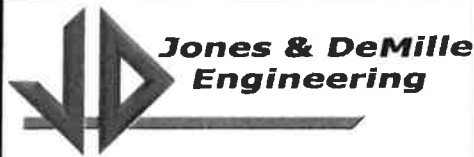
(Seal)

MONROE CITY

By _____
Mayor Johnny C. Parsons

ATTEST:

Allison H. Leavitt, City Recorder



CORPORATE

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

696 North Main Street
PO Box 577
Monticello, UT 84535
1.800.748.5275

38 West 100 North
Vernal, UT 84078
435.781.1988

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

November 20, 2020

Mr. Johnny Parsons
Mayor of Monroe
10 North Main
Monroe, Utah 84754

RE: FEMA Compliance Plan Proposal

Dear Mayor Parsons:

We appreciate the opportunity to provide a proposal for the above-referenced project. The following scope of work is proposed based on discussions and feedback received during conference calls with FEMA over the last year. These calls came at a request from FEMA to understand and address FEMA compliance issues in Monroe. In addition, data was gathered by Monroe City at the request of FEMA. This included a map showing homes and structures built in the floodplain, a data table reporting information on each structure, and scans of elevation certificates on file. The map and data table provided included critical information on each structure, such the year built, if a basement was present, if an elevation certificate is on file, etc. Through these discussions and the gathering of data, a better understanding of the FEMA compliance issues has been realized, and a recommended path forward has been provided.

It is recommended that a FEMA Compliance Plan is developed to help the City move towards compliance. The main steps in developing this plan are as follows:

- Phase 1 - Evaluate Existing Floodplain Boundaries
- Phase 2 - Feasibility Study on Compliance Options
- Phase 3 - Outline Process for Permitting using "Best Available Data"

The proposed scope of work presented below is based on the recommended steps presented previously. In addition, a project schedule including an outline of meetings and deliverables is provided below.

SCOPE OF WORK

Phase 1 - Evaluate Existing Floodplain Boundaries:

- Develop a Base Level Engineering (BLE) flood model
 - Delineate drainages and estimate the 1 percent chance annual flood using the USGS regression equations.

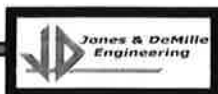
- Confirm and adjust the USGS regression equation hydrology based on other hydrology studies completed in the area.
 - Utilize recently collected LiDAR in the area, which was collected with the FEMA floodplain mapping update efforts in Sevier County.
 - Create a flood model using HEC-RAS 2D using reasonably conservative boundary conditions and limited data for culvert crossings, etc.
- Compare the BLE model results with the current Flood Insurance Rate Map (FIRM)
 - Build a map comparing the floodplain on the FIRM with the BLE floodplain.
 - Symbolize the map to show areas where structures may not be in the “actual” floodplain vs. in the FIRM floodplain.
 - Estimate the number of homes and corresponding flood depths which are in the floodplain.
- Prepare a technical report outlining the approach, methods, and results of the BLE modeling effort.

Phase 2 - Feasibility Study on Compliance Options:

- For structures which are in the FIRM floodplain but outside the floodplain shown in the BLE modeling, complete a feasibility study on compliance options, which can be categorized as follows:
 - *Flood control projects* which reduce flood risk such as detention basins, increasing conveyance capacity of waterways, removing/upsizing flow restrictions such as culverts or bridges, installing levees, etc.
 - *Structure by structure basis* which could include wet or dry floodproofing, eliminating basements, or other improvements.
- Prepare a GIS map showing proposed improvements, if needed.
- Develop conceptual cost estimates for implementation.
- Outline process and timeline for implementation.
 - Timeline will include public outreach/education process.
 - For flood control projects, funding, final design, construction, CLOMR/LOMR permitting, etc.
 - For structure by structure, general timeline and options for individuals.
- Investigate and recommend funding options which could include NRCS, FEMA BRIC, and other programs.

Phase 3 - Outline Process for Permitting using “Best Available Data”:

- Prepare mapping and reference documents for the City to use the BLE modeling results as “best available data” in permitting construction.
- Outline and recommend when to use the data - what the options, scenarios, and constraints are.
- Reference the current floodplain ordinance, explain requirements for elevation certificates, implications and options for existing and future flood insurance policies, possible future changes with updated mapping, etc.



SCHEDULE OF MEETINGS AND DELIVERABLES

The proposed schedule for completion of the compliance plan is as follows:

Phase 1 - Evaluate Existing Floodplain Boundaries	
Schedule	December 2020 – February 2021
Meetings	-Meeting with Monroe City to review preliminary results -Meeting with FEMA to review BLE modeling results, comparisons, etc. -Presentation of results to Monroe City Council
Deliverables	-Report on BLE modeling approach and results -Floodplain mapping comparison between BLE modeling and FIRM -Summary table to structures, depths, etc. in BLE floodplain
Phase 2 - Feasibility Study on Compliance Options	
Schedule	February 2021 – April 2021
Meetings	-Initial meeting with Monroe to review options and conceptual ideas -Initial meeting with FEMA to review refined options and concepts -Meeting with FEMA to review final options and concepts, and receive feedback
Deliverables	-Initial outline of options and conceptual ideas -Final outline of options and conceptual ideas, with implementation timeline, conceptual costs, funding options, etc.
Phase 3 - Outline Process for Permitting using “Best Available Data”	
Schedule	April 2021 – May 2021
Meetings	-Meeting with FEMA to review permitting process outline and receive recommendations, feedback
Deliverables	-Outline on how to utilize the BLE modeling results as “best available data” for permitting

CLOSURE

We appreciate and look forward to the opportunity to work on this important project. By completion of the proposed scope, Monroe City will have a clear understanding of the flood risk, what options there are and how to come into compliance with FEMA, and how to use the “best available data” in future permitting. This will help Monroe come into compliance and regulate according to FEMA regulation, thus helping protect the citizens of Monroe from the risk of flooding. We look forward to helping you shape the quality of life of those you serve. Please review this proposal and let us know if there are any questions or concerns.

Sincerely,



Ricky Anderson, PE, CFM
Project Manager



