



MONROE CITY COUNCIL MEETING
Monday, November 1, 2021
MINUTES

5:30 p.m.

1. The special meeting of the Monroe City Council was called to order by Mayor Parsons at 5:30 p.m.

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

3. Roll Call

Mayor Johnny Parsons

Councilmembers:

Dane Buchmiller

Janet Cartwright- electronic

Michael Mathie - electronic

Perry Payne

Erica Serrine

Planning Commission

Chairperson Bart Lee

Commissioners:

Gordon Dickinson

Bill Mecham

Greg Northrup

Paula Roberts

Public Works Director Devin Magleby

City Recorder Allison Leavitt

City Treasurer Jacee Barney.

4. Citizen input –

35 Mayor Parsons explained that for this meeting there would be no citizen input allowed,
36 however the Planning Commission will hold an additional public hearing on November 16,
37 2021, to receive comments on the proposed zone change from RR-1 to CR-1.

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39 **5. Review proposed zone change from RR-1 to CR-1 affecting property located from 550 N to**
40 **800 S and 100 S to 450 W.**

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42 Mayor Parsons explained that the Council received approximately 27 letters and comments
43 during the public hearing from our citizens expressing their concerns about the zone change. As
44 Planning Commission Chairperson Bart Lee and Council discussed the proposed zone change
45 during City Council meeting held on October 26, 2021, it became apparent that we needed to
46 have a combined work session to discuss the proposal of changing the zone. Mayor Parsons
47 asked Chairperson Lee to lead the discussion.

48

49 Chairperson Lee stated that the first purpose behind the zone change was to incorporate some
50 of the main businesses in Monroe, GG's, Alvey's Lumber, Post Office, Monroe Canyon Assisted
51 Living, and Monroe Medical Clinic, into the Commercial Residential (CR-1) Zone, instead of on a
52 conditional use basis in the Rural Residential (RR-1) Zone. Second was to increase the zone to a
53 full block to prevent a parcel of property being split between the two zones and third provide a
54 street barrier between zones to create a definite separation.

55

56 Chairperson Lee stated that after the Planning Commission's public hearing and discussion with
57 the City Council it appeared we were not all on the same page and the Planning Commission
58 does not want to propose a zone change that the City Council will not support.

59

60 Chairperson Lee had Public Works Director Devin Magleby prepare an additional map that
61 showed the proposed CR-1 zone as a half block, this would match the current CR-1 zone. The
62 other map Chairperson Lee drew a line to only include property that had frontage on Main
63 Street and 100 S.

64

65 Council and Planning Commission reviewed both maps, it appears as of tonight that the full
66 block option nor the map where property with frontage along Main St. and 100 S option will be
67 considered.

68

69 Mayor Parsons had Chairperson Lee and City Treasurer Jacee Barney mark on the map what
70 would be included in the CR-1 zone as the City Councilmembers and Planning Commissioner
71 reviewed the map starting at 550 N Main.

72 It was discussed to extend the CR-1 zone north from approximately 350 N Main to the city
73 limits, this would put the Car Wash, Post Office, GG's and Alvey's Lumber in the CR-1 zone.

74

75 There was discussion on why houses located within a half block at 500 W would not be included
76 in the CR-1 zone. Councilmember Payne stated that if the Ware Property on the north side of
77 road was to be a residential development in the future they would be included in the CR-1 zone
78 and houses across the street would still be in the RR-1 zone.

79
80 From 100 S Main to 800 S Main was discussed. Councilmember Payne stated that he did not like
81 the suggestion of extending the Light Industrial Commercial Zone (LIR) to 400 S Main to include
82 the assisted living and medical clinic due to the permitted uses allowed in the LIR zone.

83 Councilmember Serrine asked about creating an island so that the assisted living and medical
84 clinic was in the CR-1 zone but the three blocks to the south could remain in the RR-1 zone.

85
86 After further discussion Mayor Parsons asked each of the Councilmembers and Planning
87 Commissioners to state what option they would prefer as of tonight, stating that their opinion
88 could change after the public hearing, but this would give the Planning Commission an idea of
89 what the City Council would support.

90
91 Chairperson Lee asked Public Works Director Devin Magleby and City Treasurer Jacee Barney to
92 create a new map showing the options discussed tonight so that this can be used during the
93 next public hearing.

94
95 Mayor Parsons stated that the Planning Commission would hold a public hearing at their next
96 Planning Commission Meeting to be held on November 16, 2021, at 7:00 p.m.

97
98 Citizens asked that notice of the meeting be mailed out to all citizens of Monroe not just the
99 affected property owners. Mayor explained that if a newsletter could be prepared and mailed
100 before the public hearing it would have a notification included in it.

101
102 **There being no further business to come before the Council for consideration,**
103 **Councilmember Payne moved the Regular Council Meeting adjourn at 6:53 p.m. The motion**
104 **was seconded by Councilmember Buchmiller. The vote was unanimous. The motion carried.**
105 **5-0**

106
107 The next regular City Council meeting is scheduled to be held on Tuesday, November 9, 2021,
108 starting at 7:00 p.m. at Monroe City Office.

109
110 Approved this Date 9th day of November, 2021

111 *Allison Leavitt*

112 Monroe City Recorder

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