

MINUTES
MONROE CITY PLANNING COMMISSION
February 18, 2025



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

The regular meeting of the Monroe City Planning Commission was called to order by Chair Candice Barney on Tuesday February 18, 2025, at 7:00 P.M. Opening prayer was offered by Commissioner Lee.

Present:

Commissioners:

Candice Barney

Bart Lee

Talon Gadd-Excused

Greg Northrup-Excused

Jason Bagley

Citizens:

Dixie Christopherson

Benjamin Christopherson

Angie Card

2. Approval of previous meeting minutes.

Commissioner Lee made a motion to approve the minutes with the stated corrections. Seconded by Commissioner Bagley. All were in favor. Motion passes 3-0.

3. Citizens' comments.

No citizens commented.

4. Public Hearing to receive comments concerning proposed amendments to the Monroe City Land Use and Subdivision Ordinance. The city is proposing amendments to 13.6.4 Zoning District Uses, including text amendments to provide clarity and correctness.

The commissioners moved the public hearing item to the end of business.

5. Conditional Use License "MidTown Cloggers Dance Studio" located at 314 W 230 N. Submitted by Dixie Christopherson.

Commissioner Barneys asked Dixie if she was just changing addresses for her business? Dixie stated yes. Started her clogging studio on main street, but her landlord continued to keep raising her rent. She has been looking for an alternative building to hold her lessons. When she built her new home, they incorporated a clogging room in their garage to be able to hopefully hold her classes. Dixie has looked and looked for a space to be able to hold classes but there is

nothing available in the area that would accommodate clogging shoes. Commissioner Lee asked Dixie what her plan is for parking? Dixie responded that they have their driveway right now but they have talked to the irrigation company. They have given them permission to cover the irrigation ditch along 300 West. This would then be able to allow more parking space. They have been looking for used piping, but they need 30" and they have only been able to find 24". But once the canal ditch is piped there will be plenty of parking on 300 West. Commissioner Lee wanted clarification that the irrigation company is ok with them using used pipe and Dixie responded yes, they are, if they use 30" pipe and the end of the pipe is metal if they ever need to burn. Commissioner Barney asked Dixie to provide a letter from the irrigation company stating they are allowing Dixie to cover the irrigation. She said they have been researching this for over a year on how to pipe the canal and they finally feel like they are ready to install once they are able to find the pipe. Commissioner Barney mentioned that the road is narrower than most in the city and that has caused some parking issues and there is no streetlight on her corner, which is a concern. Commissioner Lee said he is more concerned with the older classes who have students that can drive. Dixie said her older class carpools so there is only 1 car at her home during those class times. She mentioned that her classes are mostly 5th & 6th graders. Commissioner Barney asked in the meantime while the Christophersons are waiting to get piping installed, can the cars access the studio from the north side of the property. Commissioner Barney again noted lighting being a safety issue and Dixie said they just installed flood lights that cover her property but do not go into her neighbor's yard. She also let the commissioners know that she has a private dance insurance policy. Commissioner Bagley asked if the area has a bathroom and Dixie responded yes. There is a bathroom and a drinking fountain accessible for the students. Commissioner Lee asked the commissioners about how they feel about not recommending approval to the license until the canal is covered, which would take care of the parking issue. Commissioner Bagley and Barney were both in agreement with that. Dixie wanted to make sure of any other concerns that the commissioners might have for her business and Commissioner Barney said parking and lighting were the biggest concerns. No other questions or comments were asked.

6. Lot line adjustment located at approximately 96 N 100 E. Submitted by Angie Card.

Angie is here tonight seeking the best route to realign the property line on two parcels that she owns. Both lots are already non-conforming lots. Since they are grandfathered in, she would be able to build on the new adjusted lot, if she meets today's standards and setbacks. Commissioner Lee asked if the presented drawing of the lots was accurate on where the lot lines currently are, and Angie responded yes. This is how the lots accurately sit. Commissioner Lee also asked about where the septic tank was located for the property that has the house on it. Angie was not sure where the septic tank was. Angie pointed out where the water meter was located if that helped at all. Commissioner Lee is worried the septic system could possibly be located on someone else's property. Commissioner Bagley stated the health department would be the best route to try to determine exactly where the septic tank is. The commissioners were

not comfortable moving any property lines or changing anything to these lots until the septic tank was located. Angie was in no rush to get the lines adjusted and was fine to research the location of the septic tank and come back to planning commission. Commissioner Lee asked Angie if she had thought about combining the two lots into one instead of leaving them as two non-conforming lots? Angie does not want to combine them into one. The question was asked if there are irrigation risers on both properties and Angie stated only one lot has a riser on it. The Commissioners tabled the item until the next planning commission meeting. No other questions or comments were asked.

Commissioner Barney closed the regular Monroe City Planning Commission meeting at 7:37 P.M. Tuesday, February 18, 2025. Commissioner Barney opened the public hearing at 7:37 P.M. Tuesday, February 18, 2025.

The commissioners discussed changes to the Monroe City Well Head Protection Zone, mainly adding an additional zone to better protect Monroe City's drinking water source. Other noted changes discussed were to the Family Food or Recreation Production chapter about increasing the square footage required to have animals on property and or decreasing the allowable number of certain animals. The commissioners also discussed verbiage and definitions in the Zoning District Uses table. No citizen comments were made during the public hearing.

Commissioner Barney closed the public hearing at 9:45 P.M. on Tuesday, February 18, 2025. Commissioner Barney reopened the regular Monroe City Planning Commission meeting at 9:45 P.M. on Tuesday, February 18, 2025.

7. Other Business.

No other business was discussed.

8. Adjournment.

Commissioner Lee made a motion to adjourn at 9:45 P.M. on Tuesday, February 18, 2025.

Seconded by Commissioner Bagley. All were in favor. Meeting adjourned.