



MINUTES

MONROE CITY PLANNING COMMISSION

March 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 March 18, 2025, at 7:00 P.M. Opening prayer was offered by Commissioner Bagley.

Present:

Commissioners:

Candice Barney

Bart Lee

Talon Gadd

David Riddle

Jason Bagley

Citizens:

Dixie Christopherson

Willy & Valynne McElmurry

Conna Chapman

Terry Monroe

Commissioner Barney welcomed David Riddle as the newest member of the Monroe City Planning Commission. Dave is from Cedar City, Utah and has lived in Monroe since 2009 and enjoys living in Monroe. Commissioner Barney expressed her appreciation for Dave being willing to serve on the planning commission.

2. Approval of previous meeting minutes.

Minutes will be presented at the next planning commission meeting.

3. Citizens' comments.

Conna Chapman is here tonight presenting a new electronic security gate to access their storage units. To be able to install this gate on her property there needs to be a 40' easement for the vehicles to access. Where their entrance is right now is not big enough to be able to have that access without taking up space where they would like to build an additional storage unit. On the Southwest corner there is a small piece of real estate they would like to purchase and absorb into their property so they can put the access gate there. The parcel they would like to purchase is split off by the road and isn't utilized by anything. Commissioner Lee stated that Conna should get in touch with Monroe City Public Work's manager about how far away they need to be from the stop sign and where they need to turn off from the road. Another concern was how to control the drainage from creating new access that the Chapman's will need to address.

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41 4. Nuisance concern submitted by Willy Mac.

42 Willy is here tonight addressing some concerns he has about his neighbor's business that is
43 being conducted out of her home. He noted the sound is extremely loud and rattles their
44 windows even from across the street. He also presented a slide show that shows the traffic the
45 business is bringing into the neighborhood and expressed his concern with it being a safety
46 issue for everyone in the neighborhood. He feels like it is not a residential business but a
47 commercial business ran in a residential area. He is hoping the commissioners can help address
48 these concerns and find a remedy to make their neighborhood safe and peaceful again.

49 Commissioner Barney informed everyone present at the meeting that the commissioners have
50 been working with the Christopherson's about regulating some of the concerns that have been
51 presented tonight.

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

54 Dixie Christopherson spoke up saying they are working on sound proofing the inside of the
55 building which should help with the noise complaint. She also mentioned that the classes she
56 teaches are only on Monday nights. The students she teaches are her children and the children
57 of two of her close friends. She stated that the space she was renting, her landlord continued to
58 raise her rent which she was personally going into debt to try to cover the expense of the rent.
59 Dixie searched all over Monroe, and even Richfield to try to find a dance studio space but had
60 no luck. When they built their home, they implemented a home studio where Dixie could teach
61 her clogging classes and not have to worry about renting somewhere or ruining floors since
62 clogging takes a special type of flooring. Dixie stated that the use of the studio on Tuesday,
63 Wednesday, and Thursday is rented out By Ashlyn Thalman. The Commissioners informed Dixie
64 that having someone else teach classes out of her home is not allowed. Dixie was unaware of
65 this rule and informed the commissioners that she would put a stop to that. She asked if Ashlyn
66 could finish teaching her classes through the end of dance season which was only going to be 4-
67 5 more weeks. The commissioners told Dixie no. She needs to immediately act and not have
68 those extra classes at her home. She can continue to teach her own personal classes, but no
69 other instructors or classes are allowed to be held. Parking concerns and traffic control was
70 also talked about and discussed along with lighting to increase safety for students at night time.
71 The commissioners will present Dixie with a list of concerns they would like Dixie to research
72 and address and present to the commissioners at their next meeting. Approval was given to
73 Dixie to continue teaching her regular classes with the stipulation of her resolving the stated
74 concerns presented to her tonight. No other questions or comments were asked.

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

David Card is here tonight for Angie Card. Angie was here at the last meeting to have property lines adjusted on two parcels. The commissioners tabled the adjustment until she was able to locate where the septic tank system was. The Card's were able to find the septic system, and the location of the tank will not affect the presented line adjustment. The commissioners had no other questions for Dave.

Commissioner Lee made a motion to recommend approval to the Monroe City Council for the lot line adjustment located at approximately 96 N 100 E. Seconded by Commissioner Bagley. All were in favor. Motion passes 5-0.

7. Other Business.

Commissioner Barney reported back from the Monroe City Council about the proposed changes to the land use ordinance that the commissioners have been discussing. She stated the city council would like the commissioners to not necessarily change the acreage requirements to the Family Food and Recreation Production but to specify and cap an amount on pigs allowed on property. She also mentioned that the city council is ok with them adding an additional column in the wellhead protection zone. The commissioners will continue to discuss changes to these zones and present their recommendations to the city council when they are ready.

8. Adjournment.

Commisiosner Lee made a moiton to adjourn at 8:13 P.M. on Tuesday, March 18, 2025. Seconded by Commissioner Bagley. All were in favor. Meeting adjourned at 8:13