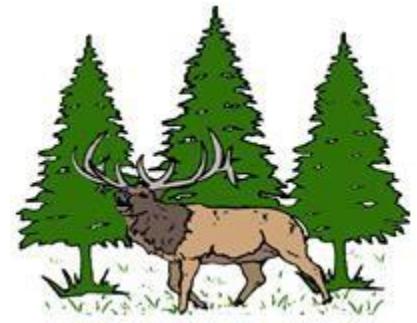


1 MINUTES
2 MONROE CITY PLANNING COMMISSION
3 December 16, 2025
4



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

6 The regular meeting of the Monroe City Planning Commission was called to order by Chair
7 Candice Barney on Tuesday, December 16, 2025, at 7:02 P.M. Opening prayer was offered by
8 Commissioner Gadd.

9 Present:

10 Commissioners:

11 Candice Barney

12 Bart Lee

13 Talon Gadd

14 David Riddle-Excused

15 Jason Bagley

16

17 Citizens:

18 Josh Miller

19 Krissy Miller

20 Erin Mecham

21 Malissa Christensen

22 Trevor Okerlund

23 Kandace Okerlund

24 Debbie Gardner

25 Ralph Brown

26 Ashlyn Thalman

27

28 2. Approval of previous meeting minutes November 18, 2025.

29 **Commissioner Lee moved to approve the minutes with the suggested changes.**

30 **Commissioner Gadd seconded the motion. The motion passed unanimously.**

31 3. Citizens' comments.

32 No citizens' comments were offered prior to the public hearing.

33 **Commissioner Barney closed the regular Monroe City Planning Commission meeting at**
7:04 P.M. on Tuesday, December 16, 2025.

35 **Commissioner Barney opened the public hearing at 7:04 PM. On Tuesday, December 16,**
2025.

37

38 4. PUBLIC NOTICE: The purpose of the hearing is to receive comments concerning a
39 proposal for annexation of parcel 5-26-37 (1 acre) (located at approximately 640 N 100 E)
40 designated as commercial/residential zone.

41 Commissioner Barney noted that the preliminary application has already been approved by the
42 City Council, and all requirements had been met. The focus of this hearing was to determine
43 whether the parcel should be zoned commercial or residential upon annexation.

44 Ashlyn Thalman presented her proposal, explaining that she owns a dance studio business and
45 wants to build her own facility rather than continuing to rent. She stated that she had checked all
46 available options in town and determined this was the best location for her needs. The proposed
47 building would include adequate parking, with plans for a 5,000 square foot building that had
48 already been submitted to building inspectors. The building would feature two studio rooms
49 (reduced from three in earlier plans), 12-foot ceilings, parking in front and rear, and would be set
50 back approximately 90 feet from the road.

51 Ralph Brown addressed questions about the septic system, noting it would be "light usage" with
52 enough space for both a primary and auxiliary leach field system. Ashlyn mentioned plans to
53 install a quality fence around the perimeter of the property for seclusion.

54 Multiple residents expressed concerns, primarily related to:

- 55 • Road safety and traffic – Krissy Miller raised concerns about the narrow road, existing
56 blind spots, and a recent accident in the area. She noted the street already has difficulty
57 accommodating two-way traffic.
- 58 • Business hours - Residents pointed out that dance classes run into the evening hours
59 (until approximately 9 PM), which they felt was incompatible with the residential nature
60 of the area.
- 61 • Traffic intensity - Ashlyn explained that on a typical day like Wednesday, she teaches 4
62 classes, while on Tuesdays she teaches about 6 classes. Her smallest class has 5 students
63 and her largest has 19. Residents expressed concern about the concentrated traffic during
64 class change times.
- 65 • Future business growth or potential sale - Residents worried that if the business grows,
66 traffic will increase further. If the business were unsuccessful, the commercial property
67 could be sold for other commercial uses that might be less compatible with the
68 neighborhood.
- 69 • Compatibility with city plans - Questions were raised about how this development would
70 align with Monroe City's transportation master plan currently in development, though it
71 was noted the plan is not yet completed or adopted as ordinance.
- 72 • Safety. Malissa Christensen added that there is not a safe route for children to walk home
73 from right now and it will be high density traffic during the day. She also noted the site
74 distance problem again with the blind spot on the road. She questioned what would
75 happen with a commercial island if she were to sell the building?

76

77 ● General Plan compliance - Residents cited sections of the Monroe City General Plan that
78 discourage commercial development in areas outside commercial zones, emphasizing the
79 preservation of the rural residential character in such areas.

80 Discussion arose regarding the zoning of adjacent properties. It was clarified that while some
81 nearby properties on the southwest side (including the Alvey Lumber's property) are zoned
82 commercial, the immediate southeast area is residential. There was some confusion among
83 residents about the exact boundaries of commercial zoning in the area, with clarification that
84 property lines now serve as zoning boundaries following previous city decisions.

85
86 **Commissioner Barney closed the public hearing at 7:34 P.M. on Tuesday December 16, 2025.**

88 **Commissioner Barney reopened the regular Monroe City Planning Commission meeting at**
89 **7:34 P.M. on Tuesday, December 16, 2025.**

90 5. Consider Zoning Designation of parcel 5-26-37.

91 **Commissioner Lee made a motion to zone parcel 5-26-37 (1 acre) (located at approximately**
92 **640 N 100 E) as residential. Seconded by Commissioner Bagley. The motion passed**
93 **unanimously.**

94 6. Other Business.

95 Commissioner Barney would like the commissioners to review the Land Use chart definitions
96 and zoning uses for the next meeting.

97 No other business was discussed.

98 7. Adjournment.

99 **Commissioner Bagley made a motion to adjourn at 7:38 P.M. Seconded by Commissioner**
100 **Gadd. All were in favor. Meeting adjourned.**