

MINUTES  
MONROE CITY PLANNING COMMISSION  
SPECIAL MEETING  
August 5, 2025.



7:00 P.M.

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

A special meeting of the Monroe City Planning Commission was called to order by Chair Candice Barney on Tuesday, August 5, 2025, at 7:00 P.M. Opening prayer was offered by Commissioner Lee.

Present:

Commissioners:

Candice Barney

Bart Lee

Talon Gadd-excused

David Riddle

Jason Bagley

City Council:

Mayor Johnny Parsons

City Recorder Allison Leavitt

Perry Payne

Michael Mathie

Janet Cartwright

Ryan Johnson

Public Works Manager John Draper

Citizens:

No citizens were present.

2. Consider proposed amendments to the Wellhead Protection Zone Land Use Ordinance 13.10.3.

Commissioner Barney opened the discussion by noting that this item had been on the agenda several times over the past year. She highlighted specific areas of concern in the proposed amendments:

1. No new building or development allowed in zones 1, 2, and 3
2. No new septic systems other than for prior approved lots within a subdivision or established lot in zone 3
3. No new lots without prior approval and no more than one new septic per 2 acres in zone 4 with alternative septic systems

Commissioner Barney pointed out that the state does not limit wellhead zones 3 and 4, and acknowledged that previous planning commissions had put significant effort into researching alternative septic systems. She questioned whether buildings should be allowed in zone 2, which was one of the main concerns. Mayor Parsons explained that the city owns property in zone 2, and the current restrictions would make this property unusable for the city's needs. He noted that the city had purchased the property with the intention of building enclosed sheds to store equipment. The city would follow proper containment guidelines, including cement floors for the structures. Commissioner Lee expressed concern about allowing exceptions, noting that other towns that had changed their ordinances later regretted it. He pointed out that once protections are removed, it's difficult to restore them. He also questioned whether the city should have special privileges that private citizens wouldn't have.

Councilmember Mathie raised an important question about future land use: "If we expand out zones 2 and 3 and say, now you can build just sheds or storage units, is that the only thing that's going to be there in 30 years because that's all that's been allowed? Now we have this weird pocket of sheds and storage buildings with no infrastructure."

After extensive discussion regarding which properties would be affected by changes to zones 2 and 3, the commission decided they needed more research before making a final decision. Commissioner Barney agreed to work with the office staff to develop proposed language for the next meeting in two weeks.

Regarding zone 4, the commission discussed whether to return to the previous requirements of regular septic systems on 2-acre lots rather than alternative septic systems. Commissioners expressed concerns about the lack of monitoring for alternative septic systems, noting that there is no enforcement mechanism to ensure proper maintenance. Mayor Parsons indicated that nitrate levels in the monitoring wells are increasing, though not at an alarming rate yet. The commissioners debated whether to make zone 3 more similar to zone 4 by increasing minimum lot sizes.

No formal action was taken on this agenda item. The commission will review draft language at their next regular meeting.

### 3. Consider Family Food or Recreational Production Ordinance.

Commissioner Barney introduced this item, noting it had been on the agenda multiple times. The main issue concerned limits on pigs within city limits.

Commissioner Lee suggested doubling the space requirements for all animals or cutting the number of allowed animals in half, explaining that with larger buildings on properties, there is less usable space for animals than there was 10 years ago. He argued this would benefit everything across the board. Mayor Parsons questioned whether changes were necessary if the city wasn't receiving complaints about most animals, noting that the issue had primarily come up because of concerns about pigs.

Commissioner Barney suggested capping the number of pigs per household regardless of property size: "You can't have any more than 2 pigs per household. No matter if you're on half an acre or 5 acres." Councilmember Mathie noted that while people weren't formally complaining to the city, animal odors (including from pigs, cows, and other livestock) do affect neighbors' "quiet use and enjoyment" of their properties.

The discussion turned to whether the city should limit pigs entirely, as many communities do, or set a cap per household. Commissioner Lee mentioned that most subdivisions don't allow pigs due to the smell. The commissioners identified only a few residents who currently keep pigs.

A concern was raised about residents who concentrate many animals in small areas despite having larger properties. Councilmember Mathie noted: "I don't know that the pigs that we've had in town are any more of a problem than some of the people we have in town that cram as many cows as they can...they may own 3 acres, but the cows are in a quarter of an acre."

After considerable discussion, the commission reached a consensus on capping the number of pigs at 2 per household, regardless of property size, rather than making changes to regulations for all animals.

No formal action was taken, but the commission will develop specific language for consideration at a future meeting.

#### 4. Other Business.

No other business was discussed.

#### 5. Adjournment.

**Commissioner Lee made a motion to adjourn at 8:08 P.M. Seconded by Commissioner Bagley. All were in favor. Meeting adjourned.**