

Mendon City General Plan



Valid August 2013 - July 2018

RESOLUTION NO. 2013-08

A RESOLUTION OF THE CITY OF MENDON ADOPTING A GENERAL PLAN IDENTIFIED AS THE GENERAL PLAN OF MENDON CITY, August 2013; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, according to Utah Code Section 10-9-301, each municipality shall prepare and adopt a comprehensive, long-range plan; and

WHEREAS, the Mendon City Council initiated the preparation of a general plan for the City of Mendon through its Planning & Zoning Commission and a planning consultant; and

WHEREAS, the Planning & Zoning Commission, appointed by the City Council, evaluated land uses, city resources, and the present and future general health and welfare of the community; and

WHEREAS, public meetings and hearings, as required by law, were held to review the general plan; and

WHEREAS, a revised plan was presented and recommended by the Planning & Zoning Commission of Mendon City to the Mendon City Council, and

WHEREAS, the City Council after its hearing finds that the plan should be adopted; and

NOW THEREFORE BE IT RESOLVED that Mendon City General Plan dated August 2013 is adopted as the Revised General Plan of Mendon City to be used as a guide for the present and future needs of the municipality and growth and development of the land within the municipality, effective the date of this Resolution.

Resolution passed and adopted on the 8th day of August 2013.

Ed Buist, Mayor

Paul Cressall, City Recorder

Acknowledgments

2013

Mayor

Ed Buist

City Council

John Hardman

Greg Taylor

Shawn Osborne

Kelly Barrett

Bob Jepsen

Paul Cressall (Recorder)

Daphne Carlsen (Treasurer)

Pam Coleman (Clerk)

Planning and Zoning Commission

Burnis Skinner

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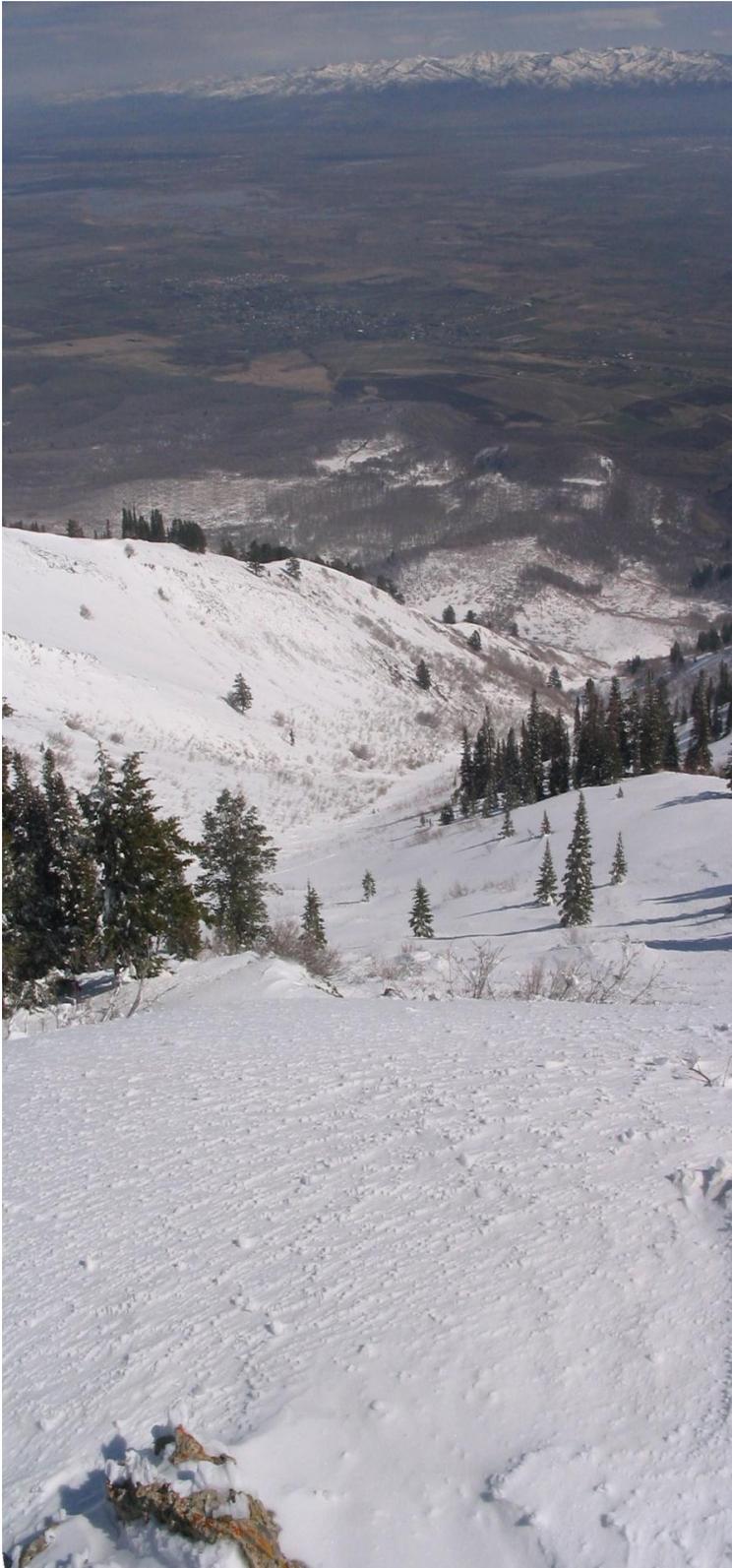
Michael Morgan

Teena Young (Secretary)



Mendon Mountains at dawn, photo by Jason Wooden

TABLE OF CONTENTS



Overview.....	1
Land Use.....	5
Land Use Map.....	10
Public Services.....	11
Environmental Quality.....	13
Moderate-Income Housing..	17
Appendix.....	22

Mendon from Stewart's Pass 2007, photo by Jason Wooden

OVERVIEW

Introduction

Mendon City is blessed with large, tree-lined streets looking east out over the rich Cache Valley and west to the green Wellsville Mountain foothills. Residents are fortunate to enjoy many small town advantages including, open spaces, security, clean air, and water, friendly neighbors, and a strong community spirit. Recent local growth and anticipated growth patterns in the Cache Valley and Mendon suggested a need to reexamine Mendon's community development plans for the future.

This General Plan is a comprehensive revision of the 2007 General Plan. The 2007 plan utilized information from the 2000 General Plan. The community vision, goals and actions, and demographics are revised herein to reflect Mendon as it approaches its 150-year anniversary.

Purpose of the Plan

The Mendon General Plan sets forth an updated vision for the community. This 10-20 year plan is a "road map" which incorporates goals, policies, actions, and a land use map that will guide Mendon decision makers over the years. By their very nature, general plans are considered dynamic documents and should be frequently reviewed for relevance. An annual review should check the plan against community priorities.

Throughout the planning process, community residents expressed a strong desire to *retain*

Mendon's small town atmosphere while seeking to bring a small business base to Mendon. Deliberate and consistent planning



for new growth, services and facilities are the only way to retain Mendon's special qualities. While this community-wide plan lays out a course to retain keep Mendon's small town character a "cut above the rest", ultimately the responsibility lies with every citizen.

Vision Statement

In late 1999, the General Plan Committee compiled elements of the following Vision Statement that describes the preferred future for Mendon as follows:

We envision that Mendon will be:

- A peaceful, friendly and livable town that successfully protects its rural roots and sense of civic pride.
- A community that will be interconnected with pathways and roadways systems.
- A community that is committed to ensuring health and safety for all citizens.
- An environmentally aware community that values open spaces, out-of-doors and local wildlife.
- A community that fosters local businesses and clean industry.

Setting

Mendon is located in western Cache County, seven miles west of Logan and five miles north of Wellsville. Mendon is located on gently sloping terrain above the floor of Cache Valley against the Wellsville Mountains. The Wasatch Mountains form the opposing

range on the east side of the valley. The floor of the valley is cut by numerous streams and rivers including the Bear, Little Bear (Muddy River), and Logan Rivers.

The valley forms a rich agricultural basin. Agriculture is a primary economic activity within the valley, but the emphasis is shifting to urban development and support services. The residents of Mendon rely primarily upon the east side of the valley for employment, retail goods and services. (although many commute to Box Elder County and the Wasatch Front for employment). According to the 2010 Census, the average Mendon worker travels 25 minutes to their place of employment.

It is a small close-knit population of about 1,282 (2010 Census Bureau) residents, many of whom have ties to the original founders. At an elevation of 4,520 feet, the picturesque, small town receives over 17 inches of rainfall and about 80 inches of snow a year. With accessibility to nearby mountains, lakes, and rivers, recreational opportunities are attracting newcomers to the quiet, residential community.

History

The first people to see the Cache Valley area were the fur trappers, Shoshoni Indians, and the mountain men. Major Moses Harris, a noted trapper, scout, and guide, directed emigrant trains to the Oregon Territory. He pointed out to Brigham Young that the Cache Valley was a much more desirable place to live than the Salt Lake City Valley.

While the Mormon emigrants settled Salt Lake City during the summer of 1847, it wasn't until nine years later that Peter Maughan, commissioned by Brigham Young, founded Maughan's Fort in Cache Valley, later to be called Wellsville.

Before Maughan's arrival, though, two brothers, Alexander B. and Robert B. Hill, had already settled along the western side of the valley about five miles north of the present site of Wellsville, on a site now called Graveyard Hollow, just northeast of Mendon.

Thus, the first home built and permanently occupied in the valley was in the vicinity of Mendon, with the possible exception of the Elk Horn Ranch, which was also established during the summer of 1855.



Monument to first settlers-
photo by Rod Sorensen

There was an influx of new settlers to the area in 1859 who established the town sites of Mendon, Wellsville, Providence, Logan, and Smithfield. Mendon was the second settlement established in the newly created (1856) Cache County.

In November of 1859, Orson Hyde and Ezra T. Benson were sent to Cache Valley to name these towns. Elder Ezra T. Benson did the naming and he decided the settlement should be called Mendon after Mendon, Massachusetts, the town where he was born. According to another story though, it's possible that it was suggested that the Fort be named Mendon City by Heber C. Kimball or Brigham Young after Mendon, New York, where they had previously resided.

Later that year, in the winter, a combination school/meeting house was built. The next winter, 1860-61, the first public school was opened, and in the spring of 1861, a U.S. Post Office was established in Mendon, James G. Willie being the first postmaster. By 1864, the people moved out of the Fort onto 1 ¼ acre lots, because the danger of Indian raids had diminished.

The 1870 census showed there were 345 people in Mendon, making it one of the leading cities in the valley; also in that year the government granted Mendon a city charter. In December 1872, the Utah Northern Railroad (UNR) came into Mendon.

Fearing the railroad would bring saloons into the town, ordinances were passed to prohibit the sale of intoxicating liquors in Mendon. The town kept on growing and by 1879, the town had its own store, post office, tithing office, public school and a branch of the Presbyterian schools.

During the 1870s the increasing population and settlement in the Valley made developable land with access to sufficient water for agriculture (farming and grazing) an important item.

In 1884, a one-room building was built for school and meeting purposes; it was built just south of where, in 1920, a brick school was built. In 1896 a dance hall was built by Hyrum T. Richards. It was the first in Cache Valley and drew big crowds from as far as southern Idaho and Box Elder County. There were hotels in town where these visitors could spend the night.

Mendon also sported the ½ mile circular racetrack for horse racing, to which the Utah Northern Railroad used to run special excursions.

In 1935, a school with a gymnasium was built in Mendon. This school was no longer used for teaching children by 1969 and was demolished in 1991. Mendon's children attended elementary first in Wellsville, then River Heights. After much effort from many community members, a new elementary school was opened in Mendon in August 2008. A large, new fire station was erected in 2001.



Mountainside Elementary, 2013

In the last 50 or 60 years, with the improvements in transportation and communications, many locally offered services were rendered unnecessary within Mendon itself. Until 1960, this resulted in a stable population size. With its beautiful natural setting, rich history and amiable community spirit, Mendon began drawing its share of “new settlers”.

Mendon contains several buildings with historical significance. The list includes the first Utah Northern Railroad Depot (Mendon Station), which was extensively renovated in 2006 to become the Mendon Community Center, and the Capt. James G. Willie home, also extensively renovated on 100E and 100N. Several structures are presently listed on the State Register of Historic Buildings (see appendix).

Population

Mendon’s population grew steadily from its founding until the early 20th Century at which time the railroad was rerouted. In the 1960s and 1970s a low population of 345 persons was recorded. Since 1980, Mendon has been steadily growing, a reflection of growth throughout Utah and Cache Valley. The following Table provides an overview of the historic and projected population for Mendon, 1950-2040. Population is based on 3.27 persons per household.

Policy

1. Provide a comprehensive review every five years to make certain that the goals and actions are consistent with the changing trends and attitudes of the community.

Table: Population of Mendon Historic and Projected										
	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040
Mendon	369	345	345	663	684	898	1,282*	1,534	1,910	2,317
Cache County	33,536	35,788	42,331	57,700	70,183	93,417	112,656*	147,776	183,989	223,185

Source: Utah Economic & Demographic Projections, 2005, State Office of Planning
 *Actual 2010 Census Data

Financial Resources

In 2011 property taxes provided approximately \$96,000 in revenue to the city. Additional revenue sources total \$230,000 and sales taxes add another \$107,000 to the city budget. Mendon currently has outstanding bonds and loans of \$ \$603,000. Source: Mendon City, Financial Statements, 2011

Goals

1. To provide a healthy and environmentally sound community with living, working, and recreational opportunities accessible to all.
2. Balance private property rights with the public good.
3. To retain and enhance the small town atmosphere of Mendon. Retain and enhance the beauty of Mendon
4. Encourage open space preservation.

LAND USE

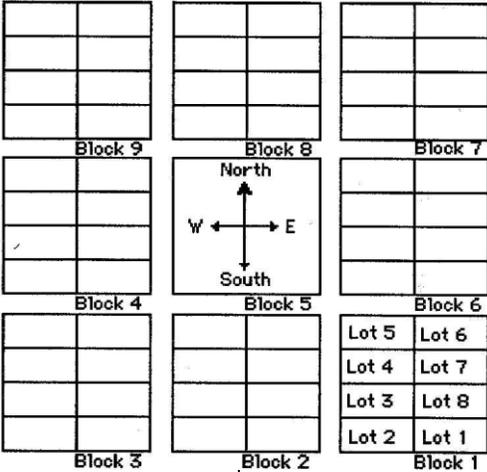
Introduction

Tree-lined streets, green spacious yards, grassy swales, and children playing in the playground at the Town Square Park are all images of Mendon. The land use component is the core of the general plan. It focuses on the physical setting for all human activities. Further, it assesses existing land uses including residential, commercial, industrial, public and agriculture lands and sets forth plans for the desired future of Mendon City.

Today, Mendon has approximately 849 acres within its corporate limits. Development in Mendon is predominantly single-family residences, fairly concentrated within the existing grid network. Mixed within the large-lot residential neighborhoods are a small number of businesses, which seem to coexist with few conflicts.

Original Survey

Since its founding around 1859, the community has maintained its functional and convenient grid pattern. According to local historian, Rod Sorensen, Blocks 1 -9 were from the original survey in 1859 and included in the survey conducted by James H. Martineau, the Cache County Surveyor, on October 29 1863. City lots were called out as 10 rods wide by 20 rods long. Streets were noted as being 6 rods wide. (One rod equals 16.5 feet.) All of the blocks shown here were noted but not fully drawn-out in the Martineau 1863 survey.



Existing Conditions

Residential Land Uses

Historically, Mendon has had a 5/8 acre minimum lot size in the city center. Generally, this predominant zone district and large lot appearance is supported by residents. Further, no inter-block development is allowed which does not have direct access onto city streets. Other zones allow 1.0 and 1.25 acre for single family dwellings, and .5, 1.0, and 1.25 acre multi-family housing. Additionally, two Agriculture Zones exist at 2.5 and 5 acres each.

Commercial and Industrial Land Uses

Currently, there are a few retail establishments and several in-home types of business operations scattered throughout the community. Typically, they provide local and regional goods and services. There are

no heavy industrial land uses in Mendon.

Public Lands

These include the city cemetery, Pioneer Park, Taylor Park, the fire station, Town Square, Post Office, city reservoir, an elementary school and two churches. Federal public

lands lie to the west of the city in the Wellsville Mountains, most of which is a protected wilderness area.

Agricultural Lands

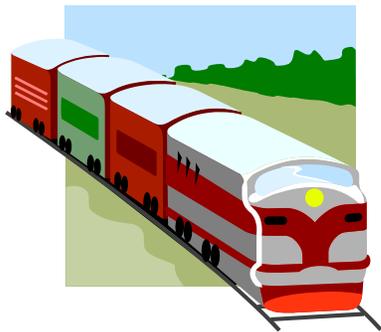
While the major land use surrounding Mendon is agriculture, the land being used inside the

city limits for such is not critical to the support of the city. It does, however, create a pleasant rural quality, which reinforces the farming heritage of Mendon. Prime farmland is generally found to the east and north of the city.

Circulation

One of the greatest advantages of Mendon is its location away from the main arterial of State Route (SR) 30. SR 23, often called the “West Side Highway” traverses the center of Mendon (100 W) and provides the primary connection between Wellsville and Newton, and points north into Idaho. Local roads are maintained by the city.

Union Pacific Railroad tracks are located on the east side of town. Today the train passes by the town only once daily. No passenger service is available.



Future Conditions

As the attraction for small, rural communities continues, Mendon will be tapped for new residential development. In time, this growth will lead to the need for new roads, business and business expansions, increased public open spaces, parks, and pathways.

In light of Mendon’s potential growth, a great deal of effort was devoted to future community development. This is displayed on the enclosed Land Use Map as well as written goals and policies.

Land Use Map

The land use map designates land areas, circulation and pathways to accommodate future community growth. The map is generalized and although it follows specific property lines, it represents land use associations. Further, the map pictorially explains what the citizens believe is the best development option for Mendon at this point in time. Actual zoning may differ from the designated land uses if infrastructure is not available or unforeseen environmental or social issues emerge.

Although many issues influenced the arrangement of land uses shown on the map, the major factors included:

1. Protection of city water quality.
2. Population forecasts.
3. Providing future commercial development and job opportunities.
4. Protecting environmentally sensitive areas.
5. Providing adequate open space.
6. Desirable corridors for vehicular transportation and bike/pedestrian pathways.

Generally, the map recommends continued residential land areas east of the Wellsville-Mendon Canal, and an agricultural zone to the west of the canal. The map also delineates areas for commercial expansion to the north and east of the city.

In the future all development may be dependent on the availability of finite resources.

Residential Land Uses

Generally Mendonites prefer retaining existing densities. Slightly increasing the density of in-town residential development however, will provide affordable housing opportunities. Additionally, allowing Conservation Subdivisions (also called “Clustering”) in areas zoned for agriculture can actually preserve the appearance of open space, yet contain residences at a higher density than normally allowed in the zone.

Commercial/Light Industrial Land Uses

There are two primary commercial areas proposed. Near the city center, adjacent to the Union Pacific Railroad tracks and the Old Mendon Highway is a designated commercial area, which provides a location for potential businesses and employment centers. A strategic Highway commercial area is at the intersection of SR 30 and SR 23. Cache County has set aside approximately five acres for commercial highway development in the same vicinity.

Public Land Uses

Creating a system of pathways and parks is an important component of the community land use plan. As drawn, pathways show a looped system that purposely interconnects the community for bicyclists and pedestrians. Future parks are strategically placed throughout the community.

In the northeast quadrant of the city, a future wastewater treatment plant is proposed. It is likely that due to future growth and a desire to protect the existing ground water quality, Mendon may eventually provide municipal water treatment facilities.

Sensitive Areas

A “sensitive area” is generally designated around the city’s reservoir. Because this water source is critical to Mendon, anyone considering change of land use in the area may be requested to provide hydrological, geotechnical analyses or other studies. The sensitive area designation should also apply to all natural water courses, and all present and future city water facilities.

Circulation

A future vehicular circulation system is shown on the Land Use Map. The existing grid network of local streets is extended throughout the new growth areas. Parallel

north-south roads at 6400 W and 500 W will connect with SR 30. In addition, a collector connection is anticipated between 5800 W, north to Center Street, with a connection to 6400 W.

Goals

1. To manage new growth, so that the city remains a compact, identifiable community, maintaining the existing grid layout as much as possible.



2. To provide land areas for residential, agricultural, commercial and public lands that promote compatibility of land uses and areas for future expansion.
3. To carefully arrange land uses so that city sensitive areas are protected.

Policies

General Land Policies

1. Develop standards for signage, landscaping, street improvements, and city entryway development standards that promote and protect the city’s rural character.
2. Protect city water sources, water recharge areas, floodplains, and natural waterways from insensitive and detrimental development.
3. New residential development will reinforce the City’s present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas.

4. For environmental protection, a development's disturbed area shall not exceed 20% slope. No public (or potentially public) road should be constructed with a slope greater than 12%. Floodways are not developable land.
5. Support the preservation and creative reuse of Mendon's historical structures and sites.
6. Require that new development place mechanical equipment and distribution lines underground.
7. Encourage a consistent street and park tree plan for all new development.
8. Zone areas without secondary water availability as agricultural.

Residential Land Policies

1. Encourage a variety of residential building types (e.g., single-family, multi-family, townhomes, manufactured homes, etc.) within appropriately zoned areas for the purpose of providing the city with a range of housing opportunities.
2. Encourage new affordable housing through incentives and land development ordinances.
3. Consider a new single family residential zone district that allows lots sizes that encourage more affordable housing.
4. Provide a Conservation Subdivision Overlay zone, which provides increased open space.
5. Enforce the Animal Right ordinance to allow wise use of livestock forage within city limits.

Commercial Land Policies

1. Encourage new immediate commercial growth downtown and eastward. Future commercial growth should be encouraged at SR 30/23.
2. Encourage new home businesses that are not disruptive to the neighborhood and community.

Public Land Policies

1. Encourage the retention of natural corridors for wildlife and as city pathways and trails.
2. Reference the *Cache County Trail and Parkway Master Plan* as a guide to support trail designations within and adjacent to the city boundaries, including the Bonneville Shoreline Trail (BST).
3. Provide for a system of community parks that are dispersed throughout the city.

Sensitive Lands Policies.

1. Consider necessary annexations to protect designated sensitive areas.
2. Encourage a "no-building or encroachment" area of 50 feet from the centerline of all natural waterways to prevent habitat and water degradation.
3. Protect city water sources and facilities by requiring professionally prepared environmental studies whenever development is proposed near a water source and/or facility.

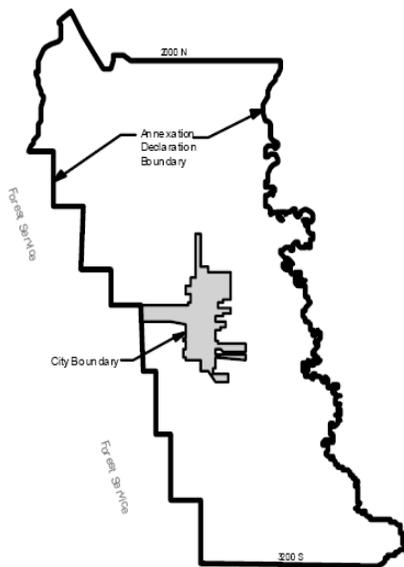
Circulation Policies

1. Reinforce and continue the present "grid" pattern of streets where possible.

2. Encourage new development to incorporate the city's planned pathways and trails as generally delineated on the Land Use Map.
3. Develop pedestrian paths for schoolchildren attending Mendon Elementary.
4. Develop 500W (6400W) as the vehicular route connecting SR 30 and Mendon for west-side bypass traffic.
5. Major new Development shall provide access for the future development of adjacent property.

Annexation Declaration Boundary

Mendon's declared annexation boundary is defined by county road 2000 N on the north, the Little Bear River to the east, county road 3200 S to the south, and the forest service boundary to the West (approx. 11,430 acres).



PUBLIC SERVICES AND UTILITIES

Introduction

Projected growth for Mendon will likely require expansion of the existing public services and utilities in addition to the continued maintenance of these systems. Each new development project presented to the community should be considered in relation to its impact on existing city services. Of course, beneficial aspects of development should be given equal consideration. Frequently, the costs of city services are overlooked in the analysis of projects and existing city residents should be aware of the subsidies to public services and utilities.

Administrative Services

The historic Utah Idaho Central Railroad depot, located at 95 N Main, serves as the Mendon City Building. City shops and stores are located at 350 W 300 N. Incorporated in 1870, the City of Mendon has a mayor and five council members. A city recorder, treasurer, building inspector, fire chief and sexton are appointed and serve the city on a part-time basis. Presently, the only full-time paid employee is the city maintenance supervisor. The city contracts with the Cache County Sheriff's Office for police protection. 911 service is provided by Cache County as well.

Fire Protection

Mendon City has a Volunteer Fire Department which consists of one Fire Chief and 23 volunteers. The fire station, located at 50 E 100 N, is also the meeting place for the volunteer Emergency Medical Technicians.

Cemetery

The cemetery was started in about 1860 with John Richards listed as being the first known interment. One of the earliest cemeteries in Cache County and the Cache Valley, it has retained its place as one of the most beautiful. Placed on the brow of a knoll directly west of Mendon, its view of the eastern side of the valley is unmatched. There are currently 1054 individuals listed as being interred in the cemetery.



Mendon Cemetery- photo by Rod Sorensen

Water

Culinary: Mendon City provides culinary water to city residents. As of 2012, there are 416 culinary water hookups, including approx. 40 outside city limits. Three water storage tanks west of the city are fed by natural springs. The city acquired a well south of town and is considering additional well sites.

Base water billing rates are \$ 45 per month for residents and \$55 per month for non-residents. Additional charges apply for exceeding these base rates.

Secondary: Irrigation water is provided to Mendon residents by the Wellsville-Mendon Lower Canal Irrigation District and from local streams

Wastewater

Presently, all Mendon residents have septic systems. The City is considering options for the future, including construction of a wastewater treatment facility.

Utilities

Natural gas, electricity, internet, cable and telephone are provided by local and regional utility companies.

Schools

Mendon's public elementary school is part of the Cache County School District.

Garbage Disposal Service

Trash and recyclable material pick-up is provided by a joint agreement between Logan City and Cache County.

Goals

1. To plan for an orderly and efficient pattern of public facilities and services for existing and future residents.
2. Ensure that enough culinary and secondary water exists to provide for Mendon's current and future needs. Incorporate the City Water Policy as part of the Land Use Regulation Ordinance.

Policies

1. Require all new construction to provide infrastructure i.e. roads,

water lines, utilities as a condition of approval.

2. Review all development fees to ensure that fees cover city costs. Revise fee schedule if necessary.
3. Purchase and/or acquire necessary water rights for future growth. Require new development to provide water rights as a contingency to using Mendon City water per the City Water Policy.
4. Acquire adequate land to expand the cemetery for future generations.
5. Require major new development to consult with the Mendon Fire Chief in order to plan for adequate emergency services.
6. Require major new development to notify the Cache County School District to ensure schools located in Mendon are ready to support any anticipated influx of children.
7. The annexation process must consider the cost of maintaining adjacent roads acquired from Cache County due to annexation.
8. Seek the installation of a snow monitoring site in the mountains west of Mendon to better understand snowpack conditions for flood control and water planning.

ENVIRONMENTAL QUALITY

Natural resources analyzed in this section include water, soils, geology and wildlife. Often, the condition or development of these elements has caused the existing growth patterns and will influence future development. Even more important is understanding the fragile condition of the local environment and how delicate changes can improve or reduce the quality of life.

Water Quality

A significant consideration in planning for Mendon is awareness of water issues including culinary water, surface and ground water issues, as well as valley floodplains that extend into Mendon.

The Mendon area is fortunate to have high quality ground water. Whereas Class II is drinking water quality, 85-90% of Cache County has Class I, or pristine water for a potable water supply. Protection of this valuable resource is a high priority issue and directly related to the city's proactive approach of providing future municipal wastewater treatment facilities.

In addition, the foothills provide important primary and secondary water recharge areas. Land use management of the sensitive recharge areas is clearly in the City's interest. Further, the city may want to consider annexing critical areas for purposes of overseeing water quality or control.

Storm water Runoff

Surface water quality is extremely critical to the quality of groundwater, vegetation and wildlife. The state and federal government have set municipal storm water standards.

Mendon may want to consider a Drainage Master Plan, and assess drainage fees based on needed improvements.

Seismic Hazards

Mendon is identified as having a low-to-moderate potential for ground shaking, ground failure and liquefaction. There are four mapped fault zones in Cache County, but unmapped faults could produce seismic hazards throughout the valley.

Floodplains

The floodplains of Cache Valley extend into central Mendon. A floodplain consists of two parts: (1) the floodway which is the most severe part of the floodplain at the time of flooding characterized by deep and fast moving water (2) the floodway fringe which is less severe than the floodway and

characterized by slower moving waters at the time of flooding. Special attention and concern should be given when implementing planning and zoning decisions. Maps of the floodplain areas are available from Cache County.



Geology

The structural geology of the southern Cache Valley is complex. It is bounded by high angle fault-block mountains; similar to those that bound other areas in the basin and range province. The Wellsville fault is the major geologic feature in the Mendon area and the western part of southern Cache Valley. It is located approximately at the base of the

steep slopes of the range. All development should be avoided along the fault scarp.

Noise

The best descriptions of Mendon include “quiet” and “peaceful”. As growth occurs this quality can be easily compromised, yet it is and will remain one of the most revered qualities of our lives. Mendon needs to safeguard the quiet environment with attention to the type and location of new development.

Soils

(From the 1979 General Plan)

This section contains general information about the soils of the Mendon area. This information can be useful in determining where to place different land uses. Suitability for agriculture, industry, and recreation can be judged. Physical properties are examined to determine where hazardous situations or severe limitations might occur.

Although it suggests some directions for determining land use in the area, this information is by no means mandatory.

Anyone having serious questions about the suitability of uses should consult soil scientists or engineers with one of any number of state or federal agencies. More in-depth information can also be obtained by consulting the 1974 Soil Survey of Cache Valley Area, Utah. This publication was the source of the following information.

Greenson-Nibley Collett Association

The Greenson soils, over which much of the eastern side of Mendon overlies, are somewhat poorly drained. They have a silty clay loam surface layer and a heavy silty clay loam and silty clay subsoil.

The soils of the association are used mainly for irrigated crops of alfalfa, small grain, corn for silage, sugar beets, and improved

pasture. Where adequately drained, these soils are well suited to crops. Where the soils are not cultivated the vegetation consists of western wheat grass, salt grass, foxtail, and some areas of sedges and wiregrass.

Mendon-Avon Association

Nearly level to strongly sloping soils of the medium lake terraces. They have a clay loam and silty clay subsoil. These soils were formed in reworked lake sediment derived from rocks of the Salt Lake formation. In most places the surface layer is black or dark gray when moist. The Mendon soils are well drained. They have a silt loam surface layer and clay loam subsoil. Avon soils are also well drained. They have a silty clay loam surface layer and silty clay subsoil.

These soils are often used for non-irrigated crops, but near Mendon much of the acreage is irrigated. Irrigated crops may include alfalfa, sugar beets, barley, wheat, corn for silage, and pasture. Non-cultivated plants include western wheat grass, blue bunch wheat grass, balsamroot, and big sage.

Wheelon-Collinston Association

This association lies in a narrow band from Clarkston to the south of Mendon. The Wheelon soils are well drained and they are strongly calcareous. The silt loam surface layer is light olive brown when moist. The subsoil is silt loam. The Collinston soils are well drained and they are strongly calcareous. The silt loam surface layer is dark gray when moist. The soils of this association are more suited to range than to cultivated crops. Some of the more gently sloping areas are suited to dry farming. Natural vegetation consists of bluebunch wheat grass, prairie june grass, great Basin wild rye, balsam root, aster, geranium, and big sage.

Nebeker-Hendricks Association

These are strongly sloping to moderately steep soils that lie on broad alluvial fans above the upper lake terraces. They lie to the west and south of Mendon series. Soils of this association are well drained generally, and have a surface layer of silt loam. The subsoils range from clay to silty clay loam. Soils of this association are used mainly for dry farm crops of wheat and alfalfa, but some areas are used for range. The natural vegetation is mainly western wheat grass, slender wheatgrass, prairie june grass, balsamroot, yarrow and big sage.

Prime Agricultural Land

Prime agricultural land is defined as land best suited for the production of food, feed, forage, fiber, and oil seed crops. It has the soil quality, growing season, and moisture supply necessary to produce sustained high yields when managed according to modern farming practices.

In order to classify varying degrees of prime agricultural land, a nationwide classification system has been devised (see chart below). This data forms the basis of the Cache County prime agricultural land survey. There are two main categories:

- ❑ Prime agricultural land recognized on a nationwide level. These areas consist of Class I, Class II, and most Class III soils (there are no Class I soils in Cache Valley).
- ❑ Prime agricultural land recognized on a statewide level. These areas consist of Class III and a limited number of Class IV soils.

These two categories are further divided to indicate areas which may raise cultivating costs, i.e., rocky soil, or soil with a high water table.

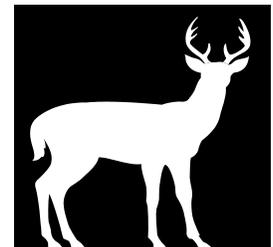
It is currently a priority of the Cache County Planning and Zoning Commission to preserve farmland. They have designated both state and federal prime agricultural lands as being critical to the economic and social make-up of Cache Valley. Thus all four of the above soil classes involving land that could be producing if properly irrigated are collectively designated as prime agricultural land by Cache County. As a result, excepting the wetlands, which border the eastern edge of town and a sliver of steep, rocky land running south of the city, Mendon is virtually surrounded by prime agricultural land.

Soil Classes Chart

- ❑ I Soils have few limitations that restrict their use.
- ❑ II Soils have moderate limitations that reduce the choice of plants, or require moderate construction practices.
- ❑ III Soils have severe limitations that reduce the choice of plants, require special construction practices, or both.
- ❑ IV Soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Wildlife

Several species of wildlife can be found in the vicinity of Mendon proper and the surrounding areas. These include big game, game birds, and waterfowl.



Big Game

The most popular and abundant big game animal found in Cache Valley is the deer. The western benches above Mendon provide

winter range for this specie. Deer migrate from their higher summer range into the lower drainage areas above Mendon and many times range on the agricultural lands in and below the city. Moose are also a permanent part of the riparian areas to the west of Mendon. Predators also abound in the wild lands surrounding Mendon; these include raccoon, fox, coyotes and mountain lions.

Game Birds

The most popular game bird of the valley, the Ring Necked Pheasant, can be found inside and on the outskirts of Mendon. Because of the rural character of the city, it is not uncommon for pheasant to feed and nest inside Mendon proper. Sharp-tailed grouse and wild turkeys have recently been introduced to the benches west of Mendon. Wild turkeys frequent the city limits, especially in winter time. Forrest grouse exist in forested areas to the west of town. Sandhill Cranes also frequent the farmland and wetlands to the east of town

Waterfowl

The Little Bear River and wetlands area directly east of Mendon provide excellent waterfowl habitat. Canada Geese, Egrets, Herons, and a variety of small ducks feed and nest in these areas. This area not only provides habitat for some of the 130 wildlife species of the county, but also provides a highly scenic and educational amenity. Because of the qualities of this area, development should be limited and the natural character maintained.

Goals

1. To continue and improve the wise management of the community's natural resources.

2. To minimize property damage and economic and social disruption resulting from environmental hazards.

Policies

1. Develop and incorporate a Water Master Plan which addresses all community water issues and provides management recommendations including but not limited to: culinary water quality and distribution system, storm water control, secondary water and distribution system, and flood control.
2. Protect water recharge areas from incompatible development.
3. Seek the protection of open space on bench areas to preserve wildlife habitat and migration routes.
4. Encourage new development to preserve exiting trees and large shrubs as much as possible.

MODERATE INCOME HOUSING

Introduction

In 1996, the Utah State Legislature adopted Section 10-9-307 of the Utah Code to address the availability of moderate income housing in communities. Since 1996 there have been updates to State Code addressing housing for people with moderate incomes. The current State requirements are found in section 10-9a-403. The goal of the legislation is to encourage a variety of housing which will allow persons with low and moderate incomes to benefit from, and participate in, all aspects of neighborhood and community life.

This plan addresses the following issues in accordance with State guidelines:

- 1) An estimate of the current supply of moderate income housing;
- 2) An estimate of the need for the development of additional moderate income housing within the city and a plan to review the need biannually;
- 3) Survey of total residential land use;
- 4) Evaluation of potential regulatory barriers to moderate income housing; and
- 5) A plan to provide a realistic opportunity to meet the estimated needs for additional moderate income housing if long-term projections for land use and development occur;

The purpose of the Moderate Income Housing Element of the Mendon City General Plan is to address these five issues and to establish the City's goals and policies for moderate income housing.

Housing Needs Analysis

The assessment of moderate income housing is provided by the Countywide Planning and Development Office and the Bear River Association of Governments utilizing a computer model developed by the Utah Division of Housing and Community Development. The tables and data used in the needs analysis are primarily based on U.S. Census and County Assessor's data.

Moderate income housing as defined by the Utah State Code 10-9a-103(29) is: "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." The 2011 median income level for Cache County for a family of four is approximately \$48,338. The moderate income level (80% of the median income) is \$38,670. The Cache County moderate income level is recommended by the State to be used by Mendon in determining whether or not housing is affordable.

Estimate of the current supply of moderate income housing

There are currently 394 dwelling units in Mendon. The total number of units that can be considered affordable to those with moderate incomes is 120. Figure 1 shows a more detailed break out of the number of households in each income bracket and the number of dwelling units in Mendon that are affordable to households at each income level.

Figure 1: Number of Households and Affordable Dwelling Units - 2012



While there is a surplus of housing for households at 80% and 60% of median income, there is a shortage of 24 housing units for households making 50% and 30% of the median income (see Figure 1).

Estimate of the need for the development of additional moderate income housing

The information presented serves as an introduction to the status of the housing supply of the City. This information was used in a model prepared by the State of Utah Department of Community and Culture, Division of Housing and Community Development to analyze existing supply and demand of moderate income housing. This model has been used across the state to make a similar analysis for communities. Statistics for individual cities were taken from the 2009 American Community Survey estimate and from data collected by the City. The supply of moderate income housing was predicted using past growth patterns and the state's population projections. Data used in the analysis includes only households

and incomes within Mendon and the conclusions reached must factor in proximity of the existing stock of moderate income housing in Logan City and all of Cache Valley. The formula calculates whether Mendon had a surplus or deficit of moderate income housing for its population. The table below indicates the current status of moderate income housing and the future deficit and/or surplus in moderate income housing as indicated by the statistics in the model.

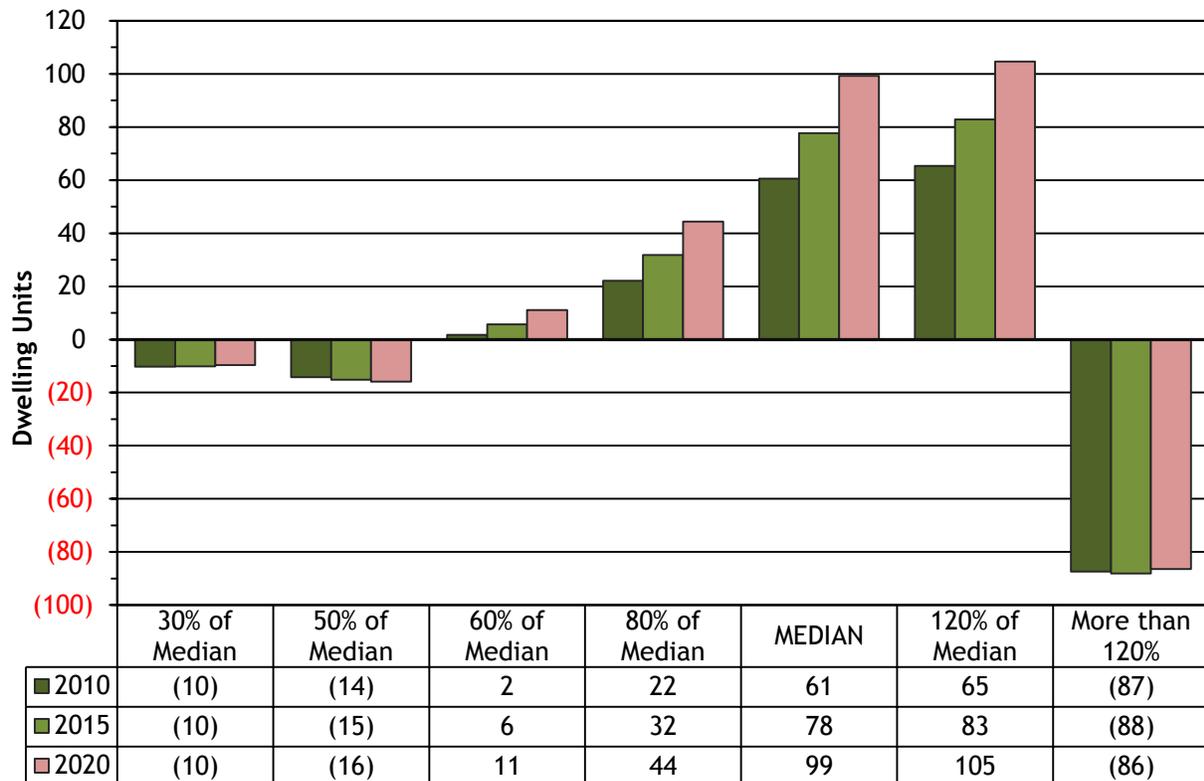
The estimated population of Mendon is 1,306. Population projections from the Utah Governor's Office of Planning and Budget show the population of Mendon increasing by an average of 2.1% each year. As the population increases there may be an increased need for moderate income housing. Figure 2 depicts the trend in moderate income housing supply until 2020. While there is currently a shortage of moderate income housing, that shortage is not predicted to increase over time.

Analyses conducted for this Plan revealed a deficit of moderate income housing in Mendon for households making 50% or less of the AMI, as seen in Figure 1. Likewise, there is an apparent deficit of housing for those who make more than 120% AMI. There may be several reasons for the analysis revealing

These demographics could be contributing to what is shown by Figures 1 and 2. Additional research and data on household status by age and income would be necessary to confirm these assumptions.

Survey of total residential land use

Figure 2: Trend in Moderate Income Housing Supply



that there is a deficit of moderate income housing for households making 50% or less of AMI. Demographic groups in Mendon that are not easily tracked with US Census and other survey methods, and which could be at least partially contributing to the deficit, include the following:

- Multiple households living in single housing units.
- Seniors who make less than 30% of the AMI but have already paid off their mortgage or own their home outright.

There are 674 acres within Mendon City limits that are zoned to allow residential units. Figure 3 is a summary of the permitted density and the total acreage for each zone that allows residential units. Of that total the majority is zoned single family residential. Based on the minimum lot size requirement and the current lot sizes in Mendon there is the potential for approximately 160 new residential lots within the current city boundary. All of the areas zoned multi-family are currently developed. The Agriculture Zone in Mendon is considered as part of the residential land use because single family homes are allowed. The minimum lot size in the Agriculture Zone is

2.5 acres. Because of this it is not considered as a zone where moderate income housing would likely exist.

Figure 3: Summary of Residential Districts

District	Density	Acres Zoned
Residential (R-1)	1.6 units/acre	455
Multi-family (R-2)	4 - 10 units/acre	3
Agriculture (A-1)	1 unit/2.5 acres	216

Evaluation of potential regulatory barriers to moderate income housing

Mendon’s current regulations do allow for moderate income housing within the city. Many of the barriers that prevent Mendon from providing additional housing for people with moderate incomes are not necessarily regulatory in nature. One issue that limits the availability of moderate income housing is the lack of a sewer system and sewage treatment facilities. Mendon residents currently rely solely on septic systems for sewage disposal. Allowing lots smaller than 5/8 acre is not possible because a smaller lot would not provide adequate space for a septic system with a drain field. This also makes multi-family housing (while allowed) difficult to accommodate. Another potential barrier for moderate income housing in Mendon is its lack of jobs and services and the proximity of available jobs and services. Most residents of Mendon work outside of the City. Most essential services such as grocery stores, gas stations, etc. are located six to ten miles away in the Logan area. Based on the most recent American Community Survey the average commute to work for someone living in Mendon is 25 minutes. These two factors create a large transportation expense for Mendon residents. It would be difficult for a household making 50% or less of median income to pay those transportation costs in addition to housing and other necessary expenses.

The availability of moderate income housing in Mendon is dictated in large part by the inability to allow more compact developments and distance from work and services. While these are difficult issues to address, Mendon City will continue to allow moderate income housing through reasonable means.

Goals and Policies

Mendon may consider alternative ways to provide additional low cost housing and overcome the current and projected deficit in moderate income housing. The following goals and policies are put forth with the intent to provide a realistic opportunity to meet the estimated needs for additional moderate income housing.

Goal 1

Improve access to quality housing opportunities for residents with low to moderate incomes.

Policies

- 1) Provide for moderate income housing opportunities within the land use development ordinances.
- 2) Keep the planning and approval process clear, and understandable.
- 3) Sponsor and support presentations and information dissemination by non-profit and government agencies.
- 4) Update moderate income housing needs with current data when Census housing information is available.
- 5) Encourage the owner of the existing mobile home park to improve the quality of the units while maintaining their affordability.
- 6) Support and Utilize Existing Moderate income Housing Resources
 - a) Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Mendon.

-
- b) Support the First-time Homebuyer Program administered by BRAG.
 - c) Support the housing repair and rehabilitation program administered by BRAG and USDA's Rural Development Agency.

Goal 2

Improve fair housing practices through education and awareness.

Policies

- 1) Continue to allow a variety of moderate income housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.
- 2) Commit to combat any negative perception of moderate income housing by helping residents become educated about and understand the economic value of having diversified housing choices in our community.
- 3) Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.

Goal 3

Encourage and support the provision of moderate income housing units.

Policies

- 1) Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.
- 2) Streamline the local administrative development review and permitting process to allow for cost reductions.
- 3) Support adaptive re-use and mixed-use projects to stimulate moderate income housing and economic development.

Appendix



May Day ca. 1890 (*History of Mendon, Sorensen*)

Overview of Actionable Goals and Policies for next 5 years	23
National Register of Historic Places in Mendon.....	24



May Day 2007, photo by Jason Wooden

Overview of Actionable Goals and Policies for next 5 years				Key Participants Responsible for Implementation							Funding Options							
Reference Number	Implementing Actions	Immediate Action	Estimated Cost	City Council	Planning and Zoning	Community Groups	City Staff	Private Interests	State	Other	General Funds	Bonds	Federal/State Funds	User Fee	SID	Community Fund-Raising	Grants	Other
1	Develop pedestrian pathways for school	x		S	P					S			X				X	
2	Codify City Water Policy	x	0	S	P		S											
3	Install snow survey site west of Mendon	x	\$7K	S	P		S						X	X				
4	Facilitate change of mobile home park to multi-family units		0	S	S			P										
5	Revise Land Use Ordinance to reflect General Plan	x	0	S	P		S											

P= Primary Responsibility

S= Secondary Responsibility



James G. Willie home (*History of Mendon, Sorensen*)



James G. Willie home 2006, photo by Dan Neilson

National Register of Historic Places in Mendon

Map	Originally occupied by:	Address:	Current owner:	Status:
1	Samuel Baker	165W 200N	Gaylen & Judy Baker	Registered
2	Joseph Baker	197N 100W	Stephen & Linda Nye	Nominated
3	Albert Mowry Baker (Hotel)	173N 100W	Stephen & Linda Nye	Nominated
4	Ralph Forster (Hotel)	173N 100W	David & Tamera Jensen	Nominated
5	James Gardner	173N Main	Paul & Karine Cressall	Registered
6	James Ferguson Whitney	195W 100N	Paul & Kim Willie	Nominated
7	George Washington Baker	115N 100W	Ruth Anderson Estate	Registered
8	James G. Willie	97N 100W	Paul & Kim Willie	Registered
9	Utah Northern R.R.	95 N Main	Mendon City	Nominated
10	William Barrett	20 S 100W	Bill & Sharilyn Barrett	Nominated
11	Oscar Junius Barrett	113S 100W	Syd & Valerie Larsen	Nominated
12	Mary Bell (Ross) Muir	145 S Main	Clay & Pamela Coleman	Nominated

