

Mendon Planning & Zoning Committee Meeting  
April 11, 2018  
Mendon City Library – 15 N Main

Administration Meeting began at 7:05 PM

Public meeting began at 7:30 PM

In Attendance:

Chairman: Joni Endicott

Co-Chairman: Jeremy Martin

Commissioners: John Davidson, Kevin Wright, Phil Zobell, Todd Shelton, Nancy Tolman

Council-member: Bob Jepsen

Secretary: Jill Pack

Mayor: Ed Buist

Public Works:

Excused:

Public: Mark Baenziger, Bid Fletcher, Jerilyn Hansen, Blake Terry, Sidne Lemon, Carlo Lemon, Ed Buist, Bob Jepsen, Jacob Anderson, Marci Ashby

**Administration Meeting:**

Joni started the administrative meeting at 7:05 p.m. The commission began discussing shipping/storage containers. Sarah Peart had emailed Jill asking what the ordinances say about these types of storage containers being put on property. After some discussion, Kevin did find where this issue is addressed in the code. Under section 6.5 SINGLE FAMILY RESIDENTIAL ZONE R-1A Item K. Special Provisions it states: "Quality and appearance of new buildings and landscape shall be such as to meet or exceed the average quality and appearance of buildings and landscaping placed in the zone during the preceding 5 years." It was determined that this does address the issue but it should be reviewed and improved as the commissioners are updating the code. They think that maybe they should look at regulating it by size and if it is permanent or temporary. If temporary then perhaps there should be a time limit placed. If permanent and over 120 square feet then the property owner should be sent to Paul Taylor for approval. Or perhaps people can come before the commission and plead their case. The hard part is it is not a building. However, it is a structure and they are stackable. Bob's concern is the containers can begin to rust and they should be placed on a concrete pad. Further discussion is needed.

**Public Meeting:**

Joni welcomed everyone and called the meeting to order at 7:30 PM. John led the Pledge of Allegiance with Todd saying the prayer. John made a motion to accept the March minutes. Phil seconded the motion and the minutes were approved unanimously.

## **Business Licenses**

### **Mark Baenziger – Micetro Music, LLC**

He is seeking a business license to produce and sell pick holders. He has designed a small machine that producing them. He will sell them on the internet. The commissioners could see no issues. Kevin made a motion to approve the business license. Jeremy seconded the motion. The business license was approve unanimously.

### **Blake Terry – Provision Builders Inc.**

He is a general contractor. There was discussion and concern on the number of items parked at his property. He has one pickup truck and 2 trailers. However, most of the time they are not parked at his house. There was discussion on whether a trailer is considered a trailer. There were differing opinions. The code does state that there can only be one commercial vehicle parked in front of a residential home. He does have a shop out back and a circle driveway behind his home so when the truck and trailers are there they are parked behind the home. Phil made a motion to approve the business license. Nancy seconded the motion. The business license was approved by the commissioners with Kevin abstaining from the vote.

### **Marci Ashby – Shabee’s Soda Shack**

She is applying for a new business license. They live at 120 North Main which is in the commercial zone. They are looking to build an 8x10 building for a soda shack. There is a possibility that it will be mobile on a trailer. They are still trying to decide what hours they will be open but looking at from 9 a.m. to about 7 or 8 p.m. They have talked with the Coca Cola distributor and they told them that there is a little shack in Clarkston. It was estimated that they would use 1 – 5 gallon container of syrup over the course of the summer. They actually used 500 gallons. Because the building will be in a commercial zone it will definitely need a building permit. Parking was discussed. According to the zoning ordinance they really only need to supply one parking space. For every 200 square feet of building space one parking space is required. They are planning to have their driveway open an available for parking which would provide plenty of parking. It was determined that they need to follow all processes necessary to obtain food handler permits and have health inspections. The Ashbys are planning to do all that is required of them. Jeremy made a motion to approve the business license. Phil seconded the motion. The motion passed. Marci is going to contact Paul Taylor and find out what she needs to begin the process for a building permit.

### **Meeting Notification:**

There was discussion on this because of some concerns brought to the commissioners’ attention by Jacob Anderson. The state has requirements for posting agendas which are two public postings as well as publishing a notice in the newspaper. It was mentioned that the younger generation may be looking for other means of notification. Many of

them don't go inside the post office or library and they don't read the newspaper. The City's website also has the agendas posted on it but it does need to be brought up to date. Along with the above requirements Jill posts the monthly agenda on the Utah Public Notice website which also links it to Mendon City's Facebook page. It was suggested that perhaps the agenda could be sent with the community email that Teena Young sends out.

### **Accessory Building Application – Carlo Lemon**

They are wanting to build an accessory building. The height will be less than 24'. Setback for an accessory building is 3' in the back and 5' on the sides. The purpose is for storage. Their son will be using it for a work trailer and paver. The commissioners asked if he would be running a business out of this building. Carlo said he would not be running a business there. He usually parks his equipment on property located in North Logan. He would work on his equipment in the accessory building. If he ever wants to he will need to come to the P&Z Commission for a conditional use permit and a business license. Todd made a motion to approve the accessory building. Phil seconded the motion. The motion was approved unanimously.

### **Closed regular public meeting and opened the public hearing at 8:14 p.m.**

### **Public Hearing – Bid Fletcher – Annexation**

In talking to the county, Teena Young, the city clerk was told that the county wants to have Mendon City annex in the road south of the Fletcher's property and they would also like to see the properties to the north and south of the property annexed in too because this annexation creates two peninsulas. This is not allow by Utah Code. The signatures of the majority of the neighbors is required on the petition. Both neighbors have part of their property in the city anyway so there shouldn't be a problem. Jill read the state code which states "10-2-403(3) sets out the requirements for the annexation petition. It must be signed by private property owners representing a majority of the private land area within the proposed annexation, and is equal to at least 1/3 of the private real property value." John found a future annexation map in Mendon's General Plan. The county did tell Jill that an annexation policy must be in place which includes the property being annexed. If it isn't, the city can update their policy with the current annexation. But the proposed annexation must be included in that policy. Jill talked with Teena and there is an annexation policy. Jill will email it out to the commissioners. Phil was concerned about the road 300 north. It is currently unimproved and would the City need to be responsible for developing it. It was determined that while Bid lives there and there are no other houses he would not like it improved. At a future date if the property is subdivided and developed it would be the burden of the developer not Mendon City. It was mentioned that the Council will determine the responsibility at that time. Kevin stated that it is the responsibility of the commissioners to do their research. Kevin made a motion to make a recommendation of the proposed annexation to the City Council. Phil

seconded the motion. The motion passed unanimously and the Planning Commission will send a recommendation to the City Council. There will be a public hearing next month at City Council where the annexation petition will be presented.

**Closed public hearing and opened regular public meeting at 8:32 p.m.**

Bob suggested that pictures of shipping containers around town should be taken and then bring to the discussion next month.

**Ordinance Changes Review/Update** was tabled. The commissioners will review Section 6 and discuss it at next month's meeting. Jill will email a copy to Todd.

*Jeremy motioned to close the public meeting with Phil seconding the motion. The meeting adjourned at 8:34 PM.*