

Mendon Planning & Zoning Committee Meeting
August 8th, 2018
Mendon City Library – 15 N Main

Administration Meeting began at 7:05 p.m.

Public meeting began at 7:32 PM

In Attendance:

Chairman: Joni Endicott

Commissioners: John Davidson, Kevin Wright, Phil Zobell,

Council-member: Bob Jepsen

Secretary: Teena young

Excused: Nancy Tolman, Jeremy Martin

Public: Jay Apedaile, Doug and Lindsey Hunsaker

Administration Meeting:

The planning commission discussed private shallow wells. One can drill a shallow well to water livestock, but they may not have the rights to the water. Eric Dursteler has clarified the state's requirement on those wells and the city will be adopting a policy presented to the city council.

Joni stated that someone inquired about dog kennel requirements. Hobby and commercial kennels are listed in the definitions of the zoning ordinances but not mentioned anywhere else. The city municipal code requires a kennel license for 3 or more dogs, but the zoning code states that kennel licenses are required for between 5-10 dogs, so there is a discrepancy that needs to be addressed.

Phil questioned what recourse the city has in the enforcement of CUP requirements. He stated that Top Job still has a generator, and they haven't brought the power down or proceeded with the plans presented. Kevin stated that going forward industrial should not be next to residential. John stated that looking at the master plan it's going to happen all the way down the bottom road as that area is slated as future commercial use.

John will not be able to attend P&Z in September.

John asked whether the banner for the Mingo's Soda Shack meets the sign ordinance. Kevin read the ordinance which only specifies sizes for permanent signs, not a temporary sign.

The Commission is reviewing the zoning ordinances. Joni stated that they need to do the commercial and light industrial sections. Phil added that a discussion is needed on conditional uses. Joni stated that it was previously discussed that everything in commercial or light industrial should be conditional use, but she stated that seems unfair for people coming in and those serving on the commission. John

stated that the problem with defining the uses is that it must define everything and there will be something missed. A BRAG representative previously stated that we should avoid CUPs because they can be fought in court.

Public Meeting:

Joni welcomed everyone to the public meeting at 7:32 p.m. John led the Pledge of Allegiance with Phil offering the prayer.

The July minutes were reviewed. The date needs to be updated to July 11th, 2018. John motioned to approve the minutes with the change to the date, Phil seconded, and the minutes were approved.

Cache Corp CUP– Jay Apedaile

Joni stated that there were questions about the business license renewal for the home business, while the conditional use permit is for the neighboring property. Jay stated that the conditional use permit was issued prior to him purchasing the building, to obtain permission to fix up the building for the intent to use it as office space. Jay stated that he runs his business at his house at this time. John stated that with a CUP the building should fall under building inspections if someone is using it. Jay stated that right now it is only being gutted and storing stuff. Jay stated that he is still wanting to make it into business space in the future. When he gets it finished he will move his business over, and it will be a commercial building. Jay stated that the building has its own septic system, but the system was too small for the nursing home. The line was taken across the street to a drain field, but there is one existing on the property that he will reattach to. The Commission stated that the confusion was with the two different addresses. Phil motioned to approve the business license renewal for Cache Corp. John seconded and the business license renewal was approved unanimously.

Jay stated that nothing would change on the CUP, when he moved over. Phil motioned to approve the CUP. John stated that the current use is his concern as the CUP is applicable to a future conditional use. Jay stated that his equipment isn't there, it's on an adjacent property. John asked if there is a conditional use for the other property as one business vehicle is permitted on a residential property, but you must reside at that property. Jay stated that he runs his business out of his home and parks his equipment there.

John stated that under our current code, he would need a CUP for that 3rd property to park the vehicles on the adjacent property. The home-based business is fine, the CUP for the rest-home is fine, and the third piece would need approval to park the vehicles there. John suggested that we change the CUP to include the other lot. Both lot numbers could be added to the same CUP.

John motioned to accept the CUP with the following changes, adding the second parcel and adding the allowance of parking Cache Corp equipment in an orderly

fashion. Kevin seconded the motion. No further discussion. Commission approved unanimously.

Building License Renewals

S&L contracting – Steven and Linda Sorensen - John stated that we may want to look at the ordinance for contractors as they need trailers and trucks for the business. Bob stated that each contractor business is different. Phil motioned to accept the business license renewal. Kevin seconded. No further discussion, and the license was approved unanimously.

Mingo's Soda Shack – Kevin read the sign regulations which only address permanent signs. Phil stated that it shouldn't be put up on someone else's property. Signage needs to be on the property of the business. John stated that it should be looked at as we rewrite the sign section of the ordinances. Kevin motioned to accept the business license renewal for Mingo's. John seconded. No further discussion, and the commission voted unanimously in favor.

Accessory Building – Doug Hunsaker

Joni read that the accessory building is 192 sq. ft, 14 ½ ft high, 5ft setback at the side yard and 25ft from the rear boundary. It doesn't need to have a building permit as it is under 200 sq. ft. We just need to see the footprint and setbacks. Doug stated that it has a 1ft overhang. Kevin motioned to approve. Phil seconded. No further discussion. Commission approved unanimously.

Doug asked how short-term rentals are handled in Mendon. John stated that Mendon doesn't have regulations at this point, but there are Utah state requirements. We are still working on ordinances. The short-term rental allowances may resemble the accessory dwelling allowance of 10 type apartments in the city. There are no ordinances in town for landlords or short-term rentals, but we need to have some requirements.

John mentioned the need for more fourplexes for people to have affordable housing in Mendon. Bob stated that the issue is the septic systems and the high-water table. Even the school has to pump their system yearly. At some point we may be required to install a sewer system, which will be very expensive, because the soils are not good for septic systems with higher density structures.

Kevin motioned to adjourn. Phil seconded the motion, and the meeting adjourned at 8:31PM.