

Mendon City

Meeting Minutes

Planning & Zoning Commission

February 13, 2019

Mendon City Building

15 N Main St

www.mendoncity.org

PZB Attendance:

Kevin Wright
Phil Zobell
Jeremy Martin – Co Chair
Ron Campbell
John Davidson - Chair
Shara Swan
Joni Endicott – JE – Ordinance Liaison

City Council & Guests

Due to the speed and number of members in attendance, individual Initials will be used throughout this document. Please refer back to this section as needed.

Kirk Taylor – KT – Public Works
Greg Taylor – GT – City Council
Paul Taylor – PT – Building Inspector
Jon Hardman – JH – City Council
Teena Young – TY – City Clerk
Bob Jepson – BJ – City Council / PZB Liaison
Eric Dursteler – ED – City Engineer

Public Business - Attendance

Randy Kidman – arrived at 8:09pm

John Davidson - Opens meeting. The clock on the wall appeared a few minutes later than most peoples cell phones and tables etc. Actual start time is 7:04pm.

Randy Kidman not here. Admin meeting will start and then pause if or when Randy Kidman arrives.

JD – Question: Did everyone look at the Google Docs? Look and approve. As they do, we will implement approved changes into the codification system. JD uses projector to show changes to ordinances. He displays grammar and spelling corrections. Most changes have already been approved. Changes have been added for shipping containers and modified consistent grammar throughout the document. Additions to building height, smoke stacks and abandoned vehicles have been added.

Shipping Containers have been added – big addition. They will be allowed in residential but must follow all ordinances etc. Must be painted and insignia removed. Use camouflage so as not to look like a shipping container. They must be on a permanent foundation and have building approval / license.

Proposal - Trailers have been added. Not more than 1 trailer allowed. RC – how has this changed? Kevin – 1 commercialized, and 1 non-motorized but state licensed. JD – one could be too hard. Most people will have more. Kevin – Is the City the appropriate place for more than 1 of these vehicles? JD – farms will have more equip than this. Kevin – Asks PZB to propose a compromise. JD - Proposes: If it's behind the house or property, maybe that's more appropriate. Board agrees the need to define this is important. JD - calls for suggestions and ask they revisit this later.

JD - This outline includes the 1st 50 pages of the ordinances. They will plan 15-20 minutes of each meeting to go over changes and proposals. Google Docs is a working document for everyone to view and suggest. Make sure you are in suggesting mode. JD feels like this is a lot of progress in such a short time to work on Google Docs. Implementation would be much more effective than the paper version as before. PZB agrees to print and distribute or Create a “suggestion instruction sheet” to make sure people are in “suggestion” mode vs actual “editing” mode.

Kevin Wright was on the Agenda this month. With the combined workshop between PZB & CC, he asked to hold his discussion until next month. All Agreed.

JD ended the PZB Admin meeting and turns time over to Bob Jepson with CC for combined workshop.
7:23pm

Teena Young added the overhead projection to show the email on the CC proposed Agenda.

Jon Hardman - He served as the PZB President 20 years ago and the verbiage in the General Plan is still the same. The City should be revisiting the GP every 5 years. Between now and last August, CC realizes that there are a lot of changes that need to come forward and be implemented immediately with the lifting of the moratorium.

Vision statement – JH asks if the PZB will review and see what they recommend changing. Burnis Skinner was the last editor of the General Plan. Verbiage needs to be reevaluated. This needs to come forward for the City to go further into the future. Currently the City is working on the old plan that is on extension. BJ will work to get more insight between PZB and CC.

General Plan – Originally working on the block / grid system. JH asks everyone to contribute to this discussion. 5/8 acre lots were all that was allowed with the General Plan. JH says that things have changed over the years. Zoning Ordinances and the General Plan are no longer in alignment. All boards should look at this because some lots have become undevelopable now. There are issues with interior

blocks. Setbacks creating more issues. Question: Is that effective for current times? When you consider sewer issues, that make houses smaller now. These docs need to be compatible.

Teena using the GIS System on projection display. JH – by the time we get to the lower areas, the city falls out of the block / grid system. JD - moving forward, the City needs to determine how it wants to grow. Question: How do we want to handle that? BJ – Question – What about ground water? JH - This will be addressed later in the meeting tonight.

JH – As the City moves forward, block and grid won't work. Railroad and current roads change that in and of itself right now. JH – Comments the city cannot currently be held for mistakes and growing / learning curves of the past. The City can only go forward. Things need to be looked at and come into an agreeable system going forward. This meeting will continue that progress.

PT – Other cities use a wider grid and then develop within that grid. He suggests Cul-de-sacs would still be a big hurdle for the City to overcome.

JH – Sewage will always be an issue. PT and JH discuss past vs current issues with septic. PT – 5/8 acre lots allow for 2nd septic systems just in case one system fails. Question for consideration: Can the City go denser? This should be an ongoing discussion in an effort of growing.

Financials and growth – Policies and guidelines should be looked at by both boards to determine if there are changes or suggestions for future growth. Example: 50 ft away from a waterway, this should be checked because there are issues from the past. ED – future projections – What does that look like? Everyone should review, plan and come up with solutions together.

JM – Lot sizes – Question: Would curbing, gutters and water maintenance change with the lot size change? KT – perhaps on Cul-de-sacs. This would create some deficiencies in design as Mendon isn't prepared for Cul-de-sacs now or in the near future.

ED – Higher density requires less maintenance and the cost infrastructure would go down. KT – likes the idea of keeping lot size at 5/8. Acknowledgment in general: This is not a cookie cutter City anymore.

JH – road layouts become the biggest issue in his mind as this is so costly. PZB would have an easier time with their development approvals going forward if lot sizes are re-evaluated now.

Future growth patterns – JH – current state code does not allow a build with water pressure lower than 40 psi. By JH and the Mayors house, 28-30 psi is the current read rating. These ratings are too low. Now a booster pump station would be required to meet current specifications. If power fails, this is a big issue within the actual residences and creates a bigger issue for a fire truck etc. JH – suggests adding a map to show water pressure and elevations to add and review to PZB for buildable lots / developments. In the current infrastructure, the City would not be able to provide water above the canal. The city has 2 zones. People are interested in annexing into the county in order to get more buildable lots. JH suggests that A10 zones may need to be added. Storm water issues are presented. Question for consideration: Where can water be provided? Follow 4560 line close to the highway. Extend the water system further north would mean the City has to pump water. Taking water north is the bigger challenge. JH – Questions. GT asks on A-10: Would wells be allowed? Answer: Possibly? Adding septic tanks above the canal is a big issue. Clustering could be discussed further.

RC – A10 is still not clear to him. JH – to match up to the counties A10 above the canal. Mendon City does not encourage people to annex just to get more housing per acreage. Annexing and then trying to rezone after will not be allowed and doesn't work at all. The costs are too expensive.

Proposal to Re-evaluate zones – Evaluate what makes sense. The city doesn't expect a Walmart. Gene Hibner will be adding a conservation easement. This means the City needs to evaluate commercial and light industrial. This is a major issue with conflicts going forward. Where does that go in the new plan?

Low Income Housing – RV's in the trailer court. CC has been approached multiple times about this. Low income housing is a shortage for all of Utah. Mendon City needs to look at a reasonable approach. What are the suggestions going forward? On the Mendon road, someone has built a tiny home. Statement: Younger generations can't afford a 300k mortgage. JD – He believes Accessory dwelling buildings offer options for tiny homes. JD believes there are 10 allowances within the City under the current code with a main residence. Everyone is uncertain of that statement. This will be further clarified and defined. JD believes the idea of low-income housing and tiny houses can be controlled and limited. Wellsville has a nice plan. They address it as a density issue in their plan. JD reads part of the Wellsville plan. Mendon should look at that and plan forward for Mendon. PZB will discuss this further in their meetings. JH – states the City needs to keep housing for all age brackets especially as people age and new people come in. Legislation is pushing hard for low income housing so Mendon should look at it now.

Airbnb's, short terms rentals, treehouses, commercial kitchens etc. – JH: these are businesses. Should these businesses / people have licenses? He believes that these should have any licenses or any other occupation certificates, fire inspections, CUP etc the same as any other business in the area. PT – He currently only does inspections if people actually tell the City about the project.

Shara Swan – came. JD greets her as the new PZB Commissioner.

Admin / Workshop meeting paused for Randy Kidman. Just arrived 8:09pm

Public Meeting Opened:

Pledge of Allegiance.

Opening Prayer – Jeremy Martin.

Minutes of January 9, 2019 approved – Phil, Kevin, Unanimous

New Business License for Randy Kidman / Mountain Side Enterprises / Snow removal.

JD – how many vehicles? One. Truck and a plow.

Motion – Jeremy, Phil, Unanimous. John D. signs license. Mayor to sign.

Kevin Wright – Motion to close the Public Meeting. 8:20pm

Re-open the Admin / Workshop Meeting. 8:21pm

Water - Geologists trying to help Mendon find more water. Checked at the base of the Wellsville etc. – Results – Water is flowing into the creeks. There is no additional water available. The City did drilling up Deep Canyon took over 800 ft/pm. Not good. Wellsville City is the only city in Cache County to support water until 2060. Cache County is a closed basin looking for water exchange. Irrigation companies are having issues. West of town is not good. North is not the answer. Going South – there is a south to north water flow. The City has drilled a well and is having good success but isn't sure yet on the impact if both wells are running. Those tests haven't been done yet. The city has to protect existing homes against septic systems and future development. JH – needs from PZB future thoughts and recommendations for additional water tanks for the growth of the City. Water tanks and the elevation will be critical for the 40 psi and future development. CC needs input from PZB. Does city want to grow N to S or West? ED – Suggest Using the land use map to determine zones and what should go there. Flood plains etc., ED – new well is operational. Water needs to be pumped and then redirected. JH – holding off having to rely on Wellsville for sewer would be important for Mendon to control it's own future. Wellsville would like to combine with Mendon for future sewer system conversion / co-op. JH – Acknowledges Mendon's water debt is huge at over 800K. Growth needs to be calculated. BJ – Asks JH if he sees Cache County becoming an additional water district? Answer: Perhaps interlocal agreements would come forward based on growth. Water could come from the East. PT – Where is Mendon on storage? JH said that is coming forward. Mendon needs to fill what it has first and then add storage. BJ – our existing tanks are having maintenance issues right now. Some of those issues have been around a long time. JH – Asks for code from PZB to do a perm. Code modification to extend water lines to become mandatory 8in water lines for future growth. If someone develops, they need to provide deliverable water to the lot. Mitigation strategies must accompany a request to develop. Deliverable means water that has to come specifically to the lot. Having the cemetery and the parks etc. moved to irrigation has been better for the City.

New Tool introduction from JH – Web link – Valuable:
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

This shows the soils and flood zones, water tables etc. Some soil zones do not fit where people want to build. JH suggest using this tool to help with development. JH – Question: Does the city need to require more drain fields as people build with the water tables. JH – ask for PZB to help look at this going forward. JM – Growing East – would drain systems help? Answer: Perhaps. JD – suggest this be an issue for the City Engineer as the PZB is a mobile board and lacks training with a short term / rotating

board. He suggests the City Engineer create a checklist. BJ – Acknowledges the city doesn't expect the PZB to become engineers but believes check points can help eliminate issues ahead of time.

JH – Sewer: Master Plan – Waste water treatments are currently not realistic. Mendon cannot discharge our water because of containments. The doors / opportunities for dumping are limited. JH suggests Mendon has 3 options: 1) 4 miles to East – Logan treatment. Is it feasible to dump there? Elevation and development would need to be online with the school. 4440 elevation. Water would flow to the station without having to boost. 2) Go in with Wellsville – 4440 elevation contours. Water would flow from Mendon and Wellsville South. To go this direction, the City needs to acquire the land. It needs to evaluate this right now. Wellsville can't add any more phosphorus based on their growth. If Wellsville blended with Mendon, our growth could solve some of the water issues going forward. Option 3) Build big enough lagoons to treat water etc. Is that realistic?

Future sewer development has been addressed throughout this meeting.

Cemetery Expansion – BJ - CC had a meeting last week about this. They proposed 3 options for the cemetery development. Suggests: Go to their CC meeting minutes for layouts and specs from Feb 2019. Protecting the water tank is critical. Combining some water lines will need to be done. The plan they selected would add immediate parking. A future opportunity for Deep Canyon development would be possible. 970 plots would become available. The city would be able to pump out of the existing canal for water. This will be a 2- or 3-year project. JH – Wellsville Mendon Canal system will not allow any new water to be taken out of the canal. Mendon should be "grandfathered into" the current system. The city Capital funding account would have to be accessed. BJ – Completed analysis on other cemeteries. Mendon is the lowest. Currently a limit of 4 plots per person is the suggestion for future purchasing. Budgets will be reevaluated at the fiscal year. JH – CC did not have anyone come to the public hearing to discuss this issue. PZB likes option 3 as it seems the best on initial preview.

Emergency Preparedness – Storm water is a big issue. JH – The city has spent several years working to find a way to intercept water to the Little Bear River. Mendon needs to get water out of the canal before it gets into the City. This idea of generating a storm district and creating fees is becoming a greater possibility. The Mayor would like to avoid this. SS – Question: Does FEMA offer any assistance? ED – there may be some grant opportunities. It's very competitive. The state will be doing work on Hwy 23 further south. JM – Requests: Put a checklist for the City Engineer. JH responds by saying it needs to be a joint effort between CC, PZB and the City Engineer.

Mendon is in a fire district. Landscape is a concern. SS – Question: Does the City have an Urban plan / bill? JH – we will visit this later.

Cache County has 2 fault lines: N to S base (Deep Canyon) and along the highway. All water lines are perpendicular to those faults. Mendon water could fail in the event of an earthquake. There are valves but they would not suffice. Question: How does this get incorporated into the General Plan? JH and TY

show GIS map on projection display showing fault lines, flood zones, etc. ED – suggest everyone watch the 100ft buffer. JD – asks for the general plan to include the land use maps etc. SS – Question on water: The old pipes are losing water into the ground due to pvc and sizing mismatching? JH – Yes, therefore the city wants to mandate the 8in pipe.

CC presents 2 new checklists for discussion: Right of Way Excavation Permit – Zoning Clearance Permit
KT – These could save PZB and himself KT a lot of headaches going forward.

JD – Upon review: these fees haven't been charged before. Question: With the current fees, Are these realistic to pay BEFORE you every get a permit? Is the City pricing itself out of growth over fees?
Answer: these fees are a talking point and open for discussion. The City needs to start somewhere. The fees could help. It will be discussed further.

KT - A zoning administrator would become immediately valuable. JH – The city already has been gathering potential names for this: Mike Carlson. KT would still like to sit down and work this document to implementation. The person / administrator could still be reviewed as to a new employee or use an existing staff. These fees could be in addition to the Cities current fees. Discuss and review.

PT – Opens dialogue on new homes vs additions. People are trying to use Ag zoning to build barn/homes/accessory buildings. This zoning checklist would help eliminate some of these conflicts.
JD – Acknowledges that PZB works off the current code. JD acknowledges that no-one has ever walked actual lines vs submissions on paper presented to the PZB. At the end of the day, JD said PZB believes this board is “amateurs” vs paid and professionally trained members. There is a lot of work to be done.
KT – suggests that applicants need to review the checklist to confirm they understand. The checklist is not a permit. It is a zoning clearance Pre-Inspection Form. Suggestion is made to rename the proposed form to a checklist. KT – the form is designed to prevent stuff from falling through the cracks before development occurs. Suggestion: Define the lines and add them to the maps.

JD – Acknowledges long meeting. PZB still working on ordinances. This is a big undertaking and will take time.

JH – Suggests that the general plan should include recreation areas: Deep Canyon trails, parking and bathrooms etc. He asks PZB to give recommendations. Acknowledgements: Frisbee: bike people not thrilled with the idea. Horse Arena – Options.

RC – Field of Dreams. Finish.

Motion to End Admin / Workshop: Phil, Kevin, Unanimous

Meeting end time: 9:25 pm

Disassemble equip and tables: 9:50pm