

Mendon City

Minutes

Planning & Zoning Commission

January 9, 2019

Mendon City Building

15 N Main St

www.mendoncity.org

Administrative Meeting

Martin

Bob Jepson

Board Attendance:

Joni Endicott

John Davidson

Ron Campbell

Phil Zobell

Kevin Wright

Start

John calls meeting to order 7:03pm

John defers to Joni about Ordinance changes. JD will Google Docs work? Yes, it's shareable and editable with suggestions by each member and it retains. Copy, paste. John will set it up and we will distribute. Load old original that is approved and then upload the new changes. Cumbersome and difficult.

JD – not everyone has internet access. Google Docs will work. PZB doesn't have to have a hearing. CC does. PZB will modify chapter by chapter. Joni suggest time sensitive info to the General Plan. Gail to upload the General Plan to John for Google Docs.

Storage violation. 310 N Main.

Acknowledge multiple attempts to have violation cured. Gail to resend copy of the letter to the board that was hand delivered by Joni to the homeowners for board review again. Ron to research the next steps of enforcement. Attach a deadline. Refer the previous chair – Joni Endicott. Next time send letter mail certified. Revisit by next months meeting. Gail to send

Slide Ridge Honey – CUP - Martin

John explains the board is continuing to review these. He proposed to change zoning for his business to commercial. Does he fall under a CUP if his zoning is changed? Commercial zoning is across the street. Kevin – zoning to conform to General Plan. John – applicant must apply as property owner and then a hearing will be held. In the meantime, John – reads CUP that just expired aloud September 2016. John asks if all those conditions are still being met? John inquires about the packaging being exposed on the outside of the building. Kevin and Phil agree. Kevin has heard

Ron makes a motion to reapprove. Phil seconds. Kevin agrees if equipment goes back inside of the building. Unanimous approval if the applicant issues a new written request and pays the CUP fee to the City. Business license just renewed. John explains that board isn't being overzealous. Martin is not happy with this process and appears frustrated. He feels like Mendon is the only City to make him jump through all these hoops. Martin says he will investigate on his own to find out if he must appear every 2 years.

Update building permit / water hookups.

3 actual new sites. 2 are water hookups done during the moratorium.

Bob Jepson – Council visiting tomorrow on lot split. Could affect the water hookups / build permits. Water hookups, sewers, fire access. Etc. Concern is the water. Proposing to extend the water on 2nd North and the Schroeder Property. Infrastructure in place but an exhaustive and costly process. Bob Jepson and the Mayor visiting solutions for getting water to people requesting permits. John Davidson ask if Kirk Taylor should be added to the PZB as a liaison on water BEFORE the final build / project gets approval.

Bob Jepson: How do we fund this. Ordinance says property owner extends service. 3 or 4 residence in troublesome situations. The council will be visiting this. Multiple people affected. PZB will look for update from Bob Jepson and take guidance. Look at Mendon "proper": it has infrastructure. Does the City believe it has a responsibility to property outside the City frame? Codes need to be addressed?

John Davidson said the PZB approves amendment on the application:

Line for Bear River Health Department

Fire Department – Ray Olsen

Kirk Taylor and/or Engineer Stamp

Bob recommends visiting the size of the water line the further you build from the City Infrastructure.

Gail to email John Davidson the application and he will modify and distribute through Google Docs.

Call to end 7:39 Phil, Kevin, Ron – Unanimous

Public Meeting 7:40

Pledge

Ron Campbell Prayer

Bob Jepson

November 14, 2018 Meeting approved. Unanimous

November 19, 2018 Meeting approved. Unanimous

Business License – Rush Worxs – David Brack Rushton: Sales / Repairs of Gun

Products used: Duracoat, lacquer thinner, alcohol. Doesn't store more than 2 pints at a time.

Customers & traffic: Online orders, local people. He assembles and make 2 deliveries per week.

Ron reviews guidelines for Level I and II permits. He has applied for the FFL license but has not been approved yet. PZB believes business fits a Level I criteria. Kevin motions to approve: Phil second

Unanimous

Gail to submit license to John for signature and mail out to David.

John recuses himself on his own motion.

Increasing home from 900 sq to 1700 sq ft add on to his personal home for grandchildren. All materials will match existing home and still be able to keep home on the historical registry. Adding a dining room.

No health certificate needed.

Motion Kevin

Second Joni

Unanimous

Ordinance changes – get paperwork

Q&A

Undocumented and unpublished business license:

Mountain Side Enterprises – Randy Kidman – Snow Removal –

John Davidson said formal application had to be submitted, added to the agenda and then published for the February meeting. Gail to add to next month agenda. John asks if the board is ok to preapprove next months approval. Board asks Randy to come back next month again just in case someone else has questions or concerns. Still needs to pay fee.

Bob Jepson

Inquiries on Top Job Asphalt business. Ron says there are things TJ agreed to do things that they haven't completed. Board is mixed in saying TJ original approval come with conditions. Citizens are complaining and issues. TJ ramped up with the City the idea of a building and currently nothing has been done. Issues with the County violated TJ. Mendon

approved. Kevin: Why would the city expect that if TJ did not live up to the rules of a different municipality (county) why does Mendon think TJ will keep compliant to these ordinances.

PZB believes they should review this business. PZB wants to revisit this with City Council. Bob Jepson ask Board to revisit the promises TJ made. No security / privacy fences, footing or building. PZB approved building permit but Paul Taylor has not. Engineered plans need to be submitted. Property was AG land and City agreed to rezone to Light Industrial with conditional infrastructure buildout. If TJ isn't going to buildout, Board needs to enforce licensing, General Plan etc.

Bob Jepson and PZB discuss cars on streets, noise ordinances with TJ, property storage violation on 310 N Main.

John Davidson agrees to go to CC meeting.

CC and PZB plan to start joint meetings as a staff workshop. Bob Jepson PZB and CC start at 6:30 and add before the regular 7PM Admin meeting.

Board discusses the needs of dense housing. Septic issues.

Phil expresses other cities and counties and even states want Cache county water and that will greatly impact the Mendon area.

Bob Jepson gives updates on Logan and Hyrum doing huge apartment complex approvals that will start immediately. Small communities will become more desirable.

Cemetery approval coming. 1st phase going West. No land swap. Immediate plans for road base. Move away from water tank. Design is key. 4-5 phases. Drill well to water. Pricey expansion. Issues and opportunities for cremation may be an option. Root system.

Motion to end meeting - Kevin

Second Phil, Ron

Further clarification: Google Docs, email sent out and join group. Look for email before their next meeting.

Update emails:

Kevin – wormthereaderguy.com

pzobel@comcast.net

ron@junipersys.com

john@sdsplans.com

joni@gmail.com

Update Jeremy

Unanimous

Close of meeting time: 8:23pm