

Mendon Planning and Zoning Committee Meeting

June 10th, 2015

Mendon Station – 95 N Main

Administrative Meeting began at 7:05 p.m.

Public Meeting began at 7:30 p.m.

In Attendance: Craig McLaughlin, Jeri Hansen, Paul Riggs, Dave Kotter, Bette Kotter, Gary Despain, Duane Miles, Jordan Miles, Teri Miles, Val Larsen

Chairman: Jay Apedaile

Co-Chairman: Mike Morgan

Commissioners: Dave Willie, John McKell, Joni Endicott

Excused: Val Theurer, Jeremy Martin

Secretary: Jill Pack

Mayor:

Public Works:

Administrative Meeting:

Business Licenses

Clarification on business licenses for people who have classes at Mendon Station

It was determined by the commissioners that a business license is required for all those that are using the Mendon Station for various classes (Dancing, Karate, etc.) and are charging a fee. Those that are offering a class for free and are not charging for their services would not be required to obtain a business license.

Larry & Donnette Bodily SFH

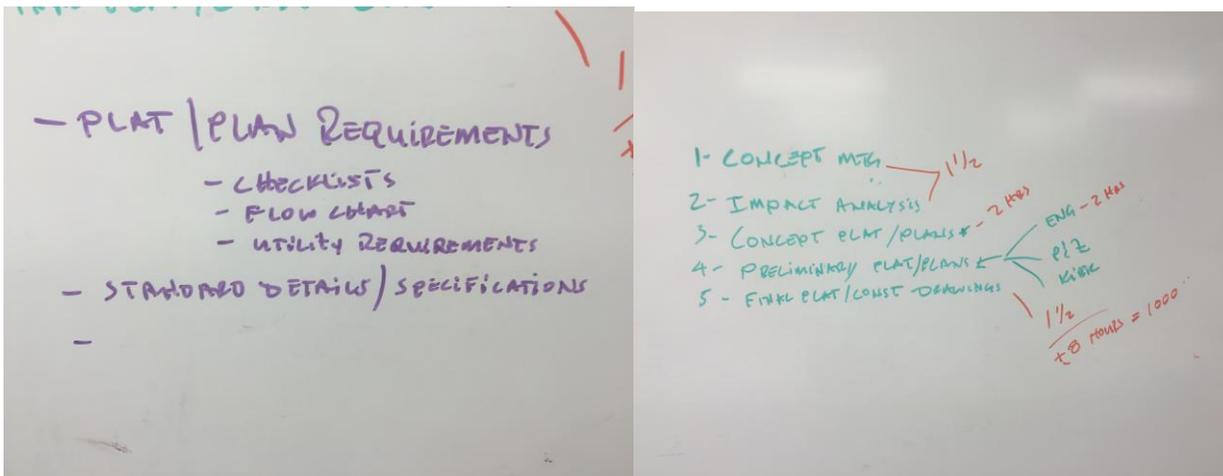
They contacted Jill Pack and are not going to be able to build for another year. They are going to wait and have been put on the end of the waiting list. This makes a building permit/water hookup available for this current building year. Jill Pack will contact the first ones on the waiting list, the Lim's. If they are ready to appear before the Planning & Zoning Commission they will take the Bodily's spot to get approval for SFH. If the Lim's are not ready to present at the next meeting then Jill will contact the next person in line. If they are not ready then she will contact the next person and so forth until someone is ready.

Utah Business Licensing Association Annual Membership

Jill was not sure about this organization and had receive a membership application and invitation to a conference in September. The commissioners were not familiar with this group. Jill will talk with Teena about this and get clarification.

Ordinance Change & Language Change Workshop – Bob Jepson

Bob Jepson met with Eric (the City Engineer) & Kirk Taylor to discuss and train on the processes for development. The City has leaned on him recently for some recent developments. Bob has asked Eric for specifics on time lines, etc. for development. See pictures below. It includes an estimate on the engineer's time and price. This is a base figure but could be more depending on the subdivision. He is happy to come and meet with the P&Z and go through some ordinances and give his input to aid the commission. Mike believes the checklists we have work well if they are followed. John asked if there needs to be some clarification on the items needed. Bob is offering to have Eric give his input to the commissioners. He would come to a P&Z meeting to do that. There are flow charts in the manual. Jill will email the preliminary checklist to the commissioners. They will compare it to the existing flow charts. Then they will have a meeting with Eric and fine tune the process.



Shawn Osborn is wanting to update the city website. He would like to put a picture and bio for each of the commissioners on the website.

It was discussed at the last P&Z meeting that a vinyl fence that is being installed at 10 East and 400 North is on the city property. Jay talked with the owner, Greta Anderson-Davis, about this. She has agreed to have the fence moved so that it isn't on the City's easement.

Public Meeting:

Chairman Apedaile called the meeting order at 7:30 pm. Joni led the Pledge of Allegiance with Dave Willie saying the prayer.

June Minutes Correction – 3rd sentence “sure it is” on Top Job section.

John made a motion to accept the minutes. Mike seconded the motion. The minutes were approved.

Public Hearing – Lot Split – Dave & Better Kotter

Dave read his detailed letter stating his desire to have a lot split to the commissioners. Mike asked about the secondary water delivery. Dave stated that there is a ditch that runs through the property from the northeast corner of the property. Kirk Taylor has checked the water line pressure and approved the hook-up. The secondary water's purpose is to water the yard but Mike is concerned if the ditch/secondary water will actually be used or if a future owner will use the city water.

Val Larsen owns property adjacent to the lot. He has concerns about the water leaking out of the canal. The canal leaks on to his property every year. He thinks that there is too much water which makes the property potentially hard to build on it. Jay said that it doesn't really affect the ability for the Kotter's to split the lot. Dave stated that the Bear River Health Department has given a detailed letter specifying “a curtain drain will be required to be installed along the west lot line and daylight into the northwest drainage area of the lot. Dave Willie asked if there was an easement by the canal. Dave Kotter didn't know. Jeri Hansen and Craig McLaughlin are neighbors to the east of the property. They are concerned about the canal and the open water source as well as other neighbors to the north. Lot access needs to be taken care of properly. There was concern about where will the access occur. Bette said only one year in the past 39 years has it needed to be sandbagged. It was asked if it is a natural stream or a ditch. It was determined it is a ditch because the ditch company has talked with the Kotter's. Concerns were raised that flood issues could occur if someone builds and changes the flow of the ditch and could cause water problems in the future and should be assessed before someone builds. There was concern that the canal continues to seep. Additional traffic is a concern of the neighbors. Mike doesn't think there is regulation on driveways. The grading could a problem. The neighbors aren't opposed to the lot split. However, they feel that the concerns raised should be addressed so that everyone feels comfortable with everything. John Hardman will have to sign the water shares off. Mike stated that it should be made clear to any buyer that there are some water issues with the property. It was determined that the concerns raised would not affect the ability of the Kotter's to split the lot. Mike motioned to accept the lot split. John seconded the motion. The motion passed.

Public Hearing – Annexation – David & Sandra Sorensen & Top Job Asphalt

Duane Miles would like to know what the current status is on the annexation. It was determined that the property should be and has been requested to be zoned Light industrial. Contractor yards fall under this zoning. A

neighbor, Paul Riggs, wanted to make sure that the proposed use of property would not hurt his livestock. It was determined that there would be no harm to his animals. Mike says that everything looks to be in order. Dave and Joni stated it looks like a good location. John motions to pass the annexation. Dave seconded the motion. The motion passed.

Mike asked about Public Hearings. Is it required that there be 1 or 2? Mendon policy requires two but the state only requires one.

Duane Miles asked about posting to the website. Jill will look into that and find out what the next step is.

Q&A – about Master Plan 2007 – Commercial – Gary Despain owns property near the school which is in the county. If he was to annex he has some concerns about it. He has a state approved well and asked if the well remain in place. He wondered what he needs to start the process. It was stated that the well would not be affected and would not come into play. Gary is interested in annexing. Jill will get him the information about annexation.

Mike motioned to adjourn the meeting. John seconded the motion and the meeting was adjourned at 8:15 p.m.