

Mendon Planning & Zoning Committee Meeting
June 13, 2018
Mendon City Library – 15 N Main

Administration Meeting began at 7:05 p.m.

Public meeting began at 7:30 PM

In Attendance:

Chairman: Joni Endicott

Co-Chairman: Jeremy Martin

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

Council-member: Bob Jepsen

Secretary: Jill Pack

Mayor: Ed Buist

Public Works: Kirk Taylor

Excused: Jeremy Martin

Public: Brian & Debbie Gudmundson, Brent Egbert, Earl Doolittle, Vicky Doolittle, Fran Doolittle, Todd Slade, Wayne Myers, Andy Hopkins, Sherwin & Jane Seamons, Travis Hess, Janet Dawson, Brandon Swan, Sydney Swan, Shara Swan, Spencer DeCoursey

Administration Meeting:

Chapter 6: Zoning Designations

Joni has been reviewing Chapter 6 trying to see where shipping containers fit. Does it need to be in its own section? How do the commissioners want to control it moving forward. Joni suggested that the residential zone could have them if the lot size minimum was is 1 ¼ acre. John thinks it needs to be accessory building. Kevin stated that should not be any markings from its previous use. Joni read what she thinks it should be.

(See attached) Kevin thinks the wording should be tweaked. Joni asked if it needs its own section then to also be addressed under each zone. Kevin has issue with different sizes of residential zones. Is there more than one residential zone? Some lots are 1 ¼ acre and others are 5/8 acre. John stated that shipping containers should be controlled as accessory buildings. Joni will work on the wording. It was asked if they should be addressed in the agricultural zone. Joni passed out a sketch of the single family residential that includes the different setbacks (attached). Separate garages setbacks should be addressed. A private garage can be closer to the house than other accessory

buildings. John read the section on front yard setbacks. Joni wants to change the ordinance so that corner lots are treated like other lots.

Phil will go to the city council meeting tomorrow in place of Joni. Joni will get the diagram cleaned up by August.

The industrial section will be addressed in August. Jill will arrange for someone from BRAG to come and give their input.

Minutes. Joni will mark the corrections on the hard copy and the minutes will be approved with the corrections.

Public Meeting:

Joni welcomed everyone to the public meeting. It began at 7:30 p.m. Nancy led the pledge with Todd offering the prayer. Todd motioned to approve the minutes with minor markups. John seconded the motion. The minutes were approved.

Business Licenses

B&B Financial – Brent Egbert

Kevin recused himself because he does a lot business with him. He sells postage stamps. Sales on amazon, ebay, Walmart. John made a motion to approve the business license application. Phil seconded the motion. The business license was approved.

Pita Works Grill – Todd Slade

Food catering. Needs the license to get wholesale prices. 2 trailers. They are parked on the driveway. John read the ordinance that dictates the number of commercial vehicles parked in front. The small trailer is for personal use. The larger trailer is for commercial use. Phil made a motion to approve the business license. Nancy seconded the motion. The business license was approved.

WS Enterprises – Wendy Serr

Tabled. Wendy was unable to attend. The commissioners would like her to come and address the commission since it is a new application. There was some concern as to what she was exactly buying and selling on the internet.

Business license renewals were presented for: Annette's House Cleaning, Mendin' Nails, Myers Plumbing, MD Pitcher, Theurer Heating & Air, Easy Green - Lawn Pride, Discovery Express Preschool, Donald P. Butler, Integrative Health Support, Bert's Barn Wood Production, Nyle Bywater, LockPro LLC, Larry's Family Farm, Larsen's Taxidermy, The Organizing Company of Cache Valley, Anderson

Group, Jamee Braegger, Limitless Building, Jos Design, Yellowstone to Unitas Connection, Smile Event Productions, Hope's Honey Bee Preschool LLC, Provision Builders Inc, Segolilly LLC, Buttercup Cottage, Slide Ridge LLC, ABC Preschool, Comcast. Todd made a motion to approve the renewals. John seconded the motion. The business license renewals were approved.

Conceptual Plat – Dawson

Janet Dawson is looking to do a lot split. She was advised to come before the P&Z with a conceptual plan. No subdivisions are being allowed at this time because of the moratorium but the commission can give her some direction for when the moratorium is lifted. The first option on subdividing would create a lot that is less than 5/8 acres which non-conforming. This is not allowed. The second option is to change the boundary on her other property be 5/8 acre. She has 2 acres so it wouldn't be a problem. She wants to know what she is required to do. No infrastructure is required because it is less than 4 lots. She will need to do a lot line adjustment and a lot split. The moratorium does not allow any subdivision at this time. The moratorium will be addressed again in July at City Council. The boundary line adjustment can be done at any time.

Accessory Building – Myers

Wayne Myers wants to build a storage shed. It will be 240 square feet. The required side yard setback is 5'. He will probably do 6'.

Joni closed the public meeting and opened the public hearing for the Seamons annexation application.

Public Hearing – Seamons Annexation

Jane and Sherwin would like to annex into Mendon City. They stated that their neighbors would like it because when they were going to the greenhouse the neighbors told them they would rather see them develop into residential property. Their intention is to develop it. They had some studies done and the city engineer approved that there was sufficient water. Their well produces 50 gallons per minute with a 20 gal buffer which gives them 30 net gallons. It is an existing well. The commission asked about fire protection. The Seamons stated that they did have a fire at their home on this property and the fire trucks brought the water in their tanks and were able to put out the fire. Jane stated that they are asking just for annexation today not development and that the city can only address annexation right now. Kevin asked what if the city annexes the property but then the property can't be developed. Jane stated that they would look at what legal options they had. Kevin made a motion to

table the annexation recommendation so that the commissioners could better understand the water pressure, etc. He did not feel like the commissioners had enough information to make a recommendation to the City Council. John seconded the motion. The motion to table until July was approved.

The commission asked if the neighbors would like to address their concerns because it still was a public hearing.

Shara Swan stated that her concern is with why the city would annex property that doesn't bring value to the city. Things will have to be provided from the city which costs money. Earl Doolittle stated that the runoff water is his concern. 100 South has been washed out in the past. With the road being asphalted the water wouldn't have anywhere to go. It can't go to the canal. He stated that houses do not make city money. They are a drain. It is not a place for homes. He believes that there is a 5 acres lot requirement above the canal. He thinks it is an ordinance but it hasn't been found yet. Brian Gudmunson owns 26 acres across the street and would like to know what the Seamons are actually looking at doing with the property such as how many homes there will be. Is it low income housing? Is it high density? Will it be for profit at the expense of others? Jane stated that their intent is to build residential homes on the property. The number of homes depends on what the water situation allows. They would like to have 5/8 acre lots but they don't know what will be allowed. Brian would like to add value not detract. He would like to hear more benefits for the development. He stated that transparency and full disclosure are needed. He would like to work together and find common ground.

Just to give an idea, John Davidson stated that if they were to have 5/8 acre lots they could have potentially 48 homes. Pheasant Hollow has 47 homes. 12 homes per 10 acres are allowed if residential. Sherwin said he would address the runoff concerns. Fran Doolittle wanted to address her concerns from the nature perspective. People enjoy walking up there to be in nature.

Joni asked about the slope. It has a gradual slope. She also stated that it must maintain straight blocks. Earl stated that there is one way in and one way out. Kirk stated that water is the biggest issue and the ERCs go up because of the slope. Earl stated that the bottom part of the road is Mendon City's and they have to maintain it even if they develop in the county. Andy stated that there are valid concerns with sewer and the vagueness. Kevin stated that they need to be careful to not pull the cart before the horse.

John made a motion to close the public hearing and meeting. Todd seconded the motion. The public meeting closed at 8:26 p.m.