Mendon City

Meeting Minutes | *Planning & Zoning Commission* | *March 13, 2019*

Mendon City Building | *15 N Main St* | *www.mendoncity.org*

PZB Attendance:

JD - John Davidson - Chair
KW - Kevin Wright
PZ - Phil Zobell
SS - Shara Swan
GT – Gail Taylor - Secretary
JE - Joni Endicott – JE – Ordinance Liaison

Public, Officials, City Council

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.

TR - Teri Rasmussen – Accessory Building
MH - Michelle Hunsaker – Q&A – Walk-in

Administrative Business

JD – Opened Meeting 7:03pm
Setting up projection equipment

Discussion on Trailers: Modifications on Google Docs to Code Chapter 1-4. Shara can't see some of the comments on her system. Phil commented on sections 1-4.

There are some technical issues with editing mode vs suggestion mode. Currently, it's unlocked.
Everyone acknowledges receipt of the General Plan John added to Google Docs today.
Shara updated her email: sharascoot@gmail.com

JD addresses KW concern about excessive trailers in the community. Kevin believes these should be limited/licensed and classified.
JD: He personally owns 9 trailers. He believes they can't be on City property. He did a visual survey showing 12 residents in Pheasant Hollow own more than 1 trailer. JD inquiries: Who will police this?
KW – Believes application process itself addresses this going forward PZ: Does this process include what is contained in garages?
JD: What are we trying to control?

KW: Provides photos of sidewalks that are City property but have been destroyed by trailers (commercial / business). He desires to provide a ceiling on home occupation. JD: hates too many rules that control people using their own property. KW: Wants freedom to enjoy his own property as well as the community.
JD: acknowledges photos should have been a conditional use permit. It's a problem and suggest that people aren't allowed to park on the street, on city property or in front of a house. JD likes limiting the number of trailers but still worries who's going to police it. Going forward, who is going to control and how to do it.
KW: Problem isn't going to be solved looking back. Looking forward, we can explain clearly the expectation. Then you know. It would take time to balance.
SS: If those sidewalk photos were by her house, she would be upset with the photo KW provided. Let's address it.
PZ inquiries: Is there a way to get Agenda 2 weeks early? People want to see property permits, sheds, builds etc. ahead of the meeting.
SS: Is the current inspection process too much for a PZB? This should be a situation for someone like Paul Taylor. PZB is not really trained for property inspections. She believes PT doing the pre PZB inspections could streamline the PZB ability to move faster and more accurately.
KW: As a board, it's our responsibility to evaluate everything.
SS believe CC should approve / write the code and PZB will enforce it.
SS states PZB believes the board should not be approving drawings before setbacks are approved by Paul Taylor.
JD: acknowledges the new application document City Council presented last month will resolve a lot of these issues: staking, fencing, sprinkler systems etc.

KW believes PZB should not be looking at sheds. This is going too far.
JD: acknowledges that City wants to control what the scope is but not go overboard.
SS: Agrees with KW. JD: one reason for PZB to evaluate sheds is the ability to give the public a voice. If sheds do not come before PZB, where's the public voice? KW, the code is the voice.
Example: JD: Top Job movement of Annexation and Licensure came forward and JD was not mailed notice but the movement. He would have attended. He believes there is a gap of adjoining properties vs footage of such said properties. JE: believes it was still published accordingly. JD: acknowledges that adjoining properties and properties within a certain number of blocks should receive mailed notices in addition to published notices via boards etc.

Resolve: Trailers: Carry over as Action Item to April.
Resolve: JD asked all board member to review chapters 1 to 3 on the Code prior to next month. Comment and suggest accordingly on Google Docs.
Resolve: Revisit: Should sheds come to PZB? Move to April

KW suggest that PZB not evaluate sheds anymore.
JD: the new application will satisfy most of the concerns.
PZ: checklists will help.
JD: the fees associated with the checklists are the concern. Those fees should be increased and rolled into 1 fee for Paul Taylor. Further evaluation is needed.

Motion: Shara, Phil, Kevin, Unanimous

Public Business – Attendance

Open 7:37 pm

Phil Zobell – Pledge of Allegiance
Kevin Wright – Prayer

February 13, 2019 Minutes approval: Phil, Shara, Kevin Unanimous

New Business:

1. PiLasers – Not in Attendance. Motion deferred to next month April.

2. Brian & Teri Rasmussen – Accessory Building
   Q: Will the shed have a slab? TR: No, slab could be added later. This is a pole barn.
   PZ: Inquires: There are currently 2 buildings there now? What will happen with those?
   TR: 1 existing building is covering beehives. The other shed will be moved or gone. PZ: What is the side setback? TR: From the side, it will be 10 or 11 feet.
   JD: Height? TR: 19 to 20 ft tall. SS: Cosmetic look? TR: doesn't know. She hopes it will be like the house but isn't sure what Brian (husband) wants. JD: reviews setback. Teri confirms it is lot 0046 on plat map. PZB inquires: Driveway to be extended? Yes, there is already gravel. Hopes for concrete or asphalt later. Motion: PZ, SS, Unanimous. SS – suggest Beehivebuildings.com

Status Update on Greg Schroeder Project: It was previously approved. Pending financing. JD: Water line sizes are a worry with the lines being too small. JD believes CC has agreed to allow either a 4in or 6in pipeline vs the current requirement of 8in. PZ: expresses concerns about what happens in the future if the city is willing to deviate? JD: The Schroeder expenses exceed $30k to bring the water lines in and currently they will dead-end.

Status Update: Adam & Jennifer Haymond Project – Their construct/perm loan was denied. Suitable comps could not support the dollar value of their proposed build as Mendon had previously been under a moratorium. Adam & Jennifer request their build project / spot remain on the build list until they go under contract. They have currently relisted the property. If it doesn't sell, they may reevaluate their own build options. KW: Does the property get in the build /water line or the person? PZ: Do we put a time frame on the water until they build? Answered: Yes: 6-month timeframe then 1 year based on significant improvements to develop. Board acknowledges that the City does not or intend to issue permits to run longer that the 6-month timeframe. Updates will continue.

Public Q&A:

Michelle Hunsaker walk-in: Business license inquiry. Recently sold the Clyde Hurst old home. What is the process to get a business license? She is currently trying to sell a book online (Amazon). Dilemma: Amazon has capped her book sales at 100 without a license. She has already sold that many and now seeks a license. Licensure within the county is excessive. MH expects to be moving back within the City limits as soon as she can find a property. Limited real

estate in Mendon. Her daughter lives in Mendon City limits but rents. SS expresses: How does the city do that?

MH: Daughter lives in Longstrough home and has a current PO Box 5. JD: Daughters address would be ok to use as a PO and as a business address. JD suggests he can help her work with Amazon using an EIN number vs a business license. MH could visit with KW too. He has experience working with other Amazon sellers sending product through the mail. Question: What kind of book? A: Book is an LDS book on revelation. She has sold a lot of them. MH: states there is no traffic at her home. JD suggests print on demand. She will text Gail a email address and then will submit a business license application.

KW requests: Would like to be on the next month's Admin
Admin meeting request: Training: JD has a PowerPoint on State Training. Plan on next month meeting.

Meeting end time: 8:03 pm Motion: SS, Phil, Kevin Unanimous

Disassemble equip and tables: 8:33pm

Add to April Agenda

Request Administrative –

Kevin Wright

John Davidson: State training

Deferred:

Resolve: Trailers: Carry over as Action Item to April.
Resolve: JD asked all board member to review chapters 1 to 3 on the Code prior to next month. Comment and suggest accordingly on Google Docs.
Resolve: Revisit: Should sheds come to PZB? Move to April

Request Public –

Earl Doolittle – Accessory Building

PiLasers – No Show - Deferred