

Mendon Planning & Zoning Committee Meeting

March 14, 2018

Mendon City Library – 15 N Main

Administration Meeting began at 7:08 PM

Public meeting began at 7:32 PM

In Attendance:

Chairman: Joni Endicott

Co-Chairman: Jeremy Martin

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

Council-member: Bob Jepsen

Secretary: Jill Pack

Mayor: Ed Buist

Public Works: Kirk Taylor

Excused: Jeremy Martin, Todd Shelton, John Davidson

Public: Sarah Peart, Bid Fletcher, Bill Fletcher, Sherwin Seamons, Janelle Simmons, Cory Wheeler, Katelyn Buist, Cassidy Nemelka, Jamiel Martin, Heidi Hyatt

Administration Meeting:

Joni started the administrative meeting at 7:08 p.m. She began with the commission left off last month. Section 4.8 - Kevin did some research on penalties. Joni read the ordinance. He looked up 4 different cities' penalty code - Smithfield, Millville, Moab, Provo. Misdemeanors, amounts, number of offenses. Most require court hearing, etc. Ours does not. Kevin stated that we may have been in violation last month when someone came that had already begun building an accessory building before they had a permit. Joni asked if someone doesn't know and then they come and make it right should they be penalized. Kevin stated that this could cause some problems. How do we tell our neighbor that they owe fine? Joni stated suggested putting some reasonable language within the ordinance. Kevin didn't think that would work. Nancy stated that people just need to be more informed and asked if we need to educate. It was stated that people need to do their homework. After discussion the commission decided to leave the fine at \$299. Nancy's concern is that we need to get the word out and asked how do we do it.

Chapter 5. Parking and Loading space. Joni stated that the commission may want to come back to this one after they discuss the business section. Phil stated that people are parking on the street. Kevin stated that it is more about providing spaces not if people are parking on the street. This section is meant for parking lots. Kevin agreed with

Joni. One thing that caught his eye was slaughter house needs 1 parking place. He doesn't think we should even have a slaughter house. Joni would like to do chapters 6 & 7 before 5. Chapter 6 will be discussed next month. There was discussion that an accessory building that is larger than 120 square feet needs a building permit.

Public Meeting:

Joni welcomed everyone and called the meeting to order at 7:32 PM. Nancy led the Pledge of Allegiance with Joni saying the prayer. Phil made a motion to accept the February minutes. Nancy seconded the motion and the minutes were approved unanimously.

- Sarah Peart – Home Addition

The Pearts are looking to do a home addition so that they can care for an ill parents. There will be a garage on the main floor with a living space on the second floor. It will be connected with a heated breezeway. There was no issue with setbacks or anything. The commissioners appreciated the thorough application. Phil made a motion to approve the home addition. Kevin seconded the motion. The motion passed unanimously.

- Sherwin Seamons – Annexation

Sherwin came to get some guidance & direction. They have 28 acres on the west of town with ample water. They would like to know if the city would annex their land because of the water. He was asked why he is seeking annexation and he stated that he could get better density with the city than he could with the county. The water would go into the city system. There is a spring that runs through the property. Sherwin stated that there is no legal easement but Phil stated that it has been used as a secondary water source for over 10 years which makes it a legal easement. Sherwin stated that the stream would have to be rerouted. Kevin read the code Section 6.5 I. It states that no more than 12 homes can be built on 10 acres. Phil stated that the spring is a piped system. Sherwin told the commission that a well was dug last fall. It is producing 30 – 35 gallons per minute. Kevin asked mayor what the new test well produces and he stated that it is 300 gallons per minute. Mayor stated that the City probably wouldn't be interested in acquiring the well. Kirk stated that the state requires a minimum of 40 psi. He had recently took a reading for a property above the canal and it has ranges from 33 psi to 28 psi. According to Rule 309-105-9 new connections must meet this minimum requirement of 40 psi. Water pressure break is at the cemetery. This is a concern. 8 or more homes are considered a public water system which is a lot more complicated. The road width – bridge by the Seamon's property would need to be replaced to meet standards. Storm water and surface water are issues as well. FEMA wants cities to plan for the 100 year flood. Kirk also stated that the state will take 1/3 off the top of what a

well produces in gpm for safe yield. The council is discussing whether to allow any major subdivision. Mayor stated that the water we found is a test well. The city has been looking for 15 to 20 years.

- Bid Fletcher – Annexation

He wanted to clarify some things as he is looking to annex into the City. They are looking to change the zoning to R-1. He asked how it works to hook up to the City's water. The property is located 100 East 300 North approximately. Kirk stated that they will need to bore under the road. This would cost about \$5500 + \$1500 upfront fee. Refunded if less. They would need to call Kirk and then he lines it up. The lot size is 5 ½ acres. There was discussion on whether to annex the lot size or the whole piece. Kirk is going to check with the County about keeping it zoned Agricultural. No problem with the greenbelt. Total acres by same owner are added together. It can be annexed at any time. There is a time line for getting information to Jill so that proper notification can be done. If there is a well on property that is annexed you turn the water over to the city.

The Mayor stated that the City is preparing for what is coming. The City Council will be conservative when deciding on how many new homes to allow. Currently they are thinking about 15 permits the first year. Most likely no major subdivisions will be allowed and maybe 1 minor subdivision. The City has enough money to get the well up and running. We have everything ready to move forward. We need funding to bring it further to the Jensen's by the other well. The city is continuing to search for water. He for sees 10 new homes per year in the next 20-30 years. Kevin asked about a waiting list. Mayor explained why don't do a list. The P&Z will be in charge of the how it will be - whether a list or first come first serve. Bob Jepsen suggested a lottery. The City Council passed a Resolution stating that they will allow annexation with no expectation of building. Currently only lots with an existing meter that is being paid on can build. Jill stated the single family home applications should be first come, first serve. Mayor stated that there will not be announcement when the moratorium is lifted. The building permits will fund getting the line in. Best case scenario for the moratorium to be lifted is September but this is unofficial.

Kevin motioned to close the public meeting with Phil seconding the motion. The meeting adjourned at 8:22 PM.