

# Mendon City Planning and Zoning Board

Mendon City Building

15 N Main

[www.mendoncity.org](http://www.mendoncity.org)

## Meeting Minutes

October 18, 2018

### Second Meeting of October

**Publications:** Mendon City Building  
Mendon Post Office  
Online – Utah Public Notice Website – Utah.gov

**Administration Meeting 7pm**

**Actual Start time:** 7:02 pm

## Attendance

Chairman: Joni Endicott

Commissioners: Kevin Wright  
Phil Zobell  
Nancy Tolman  
John Davidson

Secretary: Gail Taylor

Excused:  
Acknowledgement(s):

### Public Attendance:

Brian Myers	Devin Burns
Bob DeGasser	Ty Anderson
Bob Jepson – City Council	Brad Anderson
Dave Willie	Mandy Hansen

### Administration Meeting:

#### Call to Order:

Excused:  
Acknowledgement(s):

**Board and Committee Reports:** None  
**Announcements:** None  
**Ordinance changes / review update:** None

**Unfinished / Carryover Business:**

**Nancy Tolman's old place.**

**Documentation:** Proposed letter submitted to PZB on MC Letterhead

**Discussion: Attended the meeting:** Ty Andersen and Brad Andersen

Andersons present – stated the trailer has been removed. Kevin asked they remove forms. Joni – explain ordinances. Brad Anderson will remove trailer and forms completely. PZB WILL STILL SEND LETTER. KEVIN CALLS FOR TIMEFRAMES. ANDERSON – BY MIDDLE OF NEXT WEEK.

**Call Motion:**

1<sup>st</sup>

2<sup>nd</sup>

**Final Outcome:** Approved Unanimous Amend Send to Codify (CC)

Table/Postpone Recommend CC Appeal Division\_\_\_\_\_

Recusal:

Abstain:

**Call to Action:** Joni Endicott. The board was not prepared to deal with this issue tonight. Reassign to the next (normal) PZB. Present written letter at that time.

Date: 11-14-2018 Deadline: \_\_\_\_\_

Responsibility: \_\_\_\_\_ PZB Secretary to add to agenda

**NEW Business:** No new business discussed

**Adjournment:**

**Time Adjourned:** 7.30pm

# Public Meeting

Public meeting 7:30 PM

Actual Start Time: 7:30 PM

## Public Attendance:

Brian Myers	
Bob DeGasser	
Mandy Hansen	
Bob Jepson – City Council	
Dave Willie	
Devin Burns	

**Call to Order:** Joni Endicott

## Opening Ceremonies:

**Pledge of Allegiance:** John Davidson

**Prayer:** Joni Endicott

**Reading & approval of previous minutes:**

Heldover for next meeting

Amended: \_\_\_\_\_

Previous meeting Audio File Name: \_\_\_\_\_

## Unfinished / Carryover Business:

### 1. Water Connection – Build Permit – Jonathan Bingham

#### Documentation:

#### Discussion:

Jonathan Bingham – needs approach on getting water hooked up to 98 E Center. He wants to tie the water into the quasis hut. Nancy suggested that Jonathan submit plans to build. Plans would make the process easier to get the permit for water and build. Bob Jepson – inquiry. When do the Bingham's plant to initiate the building process on property? What is Bingham intent? Response: Clean out the hut. To do that, they need to use and store water. Eventually they will be building. Bingham's want to clean property up before they build. Bob J inquiries about the trailer. Bingham: they may move a trailer into the hut or build. Bob Jepson confirms timeframe. Bingham is working on an elevation plan. Water. If they move on property to live, they would be building. Building isn't going to take place until the spring. Bob J confirms intent. Bingham said they would not live there until build. Not until the spring. When will they break ground. Bingham can't get contractors to call him back. Realistically Bingham's doesn't expect anything to happen until the spring. Bingham wants a bathroom in the shop. Bingham: What regulations will there be to live in trailer while you build? Bingham believes he can get the hut to code but he's not sure he wants to do that with Paul Taylor. IF they break ground, Bingham will the builder himself. BJ doesn't see problem hooking water up under the terms of not living there until build. Bob J. explains PZB doesn't want Bingham's to move into hut without a build in progress.

Bingham: willing to adhere to the law if the City can produce the ordinance. Bingham has checked himself on this scenario with Logan / County. Can he live there in Logan? He was told, it depends. Bingham believes that unless there is a statement in the code that specifically says you cannot cohabit on the land, then you can. Bingham believes that if the ordinance is ambiguous, discretion goes to the homeowner. Bingham getting his information from Chris Harold / Herring from County / Logan. If it's not granted, it's prohibited in Logan. Statement, any rights or activities that are not granted are prohibited. Bingham wants clarification, so he can build. John Davidson explains that getting the build permit is the easiest way to do it. There is no agreement with City Council that just the water can be turned on. Bob J will take this back to CC for water determination and permit at this time. BJ hopes for an answer in November CC. Bingham believes Jon Hardman already gave permission to hook up water. Kevin W sustains John Davidson, Nancy, Joni thoughts. Ultimately: Bingham says this is a utility issue, not a building issue. Bingham asks: What is the standard operating procedure? Joni explains it's a unusual lot as normally an accessory building is only allowed after a residence is built. BJ explains the big issue is there is no building permit. Judicial and timely. There are processes. BJ explains the boards and community will do what is in the best interest of the community. Bingham: What happens with citizens that go to south Ex: ST. George? Answer: People do not disconnect their meters, they just pay the bill. Phil Zobel: citizens have meters that have been disconnected and it's a struggle. People have been looking for the disconnected meters to build. John Davidson acknowledges that PZB will decide and visit with CC to get the answer.

**Call Motion:** Joni Endicott                    1<sup>st</sup> Kevin    2<sup>nd</sup> John D  
**Final Outcome:** Approved Unanimous Amend Send to Codify (CC)  
Table/Postpone Recommend CC Appeal Division\_\_\_\_\_

Recusal: \_\_\_\_\_ Abstain: \_\_\_\_\_

**Call to Action:** City Council will need to review and provide instruction.  
 Date: 11-14-2018 Deadline: \_\_\_\_\_  
 Responsibility: \_\_\_\_\_ Bob Jepson will take this back to the City Council for a determination. BJ hopes to have a answer for the Bingham's by the next CC Meeting in November.

**2. Plagmann / Mendon Trailer Court Discussion – C.U.P.**

**Documentation:** Hard Copy of letter prepared for PZB by Joni Endicott  
**Discussion:**  
 PZB wasn't prepared to do a full meeting. Only anticipating address the new building permits.

**Call Motion:** Joni Endicott                    1<sup>st</sup>    2<sup>nd</sup>  
**Final Outcome:** Approved Unanimous Amend Send to Codify (CC)  
Table/Postpone Recommend CC Appeal Division\_\_\_\_\_

Recusal: \_\_\_\_\_ Abstain: \_\_\_\_\_

**Call to Action:** **This needs to go back to C.C for ordinance amendment, approval, codify. City has not made a motion to approve the C.U.P**

Date: 11-14-2018 Deadline: \_\_\_\_\_  
Responsibility: PZB Secretary to add to agenda

### 3. C.U.P. Slide Ridge Honey - Renewal

#### Documentation:

#### Discussion:

PZB wasn't prepared to do a full meeting. Only anticipating to address the new building permits.

**Call Motion:** Joni Endicott 1<sup>st</sup> 2<sup>nd</sup>

**Final Outcome:** Approved Unanimous Amend Send to Codify (CC)  
Table/Postpone Recommend CC Appeal Division \_\_\_\_\_

Recusal: Abstain:

**Call to Action:** Board requests to see a copy of the original C.U.P to see what the scope of original permit allowed. C.C has not made a motion to approve the C.U.P

Date: 11-14-2018 Deadline: \_\_\_\_\_

Responsibility: PZB Secretary to add to agenda

## NEW Business:

### 1. Building Permit for Brian Myers

#### Documentation supplied by applicant:

#### Discussion:

Willing to start this year. Coming from Colorado. It may not be until the end of February or March. Needs water hooked up for concrete work. Meter is already there. Just needs a hookup. Question from Jonathan Bingham: Is the city replacing old meters or hooking up new ones. A: Hoping for new but will evaluate.

Facts: 1 acre ft of Mendon Wellsville Water. Setbacks are all good. Everything is here and in order.

**Call Motion:** Kevin Wright 1<sup>st</sup> Phil Z 2<sup>nd</sup> Joni

**Final Outcome:** Approved Unanimous Amend Send to Codify (CC)  
Table/Postpone Recommend CC Appeal Division \_\_\_\_\_

Recusal: Abstain:

**Call to Action:** Provide written permit

Date: 10-18-2019 Deadline: \_\_\_\_\_

Responsibility: Permit approved – Written copy to Joni and Paul Taylor

### 2. Building Permit for Bob DeGasser

#### Documentation supplied by applicant:

#### Discussion:

1 stream share, has setbacks. Relationship of property from county. Paul Taylor is out of town. DeGasser will dig no matter what but will not pour concrete. Has permit from county health and septic system. Worried about pipe split. Requests: Meter put in 1971. Functioned and then froze. DeGasser wants a new meter and a new pipe. Worried about contaminated water for his family. Bob Jepson – talk to Kurt Taylor. He agrees, change it out.

**Call Motion:** Kevin W 1<sup>st</sup> John D 2<sup>nd</sup> Nancy  
**Final Outcome:** Approved Unanimous Amend Send to Codify (CC)  
Table/Postpone Recommend CC Appeal Division \_\_\_\_\_  
Recusal: Abstain:  
**Call to Action:** \_\_\_\_\_ Provide written permit  
Date: 10-18-2019 Deadline: \_\_\_\_\_  
Responsibility: \_\_\_\_\_ Permit approved – Written copy to Joni and Paul Taylor

### 3. Building Permit for Greg Schroeder

**Documentation supplied by applicant:**

**Discussion:**

He has plat, warranty deed and water. Delivered copies at meeting. Lot doesn't have utilities yet. Clarifies the front position of the lot. There is not a detached garage but there is a loft above the garage. The loft/apartment is basically going to be lived in by his parents. Greg feels like it's a house with a big family. PZB clarified – this is not an accessory building. No. Kevin – odd shape of the lot. PZB inquired: There is not going to be a rental the property at all? Greg confirmed, no rental. John Davidson: There are not ordinances in code about rental units.

**Call Motion:** Kevin W 1<sup>st</sup> Nancy T 2<sup>nd</sup> John D  
**Final Outcome:** Approved Unanimous Amend Send to Codify (CC)  
Table/Postpone Recommend CC Appeal Division \_\_\_\_\_  
Recusal: Abstain:  
**Call to Action:** \_\_\_\_\_ Provide written permit  
Date: 10-18-2019 Deadline: \_\_\_\_\_  
Responsibility: \_\_\_\_\_ Permit approved – Written copy to Joni and Paul Taylor

**Q&A** - None

**Open Public Inquiry:**

Property north of the dairy. **Dave Willie** wants to Annex. What's the process? PZB has an annexation manual. Just the strip along the highway. PZB looks at the maps and proposes. Phil Zobell provides DW with his hard copy of the documentation.

Kevin believes annexation will compel actions for neighbors. Q: Annex it with agricultural zoning? Go to Mendon city.org. This was not on the agenda. DW needs to be added to the agenda and PZB will get prepared to aid and evaluate. PZB asked DW to add to agenda the Friday before meeting. Kevin W: Point of order – neighbors to be notified.

**Next Meeting** 2<sup>nd</sup> Wed of November 14, 2018 at 7pm.

**Requests for next meeting:**

**Adjourn:** Kevin, Joni, Nancy.

**Time Adjourned:** 8:01pm

**Post meeting Secretarial:** None

Agenda items should be sent to the Planning and Zoning secretary on or before the Friday preceding the Board meeting date. This will allow posting of a complete, public and published agenda for everyone to review.

For inclusion of an item on the agenda, **contact Gail Taylor @ 435-890-3246 or at [pandz@mendoncity.org](mailto:pandz@mendoncity.org)**