

**Mendon Planning & Zoning Committee Meeting**  
**October 12, 2016**  
**Mendon Station – 95 N Main**  
**Workshop with County Planner 6:30 PM**  
**Administration Meeting began at 7:00 PM**  
**Public Meeting began at 7:30 PM**

**In Attendance:** Steve Archibald, Lana Archibald, Duane Miles

**Chairman:** Jay Apedaile

**Co-Chairman:** Joni Endicott

**Commissioners:** Ron Campbell, Dave Willie, Todd Shelton, Jeremy Martin

**City Council Rep:**

**Public Works:** Kirk Taylor

**Secretary:** Jill Pack

**Excused:** Nancy Tolman, Amber Myers, Bob Jepsen

**Workshop with County Planner, Josh Runhaar**

- Notes Attached

**Administration Meeting:**

- Business Licenses – none
- Commissioners - Todd Shelton, Amber Myers – New Commissioners
- Development Fees – the fees were updated this year and approved. Jill Pack reviewed them for the commissioners.
- Commercial/Light Industrial Development Application - Jill Pack asked for direction on what is required for this kind of development. IBC Code may be required. Paul Taylor is requiring all stamps. There needs to be a process in place so there can be more control as commercial businesses come into the city. There should be certain requirements completed before a business license will be issued. Jeremy Martin stated that he feels that these stamps should be required - civil, architectural, electrical, etc. SWPPP requirement is interesting. It is regulated by the state. There are not many inspectors. It was suggested that perhaps the Mayor should call the state to have a state SWPPP inspector come to Mendon.
- Lot Split Time Limit Requirement Recommendation Review – swales issue, Discussion of 3 or 5 years. It was determined to change the recommendation from last month. In September, the commission decided to have the recommendation be three years. However, after the City Council sent the recommendation back for further discussion it was decided that the recommendation should be five years. See attached.

**Public Meeting:**

Jay Apedaile opened the meeting at 7:30 PM. Joni Endicott led the Pledge of Allegiance with Jeremy Martin giving the prayer.

Dave Willie made a motion to approve the September minutes. Joni Endicott seconded the motion. The minutes were approved.

Accessory Building – Archibalds – They bought property about 4 years ago. They have put in for a building approval twice over the last few years. However, they had trouble selling their home so they were unable to obtain a building permit. P&Z approval lapses after one year from the time it was granted. They finally sold their home but now there is currently a building moratorium. So, now as they wait for the moratorium to be lifted and they can begin building they would like to build a shed for storage. Dave Willie stated that if they build a shed and then for some reason they are not able to build a house then there would only be a shed without a home. It is specifically stated in the ordinances that an accessory building cannot be built before a primary residence in a residential zone. Lana stated that the shed would be behind the future house. Steve asked about the chances of getting new water sources. They were told about the variance process. They will need an official denial from P&Z and then it would be sent on the the Board of Adjustments for review. There will be a public hearing held. There are 7 things that the Board of Adjustments looks at when they are considering granting a variance. Those items have been given to the Archibalds for their information. Jeremy Martin made a motion to deny the accessory building. Todd Shelton seconded the motion. The motion was denied. The Archibalds will now go to Todd Gordon, Board of Adjustments Chairman, to get the variance process started.

Top Job, LLC Property – Duane Miles wanted to update the commissioners on where things are with their property. He has obtained a well drillers card. This now gives him permission to drill. He has talked to some solar companies. However, one solar company he talked to said that they would not want to do solar. The Miles would have to purchase a battery that be in the hundreds of thousands of dollars range. He is currently working on setting up an account with Rocky Mountain Power so they can begin looking at getting a bid from them. Top Job is hoping the power company would run the line from by the Slide Ridge Honey south of them to their property. Duane has talked with engineer about UDEQ (Utah Department of Environmental Quality). He was told if they are disturbing the ground in an area less than 1 ¼ acres that they would not need to have a SWPPP but that they would need an erosion control plan. They are looking at someone to help with that. The engineer also told them that all the engineering stamps that Mendon City is requiring is not necessary. Duane is very frustrated with the professional stamp requirements outlined by Paul Taylor, Mendon City Building Inspector. Jay stated that this is something that the P&Z Commission has no control over. This is something that needs to be addressed by Paul Taylor and City Council.

Jeremy Martin made a Motion to adjourn the meeting. Dave Willie seconded the motion. The motion passed. The meeting ended at 7:45 p.m.