



PLANNING & ZONING MEETING

Public Meeting of Thursday April 18, 2024 6:30 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Keilani Ludlow, Li Gasu, Valarie Theurer, Todd Theurer, Melissa Porter

Commission members excused: Megan Brown

City Council members present: Councilmember Mike Morgan, Councilmember Brian Myers
Also present from Mendon City: Holly Gordon, City Clerk

Public members present:

Presiding: Keilani Ludlow, Chair

Minutes prepared by Holly Gordon, City Clerk

6:34 PM: Keilani calls meeting to order.

Acceptance of Minutes: March 2024

Motion to accept minutes: Valarie Theurer

Second: Melissa Porter

Motion passed unanimously.

Agenda:

Subdivision/Zoning Code Changes: *Please refer to the Subdivision/Zoning Google Docs for a more detailed description of the following.*

- SUBDIVISION CODE
 - 1.06- took out the word alley.
 - 1.08- changed Mendon City council to M.C.L.U.A.
 - 3.04- initial contact change planning and zoning
 - 3.06- deadlines, 15 business day window period for yes/no answer on preliminary, 3 days to schedule public hearing, 21-day public hearing window, submit.
 - *Side note: fire hydrants are covered for repairs.
 - 3.08- changed should to may.
 - Removed section 3.1- no conceptual plan review in state code.
 - 10 under C- channels, open waterways, and any other water conveyance and agreements with adjacent property owners.
 - 3.12 G- took commission out, added M.C.L.U.A.
 - H- removed action by council.
 - Removed I, N, J.
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- K- replaced council and city with M.C.L.U.A.
 - 3.14- final plans may be submitted in phases.
 - Need to find Utah Council of Land Surveyors that Eric sent. Regarding slope has been added.
 - 3.14 B, 13, 14- regarding construction drawings and subdivision code.
 - 15- the word add instead of added... add to all flats
 - 5.02- removed the part about streets to place somewhere else.
 - 5.06- possible new streets shall align with existing streets and layouts and continue the grid structure and alignment of the central community. Intent, not a requirement.
 - 5.12- if city takes 5% property exaction as a park or public space, the developer's responsible for completing it. If city decides that additional public space is not feasible there, city has the option to take value and use it to improve or add to existing.
 - 7.10- In case of phase development, portion of the bond relating to the completed phase should be dealt with according to the stated process.
 - 7.18- 2and3- culinary water stocks are not a substitute for secondary water needs. The city may choose not to exercise it. Discretion of council.
 - 7.24 A- added stormwater system must include the account for run-on water.
 - ZONING CODE
 - 1.12- If the footprint of a remodel isn't altered, house remodels can go directly to Paul Taylor. If decorative updates are not affecting plumbing, electrical or structure and not hidden from future owners, permits are not needed.
 - Exact wording for water run-off in 11.22.
 - A dwelling that exists on the property and is clearly secondary to a single-family home is mentioned twice and deemed fine.
 - Highlighted as a proposed change; separate ACU requires a conditional use permit.
 - 3.8- added approved accessory drawings.
 - 3.10- solar panels
 - 3.12-clarified some fence issues
 - 3.2- must enclose animals and fowl.
 - 3.24- no building permit should be issued on restricted lots unless approved by Board of Adjustment. Must be denied by Planning and Zoning, M.C.L.U.A. or City Council before moving on to B.O.A.
 - 3.26- change to M.C.L.U.A. Remove H and I. Talk about ADU's being used illegally. Leave modifying ADU's to Board of Adjustment.
 - Light industrial for permanent or semi-permanent use, industrial or commercial should have the same requirements.
 - Thinking about an ordinance about permanent trash in residents' yards.
 - 7.02- Remove renewable in one-year intervals.
 - 7.03, 2- review, evaluate and approve instead of approved.
 - 7.06- strike number three.
 - 7.08- change to M.C.L.U.A.
 - 7.18- add P&Z, B.O.A and M.C.L.U.A, individual members cannot be held liable.
 - 11.10- add 14 lots/dwellings per 10 contiguous acres. Strike modification.
 - Mendon City encourages mixed lot sizes to achieve average density requirements.
 - 11- multiple family dwellings, conditional to septic requirements.
 - E- added requirements for Bear River Health and corrected the sizes.
 - 11.22- hillside overlay and water runoff impact. Add water run-on/run-off.
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- Jim takes the committee through the Power Point on the process of Annexation. Planning and Zoning no longer need to process annexations.
 - Jim will create a simplified list of requirements for the annexation process to give out to interested parties.

Citizen participation.

None.

Other business:

Burke Nielsen and Karen Shelton have stepped down from Planning and Zoning. Megan Brown has been approved by the City Council to serve on the Planning and Zoning committee.

Motion to adjourn: Todd Theurer

Second: Melissa Porter

Motion passed unanimously.

8:25 PM Mendon City Planning & Zoning Commission stands adjourned.

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