

Mendon City

Meeting Minutes

Planning & Zoning Commission

Date: 8/14/2019

Mendon City Building

15 N Main St

www.mendoncity.org

PZB Attendance (X): Double click the mouse and select the (checked) box under the default value to mark the (X)

- ☒ JD - John Davidson - Chair
- ☒ JM - Jeremy Martin – Co Chair
- ☒ KW - Kevin Wright

- ☒ RC - Ron Campbell
- ☒ PZ - Phil Zobell
- ☐ SS - Shara Swan
- ☒ JH - Jerilyn Hansen
- ☐ GT - Gail Taylor - Secretary
- ☒ JE - Joni Endicott – 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 to this section as needed.

Public Attendance

City Council Reference (X):

1. Andrew Davidson
2. Gary Pence

- Ed Buist – Mayor – EB ☒
- Kirk Taylor – Public Works – KT ☐
- Paul Taylor – Building Inspector- PT ☐
- Paul Cressall – Recorder – PC ☐
- Jon Hardman – City Council / Water – JH ☒
- Bob Jepson – City Council / PZB Liaison – BJ ☒
- Eric Dursteler – City Engineer – ED ☐
- Daphne Carlson – Treasurer – DC ☐
- Teena Young – City Clerk – TY ☐

Administrative Business

Open Time: 7:03

Dialogue:

JD: Thanks for coming. Everyone has been coming for work meetings.

JD wants to skip code and go to annexation. That's more important.

City Council gave compliments. Red is what is defined. Temp manufactured. JD reads the outlines of what can and cannot be split. Things need to be reviewed by the City Engineer. Things will still follow the block and grid system within the city to obtain the 5/8-acre lot.

JD asked if there are any challenges?

JH asked if the word "temporary" dwelling has been addressed and defined. See section D

JD reads the section.

JH asks JD to share new information from Bear River Health re: .25-acre possibilities.

JH asks PZB to consider these things for the future.

JD: Trailers, skirtings etc. RV's

BJ: Do we want to reach out to other towns for other languages.

JD: Tiny houses? 5th Wheels. Are they being inspected?

JD: Is the board ok to send this draft back to CC yet?

Board banters about temporary plugins, pigtales, tiny homes, trailers, etc.

JH: Are we ready to send this to the Attorneys for review?

RC: Question: Is there a problem that the master plan hasn't been rewritten yet? Mayor: no because the current plan has been extended another year. Google Docs.

JD: refers to JH to go over Code

JH: She has proposed a Private Road Ordinance.

JD: Currently the city doesn't have anything yet. She will add that to Google Docs for everyone to review and it will be discussed at the next meeting. It will be shareable to CC and PZB

KW: Wants to discuss "Home Occupation" properties. He wants to reevaluate this situation.

JD: His proposal is different than Kevin's but things something should be done.

KW: What is the enforcement mechanism. The potential for degrading a neighborhood is great.

JD: Reads current code.

KW: He believes we are creating a magnet and we can't police it.

JD: Call to table this discussion on Home Occupations.

Public Business – Attendance

Open time: 7:31pm

Pledge of Allegiance: Kevin Wright

Prayer: Ron Campbell

Date, 2019 Minutes approval: PZ: Motion: JM: Second

Business:

Business License Renewals:

Limitless Building - Andrew Davidson

Review the purpose of why he was asked to appear before the board to renew his license.

JH: Reads the definition of a Level 1 Business License. Reads Level II Business License requirements.

KW: Asks if she is reading current or proposed. She confirms current.

Andrew: He is a General Contractor. When equipment isn't needed. His equipment is stored at his home. Kevin Wright shows pictures of Industrial equipment to the board. This is unacceptable in a residential community.

Andrew asks how is this different than industrial farm equipment or anything else?

JM: Sees this no different than a farming community. He has no agenda. As we move forward. You are not in compliant with Level 1 or Level II. We live in a rural environment. Questions: What is our identity? Conversation leads that many including Andrew bought with zoning protections and covenants in place. That land was farm land and many areas in Mendon have changed zoning. The city needs to keep code enforcement to current code or CU permits.

Board: Do we renew his business license? JM?

PZ: This is larger than normal equipment.

JM: Moving forward, what are your plans moving forward?

Andrew: What is the different between my industrial equipment versus a farming combine?

JM: NO. The zoning on your property in residential not agricultural.

Mayor Buist ask for clarification.

JD: Maybe a Level 2 with a Conditional Use Permit with options?

Andrew: Kim Clemenson: He is nonconforming. Code was written after. What will happen if I park something in front of my house anyway?

KW: A fine of \$295 anyway. Park across the street in the county where it's zone Agricultural.

Andrew: If the City makes it too hard, people won't get a license.

KW: The city is too easy.

JD: Based off this conversation, most contractors will have to be a Level II with Conditional Use Permits now.

BJ: The City is serious about this decision and citations; the police will be involved at some point.

Andrew feels picked on.

JM: Offers clarification and shows examples of how to be compliant.

PZ: Calls for a motion to approve based on Level I and Andrew agreeing to meet those terms. Andrew does agree that he can and will meet Level I criteria. Motion approved for Level I license.

A Cache Corp

Jay Apedaile - Not present at meeting

JD: He had already been approved earlier.

BJ: It should be on record that the record that the applicant that

Mayor Buist: Business Licensing: When Burnis Skinner was chair, when license used to be reviewed, it was a different procedure. Things have changed. The PZB can change it again if they want to.

JD: Would entertain a motion that people come in and renew their license before the board.

RC: That might not be necessary: JH: We don't know what has changed. JD: Limitless has changed and business do change.

Motion: Every year: everyone will come in and talk to the board about there business license going forward. Motion: KW: 1st: JH: second. Unanimous.

Protocol for people that are currently delinquent: Letter from PZB, notice for late fee, notice to appear in front of board in person or notice to business termination. Going forward all business renewals will appear before Planning and Zoning Board.

Gary DeSpain has questions about lot line moving with the developments.

Curtis Knight purchased that property from Al Pollak and intends to develop.

Shows the zoning on the Master Plan.

JD: will schedule a work meeting. August 29th, 2019 at 7pm

Public Q&A:

Meeting end time: 8:47

Motion: JD: JM: JH:

End time to disassemble equip and tables: 9:21

After dismount, the SD card on the machine was the defective. The minutes for the meeting did not record. The equipment worked but the card turned out to be defective. A new card has been purchased.

Add to Next Month's Agenda

Request Administrative:

Request Public: