

PZB Workshop 11/7/2019

Attendance:

John Davidson
Phil Zobel
Ron Campbell
Kevin Wright
Joni Endicott
Jerilyn Hansen
Jeremy Martin
Gail Taylor

Meeting Opening 6:04pm John Davidson

Update on Annexation policy for Thursday CC. Invite for everyone to come to the CC Workshop on Wednesday.

Last month updated most of all code.

Private Road Ordinance: Changed and shortened. Added something to the review requirements. Shall be constructed of a hard surface. Only 2 homes can be serviced by this ordinance. Example of alley by Jerilyn's home. 4 homes serviced. A survey was done. The Larsen's could close access to the Kotter's property. The road doesn't cover everyone's ground. Question: Has it been 20 years? Who paid? That could be a legal debate. Should the city require people to grant a right of way. We need to address verbiage. Does the city pay to widen the road at the cemetery? JH: If Kotter's choose to widen the road, do they have to develop the road? Would they be required to develop? Other people could be landlocked. JH: Doesn't want 100's of homes to be developed up there and the road by her not be developed, people use the dirt road. JM: How does this effect the Master Plan? What happens to the hardscape and runoff? JH: At last rain, the Swans had to divert water from their garage? JM: Thinks it should be a requirement for the infrastructure to go in but who pays for it? Right of way access, who pays? Commission reviews map.

KW wants this ordinance to address current action, not past. RC: What was the master document? County in Michigan.

JM: Shall mail a notice. Sq. footage shall be 1000 sq. ft. Mailing notices has become outdated.

JD: Problems with the requirement of mailing address and phone numbers is too hard. Many people have unlisted numbers. He thinks phone numbers should be removed.

PZ: Change section 1.2 Private road checklist. If there is a checklist, it could be modified and the whole code would not have to be rewritten. He thinks the phrase 2 homes should be removed.

JH: Do you want any limitations as to how many people can be serviced by a private lane?

PZ: Currently working on an architectural plan where people have multiple homes, caretaker buildings, barns etc. on it. How would this ordinance affect that property? It could happen in Mendon if all this was under one tax ID number.

JM: Hardscape and water are the issues and how it impacts the town. Once the lot is split, this comes into play.

JD: There are minimum sq. ft requirements for building permits. Based on current code, Kotter's could not get other build permits up that road.

JE: Do you want the 2 limit or not?

PZ: Has concerns.

KW: As long as the issues are addressed, does it matter how many homes

Review the comment from Eric (Engineer) on the proposal.

JD: Do we want to add another zone? Mendon only has A-10.

KW: This is off topic.

RC: Is there a reason to limit the ordinance to 2?

KW and JE: If it's more than 2, it should be turned over to the City.

RC: Should we make a motion?

KW: Should 1.4 be a checklist in the ordinance?

JD: This is administrative. He wants to keep the language.

JH: to read the new edits to the proposed ordinance:

Purpose: Checklists vs Application. Application to be kept.

1.3 A1: Frontage to contain

1.4 3: Proposed for the proposed lot and tax ID/Common Driveway including the lot(s) tax ID# signed and stamped by a professional engineer licensed in the State of Utah.

1.5 A 4, Public service utility, i.e. water sewer.

1.5 B 1, Radius to 1000 sq. ft.

JD: Review the subdivision ordinance and adopt the similar language.

Major and Minor subdivision: Storm Water Mitigation plan to be added for water coming off the mountain.

Required for lot split, mini, and major subdivision. If you are disturbing less than 1 acre.

JH: Add the 3rd plan, Storm Water Mitigation per State code.

PZ: Proposes a motion to accept the Private Road Ordinance, JM second, Unanimous. Add this to the definitions.

Other items of review:

PZ: Section 2.7

Hedges. Doesn't like this.

JM: How much do we want to regulate people.

JD: Motion to remove the word hedges. Do we need to regulate items on the city? 30 and 30?

RC: Still doesn't understand what PZ doesn't like about the hedges? PZ: the height.

Motion: JD, KW, Unanimous.

PZ: Fences

JD: The only concern about this is the front yards. 6ft in the rear and side yards. Most dogs can jump 3 ft.

PZ: Section 2.16 Section 4, Max floor area for an ADU shall be 80%? Example: Craig Kruse property.

Top and Bottom level. JM: What's the logic in putting a % on this? JD: What about 100% of the main living space?

KW: Why do we need to control this at all?

JM: Why do we care?

There are permits available to accommodate this.

KW: Phil's concern. How to solve?

PZ: Take out all of Section 4. By JH.

PZ: Conditional Use Permits limited to 20. Section 9, under ADU. What is the list currently?

JD: Long term rental vs short term rental.

JM: Gave example of Airbnb with his daughter in Canada.

JD: 2 Airbnb in town. Entire house on a lot and a house across from Neal Jackson.

PZ: Parking stalls for Airbnb, Under Chapter 5, Wants 1 for 1. He's in a HOA, there are parking issues.

RC: Goes over table.

JE: Boarding house has been changed.

JD: Motion to pass ALL changes to CC

KW: Motion to pass All changes to CC as amended, Second PZ, Unanimous.

JD: He will lock out "Edit Mode" tonight.

JM: People are concerned with Knight Storage and the proposed plans across the street from the school.

PZ: Where is the City going to change the zoning map? Everyone doesn't know. It seems to always be changing.

Curtis Knight came before and wanted to add storage units before and it was not accepted.

Close of meeting: 7:55pm