

10/24/2019 6:00pm

Planning and Zoning Workshop

Attendance:

JD, RC, KW, PZ, Joni Endicott (Liaison), JM

Start: 6:13pm

Call to Order by JD.

Acknowledgement of Annexation Policy status with CC in October.

Begin Review of Code Chapter 6-8.

From the October meeting, suggestions of the CC workshop. Refers to the zone they spoke of in the workshop.

Set Google Docs to suggestion mode.

Conversation on Light Industrial vs Neighborhood businesses. Section 6.1. Add

Definitions of Light Industrial:

There is a need for a current ordinance map section 6.2.

JD: Do we need to review line by line or just changes?

KW: Everyone has been reviewing. Suggests changes.

Section: 6.4 Delete word "such"

PZ: Gives example of property line disputes.

Suggest multiple "such" words be removed as redundant.

Section: G: Front yard regulations. Delete 10 ft. Add 35 ft. Add setback requirements.

Section: H: JD: Asks what the rear of a corner lot? Asks about the Quonset hut. Discussion on the corner lots, Sorensen's, Pert,

Review definition of Accessory Dwelling. Code allows accessory dwellings. Change the footage from 30 to 10 feet.

Section: I Density and Layout. Layout of acreage above canal should be 10 acres. The grid system will be hard to maintain. We can't manage what's not in the city. What becomes feasible?

Zoning above canal is A-10. Lots can be divided smaller but not built according to county.

Looking at Single Family Residential drawing of setbacks. Drawing needs to be modified for accessory building 35 feet from the street per setbacks.

Joni Endicott came into attendance. Bringing her up to speed. Add 5 feet behind main structure.

Modify Section G Front Yard Regulations again.

Jeremy Martin came at 7:04pm

Section: Accessory Structure Standards. Item 3. Industrial is a broad term.

Item 4 needs changing. Shall be “at least 5 ft behind the front line of the dwelling of the main structure. Add the word “required setbacks” rather than required yard.

John reads from the new proposed annexation policy about water. JD asks if that is what the city wants? People could build on 2.5 acres in the county.

When Bear River came, they suggested people don’t put anything under Conditional Use.

JM: What happens to people that want to annex and can’t get 40psi?

If people want water, they should develop the infrastructure.

JD: It’s the permitting with the railroad.

Section: D Height Regulations. Spell out thirty-five.

Discussion on lot sizes and septic sizes.

Ladle property: possible legal duplex. Can only do if owner occupied. No non owner duplex.

Roger Miller is inquiring.

Section E Area regulations on R-2. Change land area to living area. This is difficult to read and probably needs more elaboration for interpretation.

Section G. Side Yard Regulations. Change footage to 10 and then 20. Side yards need to be changed to 5 feet.

Section I. Rear yard regulation. Change to 10 feet. Change 3 ft to 5 feet. Change 8 to 5 feet.

Section J: Group Dwellings.

Agricultural Zone

Height regulations: None is current. Modify to nothing over 35 ft.

Section J. Size of Dwellings. What about tiny houses or trailers? Add the minimum size to the all zoning sections.

Sections: Permitted Uses vs Conditional Use

Why does it need to be Conditional if it is already C-1 zoning?

It’s important to keep the term “Home Occupation”.

This forces everyone in a R1 or a C1 to come to planning and zoning.

Section D: Special Provisions. Do we want to change this?

Spot zoning is a complicated issue. There are pros and cons. Storage sheds across from the school.

Q on the sensitive land? 50 feet waterway. What about EPA? Core of Engineers?  
Are sensitive lands in the definitions?

Add the word sensitive land to the definitions. Who is going to write that definition?

Section 7.4 Amended Annexation per the new policy of November 2019

#### Section 8 Signs

Kevin Wright is passionate that the spirit of home occupation isn't designed to draw business into the home. It's designed for a home occupation to tell people where they live.

Discussion banter. JD thinks if concessions aren't made on signs, people will just blast a trailer in the yard as 1 trailer is allowed. Commercial signs in residential neighborhoods doesn't sit well for Kevin Wright. There are opposing sides and views.

KW: The purpose of a sign is that you are doing business. Kevin believes these signs degrade residential atmosphere. Compromises are the current code. He doesn't want to change it.

JD review code in other cities.

JD calls for a vote: Amendment RC – 9 sq. ft, KW – 4sqft 2x2 Lit,

Can it be lit? 3x3 Nonlit

Motion 4sqft with 3ft max height for a home occupation.

Kevin feels like difference is: Home occupation has no impact in the neighborhood. He thinks the city is just describing a business as a business in general.

Light on a flag. People are opposed. They believe its pollution on the night sky.

Modify the Business sign to 32 ft and 5 ft high

All signs are required to be reviewed by PZB.

Memo:

Private road ordinance needs to be addressed.

Still look at tiny home ordinance and Airbnb code. These may be addressed with the new uniform building codes (UBC).

Shipping and Storage needs to be reviewed.

Go to section 2.2 Short term rentals.

Double check language to make sure definitions are included as well.

Mendon City Rental Permit will need to be developed within the City.

Transient taxes could be collected. Landlord fees could be collected.

Question: Do we make a motion to amend and approve the changes to date?

Let's meet again before the next 30 days.

Next Meeting: Approve or finalize the code revisions PZ, KW,

Contact Jerilyn to finalize her version of the Private Road Ordinance.

Next Work Meeting: November 7, 2019 at 6:00 pm

Request: John Davidson – Preliminary Plat Application and on Agenda for November 5 Lots

JD: Convene meeting 9:21pm

Teardown: Complete 9:40pm

JD may not be able to continue. A new President is needed before the new year.