

Mendon City

Meeting Minutes

Planning & Zoning Commission

Date: 1/13/2021

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)

We do not have a full Quorum.

This is a Zoom Meeting.

- PZ - Phil Zobell - Chair
- PZ - Jake Anderson - Vice Chair
- JH - Jerilyn Hansen - Commissioner
- KS - Karen Shelton - Commissioner
- KL - Keilani Ludlow - Commissioner
- BF - Bret Fannesbeck - Commissioner
- BT - Brenda Tullis - Commissioner
- BN - Burke Nielsen - Commissioner
- GT - Gail Taylor - Secretary

Public, Officials, City Council

Due to the speed and number of members in attendance, individual Initials will be used throughout this document. Please refer back to this section as needed.

Public Attendance

City Council Reference (X):

1. Maria and Ken Souter
2. Yvonne and David Bird
3. Paula Watkins
4. Tim Watkins
5. Corey Wheeler
6. Wayne Anderson
7. Amy & Steve

- Ed Buist – Mayor – EB
- Kirk Taylor – Public Works – KT
- Paul Taylor – Building Inspector- PT
- Paul Cressall – Recorder – PC
- Jon Hardman – City Council / Water / PZB Liaison – JH
- Bob Jepson – City Council – BJ

Eric Dursteler – City Engineer – ED
Daphne Carlson – Treasurer – DC
Traci Hillyard – City Clerk – TH
Ron Campbell - CC / PZB Liaison – RC
Ian Nemelka - PZB Liaison - IN

This is a ZOOM meeting.

Administrative Business

Open Time: 6:00 pm

Dialogue:

Discussion to change the 14-day lead time for PZB to 30 days Administrative. Motion to change the Initiate the workflow process. Gail looks at it 14 days and then Commissioner have it 14 days. Recommendation to utilize Google Docs and Google Teams to create a better workflow. Jake recommends Microsoft.

Phil recommends a future work meeting to get everyone trained.
Phil asks if there is a motion? Burke makes a motion to amend the Admin time to 30 days after application, Bret seconds the motion.
Unanimous approval.

Jeri will have the short-term rental language ready for next month.

Phil asks is everyone read the subdivision and lot split checklist.

Bret and Burke had difficulty accessing the cloud. Traci is working on that. Discussion will be tabled to the next month.

Phil: He had assigned: What are the setbacks for a C1 Zone? Answer: There are not any. Is that what this board wants. Discussion begins. Board believes there should be infrastructure with sidewalks etc. Jake has issues with this in Logan. No one wants anything right on the line. He thinks a car should be able to drive behind a building. Realistically he thinks cars should go behind a building.
Phil asks about our city. The city building has already been built and the church and the Mendon Station etc. They are right on city property lines. Jake thinks a ratio is necessary, but it should be within the property lines. There are concerns about backing onto a main street.

Does the city have issues with backing out onto main streets around the Fire Department and Ambulances? Backing around foot traffic at Mingo's? Jake thinks the city has already set a bad precedence about that situation already. They all acknowledged that we are not going backwards and now as a city, we must move forward with a better system. Banter continues. Overtalking each other. Phil has seen people hitting curbs etc.

Paul Taylor just arrived. Phil asks him how he feels about the setbacks as an Inspector. He says Logan has setback requirements for Commercial. Logan is looking at moving buildings forward on lots and forcing parking etc in the back and doing away with front parking. His concern is that being too close to a property line, that cars could run into buildings. That is Logan and not likely in Mendon. Paul thinks the setback is at least 10 ft back and believes it is worth looking at. Paul says Logan has landscaping in front also. Parking out front is ugly. Berm and plantings are in place. Phil recognizes that Millville has a ugly design.

Question: Could these items be addressed on a case-by-case basis?

Bret asks about Landscaping requirements. He proposes that it be addressed within code. He doesn't want to see all concrete.

Admin Meeting Adjourn: 6:33pm

Public Business – Attendance

Open time: 6:35 pm

Pledge of Allegiance: Waived due to Zoom.

Prayer: Waived due to Zoom

Business:

There are not enough Quorum members that were able to access the cloud.

Commissioners were not able to access the Cloud, no motions were able to be heard.

All motions will be deferred to a second meeting on the 27th of January 2021. (Souter Lot Split, Bird and Doug Hunsaker Lot Split, Business License)

Ian Nemelka: Does City Council need to prioritize putting the Landscaping provisions into code? Phil: Definitely. There will be a lot of issues and development coming forward. It was always the intent to have it completed at the time the new code came into approval. It needs to be done right away. Both boards should actively be working on this right now. Ian asks about the Business License clarification again. Q: Even upon paper license approval, the Commission still needs to hear a motion to approve the license? Phil answers: Yes

Phil asks for a show of hands: How many Commissioners have seen the cloud documents? A: Not enough to form a Quorum for a formal decision.

Public Q&A:

Tim and Paula Watkins presented a slideshow on ideas of how they would like to develop their corner property and the Butler property. Currently it is in 3 parcels. They would like to discuss the idea of having Commercial and Residential Flex space using shared walls etc. Their concepts were more extensive than an actual Q&A session designed for 5 to 15 minutes. They are looking at Commercial

Space below, Residential housing above. Phil: Clarifies that he understands the Watkins want to know what the city would allow? There are issues with the Cottage and the R2 Zone. There are issues with the Watkins Primary residence and the ADU/Music Studio already. The Commissioners did understand the general idea of what the Watkins were exploring. The decision was made that the Commissioners would go back and research the recently amended and implemented codes to see if the Watkins ideas might align with the codes. The Watkins will narrow down their ideas to something more precise. Phil clarifies that this project will remain in the research phase for a moment. He has sent the documents to the City Engineer for review and he already had issues with the parking. New code also requires 110 ft frontage per lot and the current proposal is deficient. Tim believes the R2 code will allow a deviation. Again, Phil clarifies the 110 ft requirement per lot and then clarifies that the definition of a lot is .625-acre lot. Tim acknowledges and asks if that applies to a Commercial corner? Phil believes it does but says more research will be done. Tim recalls conversation from many years past. Phil says this would require him visiting with City Council for more input and clarity. Phil inquires about the Butler property and the septic tank. The tank has been installed since 1973. Phil thinks that question also needs to be addressed early in this process. Tim acknowledged that they were in conversation with the Andersons, that conversation was open and they were fielding open communication about how to resolve the issue in the future.

Phil asks to unmute the conversation for open questions.

Q: What are the yellow lines on the drawings? A: Exploring rough divisions of perceived ownership. They would be determined by the code allowing common ownership and living space between the lots. Tim believes the .625 requirement would make things interesting but believes they could meet the 110 ft requirement. They would need to take this feedback and re-evaluate. He used the Murry apartments lot split as precedent.

Serious overtalking. Static etc. Comcast is dropping calls.

The Commissioners express their desire to do more reading on the current code.

Jake asks how many apartments units the Watkins were looking to put over that flex space? A: It would depend on what the code would allow. The general idea: (2) 3-bedroom units above.

Jake: Q: Is the intention a spec build or rental properties? A: Tim: The interest is to help make feasible the store and hold that notion but also reduce the risk by introducing income property above. There could be 3 rental units above. They could be ownership properties or rented/leased out but the idea is to provide something that relates well to the Mendon Station.

Jake: Q: Is it your intention to Condo(ize) the building and then sell them individually? A: Tim: At this point, they aren't clear about the best options, but it could be managed under one ownership or sold. Jake just did 14 of these in another valley. As it turns out, the Commercial space just turned into a bedroom in a lot of cases. It is tough to make this work. He did some in North Logan and sold them as Condos. Out of the 14 that sold, only 5 businesses actually went into the spaces. (Mostly hair salons, a candy store and a tax guy went in).

Static and Connection issues

Tim would look at parking and garages. He thinks something like the Island Market in Logan could work here in Mendon. It could be a good place to receive your online grocery orders etc.

Phil clarifies that currently Mendon do not have Flex options in our code. Jake inquires what happens to the store and then the property turns into a 4 plex? How does the City insure against it turning into 2 additional residential units etc?

Phil says it would then be a change of occupancy and would be a different situation. He suggested that much more research would need to be done. Again, he would need to visit with City Council and the Engineer.

Tim states that they would be happy to explore a development agreement.

Phil inquired about the ADU/Music Studio. Paula said it was framed, electricians were coming next week, plumbers shortly thereafter and that materials were sitting in the garage. They are excited about it.

Karen Shelton has joined but has not seen the documents. There still isn't a full Quorum that has seen the documents.

Phil states that another Planning and Zoning meeting will be held this month. Confirms with the Birds and Souter Family.

Doug Hunsaker did not appear at the meeting.

Phil requests that Karen, Bret, Burke and Brenda contact Traci again for help accessing the Cloud again. Phil is having issues pulling up the codes and ordinances. He will visit with Traci again.

Meeting end time:
Second

Motion to Adjourn: Jake Anderson, Bret -

Add to Next Month's Agenda

Request Public:

David & Yvonne Bird

Maria and Ken Souter

Doug Hunsaker

There were SERIOUS internet issues within this meeting. Comcast has power failures all night.