

Begin: 6:01pm

Phil Zobell, Welcomes

Keilani Ludlow Pledge

Jake A – Prayer

Tyson Niemann – House was his dad's house, he built it for his mother 10 years ago and has used the CUP for 10 years. Since grandma passed away, it's been used for various renters. Tyson would like to continue to rent. He currently has a small family in their right now. PZ: there haven't been any complaints. There is separate parking. JHansen: Will they need a rental permit? JAnderson: There will need to be a CUP and a rental agreement for this property to continue. PZ: The CUP will be good for 2 years. Motion: Brenda Tullis, Jake Anderson, Unanimous

John Davidson: Q&A on the subdivision: Original application submission: October 26, 2019 Application has been waiting for essentially 1 year. His plans were originally for 5 lots. He is here now to determine what needs to be done to move forward. It was already configured for an R-1 zoning and phase. John Davidson distributes some copies for the Commissioners to look at. He thinks the acreage changes just implemented will prevent our kids from being able to afford to live here in Mendon. John estimates that his lot prices will now be \$150,000 instead of the \$75,000 that would be supported by the old code. Lot 5 would be discontinued based on the current plans. There is a possibility of doing 4 (5/8) lots across the road. JDavidson wanted to put affordable housing on there rather than a big subdivision. Grocers and storage facilities have offered to purchase the property. He has spent \$30k on the water. The lots already have secondary water available to the lots and JDavidson does have shares to contribute to Mendon City. JDavidson: What can be done to move his project forward?

JDavidson: If he has to put a road in there, he may as well sell the whole lot. It would cost him \$150k to bring in the road. This project would not support the block grid system. He has spent \$25k on financing costs to hold the property another year.

BF: What are the plans for lot 5? JDavidson thought he could continue to farm it. He isn't sure what he will do with the property. Currently, this is a great lot for his son Andrews construction company to store his equipment.

JAnderson: He likes the idea of a small project as it's easier to assimilate into the community.

PZ: People would like the road to continue. That would need to be reviewed. He can see real potential for development and growth. He thinks that PZB could look at it further.

JAnderson: He's fought block grid in other cities. Variances can be obtained. A formal application would need to be submitted.

BFonnesbeck: Would like to see landscaping requirements.

JDavidson: He has a walking path and grass drip in the proposal.

KLudlow: Based on the width and direction: Would JDavidson need to submit plans, get a variance and then go to CC? PZ: Yes

JDavidson: The small strip up front could be sold to a interested party as a small commercial. He would like to get a new application started. PZ: Thinks we will have one ready by the first of November 2020.

PZobell: Any other applications? No, They will get things ready.

Adjourn: 6:29pm

Administrative Meeting: 6:30pm (see the recordings for updates)

Welcome,

Bret and Brenda cannot access the cloud yet.

PZobell is passing out the new contact lists for the city.

Brenda:

JHardman: The checklists need to be perfected and incorporated into the new applications.

Add to next agenda:

Business License renewal ordinance

Work meeting to adjourn: 8:01pm Keilani, Bret, Unanimous