

# **1 OVERVIEW**

## **1.02 PURPOSE**

### **1.04 VISION STATEMENT**

#### **1.06 SETTING**

## **1.02 PURPOSE**

The Mendon General Plan sets forth a vision for the community. This plan is required in Utah and serves as a value-based strategy.<sup>1</sup> It incorporates goals, policies, actions, and a land-use map to help guide community leaders. By their very nature, general plans are considered dynamic documents and should be frequently reviewed for relevance. A regular review will assess the plan against community priorities.

Throughout the planning process, community residents expressed a strong desire to retain Mendon's small-town atmosphere while seeking to build a small-business base that provides a stronger tax base. Additional commercial space will allow residents to work within Mendon instead of commuting. Deliberate and consistent planning for new growth, services, and facilities is the only way to retain Mendon's special qualities. While this community-wide plan lays out a course to retain Mendon's small-town character and quality of life, ultimately, the responsibility lies with every citizen.

HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **1.04 VISION STATEMENT**

As citizens and stewards of the City of Mendon, we promote thoughtful growth, foster collaborative engagement, and develop solutions in order to actively promote cultural connections, improve the quality of life and cultivate civic pride.

HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **1.06 SETTING**

Mendon is located in western Cache County, seven miles west of Logan on gently sloping terrain above the floor of Cache Valley, nestled against the Wellsville Mountains. The Wasatch Mountains form the opposing range on the east side of the valley. The floor of the valley is cut by numerous streams and rivers, including the Bear, Little Bear (Muddy River), and Logan Rivers. The valley forms a rich agricultural basin. Agriculture is a primary economic activity within the valley, but the emphasis is shifting to urban development and support services.

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<sup>1</sup> Utah Code § 10-20-401

The residents of Mendon rely primarily upon the east side of the valley for employment, retail goods, and services. However, many residents commute to Box Elder County and the Wasatch Front for employment. The average Mendon worker travels 25 minutes to their place of employment.

While emigrant members of The Church of Jesus Christ of Latter-day Saints settled Salt Lake City during the summer of 1847, it was not until 1859 that the City's founders made the trek northward to establish the town site that became Mendon. Over the generations, the City has slowly grown out of its original nine-block survey, but has retained its small-town charm.

Present-day Mendon is a small, close-knit population of approximately 1,500 residents, many of whom have ties to the original pioneer founders. At an elevation of 4,520 feet, the picturesque City receives over 17 inches of rainfall and about 80 inches of snow a year. With accessibility to nearby mountains, lakes, and rivers, recreational opportunities attract newcomers to the quiet, residential community.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **3 LAND USE**

### **3.02 INTRODUCTION**

### **3.04 ORIGINAL SURVEY**

### **3.06 EXISTING CONDITIONS**

### **3.08 CIRCULATION**

### **3.10 FUTURE CONDITIONS**

### **3.12 LAND USE MAP**

### **3.14 RESIDENTIAL (R-)**

### **3.16 RESIDENTIAL-COMMERCIAL (R-C)**

### **3.18 RESIDENTIAL-AGRICULTURAL (R-A)**

### **3.20 PUBLIC LAND (P-1) AND OPEN SPACE (OS)**

### **3.22 SENSITIVE AREAS (SA)**

### **3.24 AGRICULTURAL (A-)**

### **3.26 COMMERCIAL (C-1)**

### **3.28 LIGHT INDUSTRIAL (LI-1)**

### **3.30 ANNEXATION DECLARATION BOUNDARY**

### **3.02 INTRODUCTION**

Tree-lined streets, green spacious yards, grassy swales, and playing children are all images of Mendon. Purposeful land use is the core component of the general plan. This plan focuses on the physical setting for all human activities. Further, it assesses existing land uses, including residential, commercial, industrial, public, and agriculture uses and sets forth plans for the desired future of Mendon City.

Today, Mendon has approximately 1020 acres within its corporate limits. Development in Mendon is predominantly single-family residences. These residences are concentrated within the existing grid network. A small number of businesses are mixed within the large-lot residential neighborhoods; these businesses largely coexist with few conflicts.

#### **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.04 ORIGINAL SURVEY**

Since its founding in approximately 1859, the community has largely maintained its functional and convenient grid pattern. According to local historian Rod Sorensen, Blocks 1-9 were from the original survey in 1859 and included in the survey conducted by James H. Martineau, the Cache County Surveyor, on October 29, 1863. City lots were called out as 10 rods wide by 20 rods long. Streets were noted as being 6 rods wide.(1) All the blocks were noted but not fully drawn out in the Martineau 1863 survey. Original Town Survey - 1859

1 One rod equals 16.5 feet

#### **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.06 EXISTING CONDITIONS**

Historically, residential land uses in Mendon have generally required a minimum lot size of 5/8 acre (0.625 acre) in the City Center. This predominant zoning pattern, along with the resulting large-lot character of the community, is generally supported by residents. Flag lots are not permitted, and all lots are required to have frontage on a public street.

Other residential zones allow single-family dwellings on lots ranging from 0.625 to 1.25 acres. In addition, Mendon has three Agricultural Zones with minimum lot sizes of 2.5, 5, and 10 acres, respectively. Multifamily housing is largely unavailable because the City does not have a public sewer system.

Mendon has been steadily growing, despite significant infrastructure and resource constraints. These include the lack of a public sewer system, a history of water shortages, ground conditions that necessitate larger lots, and importantly, the absence of a substantial commercial tax base to help offset the costs associated with new residential development.

Given these conditions, the City faces a significant challenge in balancing pressure for increased growth with its ability to provide adequate water, wastewater management, roads, and other public services while maintaining the community's established character.

#### A. COMMERCIAL AND INDUSTRIAL LAND USES

Mendon currently has a limited number of retail establishments, along with home-based businesses scattered throughout the community. These businesses generally provide goods and services to local residents and the surrounding region. There are no heavy industrial land uses in Mendon and only limited light industrial uses.

#### B. PUBLIC LANDS

Public and civic land uses in Mendon include the City cemetery, Pioneer Park, Taylor Park, Legacy Park, the fire station, Town Square, City Hall, the Library, the Post Office, one elementary school, two churches, and a bicycle trail with an associated parking lot and restroom facilities. Federal public lands are located in the mountains west of the City, most of which are designated as protected wilderness.

#### C. AGRICULTURAL LANDS

Although agriculture is the predominant land use surrounding Mendon, agricultural land within the City limits is not critical to the City's economic or agricultural support. It does, however, contribute significantly to the community's pleasant rural character and reinforces Mendon's longstanding farming heritage. Residential lots allow certain types of farm animals, subject to applicable zoning requirements. Prime agricultural farmland is generally located to the east, north, and south of the City.

#### HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.08 CIRCULATION**

One of Mendon's greatest advantages is its location away from the primary arterial of State Route (SR) 30. State Route 23, often referred to as the "West Side Highway," traverses the center of Mendon along 100 West and provides the primary connection between Wellsville and Newton, as well as points north into Idaho. Local roads within the City are maintained by Mendon.

Union Pacific Railroad tracks are located along the east side of the City. Currently, freight trains pass through Mendon approximately once daily, and no passenger rail service is available.

In recent years, SR 23 has experienced a significant increase in traffic, particularly from semi-trucks using the route to travel north and south across the valley. The resulting increase in heavy truck traffic through the center of the City has created concerns regarding noise, congestion, and community safety. If an appropriate opportunity arises, the City should pursue an alternate route for trucks and other through traffic in order to reduce impacts on Mendon's residential areas and preserve the community's quality of life.

## **Guiding Principles**

- Coordinate new development with the City's planned transportation network. New development should incorporate and connect to the City's planned roads, streets, pathways, and trails as generally shown on the Future Land Use and Transportation Maps. Development should provide logical connections to existing streets and avoid creating isolated subdivisions or disconnected transportation systems.
- Coordinate with regional trail planning. Mendon will reference the Cache County Trail and Parkway Master Plan as a guide for trail designations within and adjacent to City boundaries. The City will support appropriate connections to regional trail systems, including the Bonneville Shoreline Trail (BST), where feasible and consistent with property rights, environmental conditions, safety, and applicable regulations.

### **Future Circulation System**

A future vehicular circulation system is identified on the Transportation Master Plan Map. The planned network extends Mendon's existing grid pattern into future growth areas and is intended to provide orderly connections between existing and future development.

New streets should generally follow the established north-south and east-west grid pattern and connect with existing streets wherever practical. The City should discourage disconnected street systems, unnecessary dead-end streets, and development patterns that make future connections difficult or costly.

Future roadway planning should also consider pedestrian and bicycle connections so that streets, pathways, trails, parks, schools, commercial areas, and residential neighborhoods function as an interconnected transportation system.

Development proposals should be reviewed for their consistency with the planned circulation system and should preserve necessary rights-of-way and connections identified on the City's adopted transportation and land use maps.

#### **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.10 FUTURE CONDITIONS**

As the demand for small, rural communities continues, Mendon is likely to experience increased pressure for new residential development. Over time, this growth may create the need for additional roads, businesses and business expansions, public open space, parks, and pathways. In anticipation of this potential growth, the City has devoted considerable effort to planning for future community development.

Annexation decisions should be based on the anticipated impacts of growth on current residents, as well as the needs and costs to the community in both the short and long term. Mendon should

also proactively plan for challenges that have resulted from rapid growth in other communities and avoid repeating those problems.

Due to historically limited water resources and steep intermittent slopes, some areas west of the irrigation canal will be restricted from residential subdivision development and will generally remain agricultural in character, with residential development limited to larger-acreage properties. The city can not provide water to properties west of the canal. Properties east of the irrigation canal may be considered for development as topography, zoning, water availability, land characteristics, infrastructure, and other community conditions allow.

The City may also face challenges in extending municipal services to some areas east of town because of the Union Pacific Railroad tracks. Future development in these areas should therefore be evaluated carefully to ensure that necessary infrastructure and services can be provided in a practical and cost-effective manner.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.12 LAND USE MAP**

The Proposed Future Land Use Map(1) is a long-term policy guide for what Mendon plans for an area to become over many years. The map designates land areas, circulation, and pathways to accommodate future community growth. The map is generalized and, although it follows specific property lines, it represents land use associations. Further, the map pictorially explains what the citizens believe is the best development option for Mendon at this point in time. Actual zoning may differ from the designated land uses if infrastructure is not available or if unforeseen environmental or social issues emerge.

### **Guiding Principles**

Although many issues influenced the arrangement of land uses shown on the map, the major factors include:

- A. Protection of the City's water quality.
- B. Population forecasts and anticipated growth.
- C. Providing opportunities for future commercial development and employment.
- D. Protecting environmentally sensitive areas.
- E. Providing adequate open space.
- F. Identifying desirable corridors for vehicular transportation, bicycle, and pedestrian pathways.
- G. Supporting residents' desire to maintain Mendon's existing rural character and quality of life.

Generally, the map recommends continuing residential land uses east of the Wellsville-Mendon Canal and maintaining an agricultural zone west of the canal. The map also identifies areas for future residential and commercial expansion, primarily to the north and south of the City, within Mendon's annexation boundary.

Development opportunities east of the City are more limited due to the high water table and the presence of the railroad tracks. In these areas, future development may consist of limited residential uses, Residential-Commercial uses, or Agricultural Commercial activities, such as the existing Slide Ridge Honey operation.

Ultimately, the location and extent of future development may be constrained by the availability of finite resources, particularly water, as well as infrastructure capacity, environmental conditions, and the City's ability to provide necessary public services.

## **LAND USE DESIGNATIONS**

### **Residential Zone – (R-)**

R-1 Residential

R-2 Residential Multifamily

R-C Residential-Commercial

R-A Residential-Agricultural

P-1 Public Land

OS Open spaces - shall be allowed and encouraged in all districts

SA Sensitive Areas

### **Agricultural Zone – (A-)**

A-1 Agricultural 2.5-5 acres

A-2 Agricultural 5-10 Acres

A-3 Agricultural from 10 Acres and more, also west of the canal.

C-1 Commercial

LI-1 Light Industrial

1 See Proposed Future Zoning Map in Appendix A.

## **3.14 Residential (R-)**

Mendon's residential areas are characterized primarily by single-family homes, larger lots of 0.625-1.25 acres, mature vegetation, open space, and a traditional block-grid pattern that contributes to

the City's rural small-town character. Future residential development should maintain this character while providing practical opportunities for a variety of housing types, including single-family homes, accessory dwelling units (ADUs), appropriately scaled two- to four-unit housing, and residential units associated with compatible commercial uses. Many homes include ADUs, rented basements, or other multi-generational family situations. In addition, many homes in Mendon operate Level One or Level Two home-based businesses from the home.

Residential growth should occur in an orderly manner and be coordinated with the availability and capacity of culinary water, secondary irrigation water, wastewater disposal, roads, drainage, emergency services, and other public infrastructure. Because Mendon currently relies on individual septic systems and requires lots of at least 5/8 acre to accommodate septic facilities and replacement drain fields, residential density should reflect site-specific soil, groundwater, slope, and wastewater conditions. The City should continue to seek opportunities for affordable and attainable housing while ensuring that new development is compatible with existing neighborhoods, protects public health and safety, and does not place a financial or infrastructure burden on existing residents.

### Residential Zone Designations

#### A. Residential Zone (R-1)

The R-1 Zone is intended primarily for single-family residential dwellings. Larger residential lots may allow certain agricultural or animal-keeping uses, subject to applicable City regulations governing the type and number of animals, setbacks, lot size, and other requirements.

#### B. Residential/Multi-Family Zone (R-2)

The R-2 Zone is similar to the R-1 Zone in its residential character but permits small-scale multifamily development consisting of two to four dwelling units, subject to applicable zoning, parking, access, water, wastewater, and other development requirements.

#### C. Residential-Commercial Zone (R-C)

The Residential-Commercial Zone provides opportunities for low-impact commercial businesses that are compatible with and located in conjunction with or adjacent to residential development. This zone legally allows both housing and businesses to exist within in the same area or even the same building. It is for businesses that can operate without creating significant noise, traffic, odors, or other impacts that would adversely affect nearby residences. See Section 3.16 Residential-Commercial (R-C).

#### D. Residential-Agricultural Zone (R-A)

The Residential-Agricultural (R-A) Zone permits single-family dwellings while allowing appropriate agricultural activities, including livestock, beekeeping, chickens, orchards, and larger gardens for fruit and vegetable production, subject to applicable zoning, animal, health, and environmental regulations. See Section 3.18 Residential-Agricultural (R-A).

## **Guiding Principles**

- Maintain Mendon's established block-grid development pattern. New residential development should reinforce the City's existing development pattern, character, and relationship to surrounding agricultural lands.

- Protect environmentally sensitive areas and manage slopes. Development should be designed to minimize disturbance to steep slopes and environmentally sensitive areas. As a general standard, the disturbed portion of a development site should not exceed a 20 percent slope unless specifically approved based on applicable engineering and environmental standards. No public road or access connecting to a public road should be constructed on a slope exceeding 12 percent, unless otherwise authorized under applicable standards and determined to be safe and appropriate by the City Engineer.

- Protect floodways and manage flood hazards. Development within or near identified floodways shall require appropriate studies and any restrictions, mitigation measures, or approvals required by the City and applicable regulatory agencies before development may occur. Certain floodway areas may be determined to be unsuitable for development.

- Residential development will be planned and designed to protect public health, safety, and the community's natural resources while maintaining Mendon's rural character. New development shall provide appropriate drainage and stormwater-management measures, including slope and drainage plans where required, with developers responsible for associated improvements and mitigation. New subdivisions shall be evaluated for available water, irrigation, wastewater, roads, drainage, emergency services, and other infrastructure, and growth should occur at a pace and in locations the City can reasonably serve. Developers are to bear the costs of infrastructure and public-service costs required by new development. To protect the City's culinary water supply, new subdivisions should utilize available irrigation resources for landscaping and incorporate water-conservation practices. Where appropriate, the City should also provide opportunities for neighborhood-scale Residential-Commercial uses within new subdivisions to support local services and contribute to the costs associated with residential growth.

- All residential development proposed on sloped property will be required to submit an environmental and drainage plan for review and approval by the City Engineer. The plan shall identify measures to address, control, and mitigate water displacement, stormwater runoff, erosion, and related impacts resulting from development. All costs associated with the preparation and implementation of the plan, including required mitigation and drainage improvements, are to be borne by the developer.

### **Planned Unit Development and Annexation**

The City should utilize Planned Unit Development (PUD) strategies, where appropriate, to guide future subdivision and community growth. PUDs can provide greater flexibility in site design while allowing the City to coordinate residential development with roads, open space, pathways, utilities, and other community needs.

New areas that are annexed or developed should, where appropriate, include designated locations for Residential-Commercial uses. Providing neighborhood-scale businesses near residential areas can reduce unnecessary travel, provide convenient access to goods and services, create opportunities for local businesses, and gradually strengthen Mendon's commercial tax base.

Future development should be planned as an integrated community rather than as isolated residential subdivisions. Residential growth, commercial opportunities, transportation, open space, infrastructure, and public services should be considered together when evaluating annexations and new development proposals.

### **Residential Density and Lot Size**

Due to current septic and wastewater limitations, Mendon will retain its existing residential density of 5/8 acre (0.625 acre) or more per residential building lot. Until a public sewer system is available, larger lot sizes are necessary because of the high clay content and high water table found throughout significant portions of the City. Larger lots provide adequate area for required septic systems, including primary and replacement drain fields, and help ensure that individual properties can maintain appropriate wastewater management.

### **Street Pattern and Design**

Mendon will continue to utilize a traditional block-grid street pattern that can be integrated with existing City streets. New streets should generally run north-south or east-west and provide connections to the existing street network wherever practical. New streets shall use numbered street designations and should be designed with right-angle intersections consistent with Mendon's established street pattern, unless topography, safety, engineering, or other site-specific conditions require an transportation plan exhibit.

### **Multifamily Development**

The current requirements for individual septic systems and associated drain-field areas create significant challenges for multifamily development in Mendon. Where applicable health and wastewater regulations require each dwelling unit within a multifamily development to have an individual septic system and adequate area for a replacement drain field, the required land area must be determined based on the specific number and configuration of dwelling units and the design of the proposed structure.

As a result, although Mendon's zoning regulations may allow multifamily dwellings in certain areas, the lack of a public sewer system makes such development difficult and, in many cases, economically impractical. The City should continue to recognize these limitations when establishing residential densities and reviewing multifamily development proposals.

The City should periodically review applicable septic, wastewater, and zoning requirements to determine whether reasonable opportunities exist to accommodate multifamily housing while protecting public health, water quality, and the City's limited water resources. Any future increase in multifamily density should be coordinated with the availability of adequate wastewater infrastructure and other public services.

For more information on home-based businesses, see Section 7.06 Home Occupation.

## **Goals**

- Encourage a variety of residential building types.(1) Mendon’s zoning and future development areas should provide a range of housing opportunities while maintaining the community’s rural and residential character. Designated areas may include Residential, Residential-Commercial, Commercial, Agricultural, Agricultural-Commercial, and Light Industrial uses, where appropriate.
- Require new development to bear its costs, including the current and future costs of roads, utilities, public services, infrastructure, and other community impacts.
- Require underground utilities. New development should place mechanical equipment and utility distribution lines underground whenever practical and consistent with applicable standards.
- Provide appropriate opportunities for local businesses. The City should review and revise regulations governing commercial zoning to provide reasonable opportunities for businesses while maintaining consistency with the City’s overall land use plan and community character.
- Encourage affordable housing opportunities. Mendon will provide opportunities for new affordable housing through City-approved land development and zoning ordinances while maintaining appropriate standards for public health, safety, infrastructure, and community character.
- Improve Accessory Dwelling Unit (ADU) opportunities. Mendon will review and improve its ADU ordinances and streamline the approval process so that appropriately designed ADUs can be added to existing residential properties in the simplest and most practical manner allowed by law.
- Expand opportunities for attainable multifamily housing. Mendon will seek practical ways to allow multifamily housing that is more affordable and feasible than current development options, while remaining compatible with the City’s infrastructure and rural community character.
- Explore alternative wastewater solutions for multifamily housing. Mendon will work with Bear River Health and other applicable agencies to identify lawful and technically feasible septic or wastewater alternatives that reduce the amount of land required for individual septic systems and drain fields. The goal is to make appropriately designed multifamily housing more economically feasible while protecting groundwater, public health, and water quality.
- Coordinate housing policy with infrastructure capacity. Future housing opportunities should be evaluated in conjunction with available water, wastewater, roads, emergency services, and other public infrastructure so that new housing does not create a financial burden on existing residents.

1 i.e. single-family, multi-family, townhomes, manufactured homes, etc.

#### HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.16 Residential-Commercial (R-C)**

The Residential-Commercial (R-C) Zone provides opportunities for small-scale, low-impact commercial uses in areas where residential uses are prevalent. The R-C Zone is more restrictive than the C-1 Commercial Zone because of the higher concentration of nearby residences, including businesses that incorporate residential housing within the same building. Commercial activities should be appropriately scaled and designed to remain compatible with surrounding residential uses.

Residential and commercial uses may be incorporated within the same building where appropriate. For example, a building could contain a commercial business on the ground floor with an apartment or other residential dwelling above. The purpose of the Residential-Commercial Zone is to provide convenient neighborhood-scale goods and services while maintaining the residential character of the surrounding community. These zones blend living, working, and leisure spaces to establish vibrant and accessible communities, minimizing commutes and enhancing walkability.

## **Guiding Principles**

- Preserve and creatively reuse Mendon's historic resources. The City should support the preservation, rehabilitation, and creative reuse of historically significant buildings, structures, and sites in a manner that maintains Mendon's historic character while allowing appropriate continued use and economic vitality.
- Encourage compatible neighborhood-scale commercial uses. The City should allow a greater range of small-scale commercial activities within or adjacent to residential areas than is permitted under traditional home-occupation regulations. Such uses should be appropriately scaled and designed to remain compatible with surrounding residences.
- Protect residential quality of life. Commercial activities in residential areas should not unreasonably interfere with neighboring residents' right to the peaceful enjoyment of their homes. Regulations should address impacts such as noise, traffic, parking, lighting, hours of operation, signage, odors, and other potential nuisances while allowing reasonable opportunities for local businesses.

The City should establish clear zoning standards for the R-C Zone, including appropriate notification and public participation requirements for proposed commercial uses, consistent with applicable law. Permitted uses and conditional use approval standards shall be established by ordinance and applied according to objective, published standards.

Until Mendon has access to a public sewer system, commercial development within the existing City limits should generally be limited to Residential-Commercial uses. The City should identify examples of permitted and prohibited businesses within each designation through its zoning regulations so that property owners, residents, and businesses have a clear understanding of what uses are appropriate.

Commercial uses that are significant producers of wastewater require public sewer service and should not be permitted to become a justification or impetus for forcing the City to construct or extend a sewer system. More intensive commercial development should be directed toward

designated areas within Mendon's future growth area and considered only when adequate infrastructure and public services are available.

### **Rezoning Existing Commercial Areas**

Mendon's existing City Center, while largely residential in nature, includes properties currently designated Commercial. In other communities, some of these properties might more appropriately be classified as Residential-Commercial because of their location within predominantly residential neighborhoods.

The City should evaluate existing Commercial zoned properties located within residential areas and consider rezoning them to Residential-Commercial (R-C) where appropriate. Existing uses that are compatible with the community and have established operations, including Fonnesebeck Greenhouse and Slide Ridge Honey, should be evaluated individually and may retain an appropriate Commercial or Agricultural-Commercial designation where warranted.

The City should also identify areas for future R-C development, particularly along appropriate portions of the highway corridor north and south of the existing City, where neighborhood-scale commercial uses can be located without creating significant impacts on established residential areas.

Businesses permitted within the Residential-Commercial (R-C) Zone are to apply for conditional use permits. Permit approval will be determined by clear, objective, and consistently applied standards established in the City's zoning ordinance and applicable state and federal law. Decisions regarding permitted uses should be based on measurable factors such as traffic generation, noise, hours of operation, parking, lighting, odors, safety, building scale, and compatibility with surrounding residential uses, rather than personal preference, emotion, or the identity of a particular business or business owner.

### **Goals**

- Encourage compatible home-based businesses that provide opportunities for residents while protecting the residential character and quality of life of surrounding neighborhoods. The City will identify appropriate types and scales of home businesses that can operate without creating significant impacts related to traffic, parking, noise, lighting, signage, odors, or other nuisances.
- Define appropriate Residential-Commercial zone and appropriate Agricultural Commercial uses. The City will identify business types that are appropriate within each designation and establish standards that distinguish these uses from traditional home occupations and more intensive commercial activities.
- Provide reasonable opportunities for constrained properties. Mendon will evaluate properties that are constrained by their proximity to waterways, floodways, wetlands, drainage areas, or other environmental limitations and identify lawful, appropriate uses that may allow property owners to retain reasonable value from their property while protecting public safety, water quality, and environmental resources.

See also Section 7.08 Residential-Commercial (R-C) and Commercial (C-1).

#### HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.18 RESIDENTIAL-AGRICULTURAL (R-A)**

The Residential-Agricultural (R-A) Zone permits single-family dwellings while allowing appropriate agricultural activities, including livestock, beekeeping, chickens, orchards, and larger gardens for fruit and vegetable production, subject to applicable zoning, animal, health, and environmental regulations.

Agricultural uses that expand beyond a residential or small-scale agricultural character, particularly uses involving substantial processing, retail sales, customer traffic, or other commercial impacts, should be evaluated under the City's Agricultural-Commercial or other applicable commercial zoning provisions. See additional provisions regarding Agricultural-Commercial uses in Section 3.24.

#### **Guiding Principle**

- Support and preserve agriculture in Mendon by allowing appropriate agricultural production, processing, and marketing activities while maintaining the rural and residential character of the community.

As a rural community, Mendon has a longstanding agricultural heritage. Home food production has historically been an important part of everyday life and contributes to the City's rural character. The City should continue to support these traditions while establishing reasonable standards to protect neighboring properties and the community as a whole. The City should establish clear standards defining the level and type of agricultural production, processing, and direct marketing that may occur on Agricultural or Residential-Agricultural property without requiring the property to be rezoned Commercial. These standards should distinguish between small-scale agricultural activities that are customary in a rural residential community and commercial operations whose scale, traffic, noise, buildings, processing, or other impacts warrant a commercial or Agricultural Commercial designation.

#### HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.20 PUBLIC LAND (P-1) AND OPEN SPACES (OS)**

Public open spaces and a connected system of parks and pathways are an important component of Mendon's overall land use plan. Pathways should form an interconnected and, where practical, looped system that connects neighborhoods, parks, schools, civic areas, and other important community destinations. The pathway system should be designed to provide safe and convenient connections throughout the community for bicyclists and pedestrians.

Future parks should be strategically located throughout the community to provide residents with reasonable access to public open space and recreational opportunities. New development should be evaluated for its contribution to the City's long-term park and pathway network, consistent with applicable regulations and adopted standards.

## **Guiding Principle**

- Provide opportunities for conservation, parks, pathways, and public open space that enhance Mendon's quality of life and preserve the community's rural character.

## **Goals**

- Coordinate with regional trail planning. Mendon may reference and coordinate with the Cache County Trail and Parkway Master Plan when planning and designating trails within and adjacent to the City boundaries. The City will support appropriate connections to regional trail systems, including the Bonneville Shoreline Trail (BST), where feasible and consistent with property rights, environmental conditions, and applicable regulations.
- Develop a connected system of community parks and public open spaces distributed throughout the City so residents have reasonable access to recreational opportunities. Parks should be strategically located to serve existing and future neighborhoods and to connect with the City's pathway system.
- Establish consistent park requirements associated with future annexations, subdivisions, and other significant development. Requirements should provide a predictable method for identifying land, improvements, or other contributions necessary to support the City's long-term park system, consistent with applicable law.
- Improve pedestrian access to Mountainside Elementary. Develop and prioritize safe pedestrian pathways and crossings serving students who walk or bicycle to Mountainside Elementary School. The City should coordinate with the school district and adjacent property owners to identify practical routes and improvements that provide safe connections between surrounding neighborhoods and the school.
- Preserve natural corridors. Encourage the retention of natural corridors that provide habitat and movement areas for wildlife while also creating opportunities for interconnected pathways and trails. Where practical, natural corridors should be incorporated into the City's broader open-space and pedestrian network.
- Support responsible livestock forage. Mendon will enforce its Animal Rights Ordinance in a manner that allows property owners to make appropriate and responsible use of available livestock forage within City limits while protecting neighboring properties, public health, safety, and the community's overall quality of life.

## **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.22 SENSITIVE AREAS (SA)**

A Sensitive Area should be designated around Mendon's wells, reservoirs, creeks, wetlands, and other critical water facilities. Because these resources are essential to the City's long-term water supply, proposed changes in land use or development within or near a designated Sensitive Area may require additional review and professionally prepared studies.

The Sensitive Area designation should also apply, as appropriate, to:

- City springs, wells and wellhead protection areas;
- City reservoirs and water storage facilities;
- Present and future City water facilities;
- Natural waterways, streams, and drainage corridors;
- Important groundwater recharge areas; and
- Other areas identified by the City as critical to protecting water quality or water supply.

#### **Guiding Principles**

- Protect water resources and natural systems. Mendon will protect City water sources, water recharge areas, floodplains, natural waterways, and other environmentally sensitive areas from development that could adversely affect water quality, public safety, natural drainage, or the long-term availability of water resources.
- Protect steep slopes and manage development impacts. For environmental and public safety purposes, no property with or more than 20 percent slope shall be developed or disturbed unless otherwise approved based on applicable engineering and environmental standards. No public road, or potentially public road, should be constructed with a slope greater than 12 percent unless specifically authorized under applicable standards and determined to be safe and appropriate by the City Engineer. Development on sloped property will require a professionally prepared engineering and environmental report and plan addressing slope stability, drainage, erosion, water displacement, and other potential impacts.
- Protect floodways. Identified floodways will be considered areas unsuitable for development. Development proposals near floodways will be subject to all applicable floodplain, drainage, environmental, and engineering requirements.
- Require professional studies near critical water resources. The City may require professionally prepared environmental, hydrological, geotechnical, or other technical studies when development, a land-use change, or other significant activity is proposed near a City water source, water facility, recharge area, natural waterway, or other sensitive resource. The scope of any required study should be based on the nature and potential impacts of the proposed activity.

Depending on the location and nature of the proposal, the City may require hydrological analyses, geotechnical analyses, environmental assessments, drainage studies, or other appropriate

technical information to determine potential impacts on water quality, groundwater recharge, slope stability, drainage, and the City's water system.

Development within or adjacent to these areas will be evaluated carefully to ensure that land-use decisions do not compromise Mendon's present or future water resources, but generally may not be permitted.

## **Goals**

- Establish a 50-foot waterway protection buffer. Mendon will establish a no-building and no-encroachment area extending 50 feet from the centerline of all identified natural waterways, except where a greater setback is required by applicable law or where the City determines that a specific use is necessary and appropriate.
- Identify sensitive areas before development pressure occurs. Mendon will identify and map sensitive areas, flood zones, watersheds, natural waterways, water recharge areas, and other environmentally significant resources within the City's area of impact before development proposals are presented to the City or County. This information should be used to guide annexation, land-use decisions, development review, and coordination with Cache County and other governmental entities.
- Require engineered runoff and erosion plans for development on slopes. Any development proposed on sloped property shall be required to provide an engineered water-runoff and erosion-control plan prepared by a qualified professional and approved by the City Engineer in addition to the State-required Stormwater Pollution Prevention Plan (SWPPP). The plan shall address stormwater runoff, drainage, erosion, water displacement, slope stability, and related impacts during both construction and completed development.
- Maintain runoff controls and Best Management Practices (identified in the SWPPP) throughout construction and build-out. Approved drainage and erosion-control measures shall be implemented during the development stage and maintained as individual homes and other structures are constructed. The developer shall be responsible for ensuring that approved measures remain functional throughout construction and that required permanent improvements are completed as development proceeds.

### **3.24 AGRICULTURAL (A-)**

Mendon has been an agricultural community since its founding. Although fewer families today depend directly on agriculture for their livelihood, farming remains an important part of Mendon's identity and contributes significantly to the open and pastoral landscape surrounding the City. Mendon's Agricultural Zone designations are intended to preserve agricultural land, support agricultural production, and maintain the City's rural character.

Smaller agricultural properties are often used as hobby farms or for personal agricultural production, while larger properties within Mendon and its designated growth area continue to support meaningful agricultural operations. These properties also provide opportunities for carefully

scaled agricultural-related businesses that can strengthen the local economy without changing the rural nature of the community.

### Agricultural Zone Designations

#### A. Agricultural A-1 Zone:

Minimum lot size of 2.5 acres and generally less than 5 acres. These properties may support a greater range of agricultural activities than typical residential properties, including appropriate livestock, animal keeping, gardens, orchards, and other agricultural production. Secondary irrigation water is generally available in this area and may support agricultural and landscape uses, subject to availability and applicable water rights.

#### B. Agricultural A-2 Zone:

Minimum lot size of 5 acres and generally less than 10 acres. The larger lot size provides additional opportunities for livestock, agricultural production, gardens, orchards, and other agricultural activities. Secondary irrigation water is generally available in this area, subject to availability and applicable water rights.

#### C. Agricultural A-3 Zone:

Minimum lot size of 10 acres or more. The A-3 Zone applies to agricultural lands west of the Wellsville-Mendon Canal. Some A-3 properties may not have access to secondary irrigation water and may therefore be limited to dry farming or other agricultural activities requiring less water. Agricultural production on these properties may be reduced or limited by water availability, soil conditions, topography, and other site characteristics.

## **Guiding Principles**

- Support agriculture and agricultural-related businesses. Support agricultural production, processing, and marketing activities compatible with surrounding land uses and do not adversely affect the health, safety, or general welfare of the community.
- Preserve Mendon's agricultural heritage and rural character by maintaining open, pastoral landscapes and encouraging a slow, orderly pattern of growth.
- Protect viable agricultural lands within the City and its growth areas from unnecessary conversion to residential or commercial uses.

### General Agricultural Standards

All Agricultural Zones permit one single-family residence per legal property, subject to applicable zoning, water, wastewater, access, and other development requirements.

Agricultural properties within the City may not be divided for the purpose of creating additional residential lots or housing units without an appropriate zoning change and compliance with the City's residential subdivision and development requirements.

Mendon should establish clear, statute-based definitions and performance standards for agricultural-related commercial activities. Decisions should be based on objective criteria rather than case-by-case preference or emotion, while still allowing the City to address legitimate impacts on health, safety, neighboring property, traffic, water resources, and quality of life.

Appropriate agriculturally related light commercial activities may be permitted on Agricultural-zoned properties where the activity is directly related to the agricultural use of the property and complies with City standards. The City should establish clear standards defining the types and scale of Agricultural-Commercial activities allowed without requiring a change to a commercial zoning designation.

Agricultural property should not be rezoned to Residential where the property is immediately adjacent to or in close proximity to an established Light Industrial or Industrial area if doing so would create a foreseeable land-use conflict. Likewise, property should not be rezoned to Light Industrial or Industrial where its location would create significant impacts on existing residential neighborhoods.

### **Agricultural-Commercial Opportunities**

Agricultural-Commercial activities should be directly related to the agricultural production occurring on the property and should be appropriately scaled to the site while maintaining the rural character of the surrounding area. Slide Ridge Honey provides an example of the type of Agricultural-Commercial use that can successfully combine agricultural activity with a small-town commercial operation. This type of use demonstrates the agricultural and commercial blend that is consistent with Mendon's character. The City should ensure such uses can be adequately served and will not conflict with surrounding agricultural or residential uses.

Standards should consider factors such as the size and nature of the operation, customer and employee traffic, parking, hours of operation, noise, odors, signage, processing activities, structures, and other potential impacts on surrounding properties.

The intent is to provide Mendon residents with reasonable opportunities to generate income from agricultural property and develop agriculture-related businesses while preserving the rural character of the community and protecting neighboring properties.

### **Agricultural Protection Areas**

There are currently no Agricultural Protection Areas within Mendon City limits pursuant to Utah Code § 17-81-201 (effective 11/6/2025). The City should periodically evaluate whether the designation of an Agricultural Protection Area or other available agricultural preservation tools would benefit the long-term preservation of Mendon's agricultural lands and rural character.

### **Goals**

- Encourage continued agricultural preservation and expansion of agricultural uses around the community. Agricultural development west of the Wellsville-Mendon Canal should generally consist

of parcels of 10 acres or more, consistent with the A-3 Agricultural designation and the area's limited water availability.

- Provide for the future needs of the agricultural community. The City will support the long-term viability of farming by protecting agricultural lands, maintaining appropriate agricultural zoning, and allowing reasonable agricultural activities and related businesses that are compatible with Mendon's rural character.
- Establish clear and objective standards for Agricultural-Commercial activities defining the level and type of agriculturally related commercial activity that may occur on Agricultural-zoned property without requiring a change to Commercial zoning. These standards should consider the nature and scale of the agricultural operation, the relationship of the commercial activity to the property's agricultural use, traffic generation, parking, noise, odors, hours of operation, structures, and potential impacts on surrounding properties.
- Limit impacts of Agricultural-Commercial activities. Agricultural-Commercial activities should remain appropriately scaled to their location and should not create unreasonable impacts on neighboring agricultural, residential, or other properties. Activities that exceed the established scale or create significant commercial impacts should be subject to an appropriate Commercial or Agricultural-Commercial zoning designation.
- Establish water-service limitations west of the canal. Mendon will not extend or provide culinary water or secondary irrigation water service west of the Wellsville-Mendon Canal. Development and land-use decisions in this area should recognize the absence of City-provided water service and should be consistent with applicable water rights, health regulations, and other requirements.

#### HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **3.26 COMMERCIAL (C-1)**

Mendon currently has limited Commercial activity within the City limits, along with some home-based businesses scattered throughout the community. Examples include gunsmithing, real estate offices, architectural and engineering services, accounting offices, and medical offices. These businesses generally provide goods and services to Mendon residents and the surrounding region.

#### Commercial Zone designations:

- A. Residential-Commercial (R-C)  
Low-impact businesses that are compatible with residential neighborhoods and may be incorporated with or located adjacent to residential uses. See Section 3.16 Residential-Commercial.
- B. Commercial (C-1)  
The C-1 Commercial Zone includes more intensive commercial uses, located in specifically designated areas where adequate transportation, infrastructure, and separation from residential uses can be provided.

## **Guiding Principle**

- Mendon will establish and periodically evaluate standards for Commercial occupancy, including building design, signage, landscaping, parking, street improvements, access, and City entryway development. These standards should provide reasonable opportunities for businesses while protecting and reinforcing Mendon's rural, small-town character.

## **General Commercial Limitations**

Traditional or intensive commercial uses that generate substantial traffic, noise, odors, or other significant impacts, or that require public sewer service, should not be located within established residential areas or other portions of Mendon where such impacts would be incompatible with surrounding land uses.

More intensive commercial uses should be directed to specifically designated areas where adequate separation from residential neighborhoods and appropriate infrastructure can be provided. Standards for these uses should be similar in concept to the City's approach to Light Industrial zoning, with the intensity of the use, traffic generation, noise, odor, utilities, and other community impacts considered when determining an appropriate location.

Until a municipal or approved regional sewer system is available to serve the property, Mendon City is to limit commercial development to uses that can lawfully operate on approved individual wastewater systems and that do not create a level of wastewater demand inconsistent with applicable health regulations or city infrastructure capacity.

## **Commercial Development**

Mendon will encourage appropriate commercial growth in designated future growth areas, particularly to the north and south of the City, as infrastructure and community resources allow. More intensive commercial development should generally be considered only when adequate sewer and other necessary public infrastructure are available.

Future commercial development should be planned in a manner that protects Mendon's rural character, provides appropriate separation from residential neighborhoods, and avoids creating unnecessary impacts on existing residential neighborhoods.

Mendon does not anticipate large retailers, regional-scale commercial centers, or other large commercial ventures as a primary use of the C-1 Zone. There is currently no specific acreage limitation for C-1 properties; however, the scale and intensity of any proposed development should be consistent with the surrounding land uses, available infrastructure, transportation capacity, and the City's rural character.

## **Transition of Existing Commercial Areas**

Much of Mendon's existing Commercial zoning is Residential-Commercial in character. The City should evaluate existing Commercial-zoned properties located within predominantly residential areas and, where appropriate, rezone them to Residential-Commercial (R-C).

Existing businesses that have characteristics more consistent with Commercial or Agricultural-Commercial uses, including the Fonnesbeck Greenhouse and Slide Ridge Honey, should be evaluated individually based on their existing operations, location, impacts, and relationship to surrounding land uses.

The intent is to reserve the C-1 Commercial designation primarily for future areas where true commercial development can be appropriately located and supported as Mendon grows. More intensive commercial development should generally be directed toward designated future growth areas rather than introduced into established residential neighborhoods.

### **Zoning Administration**

Approval of zoning changes and development proposals shall be based on clearly defined, objective standards and the procedures established by applicable City ordinances and Utah law. The City should avoid discretionary requirements that are not authorized by law and should provide predictable standards that allow property owners and businesses to understand what uses may be permitted on their property.

The City should periodically review its Commercial and Industrial Zoning regulations to ensure that the distinctions among Residential-Commercial, Commercial, and Light Industrial remain clear and that each designation has appropriate locations within Mendon's future land use plan.

Additional policies and standards regarding Residential-Commercial (Section 3.16) and Residential-Agricultural (Section 3.18) uses are addressed in their respective sections of this General Plan.

### **Commercial Impact Review**

A Preliminary Evaluation of Impact Report is required for all new development before approval. Depending on the nature and scale of the proposal, the analysis may address traffic generation, access, parking, noise, odors, lighting, water use, wastewater requirements, public safety, and other potential impacts on surrounding properties and City infrastructure.

Commercial development requiring public sewer service should not be used as a justification for forcing the City to construct or extend a sewer system. Such development should occur only when adequate wastewater infrastructure and other necessary public services are available, or are made available via the commercial development.

The City will identify appropriate locations for each designation on its Future Land Use map and zoning map. Commercial and Light Industrial zoning should not be scattered into established residential areas simply because a property is available.

See also Section 7.08 Residential-Commercial (R-C) and Commercial (C-1). For more information on home-based businesses, see Section 7.06 Home Occupation.

## **3.28 LIGHT INDUSTRIAL (LI-I)**

Business, manufacturing, service, and industrial activities that require greater space or operational flexibility but can operate without creating significant adverse impacts on nearby residential areas.

Mendon recognizes that existing home-based businesses may grow and that new community-compatible businesses may seek a rural setting in which to establish, expand, or improve their operations. The Light Industrial (LI-I) Zone is intended to provide appropriately located space for these activities where adequate access, infrastructure, and separation from Residential uses can be provided.

### **Guiding Principle**

- Mendon will establish and periodically evaluate standards for Light Industrial occupancy, including building design, signage, landscaping, parking, street improvements, access, and City entryway development. These standards should provide reasonable opportunities for businesses while protecting and reinforcing Mendon's rural, small-town character.

The primary Light Industrial area is located northeast of town, generally near 250 East and 800 North, east of the Union Pacific Railroad tracks. There is currently no specific acreage limitation for the LI-I Zone; however, the size and intensity of any proposed development should be evaluated based on its potential impacts, available infrastructure, access, and compatibility with surrounding land uses.

Light Industrial uses are to be located and designed to minimize conflicts with residential areas. Mendon will not allow Residential development and Light Industrial or Industrial uses to be intermixed where the industrial activity could adversely affect residential properties.

Agricultural property should not be rezoned to Residential where the property is immediately adjacent to or in close proximity to an established Light Industrial or Industrial area if doing so would create a foreseeable land-use conflict. Likewise, property should not be rezoned to Light Industrial or Industrial where its location would create significant impacts on existing residential neighborhoods.

For larger or potentially impactful Light Industrial proposals, the City will require a Preliminary Evaluation of Impact Report addressing factors such as noise, odor, traffic, parking, lighting, hours of operation, water use, wastewater, and other potential impacts.

Traditional or heavy Industrial uses are not currently considered a viable land use for Mendon. The City should not designate areas for heavy industrial development unless future conditions, infrastructure, community needs, and environmental considerations demonstrate that such uses can be appropriately accommodated without adversely affecting residential areas or Mendon's rural character.

### **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **3.30 ANNEXATION DECLARATION BOUNDARY**

Mendon's annexation and development policies should support the long-term preservation of a rural community where residents can live, work, recreate, and enjoy a safe and connected community. Future annexations should reinforce Mendon's established character, provide for orderly growth, protect agricultural and environmental resources, and ensure that growth occurs at a pace the City can reasonably and responsibly support.

## **Guiding Principles**

- Maintain, defend, and protect the existing delineated annexation boundary. Mendon's declared annexation boundary, shown on the Future Land Use Map, is generally defined by County Road 2000 North on the north, the Little Bear River on the east, County Road 3200 South on the south, and the Forest Service boundary on the west. This boundary provides a framework for evaluating future annexations and should be periodically reviewed as conditions change.
- Plan for connected development. Major new development proposed for annexation or development within the City is to provide appropriate access, rights-of-way, and infrastructure connections that allow for the logical future development of adjacent properties.
- Protect existing residents. Annexation decisions should consider the potential impacts of additional development on existing residents, including water, wastewater, roads, emergency services, parks, public safety, and other City services.

## **Annexation Plans**

Annexation, or the incorporation of additional unincorporated land into Mendon City, should occur as the needs of the community and demands for growth warrant. When property is annexed, residents and property owners within the newly incorporated area become part of the City and share in the benefits, services, responsibilities, and costs associated with City citizenship.

Potential annexation areas outside Mendon's current boundaries have been identified in the Mendon Annexation Policy Plan (1), adopted in November 2019 in response to the requirements of Utah Code § 10-2-401.5 (10-2-803 as of 2026). The plan is intended to guide decisions regarding the future annexation of unincorporated lands into Mendon City.

The Annexation Policy Plan and its associated map should be periodically reviewed and updated to provide sufficient detail for future decision-making. Where appropriate, the map should identify proposed annexation boundaries using parcel lines, total acreage, roadways, section lines, natural features, existing development, infrastructure, and other relevant geographic features.

## **Annexation Evaluation**

All proposed annexations shall be carefully evaluated based on their potential costs and impacts on both current and future City residents. The City should consider, at a minimum:

- Availability and adequacy of culinary and secondary water;
- Septic limitations and regional wastewater opportunities, limitations, and challenges;

- Roads, access, and transportation improvements;
- Drainage and flood conditions;
- Fire and emergency services;
- Parks, pathways, and public open space;
- Police and other municipal services;
- Environmental and topographic conditions;
- The potential impact on existing residents and City resources; and
- The long-term financial obligations created by the annexation.

To the extent permitted by law, property proposed for annexation and subsequent development should be responsible for the costs associated with connecting to and extending City infrastructure and services that are necessary because of the development. Existing residents should not be required to absorb costs that are directly attributable to new development.

The City should determine whether the City can provide necessary services in a financially responsible manner.

## **Goals**

- Manage new growth in a manner that maintains a compact, connected, and identifiable community rather than encouraging scattered or isolated development at the edges of the City.
- Provide for compatible land uses and future expansion. Designate appropriate areas for Residential, Agricultural, Residential-Commercial, Commercial, Light Industrial, public, and open-space uses. Land uses should be arranged to promote compatibility, protect existing neighborhoods and agricultural areas, and provide logical opportunities for future expansion.
- Protect sensitive areas. Land uses and development patterns will be carefully arranged to protect City water sources, recharge areas, waterways, floodplains, steep slopes, wildlife corridors, and other environmentally sensitive areas.
- Manage growth according to available resources. Growth decisions will consider both current and anticipated future resources and other public infrastructure. The City should evaluate the short- and long-term financial and service impacts of growth on both new and existing residents.
- Evaluate and improve impact fee policies. Mendon will research available impact fee options and applicable requirements under Utah law and consult with neighboring communities regarding their impact fee programs, infrastructure financing practices, and approaches to ensuring that new development bears the costs it creates. The City should consider adopting or updating applicable impact fees where legally authorized and financially appropriate.
- Periodically review and update Annexation Policy Plan to reflect current conditions, available resources, infrastructure capacity, resident preferences, and anticipated growth pressures.

- Prioritize responsible growth over growth for its own sake. Annexation and development decisions should be based on whether growth can be accommodated without creating an unreasonable financial, infrastructure, environmental, or quality-of-life burden on current residents. The City should pursue growth that strengthens Mendon's long-term sustainability while preserving the community's rural and small-town character.

1 Mendon City Code: Ordinance 2019-06

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **5 HOUSING**

### **5.02 INTRODUCTION**

#### **5.04 SETTING**

#### **5.06 HOUSING AVAILABILITY**

#### **5.08 LIMITING FACTORS AND HOUSING**

#### **5.10 HOUSING LOOKING FORWARD**

### **5.02 INTRODUCTION**

Mendon seeks to manage housing development and growth in a thoughtful and controlled manner while responding to the continued growth occurring throughout Cache Valley. The City's housing policies are intended to comply with applicable Utah housing requirements (1) while preserving the characteristics that make Mendon desirable to current and future residents.

Within the range of options available to the City, Mendon will encourage policies and development practices that provide opportunities for a variety of housing types and income levels while maintaining appropriate standards for infrastructure, water availability, wastewater, public safety, environmental protection, and community character.

The City recognizes that affordable housing is influenced by many factors, including land costs, construction costs, infrastructure requirements, water and wastewater availability, zoning, market conditions, and the availability of appropriately sized building lots. Mendon will seek practical solutions that expand housing opportunities without creating an unreasonable burden on existing residents or compromising the community's rural character and quality of life.

1 Utah has adopted statutory requirements addressing housing and moderate-income housing planning. The applicable provisions of Utah Code 10.9a should be reviewed and incorporated into the City's housing policies as required by current law.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **5.04 SETTING**

#### **Guiding Principle**

- Maintain appropriate housing densities. New housing, housing adaptations, subdivisions, and annexations should comply with the City's established density and lot-size standards and should be evaluated in relation to available infrastructure, water resources, environmental conditions, and the community's established character.

Mendon residents enjoy mature vegetation, larger residential lots, open spaces, and convenient access to outdoor recreational opportunities. The community includes public parks and gathering spaces, City Hall and the library, walking and bicycle paths, historic civic buildings that can be used for community events, historic properties, and an elementary school. Mendon is also located near mountain hiking, cross-country skiing, and other outdoor recreational opportunities.

Residents consistently identify Mendon's small-town, rural character and strong sense of community as important qualities of the City. A community survey showed strong support for maintaining larger residential lot sizes. Larger lots, open areas, mature vegetation, and close-knit neighborhoods contribute significantly to the character and quality of life that residents value.

Mendon is primarily composed of single-family homes on larger residential lots. Housing densities substantially greater than those traditionally found in the community may be difficult to accommodate because of water availability, wastewater limitations, soil conditions, topography, infrastructure capacity, and other environmental and community constraints.

The City does have some higher-density housing, including several four-unit buildings and a number of accessory dwelling units (ADUs). Existing ADUs are commonly located within or attached to single-family homes, including basement apartments and other accessory living arrangements.

Because Mendon currently has limited commercial development, opportunities for residential units located above commercial businesses are also limited. Similarly, the City does not currently have an established commercial center with a defined walkable residential area surrounding it. Additionally, Mendon does not have any unused buildings that could be repurposed for affordable housing.

As Mendon considers future housing opportunities, the City should recognize these existing conditions while seeking practical ways to provide additional housing choices that are compatible with available resources, infrastructure, environmental limitations, and the community's established character.

### **5.06 HOUSING AVAILABILITY**

Housing availability in Mendon is currently limited. Affordable homes that become available for sale are often purchased quickly, and some properties are sold through personal networks or word-of-mouth without being broadly marketed. Residents have reported that adult children who were raised in Mendon may have difficulty returning to the community because of the limited supply of available homes and relatively high home values.

Mendon is considered a desirable place to live because of its rural character, community atmosphere, larger residential lots, and access to outdoor recreation. These qualities, combined with limited housing supply, contribute to challenges in providing housing that is affordable to low- and moderate-income(1) households.

Several physical and infrastructure conditions constrain the City's ability to increase housing supply. These include minimum lot sizes necessary to accommodate individual septic systems, high water tables in portions of the east side of the City, steeper slopes in portions of the west side, limited water resources, and the absence of a public sewer system.

The lack of a public sewer system also creates challenges for multifamily housing.

In accordance with applicable state requirements regarding moderate-income housing, Mendon will seek practical opportunities to encourage additional affordable and attainable housing within the City's physical, infrastructure, environmental, and financial limitations. The City will also seek to preserve the community characteristics that residents value while identifying reasonable opportunities to increase housing choices.

Despite these limitations, Mendon continues to experience residential growth. Some existing properties have been subdivided, vacant residential lots remain available, and new residential development has recently been approved. These opportunities will provide additional housing.

As Mendon's population increases, the need for housing accessible to low- and moderate-income households is expected to increase as well. The City recognizes that many of the physical and infrastructure constraints affecting housing affordability will continue to influence the type, density, and cost of housing that can reasonably be developed.

### **Housing Data Considerations**

Certain housing situations may not be fully reflected in Census or other conventional housing data. These may include:

- Multiple households sharing a single dwelling;
- Adult children or extended family members living with homeowners;
- Seniors with relatively low annual incomes who own their homes outright and therefore have limited housing expenses;
- Accessory dwelling units or basement apartments that function as separate living spaces but may not be formally identified as separate dwelling units; and
- Other informal or shared housing arrangements.

The City should consider these factors when evaluating housing needs so that local housing conditions are not assessed solely on the basis of conventional household and housing-unit counts.

Mendon should continue to monitor housing availability, housing costs, household income, development activity, ADU use, and other relevant indicators to better understand the City's housing needs and identify practical opportunities to expand housing choices.

## **Goals**

- Plan for controlled and organized growth. Mendon will maintain City codes, zoning ordinances, subdivision regulations, and development standards that provide for orderly and predictable growth while preserving the community characteristics valued by current residents.
- Maintain a low-density modified block-grid pattern in new development.
- Encourage affordable and attainable housing opportunities. Mendon will work with Bear River Association of Governments (BRAG), state and regional agencies, housing organizations, and other available programs to identify opportunities to encourage and facilitate affordable and attainable housing within the City's infrastructure, environmental, and community limitations.
- Make housing information readily accessible. Mendon will seek to streamline housing-related processes by making applications, forms, zoning information, development standards, and other relevant documentation readily available online.
- Simplify the development review process. Mendon will review and improve the coordination between the Administrative Land Use Authority (ALUA) and the City Building Inspector to clarify responsibilities, improve communication, and provide applicants with a predictable and understandable approval process.

1 Moderate-income housing is defined under Utah law as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located. See Utah Code § 10-9a-103.

## **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **5.08 LIMITING FACTORS AND HOUSING**

### **Guiding Principle**

- Ensure that new housing can be safely and responsibly accommodated within Mendon's environmental(1), water, wastewater, infrastructure, and public-service limitations.

The availability of moderate-income housing in Mendon is influenced by a combination of market conditions, infrastructure limitations, and environmental factors. The principal constraints include limited culinary water resources, the absence of a public sewer system, steep slopes, high groundwater conditions, wetlands and drainage areas, limited irrigation-water availability in some portions of the City, and the community's distance from major employment and service centers.

### **Environmental and Infrastructure Factors**

Mendon occupies a geographically and environmentally distinctive location at the base of the Wellsville Mountains. Water availability varies across the community, and the City continues to face challenges in providing sufficient culinary water to meet future needs. Despite ongoing efforts and significant investment in developing additional water supplies, water availability remains an important consideration in evaluating future growth. Investments in water infrastructure also create financial obligations that must be considered when evaluating the costs of additional development.

### **Wastewater and Septic Limitations**

Mendon does not currently have a public sewer system and relies entirely on individual septic systems for wastewater treatment. Soil conditions vary throughout the community and can present challenges for the installation and long-term operation of septic systems.

In much of the western area, soils may contain significant silt, clay, and other heavy materials, combined with steeper slopes. These conditions can make septic-system design and installation more difficult and may require larger or more extensive drain fields and additional engineering. Site-specific soil and percolation conditions should be evaluated in accordance with applicable health and wastewater regulations.

Because wastewater must currently be managed on individual properties, Mendon generally requires residential lots of at least 5/8 acre (0.625 acre) to provide sufficient area for septic facilities, including appropriate replacement or reserve drain-field areas. These conditions limit the ability to create smaller residential lots in areas dependent on individual septic systems.

The absence of public sewer also presents significant challenges for higher-density housing as previously discussed.

As a result, although Mendon allows certain forms of multifamily housing, the cost and land requirements associated with wastewater disposal can make two-, three-, and four-unit developments difficult to plan and financially difficult to construct.

### **Groundwater, Drainage, and Wetlands**

Groundwater conditions generally become more challenging toward the eastern portions of Mendon. In some areas, groundwater is often very near the ground surface or even standing water, particularly during periods of spring runoff and significant precipitation. These conditions can complicate the installation and operation of septic systems and private wells and can increase the potential for drainage and basement-water problems.

Existing wetlands, drainage areas, flood-prone areas, and other protected or environmentally sensitive lands further limit development opportunities in portions of the eastern area. Development proposals in these areas should be evaluated for groundwater, drainage, wetland, floodplain, streams, tributaries, runnels, septic, and other environmental constraints before development approval.

### **Water and Irrigation Availability**

Most of Mendon's established residential areas have access to irrigation water, but secondary water is not available to every property. Availability and the ability to extend irrigation service vary by location and may be limited west of the irrigation canal because of topography and east of the railroad tracks because of infrastructure constraints.

When residential properties do not have access to irrigation water, residents often rely on culinary water for landscaping and lawn irrigation. This can increase demand on the City's culinary water system and reduce the amount of water available for essential domestic uses.

Accordingly, residential development proposals should be evaluated not only for the availability of culinary water but also for the availability of secondary irrigation water. The City should encourage or require, to the extent permitted by law, appropriate irrigation resources for new development so that culinary water can be reserved primarily for culinary and other essential uses.

### **Residential Lot Pattern and Density**

Mendon's traditional block and grid development pattern includes larger residential lots, historically including properties of approximately 1.25 acres that may, where permitted, be divided into two residential lots. The resulting minimum residential lot size of 5/8 acre is intended to provide adequate area for individual septic systems, drainage, water management, and other site requirements.

Some existing properties within the City may have additional potential for subdivision or lot division under current zoning. Any such division must comply with applicable lot-size, water, wastewater, access, drainage, and subdivision requirements.

### **Socioeconomic Factors**

Mendon has a limited employment and commercial base, and many residents commute outside the community for employment, shopping, healthcare, education, and other daily services. Logan and other communities within Cache Valley provide the majority of these employment and service opportunities for Mendon residents.

The cost and time associated with commuting can be an important consideration for lower- and moderate-income households. A household earning 50 percent or less of the area's median income may have greater difficulty absorbing transportation costs in addition to housing, utilities, food, and other household expenses. Transportation costs can also affect households earning up to 80 percent of median income, particularly when employment and essential services require regular travel outside the community.

Public transportation is available in Logan and portions of Cache Valley, but regular public transit service does not currently extend to Mendon. Mendon's relatively small population and low development density present challenges to establishing a financially sustainable fixed-route transit system. Regional transit service options have been discussed and evaluated, but ridership demand, operating costs, travel times, and connections to employment and service centers prove prohibitive.

Any future regional transit service serving Mendon should be evaluated based on whether it provides practical connections to major employment, education, healthcare, shopping, and other destinations. Service that requires substantially longer travel times than private transportation may have limited usefulness for residents, particularly for daily commuting.

## **Housing Implications**

Mendon's rural setting and limited employment and service base create socioeconomic factors that influence housing affordability and accessibility. The City recognizes that housing affordability is not determined solely by the cost of the home. Transportation, utilities, childcare, healthcare, employment access, and other household expenses also affect the overall cost of living.

Many strategies commonly identified for increasing moderate-income housing<sup>(2)</sup> may be difficult to implement in Mendon because of the City's environmental, water, wastewater, infrastructure, and geographic limitations. However, the City should continue to evaluate each legally available strategy based on whether it is appropriate and feasible for Mendon.

## **Goals**

- Plan for long-term infrastructure needs. Mendon will continue long-term planning and evaluation for additional culinary water, secondary irrigation water, and wastewater infrastructure.
- Establish clear standards for multifamily and higher-density housing. Mendon will establish clear standards for multifamily and other higher-density housing, conditional to requirements by Bear River Health, that address lot size, wastewater and septic requirements, water availability, drainage, access, parking, landscaping, building placement, open space, and other site conditions.
- Evaluate low-density development options at the City's edges. Mendon will evaluate whether designated low-density annexation areas, including potential areas allowing two-acre or larger residential lots, could provide additional housing opportunities while reducing pressure on existing neighborhoods and City infrastructure.
- Require new development to account for its infrastructure impacts. Any low-density annexation or development option should be structured so that the costs of required roads, utilities, water systems, wastewater facilities, drainage improvements, and other necessary infrastructure are appropriately assigned to the development rather than creating an unreasonable burden on existing City residents.

<sup>1</sup> approval, set-back requirements and right-of-ways, slope, storm drainage requirements.

Including but not limited to: lot size, culinary water and irrigation water access, septic

2 i.e. accessory dwellings, limited 2-4 unit properties i.e. repurposing old buildings, building houses above commercial establishments,

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **5.10 HOUSING LOOKING FORWARD**

### **Guiding Principles**

- Require new development to bear its costs. Annexations and new residential development should be planned so that the costs of necessary utilities, roads, drainage, maintenance, public services, and other infrastructure created by the development are appropriately assigned to new development to the extent permitted by law. New development should not create a financial burden on existing residents.
- All new housing and residential development is to comply with applicable City zoning, subdivision, building, water, wastewater, environmental, and other development requirements. Required land-use approvals are obtained through the City's established Administrative Land Use Authority and building-permit processes.
- Balance housing opportunities with community resources. Mendon will seek reasonable opportunities to increase housing availability while recognizing the City's limitations related to water, wastewater, environmental conditions, infrastructure, transportation, and the preservation of community character.

As Mendon considers additional housing development, the City must evaluate the physical, environmental, infrastructure, and financial conditions associated with each proposal. Lot size, soil conditions, slope, drainage, availability of culinary and secondary water, wastewater disposal, transportation access, emergency services, and the long-term cost to the City are all appropriate considerations in determining whether and how development can occur.

The City recognizes that property-tax revenues alone will not cover all of the long-term municipal costs associated with new development. New development can increase expenses for roads, street lighting, snow removal, drainage and runoff management, parks, public safety, administrative services, and other municipal functions. The City will therefore continue to evaluate development costs and available financing mechanisms when considering annexations and major development proposals.

Mendon has limited commercial activity and consequently has a limited commercial tax base. The City should therefore carefully evaluate the fiscal implications of residential growth and seek opportunities to develop an appropriate commercial tax base that can help support community services.

### **Expanding Housing Opportunities**

Mendon has adopted provisions that provide additional housing choices within the City's environmental and infrastructure limitations. These include:

- Two- to four-unit residential development where permitted;
- Permanent manufactured housing where permitted;
- Accessory dwelling units (ADUs); and
- Residential units incorporated into or located above appropriate commercial uses.

As commercial development increases, appropriately located mixed-use development may provide additional housing opportunities while placing residents closer to businesses and services.

The City should continue evaluating whether additional housing types can be safely and appropriately accommodated. New housing types—including tiny homes, innovative construction methods, and other forms of housing—should be evaluated under applicable building, fire, health, zoning, and safety requirements. All home will be required to meet code.

### **Innovative Housing and Building Methods**

Mendon recognizes that changes in construction technology and housing design may create opportunities for more attainable housing. Examples may include smaller homes, modular construction, alternative building materials, and other innovative construction methods.

The City will encourage flexibility and innovation in the use of building materials and construction methods when those methods comply with applicable building, fire, health, safety, and zoning requirements. Local regulations should not unnecessarily prohibit innovative construction methods that meet applicable code requirements.

Where a proposed housing type is not specifically addressed by an adopted building code, the City should determine whether an applicable code pathway, evaluation, or alternative compliance method is available before denying the housing type solely because it is unconventional.

The City should periodically review its building and zoning regulations as building codes and industry standards evolve so that safe and code-compliant housing innovations can be considered.

### **Future Infrastructure and Housing Capacity**

Mendon's ability to accommodate additional housing will continue to be influenced by culinary water, secondary irrigation water, wastewater disposal, roads, drainage, and other infrastructure.

Future housing policies should be coordinated with the City's economic-development, transportation, water, wastewater, environmental, and land-use policies so that these systems develop together rather than independently.

### **Short-Term and Visitor Housing**

Because of Mendon's rural character and limited infrastructure, high-density hotels, motels, and similar lodging facilities are not appropriate in the City. The City may, however, consider appropriately scaled short-term lodging, including bed-and-breakfast establishments and vacation rentals, where permitted by City ordinance.

Any short-term lodging should be evaluated for neighborhood compatibility, traffic, parking, noise, water use, wastewater capacity, safety, and other potential impacts.

## **Goals**

- Regularly review housing regulations. Mendon will periodically review and update zoning, subdivision, ADU, building, and related City regulations as applicable building codes and housing practices evolve, with the goal of facilitating safe, attainable housing opportunities while protecting public health, safety, infrastructure, and community character.
- Expand practical housing choices. The City will continue to evaluate ADUs, appropriately scaled multifamily housing, manufactured housing, mixed-use housing, lot divisions, and other housing types that can be accommodated within Mendon's water, wastewater, environmental, and infrastructure limitations.
- Provide clear and predictable standards. Housing regulations should clearly identify where different housing types are permitted and establish objective standards that allow property owners and developers to determine whether a proposed housing project is feasible before significant investment is made.
- Evaluate infrastructure before increasing density. The City will consider the availability and capacity of water, wastewater, roads, drainage, emergency services, and other infrastructure when considering increased residential density or new annexations.
- Encourage community understanding of housing needs. Mendon will provide residents with factual information regarding housing needs, housing costs, moderate-income housing, infrastructure limitations, and the potential benefits and impacts of different housing types. Community discussion should recognize both the needs of households seeking housing and the legitimate infrastructure and neighborhood concerns associated with development.

### **Moderate-Income Housing Plan**

Mendon will periodically evaluate its housing supply, projected housing needs, residential land inventory, zoning regulations, infrastructure limitations, and available housing strategies and will update its plan as required by State law.

#### **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **7 ECONOMIC DEVELOPMENT**

## **7.02 INTRODUCTION**

## **7.04 CURRENT STATE OF ECONOMIC DEVELOPMENT**

## **7.06 HOME OCCUPATION**

## **7.08 RESIDENTIAL-COMMERCIAL (R-C) / COMMERCIAL (C-1) BUSINESS ZONE**

## **7.10 LIGHT INDUSTRIAL ZONE (LI-1)**

## **7.02 INTRODUCTION**

Mendon has evolved from a predominantly agricultural community, historically supported by dairy, livestock, and crop production, into a primarily residential community where many residents work for private companies, public institutions, and other employers outside the City. As agricultural land has transitioned to residential use and commuting has increased, home-based businesses have become an increasingly important component of Mendon's local economy and a source of supplemental and, in some cases, primary household income.

Today, approximately 70 home occupation licenses are active, representing roughly 15 percent of Mendon households. The continued growth of home-based businesses demonstrates an existing demand for opportunities to work and operate businesses within the community.

Mendon recognizes that a healthy local economy can provide benefits beyond employment. Appropriate economic development can broaden the City's tax base, provide goods and services locally, reduce the need for some trips outside the community, and help offset some of the public costs associated with residential growth.

At the same time, economic development must be appropriate for Mendon's size, infrastructure, water resources, transportation system, environmental conditions, and rural character. The City does not anticipate large-scale commercial or industrial development as the primary direction for economic growth. Instead, Mendon seeks to encourage small businesses, home occupations, agricultural-related businesses, Residential-Commercial uses, appropriately scaled Commercial development, and compatible light industrial activities in locations where they can operate successfully without creating unreasonable impacts on surrounding properties.

With the revision of the General Plan, Mendon has an opportunity to take a proactive and deliberate role in guiding economic development. The City's economic development policies should seek to:

- Expand opportunities for local employment and entrepreneurship;
- Support existing home-based and small businesses;
- Provide appropriate locations for businesses to grow beyond the home;
- Develop a reasonable commercial tax base to help support City services;
- Encourage agricultural-related businesses that reinforce Mendon's rural identity;
- Protect residential neighborhoods from incompatible commercial and industrial impacts;

- Coordinate economic development with water, wastewater, transportation, and other infrastructure capacity; and
- Preserve the rural character and quality of life that make Mendon an attractive place to live and work.

Economic development should therefore be viewed as part of Mendon's overall growth strategy rather than as a separate activity. The City should encourage businesses that fit Mendon while establishing clear standards that allow residents and business owners to understand where and how commercial and industrial activities can develop.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **7.04 CURRENT STATE OF ECONOMIC DEVELOPMENT**

Over the past six to seven decades, Mendon has experienced a gradual transition from an agricultural economy to a primarily residential community. Agricultural operations have declined, some farmland has been converted to residential use, and an increasing number of residents commute outside the City for employment. At the same time, home-based businesses have become an important and growing component of the local economy.

Mendon currently has limited commercial development and a designated Light Industrial area. Short-term rental activities have also emerged as an additional form of economic activity. These changes create opportunities for the City to expand its economic base while maintaining the rural character and small-town atmosphere valued by residents.

Mendon will promote economic development that reflects its agricultural heritage, supports small and locally owned businesses, provides opportunities for residents to work within the community, and strengthens the City's long-term economic sustainability.

### **Guiding Principles**

- Preserve rural character while allowing reasonable flexibility in property use. Commercial and Light Industrial development should incorporate appropriate site design, landscaping, access, signage, and building standards that reflect Mendon's rural and agricultural character.
- Encourage compatible business development. The City will provide clearly defined locations and standards for businesses to establish and expand while protecting residential neighborhoods from unreasonable noise, traffic, odor, lighting, safety, and other impacts.
- Favor clear and predictable standards. Mendon will establish objective zoning and development standards that allow businesses and property owners to understand what uses are permitted and what requirements apply. Regulations should avoid unnecessary barriers while protecting legitimate public health, safety, environmental, and neighborhood interests.

- Use incentives and voluntary approaches where appropriate. Where practical and legally available, Mendon will consider incentives, streamlined processes,

partnerships, and other voluntary approaches to encourage appropriate economic development rather than relying solely on additional regulatory requirements.

- Minimize unnecessary burdens on small businesses. Regulations, fees, application requirements, and development standards should be proportionate to the scale and potential impacts of the proposed business. The City should seek to make the approval and permitting process understandable and efficient for small businesses and entrepreneurs.

- Protect private property rights. Respect for private property rights is a foundational principle of Mendon's land-use and economic-development policies. Reasonable land-use regulations should be clearly established, consistently applied, and based on legitimate public purposes.

- Coordinate economic development with infrastructure. Commercial and industrial growth should occur in locations where water, wastewater, transportation, drainage, emergency services, and other necessary infrastructure can reasonably support the proposed use.

- Separate incompatible uses. Economic development should not create avoidable conflicts between residential and industrial activities. Light Industrial uses should be located and designed to minimize impacts on existing and future residential areas, consistent with the City's land-use plan and zoning regulations.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **Mendon Economic Development Chairperson (MEDC)**

Mendon may benefit from establishing a Mendon Economic Development Chairperson (MEDC) to help coordinate economic development resources and support the growth of appropriate home-based, small-business, Agricultural Commercial, and modest light-industrial activities within the community.

The MEDC would focus on facilitating opportunities rather than directing individual businesses. The position would help business owners understand applicable City requirements, identify appropriate locations and resources, and navigate available economic-development programs while ensuring that proposed economic activity remains consistent with Mendon's General Plan, zoning regulations, infrastructure capacity, and community character.

The MEDC should be an individual with demonstrated business or economic-development experience who understands and appreciates Mendon's rural character. The position should balance economic opportunity with the preservation of the open, quiet, small-town atmosphere that residents value.

A designated City Council member would provide oversight and serve as the primary City liaison to the MEDC. The MEDC would coordinate, as appropriate, with the City's land-use and zoning

authorities so that economic-development efforts and land-use decisions work toward common community objectives. The MEDC would provide periodic reports to the City Council regarding economic-development activities, opportunities, challenges, and recommendations.

Economic development opportunities that may be particularly compatible with Mendon include:

- Home-based businesses;
- Small retail and service businesses;
- Restaurants and appropriately scaled food establishments;
- Bed-and-breakfast or other appropriately regulated lodging;
- Agritourism;
- Farmers markets and agricultural sales;
- Agricultural-commercial businesses;
- Small professional offices;
- Community-oriented businesses; and
- Compatible light-industrial businesses in designated areas.

The City should encourage businesses whose scale, appearance, traffic, hours of operation, noise, and other characteristics are compatible with their surroundings. Where appropriate, building design, landscaping, signage, and site improvements should reinforce Mendon's rural and agricultural identity.

## **Goals**

- Establish a Mendon Economic Development Chairperson. Mendon will establish a MEDC position, appointed or designated according to City policy, to coordinate economic-development resources and opportunities and report to the City Council with a designated City Council member to provide oversight and serve as a liaison between the MEDC, City Council, and other City departments or authorities.
- Support home and small businesses. The MEDC will help existing and prospective businesses identify appropriate resources, training, technical assistance, financing opportunities, and other programs that can support sustainable business development in a rural community.
- Facilitate responsible business growth. The MEDC will help businesses understand applicable City requirements and identify appropriate locations for expansion while ensuring that economic development remains consistent with the General Plan and zoning regulations.
- Encourage local employment and workforce development. Economic-development efforts should seek opportunities for Mendon residents to work closer to home, including employment, internships, apprenticeships, on-the-job training, and other opportunities for younger residents to gain skills and experience.
- Encourage businesses to contribute to the community. The MEDC may encourage businesses to participate in community activities, charitable efforts, local events, mentorship, workforce

development, and other voluntary programs that strengthen the relationship between local businesses and Mendon residents.

- Maintain Mendon's rural identity. Economic development should strengthen, rather than diminish, the qualities that make Mendon a desirable rural community.

## **7.06 HOME OCCUPATION**

Mendon supports home occupations as an important component of the local economy and recognizes that home-based businesses provide employment, entrepreneurial opportunities, and supplemental income for many residents.

The City's Zoning Code defines a Home Occupation as an occupation, profession, activity, or use that is clearly an incidental and secondary use of a residential dwelling unit and that does not alter the exterior of the property or adversely affect the rural or residential character of the neighborhood.

### **Home Occupation Standards**

A home occupation should remain clearly secondary to the residential use of the property. The operation should maintain the appearance and function of the property as a residence and should not create visual, traffic, noise, parking, or other impacts that are inconsistent with the surrounding neighborhood.

Potential conflicts can occur when a home occupation grows beyond the scale appropriate for a residential property. Examples include the regular parking or storage of construction equipment, semi-trucks or other large commercial vehicles, lawn and landscape equipment on trailers, excessive business-related materials, outdoor storage, or substantial commercial waste.

Mendon will encourage home occupations while establishing reasonable standards to protect neighboring properties and maintain the residential character of neighborhoods.

Standards should include, as appropriate:

- Outdoor storage: Business equipment, materials, inventory, and waste should not be stored outdoors in a manner that is visible from public streets or that creates an unreasonable impact on neighboring properties.
- Commercial vehicles and equipment: Heavy equipment, semi-trucks, trailers, and similar commercial vehicles should not be regularly parked or stored on residential property when the scale or frequency of such activity is inconsistent with the residential character of the neighborhood.
- Traffic: A home occupation should not generate customer, employee, delivery, or business traffic that is overly disproportionate to a residential property.
- Noise: Business activity should not create unreasonable or recurring noise impacts on surrounding properties.

- **Appearance:** The property should continue to appear and function primarily as a residence rather than as a commercial or industrial facility.
- **Neighborhood impact:** Business activities should not create unreasonable impacts relating to parking, lighting, odors, dust, hours of operation, or other conditions affecting neighboring properties.

The City should establish clear thresholds identifying when a home occupation has exceeded the scale appropriate for residential zoning. Businesses that regularly exceed those thresholds should be required to relocate to an appropriate Residential-Commercial, Commercial, or Light Industrial location rather than continuing to operate as a home occupation.

### **Short-Term Rentals**

Some home-based business activities include short-term rental (STR) operations. Where permitted by City ordinance, STRs should be regulated according to applicable zoning, licensing, and conditional-use requirements.

Because short-term rentals can have different impacts from traditional home occupations, including guest turnover, parking, noise, and occupancy, the City may establish separate standards for STRs. The City may also establish numerical limits.

The City should take a cautious, measured approach to the expansion of STRs. The purpose should not be to prohibit an appropriate use, but to ensure that the scale and concentration of STRs do not create unreasonable impacts on established residential neighborhoods.

### **Businesses That Outgrow the Home**

Mendon recognizes that a successful home occupation may eventually outgrow the physical limitations of a residential property. Residents have expressed concern that there are insufficient appropriately zoned commercial properties available for businesses that have reached this stage.

The City should therefore review its commercial zoning categories and identify clear locations for Residential-Commercial, Commercial, and Light Industrial uses. These categories should be clearly defined in the Zoning Code and mapped to appropriate areas so that a growing business can transition from a home occupation to an appropriate commercial location without unnecessary uncertainty.

The City's goal should be to provide a logical progression:

*Home Occupation → Residential-Commercial → Commercial or Light Industrial*, where the nature and scale of the business warrant a transition.

This approach allows Mendon to encourage entrepreneurship and local employment while protecting residential neighborhoods from businesses that have grown beyond what residential property can reasonably accommodate.

## Goals

- Encourage home occupations. Mendon will continue to encourage appropriate home-based businesses as an important source of local employment, entrepreneurship, and household income.
- Maintain residential compatibility. Home occupations must remain secondary to the residential use of the property and comply with applicable zoning and performance standards. A business that exceeds the scale or impacts permitted for a home occupation shall not be permitted to expand further within the residential zone.
- Use objective standards. Decisions regarding home occupations and residential business activities shall be based on adopted ordinances, applicable statutes, and clearly defined performance standards rather than subjective or inconsistent criteria.
- Review short-term rentals periodically. Short-term rental establishments shall be reviewed periodically by the City Council, at least annually where required by City ordinance, to evaluate compliance and potential impacts relating to parking, traffic, noise, occupancy, neighborhood compatibility, and other applicable standards. Any changes to STR regulations shall comply with applicable state law.

### Residential-Commercial

- Review previous Residential-Commercial information for economic development benefits.

### Business Approval Process

- Create a clear municipal licensing process. Mendon will review and update the approval process for home occupations and Residential-Commercial businesses so that applicants can readily determine the applicable zoning, licensing, building, fire, health, and other requirements.
- Use established statutes and objective criteria. Approval decisions shall be based on adopted City ordinances, applicable state law, and objective standards. The City should avoid discretionary requirements that are not clearly established in statute or ordinance.

### HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **7.08 RESIDENTIAL-COMMERCIAL (R-C) AND COMMERCIAL (C-1) BUSINESS**

Mendon currently has approximately 10 acres of land zoned Commercial. The existing commercial area is concentrated primarily around 100 West/Main Street, between approximately 50 South and 250 North. Additional appropriately scaled commercial activity can provide local goods and services, employment opportunities, and an expanded tax base.

Mendon recognizes, however, that not all businesses have the same level of impact. Small businesses that generate limited traffic, noise, odor, deliveries, or other impacts can be compatible with residential neighborhoods, while larger businesses may require greater separation from residential uses and greater infrastructure capacity.

The City will therefore maintain a distinction between Residential-Commercial (R-C) and Commercial (C-1).

### **Residential-Commercial (R-C)**

The Residential-Commercial Zone is intended for low-impact commercial uses that are compatible with residential development and can serve as a transition between residential and more intensive commercial areas.

R-C may allow:

- Small retail and service businesses;
- Professional offices;
- Restaurants and other appropriately scaled food businesses;
- Businesses operating within a building that also contains residential dwelling units;
- Residential units above or adjacent to a compatible business;
- Small community-oriented businesses; and
- Other uses specifically identified in the Zoning Code as meeting performance standards.

R-C uses should be limited to businesses whose scale and operation are compatible with nearby residences. The Zoning Code should establish objective standards addressing traffic, parking, deliveries, hours of operation, noise, lighting, signage, outdoor storage, refuse, odors, and other potential neighborhood impacts.

R-C areas should emphasize small-scale development, walkability, attractive streetscapes, and community gathering spaces while maintaining a rural and small-town appearance.

### **Commercial (C-1)**

The Commercial zone is intended for businesses that provide goods and services to Mendon and the surrounding area but that are more intensive than those appropriate for Residential-Commercial zoning.

Because larger commercial uses can create greater demands for water, wastewater, roads, parking, emergency services, and other infrastructure, new C-1 development requiring sewer service will not be permitted in the City until adequate sewer infrastructure is available, unless otherwise specifically authorized by applicable law and City policy.

Commercial development shall not be used as a justification or mechanism to compel the City to provide sewer service.

### **Location of R-C and C-1**

Mendon will identify and map appropriate locations for R-C and future C-1 development as part of the Land Use Map and subsequent zoning amendments.

Potential R-C areas may include:

- Existing areas containing a mixture of residential and small commercial uses;
- Appropriate portions of the City center;
- Designated areas along SR 23 where compatible with traffic and neighborhood conditions;
- Future growth areas;
- New subdivisions or planned developments where appropriately sized commercial areas can serve surrounding residents; and
- Other locations identified through the City's land-use planning process.

Future C-1 areas should generally be located where they can accommodate greater traffic, parking, access, and infrastructure demands without creating unreasonable conflicts with established residential neighborhoods.

### **Existing Commercial Uses**

The City will review existing Commercial zoning within predominantly residential areas and determine whether Residential-Commercial or another zoning designation is more appropriate.

Where an existing business was lawfully established under the previous zoning designation, the City should address the use as a legal nonconforming use where applicable. Existing lawful businesses should not be unnecessarily disrupted by a zoning reclassification.

A legal nonconforming business may continue subject to applicable City regulations. Expansion, enlargement, intensification, or change to a substantially different use shall be governed by the City's nonconforming-use provisions and applicable zoning standards.

The City should clearly define in ordinance what constitutes an expansion or intensification so that business owners and residents have predictable expectations.

### **Future Commercial Development**

Mendon will work with the MEDC, applicable regional and state economic-development organizations, and property owners to identify opportunities for appropriately scaled commercial development.

Commercial planning should consider:

- Water and wastewater availability;

- Transportation and access;
- Traffic generation;
- Available parking;
- Emergency access;
- Drainage;
- Proximity to residences;
- Noise and lighting;
- Economic benefits;
- Long-term fiscal impacts; and
- Compatibility with Mendon's rural character.

### **Principles for R-C and C-1 Design Parking**

Short-term customer parking may be provided on-street where permitted by the City and where it does not interfere with traffic, emergency access, pedestrian travel, or neighboring properties.

Employee and long-term parking should generally be provided off-street.

Each commercial property shall provide the amount of off-street parking required by the Zoning Code for its use.

Public rights-of-way shall not be counted toward required private commercial parking unless specifically authorized by ordinance.

Parking areas should be designed to minimize impacts on adjacent residential properties.

### **Building Design**

R-C and C-1 buildings should reflect Mendon's rural and small-town character.

Where appropriate, development should:

- Use building scales and heights compatible with surrounding development;
- Incorporate appropriate roof forms, materials, colors, and architectural elements;
- Provide visually attractive street-facing facades;
- Avoid excessive building mass or blank walls facing residential properties;
- Incorporate pedestrian connections where practical; and
- Create visual continuity with surrounding buildings and streetscapes.

The City should avoid unnecessary design requirements that substantially increase construction costs without providing a clear public benefit.

## **Landscaping and Screening**

Commercial properties should incorporate appropriate landscaping to improve appearance, provide shade, manage stormwater, and buffer commercial activity from residential properties.

Where a commercial use has potential noise, visual, lighting, or other impacts on adjacent residences, the City may require reasonable screening, fencing, landscaping, or other mitigation consistent with adopted standards.

## **Public and Pedestrian Spaces**

Appropriately located R-C and C-1 areas should encourage pedestrian connections, sidewalks, pathways, plazas, gathering areas, and other public or semi-public spaces.

Particular consideration should be given to connecting commercial areas with existing and planned pedestrian and bicycle routes.

## **Signage and Lighting**

Signage and lighting shall be regulated through clear, objective standards that protect traffic safety and neighboring properties.

Commercial lighting should be directed toward the property and away from residences and public rights-of-way where practical. Lighting should not create unreasonable glare, light trespass, or disruption to nearby residences.

Business signs should be appropriately scaled to the building and surrounding area and should reinforce, rather than detract from, Mendon's rural character.

Hours for illuminated signage and other exterior lighting may be established by ordinance where necessary to protect nearby residential properties.

## **Goals**

- Develop a clear R-C zoning category that allows low-impact businesses to operate compatibly within or adjacent to residential areas.
- Clearly distinguish R-C from C-1 based on the scale, intensity, traffic, noise, hours, parking, deliveries, and other impacts of permitted uses.
- Map future R-C and C-1 areas within the existing City and designated growth areas so that businesses and property owners have predictable opportunities for development.
- Review existing Commercial zoning in predominantly residential areas and rezone properties to R-C where appropriate, while protecting lawful existing businesses through applicable nonconforming-use provisions.

- Develop commercial areas incrementally. Mendon will favor appropriately scaled, small-business-oriented commercial growth rather than large-scale development that would fundamentally alter the City's rural character.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **7.10 LIGHT INDUSTRIAL ZONE (LI-1)**

The purpose of the Light Industrial (LI-1) zone is to provide appropriately located areas where businesses that are necessary or beneficial to the local economy can establish, operate, and expand without creating unreasonable conflicts with residential, agricultural, or other community uses.

Mendon recognizes that some businesses require more space, equipment, storage, vehicle access, or operating characteristics than can reasonably be accommodated in a Residential-Commercial or Commercial zone. The LI-1 zone provides a location for those businesses while protecting surrounding properties and Mendon's rural character.

Light Industrial uses shall be limited to businesses that, by their nature and scale, can operate without unreasonable impacts related to noise, odor, dust, vibration, traffic, lighting, hazardous materials, or other conditions affecting surrounding properties.

#### **Location and Compatibility**

LI-1 areas will be located and planned to minimize conflicts with existing and future residential development. Light Industrial uses should not be located immediately adjacent or in the vicinity of residential uses where the industrial activity would create unreasonable impacts.

Residential development should not be encouraged or permitted in areas designated for incompatible industrial activity. The City should maintain appropriate separation, buffering, or transitional areas between LI-1 and residential uses. Agricultural land should not be rezoned to LI-1 where the resulting industrial activity would create significant conflicts with existing residential uses.

New LI-1 areas should be evaluated for transportation access, water and wastewater availability, drainage, emergency access, and other infrastructure requirements.

The primary LI-1 area identified by the General Plan is northeast of the existing community, near the Union Pacific Railroad corridor. Additional LI-1 areas should be considered only through the City's land-use planning and zoning processes.

#### **Permitted Uses**

The City will establish a clear list of permitted, conditional, and prohibited uses within the LI-1 zone.

Permitted LI-1 businesses should generally be those that:

- Provide local or regional employment;
- Have limited impacts outside the property;
- Can meet applicable environmental and safety requirements;
- Do not require heavy industrial infrastructure;
- Can provide adequate on-site parking and circulation; and
- Can operate without unreasonable impacts on nearby residential or agricultural properties.

Heavy industrial uses—including hazardous processing, large-scale manufacturing, major freight terminals, and other uses creating substantial noise, odor, traffic, environmental, or safety impacts—are not appropriate within LI-1 and shall be prohibited unless specifically authorized in another zoning designation.

The City should rely on objective statutory and zoning standards when determining whether a proposed use qualifies as Light Industrial rather than making approvals based primarily on subjective judgments.

### **Review and Impact Standards**

The City will require an impact analysis for proposed LI-1 uses when reasonably necessary to evaluate potential impacts. Depending on the proposed activity, the review may address:

- Traffic and truck movements; Noise; Odor; Dust; Lighting;
- Drainage and stormwater; Water consumption; Wastewater requirements;
- Hazardous materials; Fire and emergency access; Hours of operation; and
- Potential impacts on neighboring properties.

Any required study or mitigation should be reasonably related to the anticipated impacts of the proposed use and consistent with applicable law.

### **Parking and Access**

Required parking shall be provided entirely on-site unless otherwise authorized by ordinance.

Employee and customer parking should generally be located to the side or rear of the primary building.

Loading areas and commercial vehicle circulation should be designed to minimize impacts on public streets and neighboring properties.

Industrial traffic should be directed toward appropriate arterial or collector roads rather than through residential neighborhoods whenever feasible.

Public rights-of-way should not be relied upon to satisfy required industrial parking or storage needs.

### **Outdoor Storage**

Outdoor storage of machinery, vehicles, materials, trailers, equipment, or inventory may be permitted when specifically allowed by the Zoning Code.

Where outdoor storage is permitted it should be:

- Located behind or to the side of buildings;
- Screened from public streets and adjacent properties;
- Maintained in an orderly condition;
- Screening should be designed to remain effective throughout the year; and
- Hazardous or environmentally sensitive materials should be stored according to applicable laws and safety requirements.

### **Landscaping and Buffering**

LI-1 properties should provide substantial setbacks and landscaping, particularly where they face public roads or are adjacent to residential or agricultural property.

Where appropriate, standards may include:

- Deep building setbacks;
- Landscaped front yards;
- Trees and shrubs;
- Berms;
- Fences or walls;
- Vegetative screening;
- Headlight screening; and
- Additional buffering along property boundaries.

A typical setback of approximately 30 to 50 feet may be appropriate for some LI-1 development, subject to the specific site, road classification, surrounding uses, and applicable zoning standards.

### **Building Design**

Light Industrial buildings should be functional while remaining compatible with Mendon's rural setting.

Where practical, development should incorporate:

- Attractive and well-maintained building materials;
- Appropriate roof forms and colors;

- Landscaping around buildings;
- Limited visual clutter;
- Appropriate setbacks;
- Screened mechanical and utility equipment; and
- Building proportions and site design compatible with the surrounding rural landscape.

The City should encourage a quaint, rural, agricultural, and well-maintained appearance without imposing unnecessary architectural requirements that substantially increase the cost of establishing a small business.

### **Existing and Nonconforming Industrial Uses**

Under this General Plan and to the extent permitted by applicable law, existing industrial facilities that do not meet the City's adopted definition and standards for Light Industrial (LI-1) uses will be identified and regulated as legal nonconforming uses, where applicable.

Mendon recognizes that some existing businesses may have been lawfully established before current zoning standards were adopted. The City's intent is not to unnecessarily disrupt lawful existing businesses. Where an existing use is incompatible with its surrounding area or exceeds the City's desired level of industrial activity, the City may work with the property owner to identify practical alternatives, including relocation to an appropriately designated industrial area elsewhere in Cache Valley. The MEDC may assist affected businesses in identifying available resources, potential locations, and applicable assistance through regional or state economic-development programs, including the Office of Rural Development.

### **Existing LI-1 Uses Near Residential Areas**

Existing Light Industrial businesses located near residential properties may continue to operate subject to applicable legal nonconforming-use provisions and other City regulations.

Where an existing industrial use is determined to be incompatible with nearby residential development, expansion in size or scope will be restricted to the extent permitted by law. The purpose of this limitation is to prevent an existing conflict from becoming more significant while allowing lawful existing operations to continue.

For purposes of this policy, an expansion in scope may include a substantial increase in traffic, hours of operation, outdoor storage, noise, odor, equipment, production, or other impacts, as defined by the Zoning Code.

### **Goals**

- Provide an appropriate location for light industry. Maintain designated LI-1 areas where compatible businesses can establish, expand, and provide employment opportunities without creating conflicts with residential neighborhoods.

- Protect residential areas. Clearly prohibit or restrict LI-1 uses that would create unreasonable impacts on nearby homes and avoid placing new industrial activity immediately adjacent to residential development.
- Define LI-1 uses objectively. Establish clear permitted, conditional, and prohibited uses so that business owners, residents, and City officials can determine whether a proposed business is appropriate based on adopted standards.
- Require appropriate buffering. Establish objective standards for setbacks, landscaping, fencing, screening, outdoor storage, lighting, and other measures necessary to protect adjacent properties.
- Protect Mendon's rural character. Require LI-1 development to maintain an attractive, orderly, and well-maintained appearance consistent with Mendon's agricultural and rural heritage.
- Support local employment. Encourage compatible businesses that provide employment opportunities for Mendon residents and strengthen the City's economic base.
- Coordinate LI-1 development with infrastructure. Evaluate water, wastewater, roads, drainage, emergency access, and other infrastructure requirements before approving significant industrial development.
- Use impact review appropriately. Require traffic, noise, odor, environmental, or other impact studies when the characteristics of a proposed business reasonably warrant additional review.
- Prevent incompatible expansion. A business operating lawfully in the LI-1 zone should be permitted to operate and expand within the limits of applicable zoning and performance standards, but expansion that materially increases impacts should be evaluated under the City's applicable review requirements.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **9 PUBLIC SERVICES**

### **9.02 INTRODUCTION**

### **9.04 ADMINISTRATIVE BUILDINGS AND SERVICES**

### **9.06 WATER**

### **9.08 UTILITIES**

### **9.10 SCHOOLS**

### **9.12 GARBAGE DISPOSAL SERVICE**

### **9.14 RECREATION**

## **9.16 PARKS**

## **9.18 TRAILS**

## **9.20 CIVIC, CULTURAL, AND EDUCATIONAL ACTIVITIES**

## **9.02 PUBLIC SERVICES**

### **9.02 INTRODUCTION**

Mendon City provides a range of basic public services appropriate to its size and rural character, including culinary water, fire protection, police services, road maintenance, parks, recreation, and other municipal functions. The City also supports community events, outdoor activities, civic programs, and recreational opportunities that contribute significantly to Mendon's quality of life.

As Mendon grows, existing public services and facilities will require continued maintenance, periodic improvement, and, where necessary, expansion. The City recognizes that growth can increase both the demand for public services and the long-term costs of providing and maintaining those services.

Mendon will therefore plan for growth in a manner that considers the capacity, availability, and long-term cost of public services before additional development is approved. Water availability, wastewater disposal, roads, drainage, emergency services, parks, public facilities, and other infrastructure should be evaluated as part of significant development and annexation decisions.

The City will continue to prepare and administer annual budgets in accordance with applicable municipal requirements and will prioritize the responsible maintenance and improvement of existing facilities and services. Because Mendon has a limited commercial tax base and relatively few sources of municipal revenue, the City must carefully evaluate the fiscal consequences of new development and additional public services.

Property taxes and other existing revenues may be adjusted as permitted by law when necessary to maintain essential services. At the same time, Mendon will continue to

explore additional appropriate revenue sources, impact fees, grants, partnerships, user fees, and other lawful funding mechanisms to help address the costs associated with existing and future public services.

New development should contribute toward the infrastructure and public-service costs it creates. The City will continue to evaluate impact fees and other development-related financing mechanisms to ensure that current residents are not required to bear an unreasonable share of the costs associated with new growth.

### **Guiding Principles**

- Maintain essential public services. Mendon will prioritize reliable and sustainable delivery of essential municipal services to existing residents.

- Plan services before growth. Significant new development and annexation should be evaluated in relation to available water, wastewater, roads, emergency services, drainage, parks, and other public-service capacity.
- Protect existing residents from unreasonable costs. Growth should not create an unreasonable financial burden on existing residents through increased operating, maintenance, infrastructure, or service costs.
- Use growth-related funding appropriately. Where legally authorized, impact fees, development agreements, utility fees, grants, and other mechanisms should be used to assign growth-related costs.
- Preserve Mendon's community character. Expansion of public facilities and services should support orderly growth while maintaining the rural, small-town qualities valued by Mendon residents.
- Plan for fiscal sustainability. Before adding or expanding a municipal service, the City should consider not only the initial construction cost but also the long-term costs of staffing, utilities, maintenance, repair, replacement, and administration.

## **9.04 ADMINISTRATIVE BUILDINGS AND SERVICES**

Mendon City was incorporated in 1870 and is governed by a Mayor and five City Council members. Appointed municipal personnel include the City Recorder, Treasurer, Clerk, Public Works Director, Building Inspector, Fire Chief, and Sexton. A seven-member Planning and Zoning Commission, assisted by a secretary, oversees land-use planning, development standards, and zoning matters in accordance with City ordinances and applicable state law.

Mendon has established an Administrative Land Use Authority (ALUA) to review building permits, zoning clearances, and other land-use matters as provided by City ordinance. An Appeal Authority is responsible for hearing and deciding appeals and disputes related to land-use and zoning decisions in accordance with applicable law.

### **City Administration and Library Building**

In November 2016, Mayor Ed Buist dedicated the Mendon Administration/Library building. The building was designed in the style of Mendon's historic 1899 red-brick schoolhouse and provides offices for the Mayor, Clerk, Treasurer, Recorder, and Public Works Director.

The building also houses the Mendon public library and provides space for City Council and Planning and Zoning meetings, public gatherings, and community and cultural activities. A posted schedule provides residents and visitors with access to City administrative staff and information.

In September 2025, Mayor Ed Buist dedicated an addition to the Administration/Library building. The new meeting room provides additional space for City meetings, public gatherings, and

community events and allows the City to better accommodate residents participating in municipal activities.

## **Goal**

- Install a bell in the bell tower of the Mendon Administration/Library building, completing an architectural and community feature consistent with the character of the historic building and Mendon's civic identity.

## **Library**

The Mendon Library provides library services to Mendon residents and the surrounding community. The facility includes books, audiobooks, movies, computers, internet access, and a small stage and gathering area for public programs and community events.

Mendon City will continue to support the library through a public-private partnership and will work with the Library Board to maintain and improve library services while recognizing the City's available financial resources.

## **Mendon Station**

Mendon Station is a community facility partially restored from the original Mendon train station. The facility is available for family gatherings, private events, and other special uses on an hourly rental basis. Rental revenues are used to assist with the maintenance and preservation of the facility.

## **Youth Council**

Mendon sponsors an active Youth Council that provides opportunities for young residents to participate in community service, civic activities, and social events. The Youth Council provides a means for Mendon's younger residents to contribute to the community while gaining experience in civic involvement and community leadership.

## **Fire Protection and Emergency Medical Services**

Mendon City maintains a volunteer fire department consisting of a Fire Chief and approximately 20 volunteer firefighters. The fire station is located at 50 East 100 North and also serves as a meeting location for volunteer Emergency Medical Technicians and first responders.

Fire protection services, equipment, and emergency response resources are coordinated through Cache County Emergency Management Services (CCEMS), which provides services throughout Cache County with the exception of Logan City. The Mendon fire station includes emergency vehicles and equipment and is supported by Cache County emergency personnel and first responders.

The City Administration building can also serve as a coordination location during a major emergency or catastrophic event.

As Cache County's emergency-service system evolves with continued population growth, Mendon will continue to coordinate with county emergency-service agencies and evaluate whether changes to emergency response systems affect the City's needs.

### **Law Enforcement and 911**

Mendon contracts with the Cache County Sheriff's Office for law-enforcement services and participates in the Cache County 911 emergency services district. Animal-control services are also provided through the Cache County Sheriff's Office.

### **Mosquito Abatement**

Mendon City participates in the Cache County Mosquito Abatement District. Residents contribute to mosquito-abatement services through the applicable annual assessment in addition to property taxes.

### **Cemetery**

The Mendon City Cemetery was established approximately in 1860, with John Richards identified as the first known interment. It is one of the earliest cemeteries in Cache County and has remained an important and highly valued community landmark. Located on the brow of a knoll west of Mendon, the cemetery provides expansive views across Cache Valley.

The City increased cemetery fees and contributions to the perpetual-care fund in 2024 in response to increasing maintenance and expansion costs. Phase III of the cemetery expansion is targeted for 2026–2027.

The cemetery also contains a war memorial honoring past and present veterans from Mendon and the surrounding area who have served in the United States military. The City will continue to maintain this memorial and recognize additional Mendon veterans as their service is identified and documented.

### **Goals**

- Complete Phase III of the Mendon City Cemetery expansion, providing approximately 400 additional burial plots and asphalt access.
- Install a new irrigation pump to support cemetery irrigation needs.
- Provide secondary irrigation water for the cemetery expansion and reduce reliance on culinary water for irrigation purposes, where feasible and legally available.
- Continue to maintain the cemetery, perpetual-care program, and veterans' memorial as important community assets.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **9.06 WATER**

Cache County is a closed water basin regulated by the Utah Division of Water Rights. Obtaining new groundwater rights may require acquisition or transfer of an appropriate surface-water right. Mendon will continue to monitor applicable water-right requirements and pursue water resources consistent with state law.

As part of Mendon's subdivision regulations, the City can require a developer to provide adequate water rights, infrastructure, or a state-approved water source as a condition of subdivision approval, provided the requirement meets constitution "rough proportionality" standards.

### **Guiding Principles**

- Culinary and secondary water resources are critically important pillars of community infrastructure that directly dictate public health, financial sustainability, and resource resilience.
- Continue to acquire additional property, water rights, and other water resources for future needs when such resources are available, legally obtainable, and financially sustainable and consistent with the City's Water Master Plan.
- Require new development to account and be responsible for the water resources and infrastructure it will require and, to the extent permitted by law, bear the costs attributable to that development.
- Coordinate land-use, annexation, subdivision, and development decisions with available water capacity so that growth does not create an unreasonable burden on existing residents.
- Resource Matching: Prevents approval of new projects without proven, long-term water rights and infrastructure.
- Fiscal Protection: Ensures current residents do not face high utility rate hikes or water shortages to fund new expansions.
- Smart Growth: Aligns city expansion (annexation) and property division (subdivision) with actual environmental limits.

### **Water Supply and Growth**

Until 2009, Mendon generally had sufficient culinary water to meet community demands. Following the partial loss of the Cobblestone Well because of elevated nitrate levels, combined with dry climatic conditions, the City experienced water shortages and implemented restrictions that limited water use primarily to indoor needs.

Since that time, Mendon has continually worked to identify, acquire, and develop additional potable water resources. Approximately 85 percent of the City is also served by private or pressurized

secondary irrigation systems, substantially reducing the demand for culinary water for outdoor irrigation.

The City recognizes that water availability is one of the principal factors limiting future development. No annexation or development proposal should be used to compel the City to extend water service or develop water resources on a schedule that is unlawful or inconsistent with the City's water capacity, financial resources, or infrastructure plans.

The City will determine the timing and manner in which water resources and infrastructure are developed and extended. Expansion of water service for future growth should not impose additional costs on existing residents.

## **Culinary Water**

### **Guiding Principles**

- New development will, to the extent permitted by law, bear the cost of extending or connecting to the City's culinary water system.
- Required water mains, pipelines, meters, and associated infrastructure shall be installed by the developer and approved before building construction proceeds where required by City ordinance.
- Water-system extensions are to be designed and constructed according to City standards and are not to create an unreasonable operational or maintenance burden for existing residents.
- Culinary water may be conveyed outside City boundaries when authorized by the City and applicable law, generally at an appropriate non-resident or commercial rate and subject to applicable impact fees.
- Culinary water connections for nonresidential or other special purposes may be considered by the city on a case-by-case basis.
- Development approvals must consider both the availability of water rights and water resources and the physical capacity of the City's water system, including storage, pressure, treatment, pumping, and distribution capacity.

Mendon provides culinary water to City residents, but high-quality culinary water is a limited resource in the Mendon area. Following the 2009 Cobblestone Well water-quality issue, the City began an extensive effort to identify additional sources.

Three test wells were drilled during 2010–2011. The Booster Station Well became a modest supplemental culinary source and has been used in conjunction with the Cobblestone Well to help meet water-quality requirements.

Additional investigation west of town in the lower and upper foothills of the Wellsville Mountains did not identify significant groundwater resources. Geophysical and hydrological testing indicated that potentially useful water resources may exist south of Mendon.

In 2016, Mendon purchased approximately 17 acres west of town on the middle foothills and acquired a significant number of irrigation-water shares. In cooperation with Mendon Central Irrigation Company, the City converted those shares for culinary use and obtained approval to develop Maple Bench Spring as a municipal culinary-water source. The spring has an average flow estimated at approximately 65–100 gallons per minute.

The City intends to develop a water storage tank on the property at an elevation of approximately 4,960 feet and construct delivery infrastructure connecting the source with the City's existing storage and distribution system, including the Deep Canyon and Cobblestone facilities.

In 2017, Mendon drilled a test hole south of town. Positive results led to development of a new culinary well in 2018 to provide a significant additional municipal water source.

Since 2009, Mendon has invested more than \$2 million in efforts to identify and develop dependable culinary water supplies. Water rates and development-related water impact fees are therefore important components of maintaining, improving, financing, and expanding the City's water system.

These water-system investments have also resulted in municipal debt that must be repaid. Future water projects must therefore be evaluated not only for their technical feasibility but also for their long-term financial impact.

Currently the City's existing culinary system also has pressure limitations at higher elevations above the canal. Water service connections will not be permitted above the 40 PSE Counter Elevation (~4590), until such time that water source, supply, and distribution facilities have been established in accordance with Mendon City Ordinances and Utah Division of Drinking Water rules and regulations.

As of 2026, Mendon has approximately 500 culinary-water connections, including approximately 40 connections outside City boundaries.

## **Goals**

- Develop Maple Bench Spring as an additional municipal culinary-water source, including storage and pipelines connecting the source to the Deep Canyon and Cobblestone tanks and related infrastructure. This project should be treated as a priority, with a target for completion before 2032, subject to permitting, funding, engineering, and available resources.
- Deepen the Cobblestone well to acquire higher quality water at greater depth.
- Regularly update the City's water-impact-fee study and adjust water impact fees, to better account for the costs of water-system improvements required by new development.

- Proactively investigate, identify and evaluate additional culinary-water sources for future community needs.
- Evaluate conversion of City water meters to radio-read meters, with a goal of completing the conversion by 2028 if technically and financially feasible.

## **Secondary Water and Irrigation**

### **Guiding Principles**

- Protect and expand the use of secondary water to reduce unnecessary demand on Mendon's limited culinary-water supply.
- Continue allowing appropriate use of City streets and rights-of-way for installation and maintenance of irrigation infrastructure necessary to serve existing and future development.
- Where irrigation rights and/or shares are associated with land being subdivided, require, to the extent authorized by law, that sufficient secondary-water rights and/or shares or service be provided to the resulting lots or parcels.
- Encourage the consolidation, modernization, metering, and efficient operation of the various secondary-water systems in Mendon.

Mendon receives irrigation water through the Wellsville-Mendon Lower Canal Irrigation District and local springs and streams. Three primary irrigation companies serving the community include Mendon North Irrigation, Mendon Central Irrigation, and Mendon South Irrigation.

In addition, numerous private and pressurized irrigation systems serve agricultural fields and residential properties throughout the community. These systems have significantly reduced demand on Mendon's culinary-water supply.

Approximately 85 percent of Mendon residents currently have access to some form of secondary water.

### **Goals**

- Pursue grants, partnerships, and other funding sources to expand, replace, and modernize secondary-water infrastructure throughout Mendon.
- Study options for integrating or coordinating the City's numerous small secondary-water systems into a more unified and efficient system.
- Develop a practical approach to secondary-water metering when financially and technically feasible.

- To the extent authorized by law, require developers to obtain sufficient irrigation rights or service for new subdivisions.
- To the extent authorized by law, require builders constructing homes on independent lots to obtain appropriate irrigation rights, shares or service.
- Protect existing secondary-water users and rights when considering new development and annexation.

Mendon recognizes that the number of available irrigation shares is finite. Continued development may therefore result in some areas being unable to obtain secondary water. The availability of irrigation water should be considered before development is approved, particularly where the absence of irrigation would result in increased use of culinary water for landscaping.

## **Water Conservation**

### **Guiding Principle**

- Mendon's relatively large residential lots can create substantial outdoor water demand. The City will therefore encourage water-wise landscaping, efficient irrigation systems, and conservation practices that reduce unnecessary culinary and secondary-water consumption.
- Mendon adopted a Water Conservation Plan on November 14, 2013. The City has also implemented a three-tier culinary-water rate structure intended to discourage excessive outdoor water use and reduce pressure on limited culinary-water resources.

### **Goal**

- Encourage homeowners to use USU Extension and Cache Water District water-audit resources to evaluate individual sprinkler systems, identify inefficient irrigation practices, and determine appropriate watering levels based on each property's landscaping needs.
- Encourage water-wise landscaping, efficient irrigation equipment, and appropriate scheduling of irrigation.
- Encourage the use of grasses, trees, shrubs, and other plants suited to Utah's dry climate and local conditions.
- Continue evaluating water rates and conservation programs as water availability changes. Update and revise the 2013 Water Conservation Plan to reflect current climate conditions, accommodate population growth, and maintain eligibility for state funding (the Water conservation Act) requires public water systems and conservancy districts with over 500 connections to update and submit their conservation plans every five years.

Mendon recognizes that water resources are finite. As development continues and available irrigation shares become more limited, the City will increasingly encourage landscaping practices that reduce water consumption while maintaining the community's desired appearance.

Ultimately, water availability must remain a fundamental consideration in determining the location, timing, density, and extent of future development in Mendon.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **Wastewater / Sewer**

### **Guiding Principles**

- Protect surface water and groundwater quality by restricting septic systems where soil, groundwater, floodplain, or other environmental conditions make individual wastewater systems unsuitable or potentially harmful.
- Maintain development densities that are compatible with existing septic-system limitations until a municipal or regional sewer system is available.
- Consider the 4,440-foot elevation when evaluating future development patterns and wastewater infrastructure. Higher-density development should generally be considered west of the 4,440-foot elevation, while lower-density development should generally be considered east of that elevation, subject to site-specific engineering, environmental conditions, water availability, and applicable regulations.
- Plan for future wastewater infrastructure without allowing the prospect of sewer service to become an unintended driver of development.
- Balance upfront capital constraints with long-term operational feasibility, environmental protection, and local growth goals.
- Assess physical terrain early: Topography, soil type, rock depth and high groundwater levels dictate pipe depth and excavation costs.
- Evaluate alternative collection options: Avoid defaulting strictly to deep gravity mains. Low-Pressure Sewer Systems (LPSS), Septic Tank Effluent Pump/Gravity (STEP/STEG) networks, or vacuum sewers often cost significantly less in low-density, hilly, or rock terrain.
- Align design with comprehensive planning: Size collection trunks and lift stations to match local zoning and realistic population projections, preventing overbuilding or unintended sprawl.
- Build in modular phases: Lay out trunk lines so future sub-divisions or commercial pockets can connect incrementally as funding and community tax bases grow.
- Protect sensitive water sources: Route mains and site lift stations to prevent accidental spills near private drinking wells, surface waters, or flood-prone areas.

## **Existing Wastewater Conditions**

Mendon currently has no municipal sewer system, and essentially all residences and businesses rely on individual septic systems for wastewater treatment and disposal. This condition has significantly influenced Mendon's existing lot sizes and development densities.

Future growth, changing environmental conditions, and the limitations of individual septic systems may eventually make a municipal or regional wastewater system necessary. The City will continue to evaluate the timing, feasibility, cost, and potential structure of such a system as development and environmental conditions change.

Any future wastewater treatment system must comply with applicable water-quality requirements. Because of existing water-quality concerns in the regional watershed, Mendon cannot assume that treated wastewater may be discharged to the Bear River system. Any future treatment and discharge arrangement will need to meet all applicable current and future water-quality standards and receive the necessary regulatory approvals.

Water-quality monitoring in the Cutler Reservoir area indicates ongoing water-quality concerns. Improvements to regional water quality may require significant time, and Mendon's wastewater planning will take these regional conditions into account.

Mendon anticipates that a future wastewater solution may involve cooperation with neighboring communities, potentially through a regional sewer district or other interlocal arrangement. The City will evaluate regional alternatives when they provide a more practical, environmentally responsible, and financially sustainable solution than an independent municipal system.

## **Elevation and Future Sewer Planning**

The 4,440 foot elevation is an important planning consideration because of its potential relationship to gravity-flow wastewater systems and a future treatment location to the south or east.

The City should therefore preserve appropriate corridors and opportunities for future wastewater infrastructure and avoid development patterns that unnecessarily prevent efficient future sewer connections. Running a sewer main along or across a railroad right-of-way may be possible, but it requires a formal longitudinal occupancy permit or encroachment agreement from the railroad company.

## **Development and Drainage Requirements**

New subdivisions are to incorporate appropriate vegetated swales, drainage facilities, settlement, engineering and development standards.

As required by the City, subdivision plats, development agreements, and homeowners' association documents are to establish and preserve drainage, along with their stormwater management systems (i.e. ponds) and swale systems. Property owners shall not fill, obstruct, or pipe required swales without City approval and are to be responsible for maintaining swales located on or serving their property.

These measures are intended primarily to manage stormwater, groundwater, erosion, and surface-water movement and should be designed to complement, rather than substitute for, proper wastewater treatment and septic-system requirements.

### **Wastewater Utility Planning**

When the need for sewer service becomes established, Mendon will explore the creation of a sewer district or other appropriate interlocal arrangement with Wellsville City and potentially other neighboring communities. Any such arrangement will be evaluated based on engineering feasibility, environmental requirements, capacity, governance, financing, and long-term costs.

#### **Goals**

- Maintain residential densities and lot sizes at levels that allow individual septic systems to function safely and effectively until a municipal or regional sewer system is available.
- Continue evaluating the long-term need for a Mendon sewer system based on population growth, septic-system limitations, groundwater conditions, water quality, and development patterns.
- Evaluate regional sewer collection and treatment alternatives with neighboring communities, particularly Wellsville.
- Apply impact fees to build or expand public facilities that are needed for new residents and businesses, rather than forcing existing taxpayers to cover those costs.
- Continue planning for a future regional wastewater solution before existing septic limitations require an emergency response.
- Prioritize discussions with Wellsville City regarding a potential future sewer district or regional wastewater arrangement.
- Evaluate long-term sewer costs so that future wastewater infrastructure does not create an unreasonable financial burden on existing Mendon residents.

## **9.08 NON-PUBLIC SERVICE UTILITIES**

### **Guiding Principles**

- Coordinate utility planning with land-use and development decisions to ensure that adequate utility capacity is available before new development occurs.
- Encourage utility providers to extend and maintain infrastructure in a manner consistent with Mendon's planned growth pattern and rural character.

- Require new development to bear, to the extent permitted by law, the costs of extending utility infrastructure necessary to serve the development.
- Require underground installation of utility distribution lines and related infrastructure for new development where feasible and required by City standards.

Natural gas, electricity, internet, cable, and telephone services are provided to Mendon residents by local and regional utility companies. The City will continue to coordinate with these providers as growth occurs to ensure that adequate infrastructure and service capacity are available.

### **Cellular Service**

Mendon City has entered into an agreement with a cellular service provider that allowed a cell tower to be constructed within City limits west of town.

As technology and communication needs change, Mendon will continue to evaluate opportunities for improved cellular and telecommunications coverage while considering visual impacts, public safety, property rights, and compatibility with the City's rural character.

### **Goals**

- Require new development to provide or finance necessary utility extensions as permitted by law.
- Ensure continuous, safe, and dependable delivery of essential services (such as power, telecommunications, or natural gas) by matching local growth.
- Encourage reasonable, stable rates for local customer bases without relying on state-level general rate case approvals.
- Align with state mandates or regional frameworks (such as local water conservation or voluntary energy efficiency targets) to reduce peak demand.

### **HISTORY**

*Repealed and reenacted by Ordinance 2020-05 on September 10, 2020.*

## **9.10 SCHOOLS**

### **Guiding Principles**

- Maintain a cooperative relationship between Mendon City, the school, and the Cache County School District.
- Encourage safe pedestrian and bicycle connections between residential areas and the school.

- Support opportunities for appropriate community use of school facilities.

Mendon's public elementary school is part of the Cache County School District and currently serves approximately 470 students in grades K–5.

The school is an important community institution in addition to its educational function. Mendon has previously held community events at the school and will continue to coordinate with the school principal and Cache County School District when appropriate opportunities arise.

The school auditorium has seating for more than 500 people and provides an important indoor facility for community gatherings, performances, meetings, and other events.

## **Goals**

- Continue working with the school and School District to identify opportunities for community events and programs.
- Support safe pedestrian pathways and crossings for children traveling to and from school.
- Coordinate future subdivision and transportation planning with school access and student safety.

## **HISTORY**

*Repealed and reenacted by Ordinance 2020-05 on September 10, 2020.*

## **9.12 GARBAGE DISPOSAL SERVICE**

### **Guiding Principle**

- Maintain reliable and cost-effective garbage and recycling services while avoiding unnecessary duplication of private services by the City.

Garbage and recyclable-material collection in Mendon is provided by Waste Management. The City currently relies on this private service rather than providing municipal garbage collection.

### **Goal**

- Continue utilizing private garbage and recycling collection services for the foreseeable future, while periodically evaluating service quality, capacity, costs, and alternatives as Mendon's population grows.

## **9.14 RECREATION**

Mendon City is surrounded by exceptional natural resources, including the mountains to the west and open agricultural and valley vistas to the north, east, and south. These resources provide opportunities for outdoor recreation throughout the year and contribute significantly to Mendon's rural character and quality of life.

Mendon supports recreation that is low-impact, family-oriented, accessible, and compatible with the City's natural environment. Outdoor activities include hiking in the Mendon Mountains, mountain biking on the City's trail system, canoeing along the Little Bear River and Cutler Reservoir, cross-country skiing, ice skating on the slough, and other informal outdoor activities.

The City also supports organized community recreation, including an annual softball tournament, summer softball leagues, youth soccer and baseball, and the Gaga ball court near Mendon Station.

## **Guiding Principles**

- Maintain and enhance outdoor recreational opportunities while preserving Mendon's rural and natural character.
- Favor low-impact, family-oriented recreation that is compatible with surrounding agricultural, residential, and environmentally sensitive areas.
- Protect natural resources and recreational areas from unnecessary damage caused by increased use.
- Encourage volunteerism, private participation, and partnerships with neighboring communities and county agencies to expand recreational opportunities without placing an unreasonable financial burden on City residents.
- Coordinate recreational planning with the Cache County Parks and Trails system and other regional recreation planning efforts.
- Encourage responsible use of trails and recreational facilities, including appropriate stewardship and Leave No Trace principles.

## **Regional Partnerships**

Mendon will continue to work with Cache County, the Parks and Trails program, neighboring communities, conservation organizations, and other agencies to develop and maintain recreational opportunities.

One example is the partnership involving the Deep Canyon Trailhead. Increasing use of the trails at the end of Deep Canyon Road has created parking and resource-management concerns. In response, the City and its partners developed an additional parking area and facility farther up Deep Canyon to accommodate visitors and reduce damage associated with unmanaged parking and trail use.

Mendon recognizes that its ability to fund non-essential recreational facilities is limited. Consequently, future facilities, improvements, and maintenance should utilize a combination of City resources, grants, volunteer labor, private contributions, partnerships, and other appropriate funding sources.

The City's mountain-bike trail near the Deep Canyon Trailhead demonstrates this approach. Mendon provided property for the trail, while volunteers developed and continue to maintain the facility for both local residents and visitors.

## **Goals**

- Explore, with the Wellsville-Mendon Conservation District and other appropriate partners, the feasibility of developing a recreational trail along or near the irrigation canal, subject to water-system, agricultural, environmental, safety, and property-right considerations.
- Replace and expand the pavilion on the City Square to provide improved space for community gatherings and events.
- Continue supporting youth and community recreational programs as resources permit.
- Encourage citizen participation in maintenance and stewardship of Deep Canyon Trailhead and other community trails.
- Promote Leave No Trace practices, including proper disposal and removal of trash by trail and recreational users.
- Seek grants and public-private partnerships for recreational improvements whenever practical.

## **Recreation and Growth**

The City will seek a connected recreational network rather than isolated facilities, while recognizing that trail locations must account for private property, agricultural operations, irrigation infrastructure, environmental constraints, and long-term maintenance responsibilities.

Mendon City has four parks including the Town Square, Pioneer Park, Legacy Park and Taylor Park. These areas are groomed and well taken care for residents and others to enjoy. The city will maintain existing city parks to provide large open spaces for residents and their families to enjoy outdoors.

## **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **Sports**

## **Guiding Principle**

- Continue to support existing sporting events, facilities, and programs while exploring additional opportunities that provide healthy, family-oriented recreation for Mendon residents.

Mendon City recognizes the value of sports and physical activity in promoting health, fitness, community connection, and positive opportunities for both youth and adults. The City will continue to support recreational activities that encourage participation, teamwork, family involvement, and responsible use of community facilities.

## **Goals**

- Develop a pressurized sprinkler system for the City Square to improve irrigation efficiency, maintain the Square's landscaping, and reduce unnecessary use of culinary water for irrigation.
- Continue development of Legacy Park near the elementary school, including parking and facilities capable of supporting a community sporting complex.
- Continue supporting existing softball, soccer, baseball, and other community sporting activities.
- Seek opportunities for additional youth and adult recreational programs as community interest and resources permit.
- Coordinate future sports facilities with pedestrian pathways, bicycle routes, school access, parking, emergency access, and the City's broader parks and recreation system.

## **HISTORY**

*Repealed and reenacted by Ordinance 2020-05 on September 10, 2020.*

## **9.18 TRAILS**

### **Guiding Principles**

- Mendon City will encourage trails and pedestrian pathways where they provide a community benefit while minimizing disruption to neighborhoods, private residences, agricultural operations, and private property.
- Mendon City will encourage safe, convenient opportunities for residents to walk throughout the community for recreation, exercise, transportation, and social interaction.

Mendon has access to several mountain trails, most notably Deep Canyon Trailhead in the Mendon Mountains west of town. These trails provide scenic views of Cache Valley and the surrounding mountains and provide opportunities for hiking, exercise, and outdoor recreation.

Mendon has also worked to improve pedestrian connectivity within the community. The City trails committee has supported extending sidewalks along 100 East from approximately 500 South to 600 North. Residents also regularly use Mendon's quiet streets and roadsides for walking, exercise, and socializing.

Mendon's existing development pattern emphasizes open drainage swales rather than traditional curb-and-gutter streets. Consequently, sidewalks and pedestrian facilities may not be appropriate or necessary on every street. The City should prioritize pedestrian improvements where they provide meaningful connections between neighborhoods, parks, schools, civic facilities, and other community destinations.

The City has also discussed the possibility of a future walking or recreational trail along the Wellsville-Mendon Canal if the canal is enclosed or otherwise modified to allow for safe public access. Any such trail would be coordinated with the appropriate irrigation entities and would be designed to protect the operation and maintenance of the canal.

Mendon affirms that designation of a future trail on a planning map will not, by itself, constitute an acquisition of private property or authorize public access across private property. Trail construction is to occur through voluntary dedication, easement, purchase, or other lawful means.”

## **Goals**

- Extend sidewalks around all sides of the Town Square to improve pedestrian circulation and connect civic, commercial, and community uses.
- Connect Pioneer Park to the Town Square by extending a sidewalk west along 100 North.
- Connect 100 East to the Town Square along 100 North near the Fire Station.
- Develop connections between Mendon's parks and Deep Canyon Trailhead where feasible and where such connections do not create unacceptable impacts to private property or sensitive environmental areas.
- Identify and prioritize future pedestrian connections between neighborhoods, Mountainside Elementary, parks, the Town Square, civic facilities, and commercial areas.
- Consider a future canal-side trail in coordination with the Wellsville-Mendon Canal and applicable irrigation entities if conditions allow.
- Require appropriate pedestrian and trail connections in new developments where shown on the City's circulation or trails plan.

- Use the Cache County Trail and Parkway Master Plan as a planning reference for regional trail connections while retaining local control over the location, design, and timing of trails within Mendon.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **9.20 CIVIC, CULTURAL, AND EDUCATIONAL ACTIVITIES**

### **Guiding Principles:**

- Mendon City will support civic, cultural, educational, and community activities that strengthen relationships among residents and contribute to the City's small-town character.
- Mendon will encourage activities that preserve and celebrate the City's history, agricultural heritage, traditions, and community identity.
- The City will encourage both City-sponsored and citizen-led activities and will seek opportunities for partnerships with schools, community organizations, businesses, and volunteers.

Mendon has a strong tradition of community activities that bring residents together throughout the year. These events contribute to the City's identity and provide opportunities for residents and visitors to celebrate Mendon's history and small-town character.

### **May Day**

The first Saturday in May is the annual Mendon May Day celebration. The tradition dates to the earliest years of Mendon's founding in 1859 and continues to provide an opportunity for residents to gather and celebrate the beginning of spring and the community's heritage.

### **Pioneer Day**

Mendon's Pioneer Day celebration is held on the Saturday closest to July 24. The week preceding the celebration includes a variety of community activities and events. The celebration traditionally includes a parade along Main Street featuring community leaders, local organizations, and participants from throughout the valley.

The day's activities culminate with men's and coed softball tournament championships, followed by fireworks at the ball field. Residents and visitors gather around the field to enjoy the fireworks, music, and community celebration.

### **Christmas Sing-Along**

In early December, residents gather at Mendon Station for a Christmas program and community sing-along. This event provides an opportunity for residents and families to gather and celebrate the holiday season together.

### **Easter Egg Hunt**

Each year on the Saturday closest to Easter, Mendon City sponsors an Easter Egg Hunt on the Town Square for children up to 12 years of age. Members of the Mendon Youth Council, City volunteers, and other community members assist with the event. The Easter Bunny and other activities have become popular features of the annual celebration.

### **Community History and Cultural Activities**

Mendon has historically supported a variety of community activities and organizations, including old-fashioned bed races, lawn tractor races, the “Gag House Follies,” The Wellsville Kid film production, and concerts in the park. The community has also supported a city band, theater troupe, sewing associations, and other citizen-led organizations and activities.

These activities demonstrate the City's longstanding tradition of residents contributing their time, skills, and talents to strengthen the community. Mendon will continue to explore opportunities for City-sponsored and citizen-hosted activities that enrich the lives of residents and encourage community participation.

### **Goals**

- Continue to support Mendon's established annual community celebrations, including May Day, Pioneer Day, the Christmas Sing-Along, and the Easter Egg Hunt.
- Encourage citizen-led cultural, educational, recreational, and historical activities that complement City-sponsored events.
- Encourage preservation and celebration of Mendon's history and agricultural heritage through educational programs, historical events, displays, and community activities.

### **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **11 TRANSPORTATION**

### **11.02 INTRODUCTION**

### **11.04 LAYOUT**

### **11.06 PUBLIC TRANSPORTATION**

### **11.08 RAILROADS**

### **11.10 AIRPORTS**

### **11.12 ALTERNATIVE TRANSPORTATION**

## **11.14 PARKING**

## **11.02 INTRODUCTION**

Mendon City's transportation system provides access to homes, businesses, agricultural properties, schools, parks, civic facilities, and regional destinations. The transportation network is used by a variety of users and vehicles, including pedestrians, bicyclists, automobiles, trucks, buses, agricultural equipment, semi-trucks and trailers, ATVs, and UTVs.

### **Guiding Principles**

- New streets are to use the City's established numbered street designation system. New streets are to generally follow the City's modified block/grid pattern, running north-south or east-west with right-angle intersections unless topography, existing development, environmental constraints, or other documented conditions make an alternative alignment necessary.
- New transportation rights-of-way are to comply with current City subdivision, street, and development standards.
- New development is to provide appropriate access for the future development of adjacent property. Major developments shall extend streets to the property line so that future development does not create gaps, dead-end access, or unnecessary duplication of transportation facilities. If environmental conditions prohibit extending to property lines, the city Engineer will determine where the street will end.
- No permanent structures, significant obstructions, or large vegetation shall be placed within a public right-of-way unless specifically authorized by City ordinance or written approval from Mendon City.
- Development shall not create transportation improvements or access requirements that impose an unreasonable burden on existing residents. New development shall provide the improvements required by City ordinance and applicable development standards.
- All transportation improvements required as a condition of development and located within public rights-of-way shall be completed or otherwise secured as required by City ordinance before building construction begins.
- The City will seek to reduce unnecessary through-traffic and heavy truck impacts on residential areas while maintaining necessary agricultural, commercial, and regional transportation access.

### **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **11.04 LAYOUT**

Mendon City was originally designed around a block-and-grid street system centered on the intersection of Center Street and Main Street. Blocks generally extend north, south, east, and west from this central intersection, with street designations increasing in 100-number increments, such as 100 West, 200 South, and similar designations.

The block-and-grid system provides a simple and easily understood method of locating homes and businesses and has contributed to the orderly development of the community. Mendon will continue to use this system, to the extent practicable and when unrestrained by topography or other insurmountable obstacles.

### **Regional Transportation**

State Route 23 (SR-23) runs north-south through Mendon and serves as a major transportation corridor on the west side of Cache Valley between Newton and Wellsville. SR-23 carries local traffic as well as regional commercial and agricultural traffic, including semi-trucks transporting livestock, commercial goods, and other materials to destinations within and outside the valley.

Mendon residents also use SR-23 to connect with SR-30 to the north and access Logan and other communities for employment, shopping, education, and services. Travel south on SR-23 provides connections to U.S. Highway 89/91 and destinations throughout Cache Valley and along the Wasatch Front.

County Road 600 South, commonly known as Old Mendon Road, provides another important connection between Mendon and Logan. County roads in the vicinity of 5400 West, 5900 West, and 6400 West also provide important local and regional transportation connections.

Because the Little Bear River and Cutler Reservoir limit transportation options to and from Mendon, SR-23 and Old Mendon Road are particularly important transportation routes. Maintaining multiple reliable transportation connections is important for residents, emergency services, agriculture, and local businesses.

Following significant flooding in 2017, improvements were made to culverts and bridges along Old Mendon Road. Mendon City will continue to work with Cache County to encourage regular inspection, maintenance, and improvement of 600 South to preserve this important transportation connection.

### **Transportation Planning Principles**

Mendon will seek to maintain an efficient transportation network while preserving the City's rural character. Transportation planning shall consider the needs of residents, agriculture, emergency services, pedestrians, bicyclists, commercial vehicles, and regional traffic.

### **Goals**

- As development occurs, plan for an extension of County Road 5400 West to improve north-south circulation, provide an alternative route for local and through traffic, and create appropriate access

for future commercial or light industrial areas where such development is consistent with the Land Use Plan

- Extend 100 East northward as development occurs until it can connect with Center Street in the County, where feasible.
- Extend County Road 5900 West south and east as development occurs to provide a future connection to SR-23, subject to applicable County and State approvals.
- Extend 300 North eastward as development occurs toward County Road 5400 West to improve east-west connectivity.
- Identify additional north-south and east-west transportation corridors needed to maintain an interconnected transportation network as Mendon develops.
- Preserve opportunities for future transportation connections when reviewing subdivisions, annexations, and major development proposals.
- Coordinate City, County, and State transportation planning to address increasing regional traffic and heavy-truck activity on SR-23.
- Evaluate opportunities for an alternate route for heavy through-truck traffic if traffic volumes, safety concerns, noise, or other impacts on Mendon residents continue to increase.

1 See Transportation Corridor Map in Appendix A

2 See Transportation Corridor with Block-Grid Overlay Map in Appendix A

3 Also known as “Old Mendon Road”

4 Also known as “Cobblestone Road”

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **11.06 PUBLIC TRANSPORTATION**

### **Guiding Principles**

- Mendon will support efforts to evaluate practical public transportation options that could benefit residents while recognizing the financial and operational limitations associated with providing service to a rural community.
- Any future public transportation service should be evaluated based on demonstrated demand, cost, accessibility, and the potential benefit to Mendon residents.

Mendon City does not currently have regularly scheduled public transportation service. The Cache Valley Transit District (CVTD) provides public transportation services elsewhere in Cache Valley, but regular service does not currently extend to Mendon.

Mendon's rural population density, limited commercial development, and distance from major employment and service centers present challenges to establishing regular transit service. Nevertheless, the City recognizes that future growth, changing transportation needs, and regional development may eventually make public transportation more feasible.

## **Goal**

- Maintain communication with CVTD regarding future service expansion and periodically evaluate the feasibility of including Mendon in a public transportation route.
- Work with CVTD and neighboring communities to determine the ridership, infrastructure, funding, and other requirements necessary to establish service to Mendon if regional conditions make such service feasible.

## **11.08 RAILROADS**

The Union Pacific Railroad tracks are located along the eastern side of Mendon. The railroad is an important regional transportation facility and has historically contributed to the development and character of the community.

Rail service through Mendon is currently limited, with freight trains passing through the community approximately once daily. No passenger rail service is currently available.

The railroad currently prohibits Mendon City from boring beneath the railroad tracks to extend City utilities. This restriction limits the City's ability to extend municipal services to properties located east of the railroad and is an important consideration when evaluating annexation, development, and infrastructure proposals in that area.

## **Guiding Principles**

- Mendon will coordinate with the Union Pacific Railroad and appropriate governmental agencies regarding future development, transportation improvements, crossings, and infrastructure near the railroad.
- Development east of the railroad shall consider the availability and feasibility of appropriate transportation and utility access.
- The City will not construct or finance infrastructure extensions beneath or across the railroad solely to facilitate private development.

- Any proposed crossing, underpass, utility crossing, or other infrastructure affecting railroad property will require formal applications, permits, and all other appropriate railroad and governmental approvals.

## **Goal**

- Evaluate practical and financially responsible options for providing future transportation and utility access across the railroad when warranted by community needs and development patterns.
- Ensure that development east of the railroad does not create an unfunded obligation for the City to construct crossings or other major infrastructure.

## **11.10 AIRPORTS**

### **Guiding Principles**

- Mendon City will protect residential neighborhoods and the community from the safety, noise, and other impacts associated with inappropriate aviation facilities.
- Private airports, runways, or landing facilities are not to be established within City limits or in locations where they would create unacceptable impacts to residential areas, public facilities, or neighboring properties.
- Any proposed aviation facility is to comply with applicable federal, state, county, and local requirements.

There are currently no public airports within Mendon City. Mendon residents have access to regional airport facilities outside the City.

## **Goal**

- Maintain appropriate land-use controls to prevent incompatible private aviation facilities from being established within residential areas or other locations where they could adversely affect public safety, neighboring properties, or Mendon's rural character.

## **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **11.12 ALTERNATIVE TRANSPORTATION**

Mendon City, as a small rural community, generally does not experience significant traffic congestion or areas of concentrated traffic, except along SR-23. The City recognizes the value of maintaining transportation options appropriate to its rural character.

Bicycles, ATVs, UTVs, motorcycles, and other lawful alternative forms of transportation may utilize City streets and roads in accordance with applicable City ordinances and state law. Many City and adjacent county roads are also used by pedestrians for walking, exercise, and local travel. The City will continue to encourage safe, compatible use of these transportation options while protecting residential neighborhoods and maintaining public safety.

#### History

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **11.14 PARKING**

City street and road rights-of-way may be used for reasonable residential parking. Rights-of-way shall not be used for the long-term parking or storage of abandoned vehicles, trailers, commercial equipment, construction equipment, or other similar property, except as specifically permitted by City ordinance.

To facilitate snow removal and winter road maintenance, City street and road rights-of-way shall remain clear of overnight parking from December 1 through March 15, between 12:00 a.m. and 7:00 a.m.

The City may establish additional parking restrictions or requirements when necessary to protect public safety, maintain emergency access, facilitate snow removal, or prevent the obstruction or deterioration of City rights-of-way.

## **13 ENVIRONMENTAL QUALITY**

### **13.02 INTRODUCTION**

### **13.04 AIR QUALITY**

### **13.06 WATER QUALITY**

### **13.08 GEOLOGY AND SOILS**

### **13.10 WILDLIFE**

### **13.12 FLORA**

### **13.14 ENVIRONMENTAL HAZARDS**

### **13.16 LIGHT AND NOISE POLLUTION**

### **13.18 ENERGY CONSERVATION AND RENEWABLE ENERGY**

## **13.02 INTRODUCTION**

Mendon City's proximity to the natural environment, and the exceptional quality of that environment, is an important factor in the community's desirability and quality of life. Environmental quality shall therefore remain a priority of this General Plan.

Current and future City leaders should use this section as a resource when evaluating decisions that may affect Mendon's natural resources and environmental conditions. Key resources include air, water, geology, soils, wildlife, natural waterways, wetlands, floodplains, and other sensitive areas.

Mendon's existing development patterns have been strongly influenced by its environmental characteristics. Soil conditions, slope, groundwater, water availability, waterways, and other natural features will continue to influence where and how future development can occur.

The City recognizes that the local environment is both valuable and sensitive. Changes to land use, development, transportation, agriculture, and other activities can either preserve or diminish environmental quality. Mendon therefore seeks to balance reasonable growth with responsible stewardship of the natural resources that contribute to the community's rural character and quality of life.

History

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **13.04 AIR QUALITY**

### **Guiding Principle**

- Limit and appropriately manage activities that create significant particulate emissions while recognizing reasonable residential, agricultural, commercial, and industrial activities.

Mendon is located within the Cache Valley PM2.5 Nonattainment Area. During periods of winter temperature inversion, cold air can become trapped beneath warmer air, limiting dispersion of pollutants and contributing to elevated particulate concentrations and visible haze throughout Cache Valley.

Major sources of PM2.5 in the Cache Valley include vehicle emissions and area sources such as residential and commercial activities and wood burning. Although Mendon represents only a small portion of the regional air-quality problem, the City recognizes its responsibility to be a good environmental steward and to support practical measures that can reduce local contributions to air pollution.

Air quality is an important component of community health and quality of life. Mendon will seek reasonable approaches that improve air quality without unnecessarily restricting lawful residential, agricultural, business, transportation, and other activities that are compatible with the community.

### **Goal**

- Explore practical and innovative measures to reduce Mendon's contribution to air pollution while preserving reasonable opportunities for residential, agricultural, commercial, and economic activity.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

### **13.06 WATER QUALITY**

#### **Guiding Principle**

- Limit and carefully manage development around waterways, wetlands, recharge areas, floodplains, wells, reservoirs, and other sensitive areas that have a direct relationship to water quality.

Water quality is a fundamental consideration in planning for Mendon. The City must consider the condition and availability of culinary water, surface water, groundwater, and associated floodplains when evaluating development and land-use decisions. Protection of these resources is essential to the health and safety of residents and to the protection of local wildlife, vegetation, and agricultural resources.

Mendon is located within the Little Bear Watershed, which encompasses a significant portion of Cache Valley. The foothills between the City and the western mountain range contain important primary and secondary water-recharge areas. Streams, creeks, wells, reservoirs, irrigation systems, and other water infrastructure contribute to the area's water resources and recharge characteristics.

Wetlands and other sensitive areas east of the City provide important wildlife habitat and recreational opportunities while also serving important hydrologic functions. Development or land disturbance in these areas may affect groundwater, surface water, drainage, septic performance, flooding, and overall watershed health.

Mendon shall identify and protect sensitive areas through its zoning and development regulations. Development proposals within or adjacent to designated sensitive areas may be required to provide appropriate hydrological, geotechnical, environmental, or other professional studies before approval.

As a general resource for evaluating septic suitability, the City may reference applicable NRCS soil and absorption-field information, together with requirements established by Bear River Health and other applicable authorities. Such information shall supplement, rather than replace, site-specific requirements and approvals.

The City may also evaluate opportunities to annex or otherwise obtain jurisdiction over critical areas when doing so would provide meaningful protection of municipal water resources, water quality, recharge areas, or other environmentally sensitive resources, consistent with applicable law and the City's annexation policies.

#### **Goals**

- Maintain a healthy and dependable water supply for current and future residents.

- Protect wells, reservoirs, recharge areas, wetlands, waterways, floodplains, and other sensitive areas identified in City code.
- Require appropriate environmental review for development that could adversely affect water quality or municipal water resources.
- Ensure that future development and wastewater management are compatible with the protection of groundwater and surface water.

1 See NRCS Absorption Field Map in Appendix A (pg. 54)

2 See Land Use and Public Services

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **13.08 GEOLOGY AND SOILS**

### **Guiding Principle:**

- Limit development along fault scarps and in areas with sensitive, unstable, or otherwise unsuitable soils where development could create hazards or adversely affect public health, safety, or the environment.

Mendon's geography and underlying geology are important considerations in determining where and how development should occur. Information regarding local soils, geology, slope, drainage, and other physical characteristics can help the City determine the suitability of land for residential, agricultural, commercial, recreational, and other uses.

Southern Cache Valley has complex structural geology and is characterized by high-angle fault-block mountains associated with the Basin and Range geological province. The Wellsville Fault is a major geological feature in the Mendon area and is located generally near the base of the steep western mountain slopes.

Soil conditions vary throughout Mendon and can impose significant limitations on development. Soil characteristics may affect septic-system suitability, drainage, building stability, agricultural productivity, erosion, slope stability, and other aspects of land use. These conditions should be considered together with water availability, slope, flood hazards, wetlands, and other environmental factors when reviewing development proposals.

Where a proposed development may be affected by significant geological, soil, slope, or other site-specific conditions, the City may require appropriate professional evaluation, including geotechnical, geological, soils, drainage, or engineering studies, as authorized by City code.

Property owners and developers with questions regarding the suitability of a particular use should consult qualified soil scientists, geologists, engineers, or appropriate state or federal agencies. The City may utilize available technical resources, including the USDA Natural Resources Conservation Service (NRCS) soil surveys and other applicable geological and environmental mapping, as references during land-use planning and development review.

Development on slopes shall also comply with the City's requirements for engineered drainage, runoff, and erosion-control plans. Such requirements are intended to prevent development from displacing water onto neighboring properties, public rights-of-way, waterways, or other sensitive areas.

## Goals

- Maintain the integrity of Mendon's natural geography and geological resources.
- Consider soil characteristics and limitations when making land-use and development decisions.
- Identify areas where geology, soils, slope, or other physical conditions create significant development limitations.
- Require appropriate professional studies when site conditions warrant additional evaluation.
- Protect neighboring properties and public infrastructure from erosion, drainage problems, instability, or other impacts associated with development.

1 See Seismic Hazards

2 See <https://websoilsurvey.nrcs.usda.gov/app/>

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **13.10 WILDLIFE**

### **Guiding Principle**

- Promote a harmonious relationship between Mendon residents, development, agriculture, and local wildlife while protecting important wildlife habitat and maintaining the rural character of the community.

Mendon's proximity to the mountains, agricultural lands, wetlands, waterways, and open spaces provides habitat for a wide variety of wildlife. The presence of wildlife within and around the City is an important part of Mendon's rural character and contributes to the community's quality of life.

## **Big Game**

Deer are among the most abundant big-game species in Cache Valley and utilize the western benches and mountain areas above Mendon as winter range. Deer regularly move between higher summer ranges and lower drainage areas and may be found on agricultural lands within and surrounding the City.

Moose are also found in riparian areas west of Mendon. Other wildlife in the surrounding wildlands includes raccoons, foxes, coyotes, and mountain lions.

## **Game Birds**

Ring-necked pheasants are common within and around Mendon. The City's rural character provides areas where pheasants may feed and nest even within developed portions of the community.

Wild turkeys are frequently observed within City limits, particularly during winter. Sharp-tailed grouse and wild turkeys have been introduced to the benches west of Mendon, while forest grouse occupy forested areas farther west. Sandhill cranes also utilize agricultural lands and wetlands east of the City.

## **Waterfowl and Wetland Habitat**

The Little Bear River and wetlands east of Mendon provide significant habitat for waterfowl and other wildlife. Canada geese, egrets, herons, ducks, and other species utilize these areas for feeding, nesting, and seasonal habitat.

These wetlands and waterways provide not only wildlife habitat but also scenic, educational, recreational, and environmental benefits to the community. Because of their ecological importance, development in and around these areas should be carefully limited and designed to preserve natural drainage, habitat, vegetation, and water quality.

## **Wildlife and Human Conflicts**

Some wildlife populations have increased to levels that result in frequent encounters with residents and damage to private property. Species that may create conflicts include wild turkeys, raccoons, skunks, deer, and feral or free-ranging cats.

Wild turkey populations, in particular, can be difficult to manage because of applicable hunting restrictions. Where wildlife populations create significant public-safety, property-damage, or other community concerns, Mendon should work with the Utah Division of Wildlife Resources (DWR) and other appropriate agencies to identify lawful and effective management options.

Wildlife management should seek to balance two important community interests: protecting residents and private property while preserving the natural qualities that make living near the mountains, waterways, and open spaces desirable.

## **Goals**

- Serve as a responsible steward of Mendon's wildlife and natural habitat.
- Maintain a productive working relationship with the Utah Division of Wildlife Resources and other wildlife-management agencies.
- Protect significant wildlife habitat, riparian areas, wetlands, and wildlife corridors when considering development.
- Maintain the natural character of the Little Bear River and eastern wetlands while limiting development that would substantially degrade wildlife habitat.

1 See Water quality

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **13.12 FLORA**

### **Guiding Principle**

- Where practical and appropriate, retain existing native vegetation and prioritize the use of native, drought-tolerant, and water-wise plants in City, residential, agricultural, and commercial properties.

Mendon's natural beauty, open spaces, mature vegetation, and proximity to the surrounding wilderness are important characteristics of the community. Trees, flowers, native shrubs, grasses, and other vegetation contribute to the rural character of Mendon while providing environmental benefits including erosion control, wildlife habitat, shade, soil stability, and improved visual quality.

Because Mendon is located in a naturally dry, high-desert environment and has limited culinary water resources, landscaping practices should recognize the importance of water conservation. Water-wise landscaping, including the use of drought-tolerant native and locally appropriate plants, is encouraged where practical.

Existing mature trees and significant natural vegetation should be retained where reasonably feasible, particularly where they contribute to wildlife habitat, erosion control, screening, shade, or the character of established neighborhoods.

### **Goal**

- Continue to responsibly maintain and enhance Mendon's public green spaces while promoting water-wise landscaping, appropriate native vegetation, and preservation of significant existing plant life.

1 A water- and plant-management practice that emphasizes using plants that have lower supplemental water needs and grouping plants by water needs to encourage more efficient water use.

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **13.14 ENVIRONMENTAL HAZARDS**

### **Guiding Principle**

- Limit development in or near environmental hazard areas, including seismic hazards, floodplains, waterways, steep slopes, wildfire-prone areas, and other locations where natural conditions may create a significant risk to life, property, public infrastructure, or the environment.

### **Stormwater and Surface Water**

Protection of surface water is important to maintaining groundwater quality, vegetation, wildlife habitat, and overall environmental health. Development can increase impervious surfaces and alter natural drainage patterns, potentially displacing water onto neighboring properties or increasing erosion and flooding.

Mendon should evaluate the need for a Drainage Master Plan identifying existing drainage deficiencies, natural drainage corridors, flood-control needs, and improvements necessary to accommodate future development. The City may also evaluate appropriate drainage or stormwater fees, to the extent permitted by law, to help fund improvements attributable to new development.

Development on slopes will comply with City requirements for engineered stormwater, runoff, and erosion-control plans. Developers shall be responsible for addressing increased runoff and drainage impacts associated with development, including impacts occurring during construction and as individual homes are built.

### **Floodplains and Floodways**

Floodplains associated with Cache Valley extend into portions of Mendon. A floodplain generally consists of both a floodway, where floodwaters are deepest and fastest moving, and a floodway fringe, where flooding is generally less severe.

Floodways will be treated as non-developable areas except where specifically permitted by applicable law and regulation. Development within or adjacent to floodplain areas shall be carefully evaluated to avoid increasing flood risk, damaging natural drainage systems, or placing residents and property in hazardous locations.

The City should maintain accurate information regarding flood zones and drainage areas and incorporate that information into land-use, zoning, subdivision, and annexation decisions.

## **Seismic Hazards**

Mendon has areas identified as having low-to-moderate potential for ground shaking, ground failure, and liquefaction. Several mapped fault zones exist within Cache County, and unmapped faults may also present seismic hazards.

Development within or near mapped fault zones or other areas identified as having significant seismic or geotechnical hazards should be avoided where practical. Where development is proposed in such areas, the City may require appropriate geological or geotechnical evaluation and compliance with applicable building and safety standards.

## **Wildfire**

Mendon is vulnerable to wildfire because of its location between extensive wetlands and open lands to the east and steep, heavily vegetated mountain terrain to the west. Dry summer vegetation, thunderstorms, steep terrain, and limited firefighting resources can increase the potential severity of wildfire.

Mendon's transportation network also creates an important emergency-planning consideration. SR-23 and Mendon Road/600 South are the principal routes for evacuation and emergency access. A wildfire, flooding, debris, or other emergency that blocks either route could significantly restrict evacuation options.

The City should work with Cache County, fire authorities, emergency-management agencies, and other appropriate organizations to improve wildfire preparedness, evacuation planning and emergency services. New development in wildfire-prone areas should consider emergency access, defensible space, vegetation management, fire-resistant construction, water availability, and other appropriate wildfire-mitigation measures.

## **Hazard Planning and Development Review**

Environmental hazards should be considered collectively rather than individually. A property may be affected by multiple conditions, such as slope, soil limitations, flooding, groundwater, wildfire risk, or seismic hazards.

The City should maintain and periodically update maps identifying known environmental hazards and sensitive areas within Mendon and its area of impact. Development applications should be evaluated against these resources before significant land disturbance or construction occurs.

## **Goals**

- Minimize property damage and economic and social disruption resulting from environmental hazards.
- Identify and map significant environmental hazard areas within Mendon and its area of impact.
- Protect natural drainage corridors, floodways, waterways, and floodplain functions.

- Develop or evaluate a comprehensive Drainage Master Plan and identify funding mechanisms for necessary drainage improvements.
- Require development to address stormwater runoff, erosion, and drainage impacts through appropriate engineered plans.
- Limit development in areas where environmental hazards create an unreasonable risk to life, property, public infrastructure, or natural resources.
- Improve wildfire preparedness, emergency access, and evacuation planning in cooperation with county and state emergency-service agencies.
- Require appropriate professional studies when geological, hydrological, geotechnical, flood, wildfire, or other environmental conditions warrant additional review. • Ensure that the costs of drainage, environmental mitigation, and infrastructure improvements attributable to new development are borne by the development to the extent permitted by law.

1 See Public Services

2 See FEMA Flood Hazard Area Map in Appendix

## HISTORY

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **13.16 LIGHT AND NOISE POLLUTION**

### **Guiding Principle**

- Limit excessive or unnecessary light and noise from public, residential, commercial, agricultural, and industrial activities in order to preserve Mendon's quiet, peaceful, and rural character.

### **Noise Pollution**

Noise pollution is unwanted or excessive sound that can adversely affect residents, wildlife, and environmental quality. Mendon's quiet and peaceful atmosphere is an important characteristic of the community and is highly valued by residents.

The City's applicable noise ordinances shall establish the specific standards and enforcement requirements for noise. Where appropriate, zoning and development standards may be used to separate incompatible noise-generating activities from residential neighborhoods.

### **Light Pollution**

Light pollution is excessive, unnecessary, or poorly directed artificial lighting that can interfere with nighttime visibility, neighboring properties, wildlife, and the rural character of the community.

The City should balance reasonable lighting needs for safety, security, businesses, and public spaces with the community's desire to preserve its rural nighttime environment. The City's applicable light ordinances shall establish the specific standards and enforcement requirements for light.

## **Goals**

- Preserve Mendon's quiet, peaceful, and rural character as the City grows.
- Continue to review and update City noise and lighting standards as development patterns and community needs change.
- Ensure new development does not create unreasonable noise or lighting impacts on neighboring properties.
- Encourage downward-directed, shielded, and appropriately timed exterior lighting.
- Coordinate light and noise standards with the City's Commercial, Residential-Commercial, Light-Industrial, and environmental policies.

## **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **13.18 ENERGY CONSERVATION AND RENEWABLE ENERGY**

### **Guiding Principle**

- Encourage energy conservation and appropriately scaled renewable energy as affordable while ensuring that energy facilities do not create unreasonable noise, visual impacts, wildlife disruption, safety concerns, or other adverse effects on surrounding properties or the rural character of Mendon.

As technology develops and energy markets diversify, renewable and sustainable energy sources are likely to become increasingly available to Mendon residents, businesses, and the City. Energy conservation and efficient use of resources can reduce operating costs, conserve resources, and support long-term sustainability.

The City recognizes, however, that larger-scale energy facilities—including extensive solar installations, wind turbines, and similar facilities—can create impacts that should be considered during land-use planning. Potential concerns may include noise, glare, visual character, wildlife and habitat disruption, vegetation removal, drainage impacts, and compatibility with surrounding agricultural or residential uses and appeal.

Mendon should therefore distinguish between appropriately scaled energy improvements that can be integrated into existing properties and larger facilities that may require additional land-use review. Renewable-energy facilities are likely to be considered commercial and should be located, designed, and screened in a manner compatible with surrounding land uses and the City's rural character, and placed well outside residential areas.

When reasonable and economically practical, Mendon should prioritize energy efficiency in City facilities, infrastructure, equipment, and capital projects. Energy conservation measures should be evaluated based on their anticipated costs, benefits, maintenance requirements, and long-term savings.

## **Goals**

- Encourage energy conservation and efficient use of electricity in City facilities and operations.
- Evaluate renewable-energy opportunities for City facilities when they are technically feasible, economically reasonable, and compatible with surrounding uses.
- Encourage appropriately scaled residential and commercial renewable-energy systems while protecting neighboring properties and the City's rural character.
- Consider noise, visual impacts, glare, wildlife, drainage, and other environmental effects when reviewing larger renewable-energy installations.

- See Mendon Revised FEMA-Focused Action-Mitigation Strategies worksheet (2025).

## **HISTORY**

*Repealed & Reenacted by Ord. 2020-05 on 9/10/2020*

## **APPENDIX A**

### **CITY BOUNDARY MAP**

### **PROPOSED FUTURE LAND USE MAP**

### **LOT CONFIGURATION MAP**

### **TRANSPORTATION CORRIDOR MAP**

TRANSPORTATION CORRIDOR WITH BLOCK-GRID OVERLAY  
MAP NRCS ABSORPTION FIELD MAP

FEMA FLOOD HAZARD AREA MAP

CITY BOUNDARY MAP