

**MENDON CITY, UTAH
ORDINANCE 2020-05**

**A RESOLUTION OF THE CITY OF MENDON ADOPTING A GENERAL PLAN IDENTIFIED AS THE GENERAL
PLAN OF MENDON CITY, SEPTEMBER 10, 2020; AND PROVIDING AN EFFECTIVE DATE.**

10-9A-401-408

WHEREAS, according to Utah Code Section ~~10-9-201~~, each municipality shall prepare and adopt a comprehensive, long-range plan; and

WHEREAS, the Mendon City Council initiated the preparation of a general plan for the City of Mendon through its' Planning & Zoning Commission and a planning consultant; and

WHEREAS, the Planning & Zoning Commission, appointed by the City Council, evaluated land uses, city resources, and the present and future general health and welfare of the community; and

WHEREAS, public meetings and hearings, as required by law, were held to review the general plan; and

WHEREAS, a revised plan was presented and recommended by the Planning & Zoning Commission of Mendon City to the Mendon City Council, and

WHEREAS, the City Council after Its' hearing finds that the plan should be adopted; and

WHEREAS, this document supersedes all preceding Mendon City General Plans.

SECTION 1: ADOPTION The Mendon City General Plan attached hereto as Exhibit "A" along with and including all City Maps and other attached documents, is hereby adopted in its entirety as provided in Exhibit "A" and incorporated herein by this reference.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith prior to the date of this General Plan, are hereby repealed, subsumed, and replaced with the exhibit adopted herein.

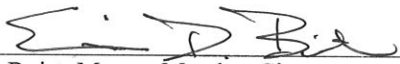
SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this General Plan be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the plan a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This General Plan shall be in full force and effect from the 10th day of October, 2020 and after the required approval and publication according to law.

PASSED AND ADOPTED on the 10th day of September, 2020.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Ed Buist	_____	_____	_____	_____
Jon Hardman	<u> X </u>	_____	_____	_____
Bob Jepsen	<u> X </u>	_____	_____	_____
Ron Campbell	<u> X </u>	_____	_____	_____
Ian Nemelka	<u> X </u>	_____	_____	_____
Greg Taylor	<u> X </u>	_____	_____	_____

Presiding Officer


Ed Buist, Mayor, Mendon City

Attest


Paul Cressall, City Recorder Mendon City

EXHIBIT “A”

2020 Mendon City General Plan

Table of Contents

Table of Contents	3
Overview	7
Purpose	7
Vision Statement	7
Setting	7
Land Use	9
Introduction	9
Original Survey	9
Existing Conditions	9
Commercial and Industrial Land Uses	9
Public Lands	10
Agricultural Lands	10
Circulation	10
Future Conditions	10
Land Use Map	10
Land Use Designations	11
Residential / Commercial Uses	12
Public Land Uses	13
Open Space – (OS)	13
Sensitive Areas – (SA)	14
Commercial/Light Industrial Land Uses	15
Commercial – (C-1)	15
Light Industrial – (LI-1)	15
Circulation	16
Annexation Declaration Boundary	16
Annexation Plans	16
Housing	18
Introduction	18
Setting	18
Housing Availability	19
Limiting Factors and Housing	21
	3

Environmental Factors	22
Socioeconomic Factors	23
Housing Looking Forward	23
City Action Plan for Moderate Income Housing:	25
Economic Development	26
Introduction	26
Current State of Economic Development	26
Mendon Economic Development Council (MEDC)	26
Home Occupation	27
Commercial Business Zone C-1:	28
Principals for Commercial Zone Aesthetics	29
Light Industrial Zone LI-1:	29
Principals for Light Industrial Zone Aesthetics	30
Public Services	31
Introduction	31
Administrative Services and Buildings	31
Emergency Services: Fire Protection, Medical Emergency, Law enforcement	32
Mosquito Abatement	32
Cemetery	32
Library	33
Water	33
Culinary Water	33
Secondary Water/Irrigation	35
Water Conservation	35
Wastewater/Sewer	36
Utilities	37
Schools	37
Garbage Disposal Service	37
Recreation	37
Outdoor Recreation	38
Sports	38
Parks	39
Trails	39

Civic, Cultural, and Educational Activities	39
Transportation	41
Introduction	41
Layout	41
Public Transportation	42
Railroads	43
Airports	43
Alternative Transportation	43
Parking	43
Environmental Quality	44
Introduction	44
Air Quality	44
Water Quality	45
Geology and Soils	45
Wildlife	46
Big game	46
Game birds	46
Waterfowl	47
Pest species	47
Flora	47
Environmental Hazards	47
Stormwater runoff	48
Flood plains	48
Seismic hazards	48
Wildfire	48
Light and Noise Pollution	49
Noise pollution	49
Light pollution	49
Energy Conservation and Renewable Energy	49
Appendix A	50
City Boundary Map	50
Proposed Future Zoning Map	51
Lot Configuration Map	52

Transportation Corridor Map	53
Transportation Corridor with Block-Grid Overlay Map	54
NRCS Absorption Field Map	55
FEMA Flood Hazard Area Map	56

Overview

Purpose

The Mendon General Plan sets forth an updated vision for the community. This plan is required by the state of Utah and acts as a value encompassing strategy.¹ 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. An annual review will check the plan according to community priorities.

Throughout the planning process, community residents expressed a strong desire to retain Mendon's small-town atmosphere, while seeking to bring a small business base to Mendon. Deliberate and consistent planning for new growth, services, and facilities are 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.

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.

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.

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 Mormon emigrants settled Salt Lake City during the Summer of 1847, it was not until 1859 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.

¹ Utah Code Section 10-9-301

Present-day Mendon is a small, close-knit population of approximately 1,300 residents, many of whom have ties to the original pioneer founders. At an elevation of 4,520 feet, the picturesque, the 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.

Land Use

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 849 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 seem to coexist with few conflicts.

Original Survey

Since its founding in approximately 1859, the community has 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.² All the blocks were noted but not fully drawn-out in the Martineau 1863 survey.

Original Town Survey - 1859

Existing Conditions

Residential land uses historically in Mendon have had a 5/8 (.625) acre minimum lot size in the City center. Generally, this predominant zone and large lot appearance is supported by residents. Further, no inter-block development is allowed. Other zones allow .625 to 1.25 acres for single family dwellings, and .625 acre, and 1.25 acres multi-family housing. Additionally, three Agriculture Zones exist at 2.5 acres, 5 acres and 10 acres each.³

Commercial and Industrial Land Uses

Currently, there are a few retail establishments and several in-home types of business operations scattered throughout the community. Typically, they provide local and regional goods and services. There are no heavy industrial land uses in Mendon.

² One rod equals 16.5 feet.

³ See *City Boundary Map* in Appendix A (pg. 49)

Public Lands

Public land listings include the City cemetery, Pioneer Park, Taylor Park, the fire station, Town Square, the City Hall building, the Library, the Post Office, city reservoir, one elementary school, and two churches. Federal public lands lie to the west of the City in the Mountains, most of which is a protected wilderness area.

Agricultural Lands

While the major land use surrounding Mendon is agriculture, the land being used inside the City limits for agriculture is not critical to the support of the City. It does, however, create a pleasant rural quality, which reinforces the farming heritage of Mendon. Prime farmland is generally found to the east and north of the City.

Circulation

One of the greatest advantages of Mendon is its location away from the main arterial of State Route (SR) 30. SR 23, often called the “West Side Highway” traverses the center of Mendon (100 W), provides the primary connection between Wellsville and Newton, and points north into Idaho. Local roads are maintained by the City. Union Pacific Railroad tracks are located on the east side of town. Today the train passes by the town only once daily. No passenger service is available.

Future Conditions

As the attraction for small, rural communities continues, Mendon will be tapped for new residential development. In time, this growth will lead to the need for new roads, businesses, business expansions, increased public open spaces, parks, and pathways. In light of Mendon’s potential growth, a great deal of effort was devoted to future community development.

Land Use Map

The Future Proposed Zoning Map⁴ 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:

1. Protection of city water quality.

⁴ See *Proposed Future Zoning Map* in Appendix A (pg. 50)

2. Population forecasts.
3. Providing future commercial development and job opportunities.
4. Protecting environmentally sensitive areas.
5. Providing adequate open space.
6. Desirable corridors for vehicular transportation and bike/pedestrian pathways.

Generally, the map recommends continuing residential land areas east of the Wellsville-Mendon Canal and an agricultural zone to the west of the canal. The map also delineates areas for commercial expansion to the north and east of the City. In the future, all development may be dependent on the availability of finite resources.

Goals:

- Encourage a variety of residential building types.⁵ Commercial and Industrial areas within appropriately zoned areas for the purpose of providing the City with a range of opportunities. Agricultural Area to provide for the need and support of families.
- All new development of each plat shall be required to install a stub out to the front street facing of each structure for future sewer hook up
- Require that new development place mechanical equipment and distribution lines underground.

Land Use Designations

Residential Zone - R(-)

R-1 Residential

R-2 Residential Multifamily

P-1 Public Land

SA Sensitive Areas

RA Residential/Agricultural

RC Residential/Commercial

OS Open spaces shall be allowed
and encouraged in all districts

Agricultural Zone – A(-)

A-1 Agricultural

A-2 Agricultural from 1 Acre to 5 Acres

A-3 Agricultural from 10 Acres west of the canal

Commercial District C-1 or LI-1

C-1 Commercial/Light

LI-1 Light Industrial

Residential Uses

Guiding Principles:

- New residential development will reinforce the City's present development pattern.

⁵ i.e. single-family, multi-family, townhomes, manufactured homes, etc.

- For environmental protection, a development's disturbed area shall not exceed 20% slope. No public road⁶ should be constructed with a slope greater than 12%. Floodways may have additional studies and restrictions required prior to any development and in some cases may not be developable at all. .

Generally, Mendon prefers retaining the existing densities of 5/8 acre or more per building lot. Additionally, Mendon plans on continuing a grid, or modified grid, system which can be incorporated with the existing streets. All new streets shall have a numbered street designation. Slightly increasing the density of in-town residential development, however, will provide more affordable housing opportunities. These changes will also contain residences at a higher density than normally allowed in the zone.⁷

The Residential Zone designations are as follows:

1. Residential Zone – (R-1) Intended for single family dwellings allows animal rights on larger lots.
2. Residential/Multi-Family - (R-2) Similar to R-1 but permits 2-4 multifamily dwellings.

Goals:

- Consider a new single-family residential zone district that allows lots sizes that encourage more affordable housing.
- Encourage new affordable housing through incentives and land development ordinances.

Residential / Commercial Uses

Guiding Principle:

- Support the preservation and creative reuse of Mendon's historical structures and sites.

Currently, there are a few retail establishments and several in-home types of business operations scattered throughout the community. Examples of such business types include Gun Smith, Realtor Office, Architects/ Engineer, Accountants, and Doctors. Typically, these establishments provide local and regional goods and services.

Residential/Commercial Zone – (RC)

RC is slightly more restrictive than the C-1 Zone and the other R-Zones, due to the higher concentration of residences. It allows mixed use of commercial and residential sites. This zone requires the Property Owners within 900 ft. radius to be notified and a public hearing.

Goals:

- Encourage new home businesses that are not disruptive to the neighborhood and community

⁶ Or potentially public.

⁷ See *Lot Configuration Map* in Appendix A (pg. 51)

- Allow the development of privately owned parks and camping areas inside city limits requiring conditional use permit and utilized for short duration recreational purposes

Residential/ Agricultural Uses

Guiding Principle:

- Support various forms of agriculture including production, processing, and marketing.

As a rural community Mendon has always had a rich history of agricultural traditions with home food production being an integral part of everyday life.

Residential/Agricultural - (RA)

Residential/Agriculture is intended to continue to encourage home food production by allowing livestock production, bees, chickens, and larger gardens for fruit and vegetable production. This designation permits agricultural activities, but also allows single family dwellings.

Public Land Uses

Guiding Principle:

- Provide a Conservation Subdivision Overlay zone, which provides increased open space.

Creating a system of pathways and parks is an important component of the community land use plan. As drawn, pathways show a looped system which purposely interconnects the community for bicyclists and pedestrians. Future parks are strategically placed throughout the community.

Goal:

- Reference the Cache County Trail and Parkway Master Plan as a guide to support trail designations within and adjacent to the City boundaries, including the Bonneville Shoreline Trail (BST).
- Provide for a system of community parks that are dispersed throughout the City.
- Develop pedestrian paths for school children attending Mendon Elementary.

Open Space – (OS)

Open space zones are intended to preserve open space; therefore, residential, commercial and manufacturing uses are not permitted. Land in this zone may be used for parks and other dedicated open space.

Goal:

- Encourage a consistent street and park tree plan for all new development.
- Encourage the retention of natural corridors for wildlife and as city pathways and trails.
- Enforce the Animal Right ordinance to allow wise use of livestock forage within city limits.

Sensitive Areas – (SA)

Guiding Principles:

- Protect city water sources, water recharge areas, floodplains, and natural waterways from insensitive and detrimental development.
- For environmental protection, a development's disturbed area shall not exceed 20% slope. No public road⁸ should be constructed with a slope greater than 12%. Floodways are not developable land.
- Protect city water sources and facilities by requiring professionally prepared environmental studies whenever development is proposed near a water source and/or facility.

A “sensitive area” is generally designated around the City’s wells and reservoirs. Because this water source is critical to Mendon, anyone considering change of land use in the area may be requested to provide hydrological analyses, geotechnical analyses, or other studies. The sensitive area designation should also apply to all-natural water courses, and all present and future city water facilities.⁹

Goal:

- Enforce a “no-building or encroachment” area of 50 feet from the centerline of all natural waterways to prevent habitat and water degradation.

Agricultural Uses

Guiding Principle:

- Support all forms of agriculture including production, processing, and marketing so long as it does not impact the health, safety, and wellbeing of the community.

Since its inception Mendon has been a rural agricultural-based community. Although with the changing times as more and more families are no longer directly tied to the land Mendon still enjoys the open, pastoral settings that surround the community. A slow and steady growth pattern that does not encourage large residential or commercial developments on the far edges of the community is preferred.

There are currently no Agricultural Protection Areas within city limits as per Utah Code Section 10-9a-403(3)©

The agricultural zone designations are as follows

A-1 Agricultural 2.5 acres

A-2 Agricultural from 5 Acres up to 10 acres

A-3 Agricultural from 10 Acres up (generally located west of the canal)

Agricultural – (A-1) lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.

⁸ Or potentially public.

⁹ Refer to Public Works and Environmental Quality sections for more details.

Agricultural – (A-2) Lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available .

Agricultural – (A-3) Lot sizes 10 acres or more may have no access to secondary water (irrigation) may be dry farmed and reduced production due to insufficient water.

Goal:

- Encourage new agricultural growth around town and larger lots above the canal on the west side.
- Provide for the future needs of the farming community

Commercial/Light Industrial Land Uses

The commercial zone designations are as follows

Commercial C-1

Light Industrial LI-1

Guiding Principle:

- Evaluate standards for each occupancy type, signage, landscaping, street improvements, and city entryway development standards that promote and protect the City's rural character.

Mendon City has little commercial or light industrial activity within the city limits. As part of this planning process the city has designated certain areas suitable for these activities. There are three primary commercial areas proposed: near the City center, adjacent to the Union Pacific Railroad tracks Northeast of town (approx. 250 East and 800 North, and SR 23.

Commercial – (C-1)

It is Mendon's desire to see small businesses that provide services for the benefit of the community locate and establish in this zone. Mendon is not anticipating any large retailers or big commercial ventures to utilize this zone. There is no specific acreage limitation currently.

Light Industrial – (LI-1)

Mendon hopes that current in town home-based businesses will continue to grow and new community friendly industries will look for rural settings to establish their operations. The light industrial zone is intended to give them a location with the space and access necessary to establish, expand or improve their facilities. The zone is located Northeast of town (approx. 250 East and 800 North) below the railroad tracks. There is no acreage limitation currently.

Goal:

- Encourage new commercial growth downtown, to the North, and eastward.

- Future commercial, manufacturing, and industrial growth will be encouraged and developed while regarding the City's rural character.

Circulation

Guiding Principles:

- Encourage new development to incorporate the City's planned road, streets, pathways, and trails as generally delineated on the Land Use Map.
- Reference the Cache County Trail and Parkway Master Plan as a guide to support trail designations within and adjacent to the City boundaries, including the Bonneville Shoreline Trail (BST).

A future vehicular circulation system is shown on the Transportation Map. The existing grid network of local streets is extended throughout the new growth areas.

Annexation Declaration Boundary

Guiding Principles:

- Mendon's declared annexation boundary is defined by county road 2000 N on the north, the Little Bear River to the east, county road 3200 S to the south, and the forest service boundary to the West.¹⁰
- Major new development shall provide access for the future development of adjacent property.

Annexation Plans

Annexation, or incorporation of additional lands into Mendon City, will occur as the demands of growth and development increase. In the annexation process, boundaries are extended, and residents of a newly annexed area become citizens of the City. Therefore, citizens share in the benefits and responsibilities of that citizenship.

Potential annexation areas located outside of Mendon City's current boundaries have been identified in the Mendon Annexation Policy Plan¹¹, which was adopted in November, 2019, responding to the requirements of Section 10-2-401.5 of the Utah State Code.¹² The purpose for the plan is to be a guide for making decisions regarding the future annexation of unincorporated lands into the boundaries of Mendon City. To provide good guidance, some of the plan elements should be further developed. The plan map should provide more specifics as to the proposed annexation area boundaries, including detail on parcel lines, total acreage, roadways, section lines, and other features.

Goal:

¹⁰ Approx. 11,430 acres

¹¹ Mendon City Code: Ordinance 2019-06

¹² See Appendix C

Provide for a rural community with activities, enjoyment, livelihood, and safety for all residents.

Additional land use Goals:

- To manage new growth, so that the City remains a compact, identifiable community.
- To provide land areas for residential, agricultural, commercial, and public lands that promote compatibility of land uses and areas for future expansion.
- To carefully arrange land uses so that city sensitive areas are protected.

Housing

Introduction

With a goal to organize a controlled approach to the housing development and growth that is an ongoing process throughout Cache Valley, and in order to align with state law¹³ regarding housing, while maintaining the characteristics of Mendon City that make it desirable for existing residents, the housing portion of the Mendon City Plan addresses current amenities, availability of housing based on income level and market stock, impediments to the process, and progress made. Within the scope of available options, the Mendon City Plan seeks to promote processes that allow for affordable housing opportunities while also preserving current quality of life.

Setting

Guiding Principle:

- All new housing, housing adaptations, and annexation will follow city low-density guidelines in order to protect community enjoyment characteristics and to fit within the environmental limitations.

Mendon City residents enjoy mature growth vegetation, large lots and open spaces, in addition to close access to outdoor recreational activities. The town incorporates public parks and venues, a town hall and library, a walking path, a historic civic building useable for events, historical properties, and an elementary school in addition to being near to mountain hiking and cross-country skiing paths. Mendon residents strongly consider living in Mendon desirable because of the small-town rural feel along with the warm community atmosphere. Residents responded to a recent survey with overwhelming support for maintaining larger lot sizes. Larger lot sizes, open areas and mature vegetation and community closeness contribute to the ambience that makes Mendon a favored area.

Mendon primarily consists of single-family housing on larger lots. For reasons that will be listed later, high-density housing, either as single-family homes on small lots, condos/townhomes, or large multi-unit buildings, is not feasible. Mendon does include some 4-plexes and a fair number of accessory dwellings which tend to be basement apartments or mother-in-law style dwellings. As Mendon currently has little commercial presence, housing above commercial properties does not currently exist nor is housing in a “walk zone” around a commercial hub available.

¹³ The State of Utah adopted legislation (section 10-9-307) regarding the availability of affordable housing within communities in 1996. The goal was for communities to develop plans to make low-moderate income housing available within each community in order to allow persons of varying income levels to benefit from and to be part of all aspects of neighborhood and community life.

Housing Availability

At present it can be difficult for people to find housing in Mendon. Many homes are sold by word- of-mouth or are under contract within days of being listed. Mendon residents have stated that their adult children, who were raised in Mendon, cannot move back to town due to the lack of available houses and because of the high home values. Since the town is considered a highly desirable living area, and owing to limited housing, there is a shortage of low-moderate income housing. This is due primarily to environmental factors beyond the control of city officials.

In accordance with state law addressing the availability of moderate-income housing, Mendon seeks to encourage the development of affordable housing within the scope of outside limitations and the desire to maintain the community's preferred characteristics.

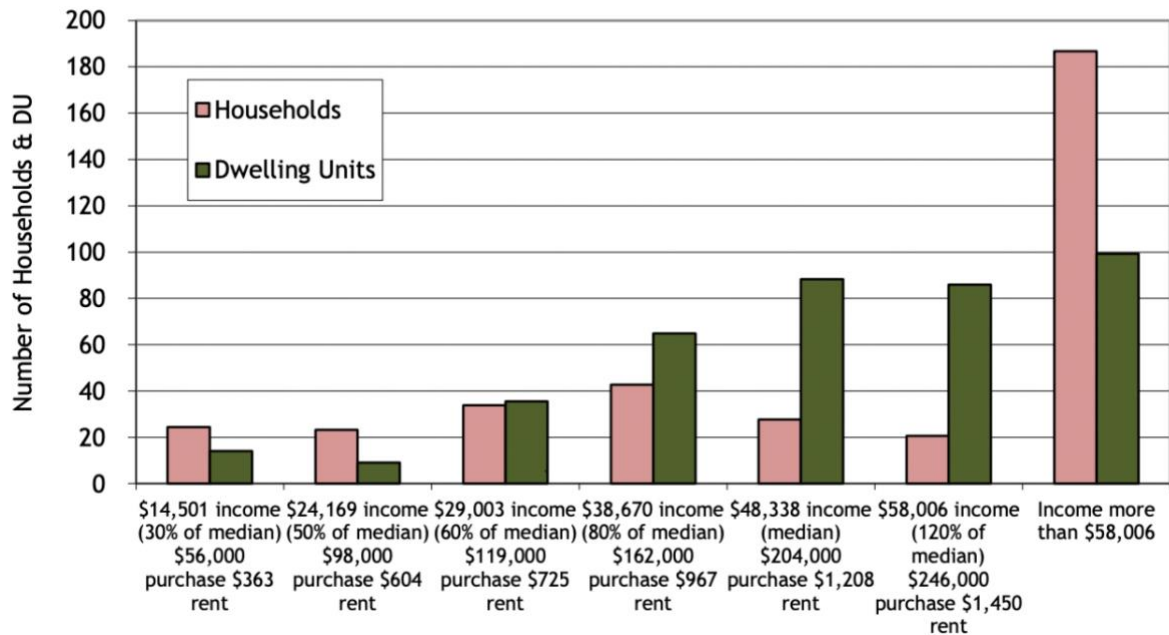
The information on the data tables has been prepared utilizing the State of Utah Department of Community and Culture, Division of Housing and Community Development to analyze existing supply and demand of moderate-income housing. This model has been used across the state to make a similar analysis for communities. Statistics for individual cities were taken from the 2009 American Community Survey estimate and from data collected by the City. The supply of moderate-income housing was predicted using past growth patterns and the state's population projections. Data used in the analysis includes only households and incomes within Mendon and the conclusions reached must factor in proximity of the existing stock of moderate-income housing in Logan City and all of Cache Valley.

The formula calculates whether Mendon had a surplus or deficit of moderate-income housing for its population. The tables indicate the current status of moderate-income housing and the future deficit and/or surplus in moderate income housing as indicated by the statistics in the model. The estimated population of Mendon is 1,306. Population projections from the Utah Governor's Office of Planning and Budget show the population of Mendon increasing by an average of 2.1% each year however this may not be the case as water and sewer conditions continue to prohibit growth. As the population increases there may be an increased need for low-moderate income housing.¹⁴

Though information varies somewhat based on the most recent census (2010) and the American Community Survey Estimate (2009) and other state and county records, median household income for Cache County, Utah for these purposes was determined to be \$48,338. At 80%, a moderate family income is \$38,860 year (Figure 1).

¹⁴ Moderate income housing is defined as: "Housing occupied/reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county for which the city is located." Utah State Code: 10-9a-103(29)

Figure 1: Number of Households and Affordable Dwelling Units - 2012

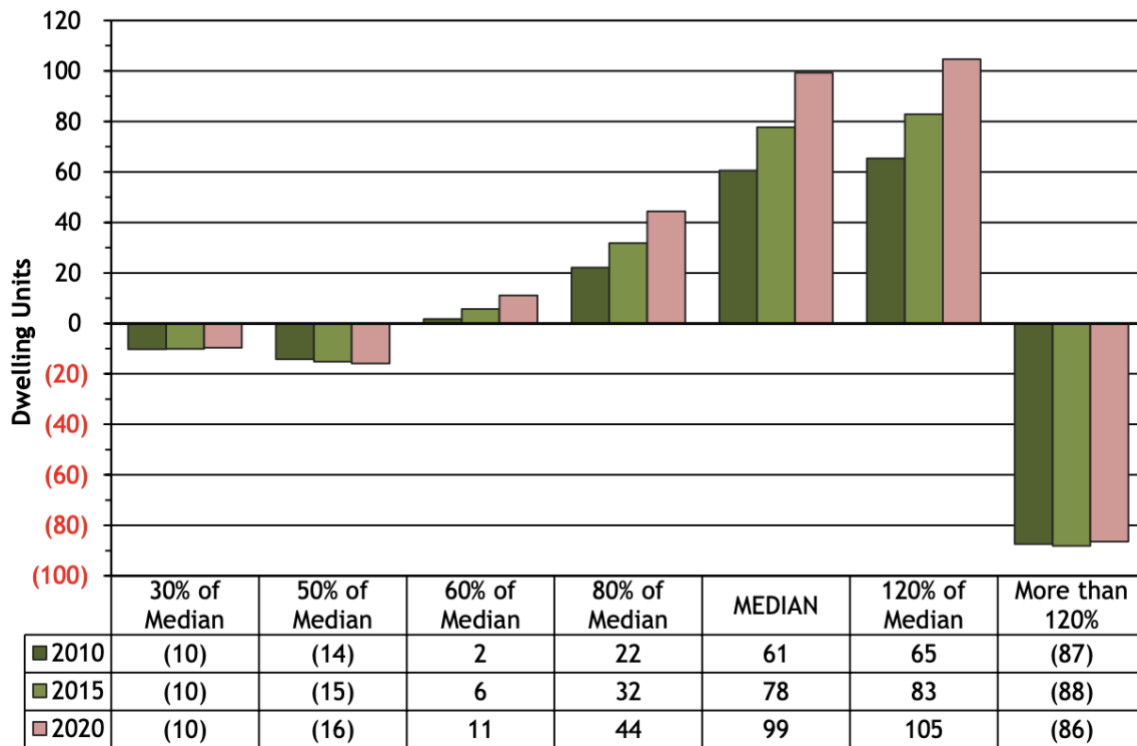


Analyses conducted for this Plan revealed a deficit of low-moderate income housing in Mendon for households making 50% or less of the AMI, as seen in Figure 1. Likewise, there is an apparent deficit of housing for those who make more than 120% AMI. There may be several reasons for the analysis revealing that there is a deficit of moderate income housing for households making 50% or less of AMI.

Demographic groups in Mendon that are not easily tracked with US Census and other survey methods, and which could be at least partially contributing to the deficit, include the following: Multiple households living in single housing units and seniors who make less than 30% of the AMI but have already paid off their mortgage or own their home outright. These demographics could be contributing to what is shown by *Figures 1 and 2*. Additional research and data on household status by age and income would be necessary to confirm these assumptions.

Figure 2 depicts the trend in moderate income housing supply until 2020. While there is currently a shortage of moderate income housing, that shortage is not predicted to increase over time.

Figure 2: Trend in Moderate Income Housing Supply



Goals:

- Ensure that city code and zoning ordinance is structured to prepare for controlled and organized growth while maintaining the characteristics valued by current residents.
- Continue a low-density modified Block/Grid system as the city expands.
- Work with BRAG or other programs with an objective toward encouraging and facilitating affordable housing where possible.
- Streamline any housing-related processes by making documentation, zoning information and application forms, available online, making city code, zoning code, municipal resolutions and subdivision ordinances into a cohesive system with cross referencing to facilitate information gathering and to keep the planning process clear and understandable.
- Streamline approval process between Planning and Zoning committee and city building inspector.

Limiting Factors and Housing

Guiding Principle:

- All new housing within Mendon City must fit within the requirements for environmental safety¹⁵ and must be stubbed for future city sewer and if applicable, irrigation.

The unavailability of moderate-income housing in Mendon is generally not regulatory in nature but is largely a problem of environmental factors including limited water, lack of sewer, and lack of access to jobs and services.

Environmental Factors

Mendon sits in a geographically and environmentally unique location. Though it is at the base of the mountain range and water is plentiful on the west side of the range, it is in a shortage on the east side. Despite much effort and expense in trying to develop additional culinary water supplies, scarcity of city water for culinary uses is still a significant concern and the pursuit of such has led to city debt. Due to the shortfall in water, Mendon has only been able to approve a limited number of new house permits since 2009 and while recent small successes have allowed for additional building options, the city still does not have the consistent volume or pressure necessary to support the development or housing density that would be required to encourage low-moderate income housing.

The land composition under Mendon brings increased challenges. Mendon does not have a sewer system and relies on individual septic systems to handle waste. To the west the ground is a combination of silt, clay, and heavy soils with a steep slope and is relatively inhospitable to septic systems. Existing and new systems generally require longer, and more leach lines and the septic systems have a shorter life expectancy, some at roughly 15 years. Because of the use of septic systems, lot sizes are limited to a minimum of 5/8ths of an acre and multi-family housing is more problematic because larger lot sizes are required to accommodate the septic needs. High density housing of any type is not possible due to the lack of sewer system.

As one moves to the east of town the water table rises causing a geologic hazard. Ground water sits roughly 18 inches or less below the surface on the east side of town, with standing water at or above ground level during spring run-off or fall rain and into the summer, also causing difficulty for septic systems. Furthermore, there are existing wetlands and protected areas on the east side of town which inhibit development. In addition to making wells and septic systems problematic or even impossible, basement flooding has been a regular occurrence in different parts of the town and outlying areas.

Though most of Mendon City proper has access to irrigation, it is not available to all residents. Additionally, while it can be extended to some areas, it is not available West of the irrigation canal due to slope. Historically, when residences do not have irrigation, they tend to use culinary water to maintain lawns and vegetation. This places a considerable strain on the city's ability to provide and maintain sufficient culinary water to the town, much less to new homes. Any applications for building must be considered in light of the availability not only of access to

¹⁵ Including but not limited to: lot size, culinary water and irrigation water access, septic approval, set-back requirements and right-of-ways, slope, storm drainage requirements.

culinary water, but also the access to irrigation water in order to protect culinary water for culinary uses only.

Mendon's original and current block-grid development pattern calls for one and a quarter acre lots. Those can be divided once to allow for two building lots. Building lots may not be smaller than 5/8ths of an acre to manage environmental factors that impact septic systems and water. Mendon has the potential for lot division on many existing properties currently zoned for single family residences. Additionally, Mendon has added additional zoning to allow for 2-4 unit residential development and manufactured real property, though larger lots must be allowed for 3-4 unit properties due to septic requirements.

Socioeconomic Factors

Mendon has little in the way of available jobs or services. Most residents in Mendon commute to Logan, the largest town in the valley, and farther for daily jobs and services. At an average commute of 25 minutes each way to the nearest significant job and services area, a household making 50% or less of the median income would find it difficult to pay transportation costs in addition to housing and other expenses and even at 80% of median income the impact could be taxing. While public transportation services are available in Logan and some other areas of the valley, they do not extend to Mendon. Though discussion has occurred with the valley transit authority, Mendon simply does not have the population density to support public transportation services at this time.

As Mendon is such a small rural town, most of the state suggested options for promoting low to moderate income housing¹⁶ are not applicable either due to the environmental restrictions or because the options simply do not exist in this setting. Those that are possible in specific circumstances¹⁷ have been added into city code where applicable.

Goals:

- Continue long-term efforts to plan for additional culinary water, irrigation water, and sewer.
- Continue long-term efforts to plan for public transportation.
- Ensure that guidelines for multi-family and any type of high-density housing are clearly defined to protect current residents and rural feel and to function well in current environmental limitations.

Housing Looking Forward

Guiding Principles:

¹⁶ i.e. repurposing old buildings, building houses above commercial establishments, offering tax benefits for low-moderate income housing development, allow for higher density housing, etc.

¹⁷ i.e. accessory dwellings, limited 2-4 unit properties

- All annexations and/or new housing in Mendon City will bear their own cost and may not place undue expense or impact on existing residents through utility, maintenance, developmental or other expenses.
- All new housing within Mendon City must follow the city building permit process, must be approved by the Planning and Zoning Committee, and must fit within city code and planning and zoning guidelines.

As Mendon looks at allowing additional housing development, the many impediments involved must be considered deciding factors in approving or denying said applications. As mentioned, lot size, soil and slope conditions, availability of irrigation and culinary water, and cost to the city must be considered. History has shown that property taxes alone do not cover the cost to the city of new development as the city takes on the expenses for power for lights, road maintenance, snow removal, run-off water maintenance, additional city employees, and more. Imposing impact fees high enough to cover these expenses would make housing prohibitively expensive. These expenses become determining factors for new development as the City Council considers budgetary concerns. With little in the way of taxable business commerce in the town, the tax base providing for the city budget is limited and must be allocated carefully.

Recently Mendon has adapted city code to make 2-4 family units, permanent manufactured housing, and accessory dwelling units more accessible within the confines of environmental limitations. Additionally, as the town grows and more commercial presence is added, zoning will allow for residential living above commercial properties which will accommodate both lower priced housing and easy access from said housing to the town's commercial areas.

As the cost of land and housing has increased in the past decade, market demand has looked for additional and more affordable ways to provide housing. Some of these include tiny houses, container homes, and tree house homes. While Mendon wants to encourage affordable housing or vacation housing, it is also important to maintain building codes for the safety of residents and citizens. Mendon requires homes to be built within the guideline of IRC and/or Utah State approved building codes.

While the IRC has recognized and issued some basic clarifications as to what is considered a tiny house (2018), they have not yet fully applied building code to these specific building types. As new housing types are developed, building codes will also be developed to address their unique characteristics. Until building code is developed for these newer building types, or unless these new housing types can be fit in to or adapted to current IRC and/or Utah State code, Mendon reserves the right to deny the building of such dwellings. As the market is continuously changing, and as new building code is developed, the city council will continue to review building types with available building code and update city code as needed.

While some building types are not yet defined by building code, many non-traditional building practices and supplies have been developed that may reduce the cost of building and speed up the process. In general, these can be fit easily within the IRC building code. These include but

are not limited to metal buildings, concrete foam, foam block, and other similar building methods. In an effort to promote affordable housing, Mendon will encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies within the IRC/Utah State building code structure.

When culinary and irrigation water problems are surmounted and when the city has sewer, then the city council will be able to look at options to allow for greater development promoting low-moderate income housing. In preparation for such future plans, city code has recently changed to require new houses to place all in ground hook-ups for sewer¹⁸ so that transition will be smoother when the time comes.

In addition to housing desires, the city continues to work on developing a greater economic base, streamlining traffic patterns, and protecting the environment and quality of life. Considerations for future housing development will be an ongoing process in relation to these other city factors so that all may grow together in a harmonious pattern. While sewer and water limitations do not lend to hotels and motels or other similar high density short-term housing, Mendon will consider low density short-term rentals such as bed and breakfast or vacation rental by owner, in accordance with city code guidelines, zoning, and based on neighborhood impact.

Goals:

- Regularly review and update city code as IRC code becomes available for more affordable housing types in order to facilitate affordable housing.
- Combat negative perception of affordable housing by educating residents and acknowledge the economic and social consequences that high-density low-income housing developments place on neighborhoods.

City Action Plan for Moderate Income Housing:

In accordance with Utah Code 10-9a-403 (3) (a) addressing the planning for moderate income housing growth, Mendon seeks to encourage the development of affordable housing within the scope of environmental limitations and the desire to maintain the community's preferred characteristics.

The City of Mendon has identified three strategies within the state law that shall be adopted to encourage and improve the availability of moderate-income housing.

1. 10-9-403(3)(b)(iii)(E) The city has expanded zoning definitions to make accessory dwellings more achievable.
2. (10-9-403(3)(b)(iii)(F) The city has added the option for residential dwellings above commercial spaces in the commercial/residential zone.
3. (10-9-403(3)(b)(iii))(A/X) The city has broadened zoning options for 2-4 unit residential buildings within residential zone of the city.

¹⁸ And irrigation when needed.

Economic Development

Introduction

Since the 1950's Mendon has transitioned from a rural community with primary income from animal and crop agriculture to a larger town where occupations nowadays in private companies and government institutions provide the income for most of its citizens. Over these years, home occupations emerged to augment family income with the current number being around seventy licenses.

Current State of Economic Development

Over this period of sixty to seventy years, as dairy's closed and farmland shifted to residential property, and residents began to commute more and more to outside places of employment, home based business became more common, with the current Home Occupation license density being about 15%, and steadily growing. There are a few commercial establishments in Mendon, and Mendon has established a Light Industrial zone with a move towards possible attractions of some additional business and employment opportunity to the City. Bed and breakfast establishments are also finding their way into town. With the revision of Mendon's General Plan, now is a good time for the City to take a more active role in guiding business development for increased economic opportunity for its citizens as well as increasing the revenue base needed for sustaining and growing City infrastructure.

Guiding Principles:

- Balance the rural, open atmosphere of the City with added significant development of the types of businesses conducive to this environment.
- Businesses properties in the commercial and light industrial zoned areas of the City should reflect a rural or country look with pleasing landscape and pastoral setting, remaining sufficiently attractive that homes and yards could be interspersed with light industrial businesses without aesthetic degradation.
- Economic development should provide a healthy source of tax and charitable contribution revenue back to the City and non-profit organizations within the City.

Mendon Economic Development Council (MEDC)

Home and small business development and growth in Mendon could be nicely facilitated through the creation of a Mendon Economic Development Council. The Office of Rural Development, a branch of the Utah Governor's Office of Economic Development, provides guidance and other resources for small towns across the state. This council, appointed by the Mendon Mayor, could serve a liaison with this state office, securing training materials, grants, and other guidance for businesses of Mendon. Their charter would be to guide Mendon businesses to success and profitability balanced with keeping Mendon's residential characteristics rural, open, and as a "quiet hamlet". A second part of the MEDC charter could be

to assume the assignment of administering Mendon City business licenses, removing this burden from the Planning and Zoning Commission, the MEDC engaging City provided secretarial services for this task.

Such a Mendon Economic Development Council might be composed of 4 citizens of Mendon, experienced business professionals, with a love of Mendon's quiet, agricultural personality. A City council person would be tasked with the oversight of the MEDC (and ideally, would be a member of the MEDC) facilitating the placement and growth of home business, small retail shops and modest light industrial growth in the City, balancing such growth in concert with this General Plan. The MEDC would submit monthly reports to City Council.

Land use (zoning) and economic development governmental bodies in Mendon will coordinate to facilitate economic development in harmony with the small town, rural atmosphere upon which Mendon was founded. The types of businesses that are conducive to this atmosphere may be restaurants, bed & breakfast lodging, agritourism, farmers market, and the home businesses mentioned above. Aesthetic appearance of such businesses will enhance the small town feel of Mendon. For example, the corner lot just east of the Mendon Station building (1st North and Main) might be the perfect spot for a hometown hamburger restaurant with a root-beer bar (different flavors of root beer on tap). The building could be designed with an early 1900's railroad theme or an old-fashioned barn and house a small entertainment stage. It could be a draw to people throughout the valley just like the Mendon Station Restaurant was years ago.

Goals:

- Establish Mendon Economic Development Council which would report monthly to City Council, and operate in concert with an assigned City Council person.
- Business coaching by the MEDC for the health of home and small business in rural settings will also promote the benefits of "giving back" to the community and Mendon City, via charitable contributions and job opportunities. The vision is to provide increased Mendon Citizen employment and on-the-job training and learning opportunities for the young generation of Mendon City.

Home Occupation

The City's Zoning code defines "Home Occupation" as 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 affect the rural or residential character of the neighborhood.

A challenge currently, and perhaps into the near future, is that some home occupation type business activities in residentially zoned neighborhoods negatively impact the "residential character of the neighborhood". Examples of negative impact from home businesses include large sheds for automotive repair, processing honey, cabinet shop. Another significant negative to residential neighborhood quality is the parking on city streets of construction equipment

(loaded or unloaded), 18 wheelers, lawn and yard maintenance equipment on trailers. Mendon City supports and encourages home occupation businesses, with the stipulation of keeping the neighborhood appearance “residential”, as opposed to “industrial”.

Some “Home Occupation” business in the city fall into the category of short-term rentals (STRs), permitted under conditional use. State laws have more recently emerged and continue to evolve for the regulation of such establishments. The growth of such business in Mendon should be cautiously untaken, such as to try it on a modest basis, but carefully control the growth of such business with rules in place to limit its expansion should negative impacts on the community be experienced.

Goals:

- Continued encouragement facilitation of “Home Occupation” type businesses with the objectives of local employment for Mendon citizens and for increased tax and charitable contribution revenues to Mendon City, utilizing the newly formed MEDC a key asset for realization of this goal.
- For all “Home Occupation” businesses that are out of character and outside of zoning guidelines of the residential zone they are in, community officials and business owners will work together to relocate the growing business to the Light Industrial, or Commercial zones within the City.
- Ensure that City code is in place such that Short Term Rental establishments in the city are operated under a limited number of conditional use permits, also being reviewed periodically (e.g. no less than once per year) by the City Council.

Commercial Business Zone C-1:

Mendon City has roughly 10 acres of Commercial Zone, intended to support retail establishments for walk-in business. The City’s commercial zone (C-1) located primarily in the area of 100 West to Main Street and between 50 South and 250 North (see map). These are established to support business such as:

- Restaurant or Soda Shop
- Automotive Repair
- Home Garden Center (Greenhouse)
- Restaurant
- Quick Stop Market/Store
- Hardware Store (e.g. Ace or True Value)

Additional commercial establishments of these types in Mendon would help the City achieve a healthy level of economic development.

Goals:

- With assistance from the Utah Governor's Office of Rural Development (ORD), the MEDC would focus to create rural economic growth in these areas, perhaps not particularly limited to the list above.

Principals for Commercial Zone Aesthetics

- Street parking areas (e.g. diagonal or parallel) are permissible for commercial zone customer traffic where the parking period is typically no more than one hour. Otherwise, and particularly for employees of commercial establishments, off-street parking to the rear, or side of the commercial establishment should be available.
- Commercial Zone building design and look should be a natural extension of existing and/or surrounding areas.
- Buildings of the Commercial Zone should create a sense of identity and visual continuity by similarities in scale, height, massing, façade organization, use of materials, colors and roof shapes.
- Consistent street frontages of buildings are encouraged.
- Landscaping of commercial zone areas should include trees, shrubbery, greenery with landscaping designed making these areas attractive, easily maintained, characterized by flower gardens and/or other visual features aesthetically pleasing to customers and tenants alike.
- Public spaces should be encouraged, particularly in the central commercial areas, allowing for walkable space (trails, walk ways, and recreational opportunities for individuals working and living close to these areas.

Light Industrial Zone LI-1:

The previous Zoning Code (2010) for Mendon City lists some permitted uses which, once implemented, have proven objectionable, strongly protested by neighboring residents. This revised General Plan strongly recommends removal of the following, and any similar uses to these, from the revised zoning ordinance:

- Asphalt or concrete ready-mix plant
- Explosive manufacturing or storage
- Flammable substance storage
- Foundry
- Freight or Truck Terminal, or any business involving substantial traffic of 1800 wheeler or other truck/trailer/pup rigs.
- Gasoline or diesel fuel sales facility
- Grain Elevator
- Heavy Equipment Sales & Service
- Junk Yard or Automobile Wrecking Yard
- Manufacture or Processing of Hazardous Chemicals or Gases
- Pit, Mine or Quarry

- Power Plant
- Recycling Center or Plant
- Vehicle Impound Yard

Principals for Light Industrial Zone Aesthetics

- All parking should be off-street, at the sides, or rear of light industrial zone buildings.
- Larger building setbacks are appropriate, perhaps on the order of 30 to 50 feet, with the front area landscaped with lawns, trees, shrubbery, and walkways such as to render the premises attractive to the neighborhood and to passers-by.
- Out-of-doors parking of machinery or other vehicles, or industrial storage areas should be enclosed and screened from public view, preferably in the rear of the building(s).
- Extensive landscaping should be required between buildings and yards of the light industrial zone, and any adjacent neighborhoods—such as berms, rows of trees, and automobile headlight plantings.
- Building design should be in character with the agricultural beginnings of Mendon, or at least with a quaint, rural, yet attractive and well-kept look pleasing to the community.
- Heavy landscape screening with berms, plantings, and deep setbacks is appropriate for keeping parked vehicles, machinery, and trailers out of sight of neighbors and passers-by.

Goals:

Under this new General Plan, and insofar as possible under governing law, any such facilities in the community will be designated as “non-conforming” and the MEDC will work with the owners and the Office of Rural Development to relocate such facilities to a location in the valley suited for those types of businesses. The remaining types of businesses in the LI-1 listing of the 2010 ordinance will be listed in the revised Zoning Ordinance in accord with this General Plan.

Public Services

Introduction

Due to Mendon City's size, public services are generally limited to a few basic services including culinary water, fire protection, police protection, and road maintenance. However, Mendon does offer several parks, civic events, outdoor sports, and recreational opportunities which make it a unique and great place to live

Projected growth for Mendon will likely require expansion of existing public services, in addition to the continued maintenance of these systems. Annual budgets have, and will, continue to reflect changes and maintenance costs. Mendon City is careful to follow budgeting procedures and guidelines.

As revenue sources are minimal, periodic adjustments to property taxes have been utilized to cover increasing costs for basic services. Mendon will continue to explore additional opportunities to increase revenue sources to meet the growing costs for basic services and consideration of new services. Mendon City will continue to plan for an orderly and efficient pattern of public facilities and services for existing and future residents.

Administrative Services and Buildings

Incorporated in 1870, the City of Mendon has one mayor and five city council members. A city recorder, treasurer, clerk, public works director, building inspector, fire chief and sexton are appointed and serve the City. A planning and zone commission comprising of seven commissioners and a secretary oversee building and growth within the City. A three-member board of adjustments is available to resolve issues that fall under their prevue.

In November of 2016, Mayor Ed Buist dedicated the new Mendon Administration/Library building. Fashioned after the old red, bricked schoolhouse built in 1899, the building provides offices for Mendon's Mayor, Clerk, Treasurer, Recorder, and Public Works Director. A posted schedule allows residents and visitors to seek information from the clerk. City residents have access to a public library and meeting place for city council and Planning and Zoning meetings along with other community, cultural events.

Mendon Station is a community building partially restored from the original Mendon Train Station and is available for family and special events on a fee per hour basis. Rental fees are used to maintain the facilities.

Mendon city sponsors an active and vibrant Youth Council comprised of mayor and council members. Youth Council members provide service to the community as well as social events for the community's youth.

Emergency Services: Fire Protection, Medical Emergency, Law enforcement

Currently, Mendon City has a Volunteer Fire Department which consists of 1 Fire Chief and 23 volunteers. The fire station, located at 50 E 100 N, is also the meeting place for the volunteer Emergency Medical Technicians. All fire protection services, vehicles and equipment are part of the Cache County Emergency Management Services (CCEMS) which includes all cities and towns with Cache County. The Fire station is equipped with multiple emergency vehicles, 2 Cache County full time firefighters and a first responder's vehicle and crew. The City Administration building is set-up to handle major catastrophic event coordination.

In 2020, Logan City will no longer participate in the valley wide CCEMS. Mendon City will need to evaluate and decide how best to cover all fire and medical emergency services going forward.

Mendon City contracts for Law Enforcement through the Cache County Sheriff's Department and is part of the Cache County 911 emergency services district. Animal control is also contract through the Cache County Sheriff's Department.

Mosquito Abatement

Mendon City coordinates with, and is a member of, the Cache County Mosquito Abatement District. City residents pay along with their property taxes an annual mosquito district assessment.

Cemetery

The cemetery was started in about 1860 with John Richards listed as being the first known interment. One of the earliest cemeteries in Cache County and the Cache Valley, it has retained its place as one of the most beautiful. Placed on the brow of a knoll directly west of Mendon, its view of the eastern side of the valley is unmatched. There are currently 1225 individuals listed as being interred in the cemetery.

As of 2020, the Mendon Cemetery has reached its current capacity and the City council has developed a plan to expand the cemetery in phases to the west. Phase I will include an additional parking area, road access, landscaping, secondary water system, reflection area along with an additional 424 new cemetery plots. Mendon currently inters 12-15 people per year.

Cemetery fees were increased in 2019 along with the perpetual care fund to help cover the expansion costs and increased maintenance costs. Phase I construction is targeted for later 2020 with additional phases planned for subsequent years as needed.

In addition, the City cemetery features a war memorial to honor past and present veterans of military service who fought and served with honor and distinction from Mendon and the

surrounding area. Their names are listed along with the branch of service in which they served. Mendon will continue to honor the sacrifices of those who serve by maintaining this memorial and hallowed area. Additional names of those who served from Mendon will be added as they are provided and recognized.

Goal:

Complete Phase I expansion of Mendon City Cemetery, including landscaped reflection area with possible water feature.

Library

Built in 2016 as part of the City administration building, the Mendon library provides services to the greater Mendon community. The library was also designed with a small stage area to host public events. The library includes hard-bound books, audio books, and movies, along with computers and internet access. Mendon City will continue support a city/private joint venture to staff the library and a library board.

Goal:

Place a bell in the City administrative/library building bell tower.

Water

Guiding Principle:

- Continue to acquire additional property and necessary water rights for future growth when available and affordable based on the City's Water Master Plan.
- Cache County is a closed water basin as regulated by the Utah Division of Water Rights and requires a surface right in exchange for a new ground right to be obtained. As part of the Mendon subdivision ordinance a portion of any water on land under consideration for subdividing is to be provided to Mendon City for future ground water development.

Until 2009, Mendon City had sufficient water to meet its culinary water demands. With the partial loss of the Cobblestone well due to high nitrate levels and due to dry climatic conditions water had to be rationed and use limited to indoor needs only. Since that time Mendon has continuously been searching for additional water resources. Mendon is benefitted by the fact that approximately 85% of the town is covered by private, pressurized secondary irrigation systems.

Goal:

- Ensure that Mendon City's Water Master Plan will provide for sufficient culinary and secondary water to provide for Mendon's current and future water needs.

Culinary Water

Guiding Principles:

- All new development is responsible to bear the cost of extending or connecting to the City's water systems. All pipelines and appurtenances to any city water systems must be completed prior to any building construction.
- Culinary water may be supplied outside city boundary at a higher non-resident or commercial water rate including water impact fees.
- Culinary water hook-ups may be granted by the City on a case by case basis for purposes other than strictly residential use.

Mendon City provides culinary water to city residents. However, culinary quality water is in limited supply in the Mendon Area. After the Cobblestone Well tested high for nitrates in 2009, Mendon has been on a constant search for additional water sources. Three test wells were drilled in 2010-2011. The Booster Station Well is one small source developed for culinary water and used to blend on a 1:1 ratio with water from the Cobblestone Well to ensure compliance with culinary water quality standards.

Additional surveying and ground testing have been conducted directly west of town up to the base of the mountains. Results indicated there were no significant ground water sources available. Test recommendations indicated additional water sources may lie to the south of town.

In 2016, Mendon purchased 17 acres west of town closer to the mountain and a significant number of irrigation water shares. Working with Mendon Central irrigation Co., Mendon City was able to convert those shares from irrigation to culinary use and received approval to develop the Maple Bench Spring into a culinary water source with average flow running 65-100 g.p.m. Future plans are to develop a storage tank on the new property at an elevation of approximately 4990 ft. complete with delivery lines connecting all city storage tanks.

In 2017, Mendon City drilled a test hole for water south of town. Based on positive results, a new culinary well was developed in 2018 to supply water for city needs. Over the next year, the water will be piped into the City system and be used to meet current and future culinary water demands.

Once all water sources are fully connected into the system, Mendon City will have spent over \$2 million dollars since 2009 in the effort to locate and develop a dependable water system. The water rate structure and water impact fees associated with development are necessary to maintain and improve the current system.

These improvements have led to Mendon City borrowing a significant amount of money which will need to be paid back. To allow for sufficient time to reduce the current water department debt load limiting the number of building permits issued on an annual basis will need to be adopted to avoid depleting the current water allocation too quickly. In addition, the current city culinary system is unable to deliver adequate water pressure above the canal at an elevation of 4590 feet above sea level. Areas above the City will need to be on wells until a higher-pressure zone is developed in the next 10-15 years.

As of 2020, there are 436 culinary water hookups, including approx. 40 outside city limits. Base water billing rates are \$45 per month for residents and \$55 per month for nonresidents. A three-tiered overage rate is applied after the first 10,000 gallons. Tier I rates are \$.75/1,000 gallons for the next 40,000 gallons used. Tier II are \$1.00/1,000 gallons for the next 40,000 gallons used and Tier III is \$1.25/1,000 gallons for everything above.

Goals:

- Complete development of the Coldwater Well system.
- Renovate existing storage tank to include new concrete lid.
- Refurbish Cobblestone Well and determine if additional water layers may exist down deeper in the aquifer that can be developed.
- Develop Maple Bench Spring as a new water source with tank and pipelines connecting water system to Deep Canyon and Cobblestone tanks and infrastructure.
- Update water impact fee study and increase water impact fee to cover new water systems improvement costs.

Secondary Water/Irrigation

Guiding Principle:

- Continue to allow use of city streets and rights-of-way to be used for installation of irrigation pipelines to facilitate development and use of secondary water systems.
- Where available and associated with existing parcels of land require secondary water sources be provided to all subdivided lots or parcels of land in sufficient quantity to reduce the burden on the City's culinary water system

Irrigation water is provided to Mendon residents by the Wellsville-Mendon Lower Canal Irrigation District and from local springs and small streams. There are three main irrigation companies, including Mendon North Irrigation, Mendon Central Irrigation and Mendon South Irrigation.

There are various private, pressurized irrigation systems and companies loosely affiliated with the main irrigation companies that provide pressurized water to both farm fields and residential lots throughout town. These secondary systems have relieved significant pressure on Mendon's limited culinary water sources. Approximately 85% of the current city residents have access to secondary water.

Goal:

- Participate and support the Wellsville-Mendon Conservation Districts efforts to purchase the canal from the Bureau of Reclamation and pursue grants and funding to expand and replace secondary water systems throughout Mendon including flood control pipes that could also be used for sprinkler irrigation systems during summer irrigating season.

Water Conservation

Guiding Principle:

- With larger lot sizes Mendon City will continue to encourage homeowners and developers to utilize water-wise landscaping principles to minimize water demands.

Mendon City developed a Water Conservation Plan on November 14, 2013. Along with encouraging water-wise landscaping principles the city has also adopted a 3-tier water rate structure that reduced demands on culinary water resources for outdoor use.

Goal:

- Encourage homeowners to utilize USU Extension/Cache Water District Water Auditors to conduct individual home sprinkler system water audits to determine the amount of outdoor water usage and receive additional information regarding how to more efficiently apply the appropriate amount of water individually tailored to each home's landscaping needs.

Wastewater/Sewer

Guiding Principles:

- Septic systems should not be allowed in areas where both surface and ground water quality may be impacted negatively.
- Higher density building should occur West of the elevation of 4440 while lower density growth should be considered East of the 4440 elevation.

Presently, all Mendon residents have septic systems. Future growth will determine where and when Mendon will need to implement a citywide sewer system. Due to an already allocated water system, any treatment options will not allow Mendon to discharge any treated sewer water into the Bear River system if the water does not meet current and future water quality standards.

Current water quality monitoring of Cutler reservoir to the north indicates water quality standards are not being met and may take several years to improve water quality conditions. Mendon may need to look to coordinate with other municipalities to the south or east to join existing sewer systems. The elevation 4440 is important to consider allowing gravity flow to some future location to the south or east. Houses or buildings built below this elevation may require a booster pump to insure adequate flows to the treatment site.

Goals:

- Determine when Mendon City may need to consider moving to sewage treatment
- Explore connecting with Logan City sewer lagoons or other sewage treatment options and determine what will best meet Mendon City's needs in the future.
- Explore requiring new housing to install during initial construction preliminary sewage piping from house.

Utilities

Natural gas, electricity, internet, cable, and telephone are provided by local and regional utility companies.

Mendon City has contracted with a cell phone coverage provider and allowed a cell tower to be constructed within city limits west of town. Contractual agreements provide a monthly revenue source to the City that is used to cover care and maintenance of the City admin/library building.

Schools

Mendon's public elementary school is part of the Cache County School District. Current student enrollment is around 440 students, K-6.

Mendon City has in the past held some community events in the school and will continue to work with the school's principal and school district as opportunities and events arise. The auditorium in the school has a capacity of over 500 people and provides an enclosed area to hold community events.

Garbage Disposal Service

Trash and recyclable materials pick-up are provided by a joint agreement between Logan City and Cache County. This agreement includes Mendon City and its surroundings.

Recyclable materials markets are volatile and therefore long-term materials pick-up is not certain. It is hoped that new recycling methods and demand for recycled materials will increase and reach at least a sustainable level in the future.

Mendon will continue to rely on these options for the foreseeable future

Recreation

Mendon City is blessed by beautiful surroundings including mountains to the west and open vistas to the North, East and South that can be enjoyed in all four seasons of the year. Outdoor adventures include hiking in the Mendon Mountains, mountain biking on the City's mountain bike trail, and canoeing along the Little Bear River and Cutler Reservoir complete with canoe launching and take out sites. Cross country skiing and ice skating on the slough offer some winter recreation as well. Mendon City wants to encourage and enhance these low-impact outdoor activities.

Mendon continues to support an annual softball tournament and summer softball league, youth soccer and baseball, and a Gaga ball court located near Mendon station.

Outdoor Recreation

Guiding Principle:

- Maintain outdoor recreational opportunities as low-impact and family-oriented.

Mendon's budget for non-essential services is exceedingly small but the City does recognize the value of providing as many opportunities as possible to enjoy the outdoors. Development and maintenance of new facilities or venues will rely on a partnership of city and private resources.

A great example of Mendon's approach is found in the bike trail near the Deep Canyon Trailhead. Mendon City provided the property and volunteers developed and maintain the trail used by local and out of town folks.

Goals:

- Build an upper and lower parking lot up Deep Canyon with upper parking area to include restrooms. Encourage "leave no trace" principles for trash removal.
- Build family camping area on city property located along Coldwater Road including developing reservation system, fee structure, locked gate, and restrooms to be available late May to early September.
- Explore with Wellsville Mendon Conservation District possible trail along canal.
- Encourage private development of ski/tubing hill and ice arena.
- Explore additional opportunities for utilization of city parks.
- Replace and expand pavilion on city square.

Sports

Guiding Principle:

- Continue to support existing sports events and venues while seeking to explore new/additional opportunities to expand what the City has to offer.

Mendon City values health and fitness and sees participation in various sports as a great way to provide physical activity for our youth and adult residents. Mendon will support and maintain its sports facilities to encourage team and family related sporting activities that enrich our community.

Goals:

- Develop a pressurized sprinkling for the softball field.
- Explore development of city property near the elementary school to include additional parking to support a sporting complex that may include a pickleball court, youth baseball diamond, basketball court or other priority sporting field or court. Mendon City has also been approached to develop a horse-riding arena.

Parks

Mendon City has three main parks including the Town Square, Pioneer Park and Taylor Park. These areas are groomed and well taken care for residents and others to enjoy. Mendon does not plan to add any additional parks in the foreseeable future. The city will maintain existing city parks to provide large open spaces for residents and their families to enjoy outdoor activities.

Trails

Guiding Principles:

- Mendon City will encourage trails where they benefit the community and are not disruptive to neighborhoods and private residences.
- Mendon City wishes to encourage walking around and through town as a great way of exercising and enjoying time with friends and families.

Mendon has access to several mountain trails in the Mendon Mountains to the west of town that provide scenic vistas of the valleys and mountains to the East and West. Mendon has also had a city trails committee that has worked to extend the sidewalks along 100 East to run the length of the current city boundary.

Current city development strategies focus on a swale system that does not include sidewalks with associated curbs and gutters but there are areas in town that are being considered for additional sidewalk and walkable areas. Mendon residents enjoy walking the quiet streets and roadsides for light exercise and socializing with neighbors.

There are some preliminary discussions on including a walking trail along the Wellsville Mendon Canal if, and when, the canal may be enclosed in a pipe.

Goals:

- Extend sidewalks along all sides of the town square.
- Connect Pioneer Park with the town square by extending sidewalk from the town square West along 100 North.
- Connect 100 East to the Town Square along 100 North by the Fire Station.

Civic, Cultural, and Educational Activities

May Day

The first Saturday in May is the annual Mendon May Day celebration. This tradition dates back to the earliest days of Mendon's founding in 1859.

Pioneer Day

The first Saturday closest to July 24th is Mendon's Pioneer day celebration. The week prior to the celebration is filled with community activities and events. A parade down main street highlights community leaders and valley wide communities and organizations. The Saturday

celebration culminates with Softball tournament championships in Men's and Coed games capped off with spectacular fireworks on the ball field afterwards. Residents and visitor surround the field on the lawn and look-up to see the display overhead and enjoy the sounds of music over the speaker system.

Christmas sing-along

In early December, as the holidays begin to unfold, residents gather at the Mendon Station for a program and sing along to celebrate Christmas.

Easter Egg Hunt

On the Saturday closest to Easter each year, Mendon City sponsors an Easter Egg Hunt on the town square for youth up to 12 years of age. Members of the Mendon Youth Council and other volunteers load dozens of Easter Eggs with candy and prizes for the eager participants. In recent years, a visit from the Easter Bunny has delighted the crowd and participants.

Other

Mendon has enjoyed old fashion bed races, lawn tractor races, the "Gag House Follies" as well as production of the movie "the Wellsville Kid", and "Concerts in the Park". Mendon has also enjoyed a city band, theatre troupe, and sewing associations. Mendon City will continue to explore other city sponsored as well as citizen hosted events to further enrich city residents' lives and bring our community together to enjoy each other's company and association.

Transportation

Introduction

Mendon City's transportation corridors provide access to a variety of destinations and are utilized by a variety of vehicles including bicycles, cars, trucks, buses, tractors with farm equipment attached, large semi-trucks with trailers and smaller ATVs and UTVs as well as walking and jogging paths.

Guiding Principles:

- Specific name designations will not be used in identifying new streets or roadways.
- New rights-of-way for transportation corridors will be 99 feet in width with asphalt at 24 feet in width aligned with the center line of the right-of-way.
- Major new development shall provide access for the future development of adjacent property. All streets and roads will extend to the property line leaving no gaps.
- No permanent structures or vegetation is permitted within city rights-of-way unless allowed under city ordinance or by written permission from Mendon City.
- All improvements required by city ordinance and resulting from new development that is to occur within city rights-of-way will be completed prior to commencing any building construction.

Layout

Originally designed in a block/grid system of streets originating from the intersection designated as Center street and Main street, and increasing in 10 acre blocks growing North, South, East and West in increments of 100 from the center with a typical street being designated as 100 West, 200 South, etc.¹⁹

The simplicity of the block/grid system, once understood, makes locating homes and buildings quick and easy. Mendon will continue to the extent practicable to use the block/grid system in designating new streets and roads as they are added to the City's transportation system allowing only slight deviation to connect to existing streets and roads that are currently not in alignment.²⁰

The city is dissected by State Road 23 (SR-23) that runs North and South and is a major transportation corridor for the Westside of Cache Valley from Newton to Wellsville. Semi-truck traffic is heavy at times, as large trucks use the highway to transport cattle to the Hyrum processing plant, as well as other large trucks carrying other commercial goods to destinations

¹⁹ See *Transportation Corridor Map* in Appendix A (pg. 52)

²⁰ See *Transportation Corridor with Block-Grid Overlay Map* in Appendix A (pg. 53)

in and out of the valley. Many city residents use SR-23 to access SR-30 to the North and then East into Logan for work and shopping. Others use SR-23 to the South and connect with Highway 89/91 to travel to points along the Wasatch Front or destinations in or out of the state.

County Road 600 South²¹ is an additional County Road that links Logan with Mendon. Other County roads along 5400 West, 5900 West²² and 6400 West are other transportation routes essential to transportation in and around Mendon. Due to the Little Bear River and Cutler Reservoir transportation out of Mendon is either by way of SR-23 or the Old Mendon Road (600 South) and are considered vital transportation routes.

Recent improvements along the Old Mendon Road to upgrade culverts and bridges after significant flooding in 2017 has improved that route. Mendon City will continue to work with the county road department to encourage regular maintenance of 600 South to provide a good road surface.

Goals:

- As development occurs, extend county road 5400 West to the North to align with county road 000 North to allow for the development of a future commercial/light industrial zone designation with access to SR-23 to the West.
- As development occurs to the West, extend county road 6400 West Northward to county road 000 North and to the South accessing the county road to Coldwater and the Forest Service boundary continuing South along county road and the East ward until connecting with 5900 West.
- As development occurs, extend 100 East Northward until it connects with 000 North in the county.
- As development occurs, extend county road 5900 West to the South and East to connect with SR-23.
- As development occurs, extend 300 North Eastward to county road 5400 West.
- Identify additional North/South and East/West roads important to traffic flow within Mendon City.

Public Transportation

Currently the Cache Valley Transit District (CVTD) does not provide public transportation to and from Mendon and is currently the only public transportation system in the county.

Goal:

- Work with CVTD to determine what is needed to include Mendon has part of the public transportation route and what date in the future that might happen.

²¹ Also known as “Old Mendon Road”

²² Also known as “Cobblestone Road”

Railroads

Union Pacific Railroad tracks are located on the east side of town. Today the train passes by the town only once daily. No passenger service is available.

Airports

Guiding Principle:

- No private runways shall be allowed within city limits.

There are no public airports in Mendon.

Alternative Transportation

Mendon City, being a smaller community, does not have traffic congestion or areas of high use except for along SR-23. Alternative forms of transportation including bicycles, ATVs, UTVs and motorcycles can utilize city streets and roads in accordance with current city ordinances. Many city and adjacent county roads are utilized for pedestrian traffic.

Parking

City street and road rights-of-way may be used for residential parking. City rights-of way are not to be used for parking abandon vehicles or to be used to park trailers or equipment long term.²³ City street and road rights-of way must be clear from overnight parking during December through February from 10:00 pm until 6:00 am.

²³ More than 1 week.

Environmental Quality

Introduction

It is no secret that Mendon City's proximity to the natural environment, and the exceptional condition of said environment, is a contributing factor in many citizen's decision to live here. Therefore, it is determined that 'Environmental Quality' should be a priority included in this General Plan.

Current and future leaders of the community should use this document as a resource when making decisions which impact the facets discussed in the following section. Natural resources analyzed in this section include air, water, geology, soils, and wildlife. Often, the condition or development of these elements has caused the existing growth patterns and will influence future development.

In addition to this analysis, this section also includes a review of potential environmental hazards, and other factors which contribute to Mendon City's environment. Even more important is understanding the fragile condition of the local environment and how delicate changes can improve or reduce the quality of life.

Air Quality

Guiding Principle:

- Activities which cause significant particulate emissions should be relatively limited and balanced.

Mendon is located in the Cache Valley PM2.5 Nonattainment area. This means the community regularly experiences poor air quality because of harmful particulates in air. This problem is only exacerbated by the meteorological phenomenon known as inversion. This occurs when cold air is trapped below a layer of warmer air, trapping particulates, and creating a haze that is commonplace during the colder months. The two major contributors to high levels of PM 2.5 in Cache Valley are mobile/vehicular sources and area sources, which include emissions from homes and businesses, and wood burning.

Mendon is only one small city in a large region of contributing communities. This fact, however, does not unburden the leaders of the community from the responsibility of stewardship. Air quality is vitally important to maintain quality of life, especially to those who belong to more sensitive groups such as children, seniors, and those with heart conditions, asthma, or other respiratory ailments.

Goal:

- To explore practical and innovative attempts to help Mendon reduce its contribution to air pollution.

Water Quality

Guiding Principle:

- Development should be limited around all waterways and sensitive areas which have direct correlation with overall water quality.

A significant consideration in planning for Mendon is awareness of water issues including culinary water, surface water, and groundwater issues, as well as valley floodplains that extend into Mendon. The condition of the City's water supply impacts nearly every other facet of community health, particularly that of citizenry and local flora and fauna. Protection of this valuable resource is a high priority issue and directly related to the Mendon's proactive approach of providing future municipal wastewater treatment facilities.

Mendon is located within the Little Bear Watershed along with the greater portion of Cache Valley. The foothills between the City and the Western mountain range provide important primary and secondary water recharge areas. The associated streams, creeks, water wells, water storage, and secondary water line supplement this recharge area. The wetlands East of the City serve as the habitat for many wildlife species in addition to providing recreational opportunities. Therefore, land-use management of these sensitive areas is clearly in the City's interest. As a general guide, refer to the NRCS Absorption Field Map²⁴ for septic system placement. Further, the City may want to consider annexing critical areas for purposes of overseeing water quality or control.²⁵

Goal:

- To maintain a healthy water supply and protect key sensitive areas as defined in Mendon city code.

Geology and Soils

Guiding Principle:

- Development along a fault scarp or within sensitive soils should be limited.

This section contains general information about the soils and geology of the Mendon area. This information can be useful in determining where to place different land uses. Suitability for agriculture, industry, and recreation can be judged. Physical properties are examined to determine where hazardous situations or severe limitations might occur.

The structural geology of the southern Cache Valley is complex. It is bounded by high angle fault-block mountains; like those binding other areas in the basin and range province. The Wellsville fault is the major geologic feature in the Mendon area and the western part of

²⁴ See *NRCS Absorption Field Map* in Appendix A (pg. 54)

²⁵ See Land Use and Public Services

southern Cache Valley. It is located approximately at the base of the steep slopes of the range.²⁶

Anyone having serious questions about the suitability of uses should consult soil scientists or engineers with one of any number of state or federal agencies. More in-depth information can also be obtained by consulting the 1974 Soil Survey of Cache Valley Area, Utah and the USDA NRCS Custom Soil Resource Report for Cache Valley Area, Parts of Cache and Box Elder Counties, Utah.²⁷ Surveys and maps containing more information can be found in the appendices section of this document.

Goal:

- To maintain the integrity of Mendon's natural geography and consider area soils during land use planning and projections.

Wildlife

Guiding Principle:

- A harmonious relationship with wildlife should be paramount.

Several species of wildlife can be found in the vicinity of Mendon proper and the surrounding areas. These include big game, game birds, and waterfowl. The proximity and health of local fauna is an endearing characteristic of the City and an important factor when considering quality of life.

Big game

The most popular and abundant big game animal found in Cache Valley is the deer. The western benches above Mendon provide winter range for this species. Deer migrate from their higher summer range into the lower drainage areas above Mendon and many times range on the agricultural lands in and below the City. Moose are also a permanent part of the riparian areas to the west of Mendon. Predators also abound in the wild lands surrounding Mendon; these include raccoon, fox, coyotes, and mountain lions.

Game birds

The most popular game bird of the valley, the Ring Necked Pheasant, can be found inside and on the outskirts of Mendon. Because of the rural character of the City, it is not uncommon for pheasant to feed and nest inside Mendon proper. Sharp-tailed grouse and wild turkeys have been introduced to the benches west of Mendon. Wild turkeys frequent the City limits, especially in wintertime (see Pest Species). Forest grouse exist in forested areas to the west of town. Sandhill Cranes also frequent the farmland and wetlands to the East of town

²⁶ See Seismic Hazards

²⁷ See <https://websoilsurvey.nrcs.usda.gov/app/>

Waterfowl

The Little Bear River and wetlands area directly east of Mendon provide excellent waterfowl habitat. Canada Geese, Egrets, Herons, and a variety of small ducks feed and nest in these areas. This area not only provides habitat for some of the 130 wildlife species of the county, but also provides a highly scenic and educational amenity. Because of this area's qualities, development should be limited and the natural character maintained.²⁸

Pest species

There are several species of fauna in Mendon which, due to lack of predators or restrictions on hunting, have propagated beyond natural limiters and encounters with citizenry are frequent. Because of the frequency, these encounters can often result in damage to private property. These species include, but are not limited to, wild turkeys, raccoons, skunks, deer, and cats.

Wild turkeys, in particular, are difficult to manage due to hunting restrictions. It has become necessary to involve the Utah Division of Wildlife to aid in the management of these populations. To ensure the highest quality of life for citizens of Mendon, city officials should manage pest species populations while maintaining the qualities which make proximity to the wilderness desirable.

Goal:

- To serve as a steward of local wildlife and maintain a healthy relationship with Utah Division of Wildlife Resources.

Flora

Guiding Principle: Where practical, retaining and planting native flora should be prioritized in city, residential, and commercial properties.

The natural beauty of the surrounding area, and the proximity to wilderness, is one of the main appeals of living in Mendon. Examples of this flora include trees, flowers, native shrubs, and grasses. In addition to providing a pleasing aesthetic, plant life provides many environmental benefits. Because of Mendon's natural high-desert setting, water-wise²⁹ landscaping, utilizing drought-tolerant native fauna, is the preferred method of flora stewardship.

Goal: Continue to responsibly maintain the public "green" spaces in Mendon.

Environmental Hazards

Guiding Principle:

²⁸ See Water quality

²⁹ 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.

- Development around/near environmental hazards including but not limited to seismic faults, flood plains, etc. should be limited.

Stormwater runoff

Surface water quality is extremely critical to the quality of groundwater, vegetation and wildlife. The state and federal government have set municipal storm water standards. Mendon may want to consider a Drainage Master Plan, and assess drainage fees based on needed improvements.³⁰

Flood plains

The floodplains of Cache Valley extend into central Mendon.³¹ A floodplain consists of two parts: (1) the floodway which is the most severe part of the floodplain at the time of flooding characterized by deep and fast moving water (2) the floodway fringe which is less severe than the floodway and characterized by slower moving waters at the time of flooding. Special attention and concern should be given when implementing planning and zoning decisions.

Seismic hazards

Mendon is identified as having a low-to- moderate potential for ground shaking, ground failure and liquefaction. There are four mapped fault zones in Cache County, but unmapped faults could produce seismic hazards throughout the valley. Therefore, it should be noted that development in these areas should be avoided, but if undertaken, done so with caution. Maps of these fault zones are available from Cache County.

Wildfire

Mendon is located in an area considered to be vulnerable to wildfire. Bordered by wetlands to the East and one of the steepest mountain ranges in the Western Hemisphere to the West, the terrain makes fighting fires difficult. Were a wildfire to force an evacuation, there would only be two veins of escape, SR 23 and Mendon Road. This assumes the wildfire has not blocked these routes.

The summer months are particularly hazardous as local flora dries out and the area is frequented by thunderstorms. With relatively limited firefighting capabilities, it is recommended that community leaders collaborate with state and county emergency service officials to better prepare for potential emergency situations.

Goal:

- To minimize property damage and economic and social disruption resulting from environmental hazards.

³⁰ See Public Services

³¹ See *FEMA Flood Hazard Area Map* in Appendix (pg. 55)

Light and Noise Pollution

Guiding Principle:

- Sources of excessive light and/or noise should be limited in public, and residential properties.

Noise pollution

Noise Pollution is unwanted or excessive sound which can have deleterious effects on human health and environmental quality. The best descriptions of Mendon include “quiet” and “peaceful”. This community attribute ranks high as a priority for many residents in the City. As growth occurs, this quality can be easily compromised. Mendon needs to safeguard the quiet environment with attention to the type and location of new development. Refer to Mendon noise ordinances for further clarification.

Light pollution

Light Pollution is unwanted or excessive artificial light. Like noise pollution, light pollution is a form of waste energy that can cause adverse effects and degrade environmental quality. Because growth has been relatively stagnant for the past decade, Mendon residents have not necessarily needed to concern themselves with light pollution. For posterity, however, this factor should be taken into account when considering future developments.

Goal:

- Research and explore official options regarding light and noise pollution and implement innovative standards in Mendon City Code.

Energy Conservation and Renewable Energy

Guiding Principle:

- Energy sources which cause excessive noise, unappealing aesthetic, disruption of wildlife patterns, etc. should be limited.

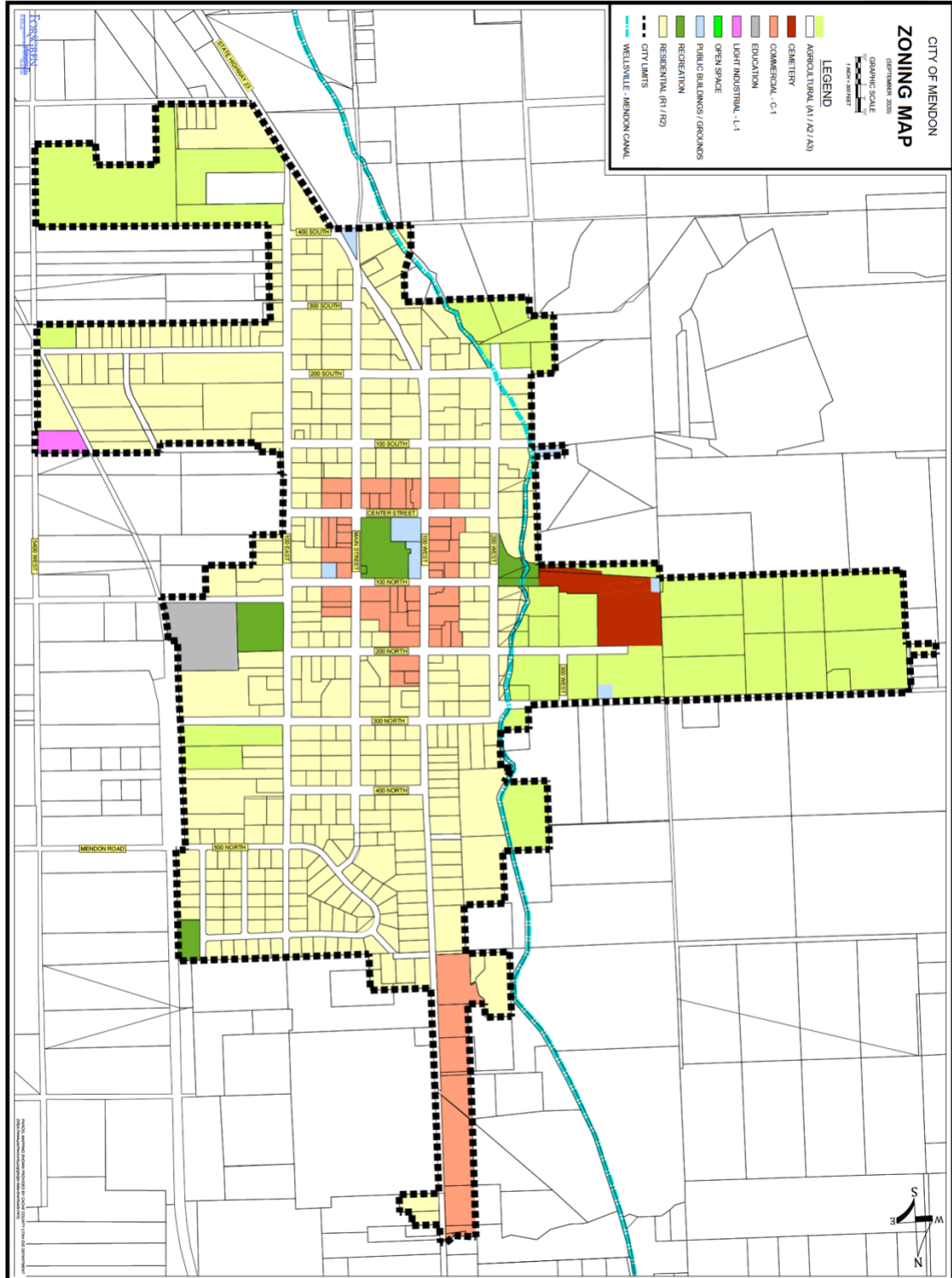
As technology develops, and the market diversifies, the desire for more renewable and sustainable sources of energy will become more prevalent among the City’s citizenry. Large scale solar panels, wind turbines and other energy sources, however, pose the same quality of life concerns that heavy industry does; excessive noise, unappealing aesthetic, disruption of wildlife patterns, etc. Therefore, it is determined that when it can be considered reasonable and economical, the City should prioritize energy conservation in its facilities and capital.

Goal:

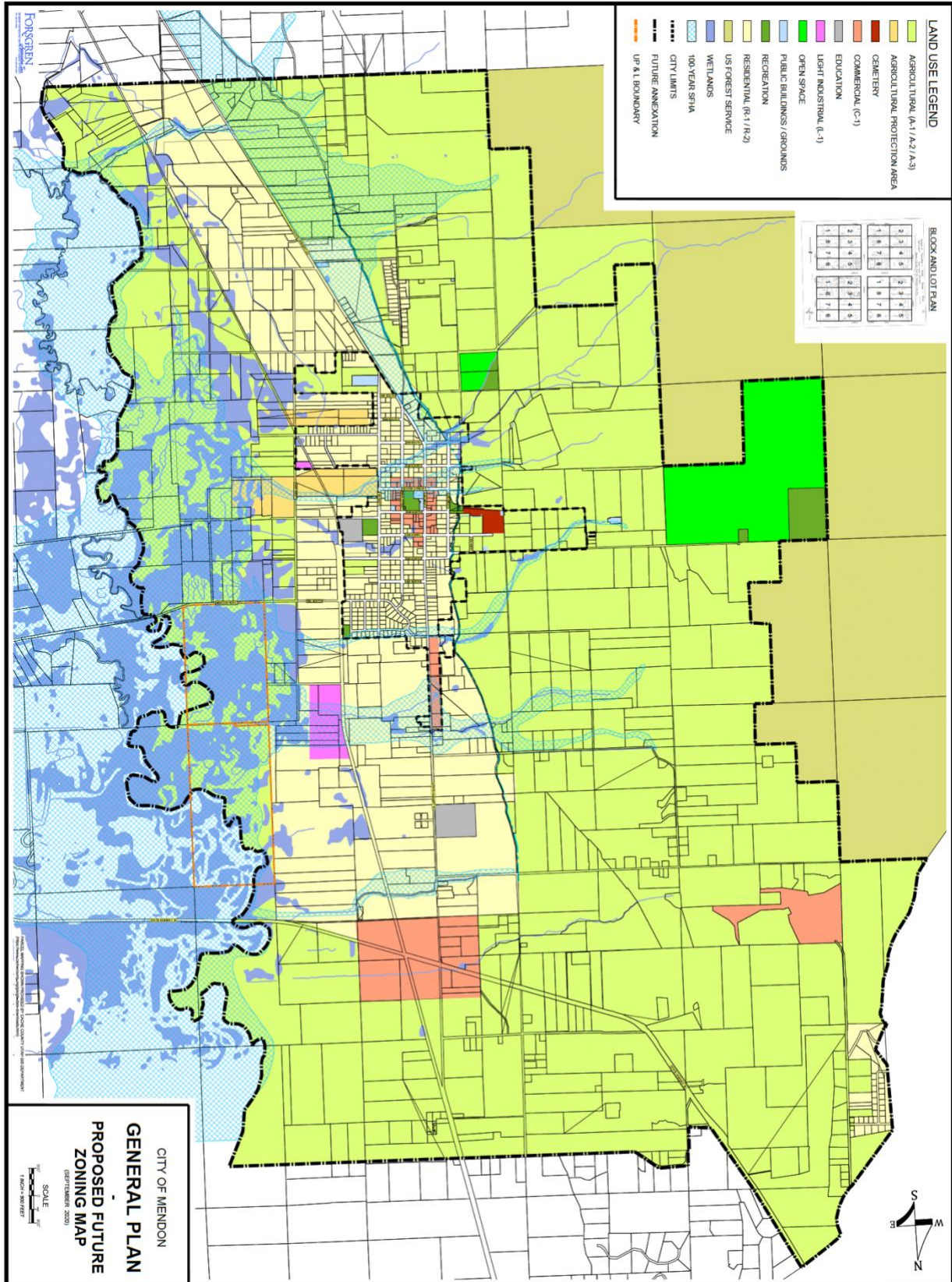
- Research and explore official options regarding renewable energy regulation and continue to use power efficiently for any city purpose.

Appendix A

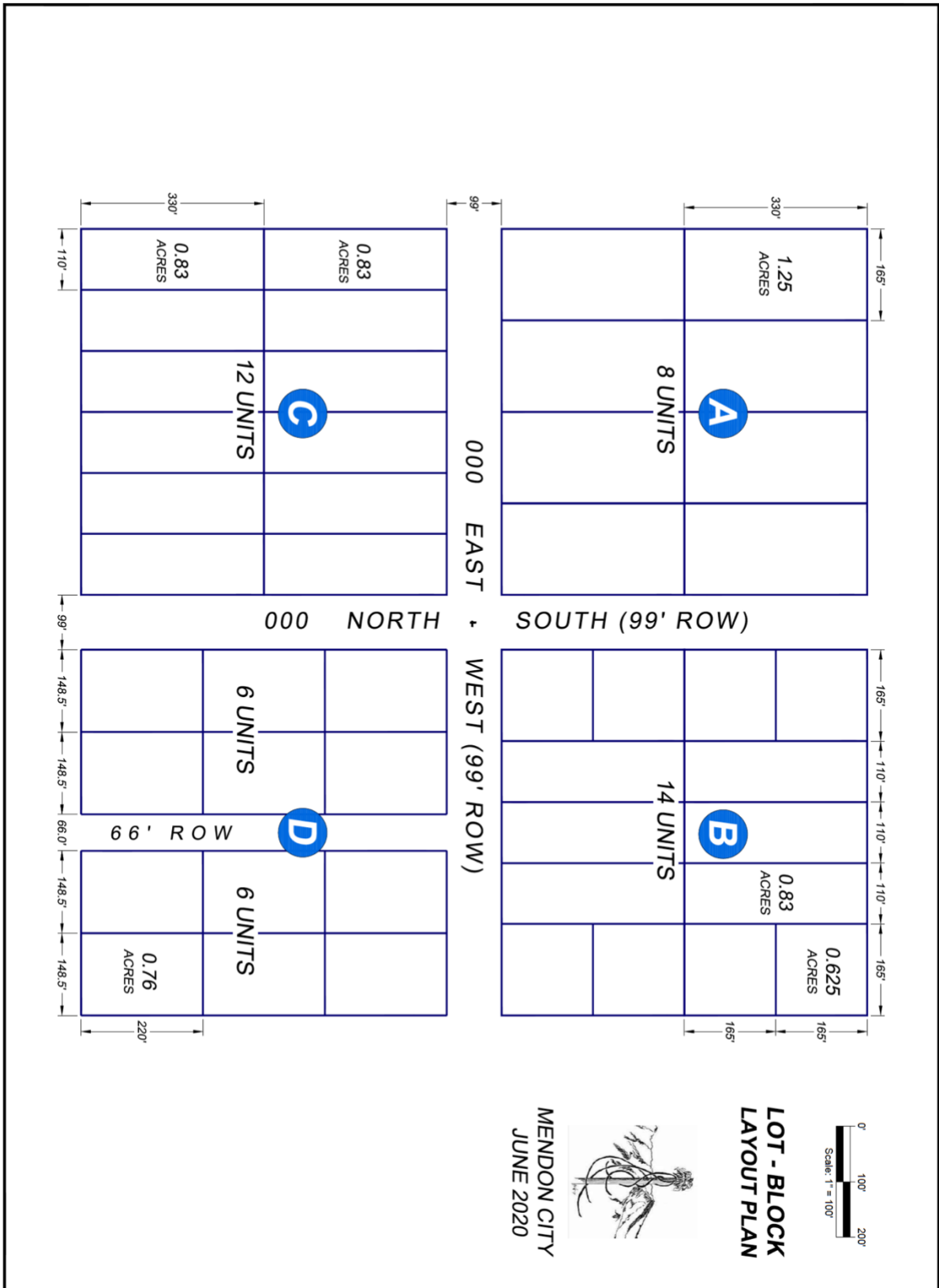
City Boundary Map



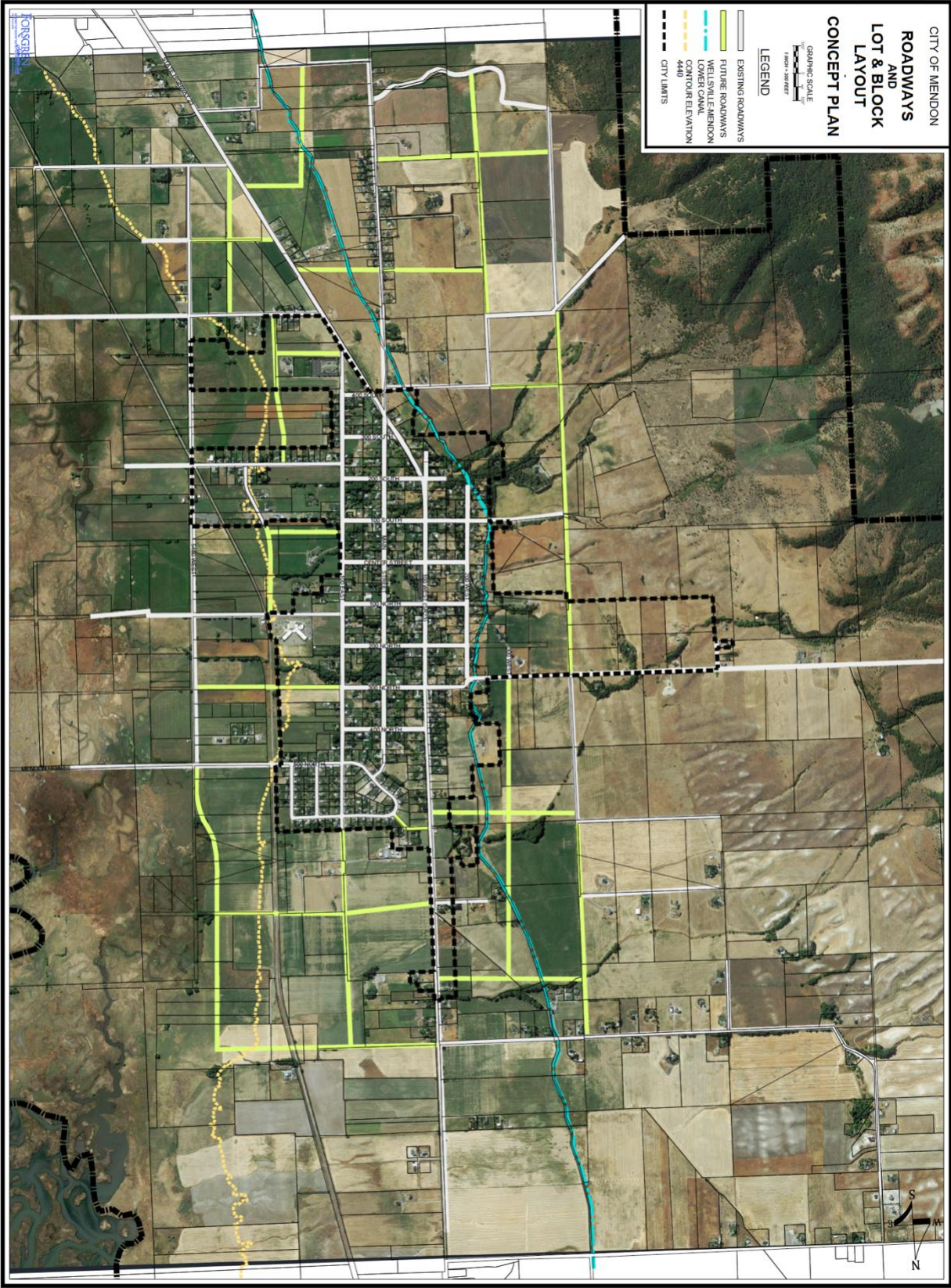
Proposed Future Zoning Map



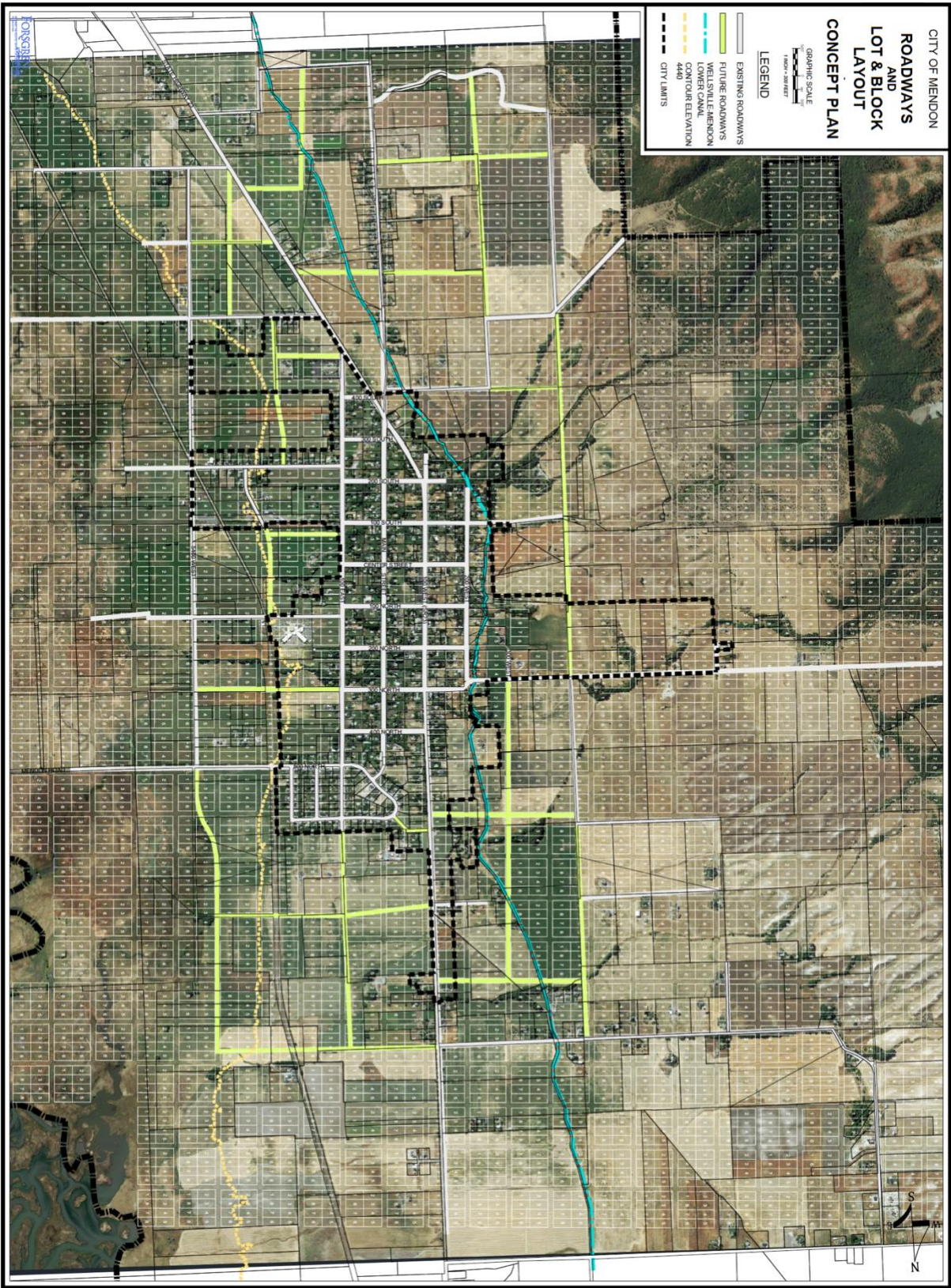
Lot Configuration Map



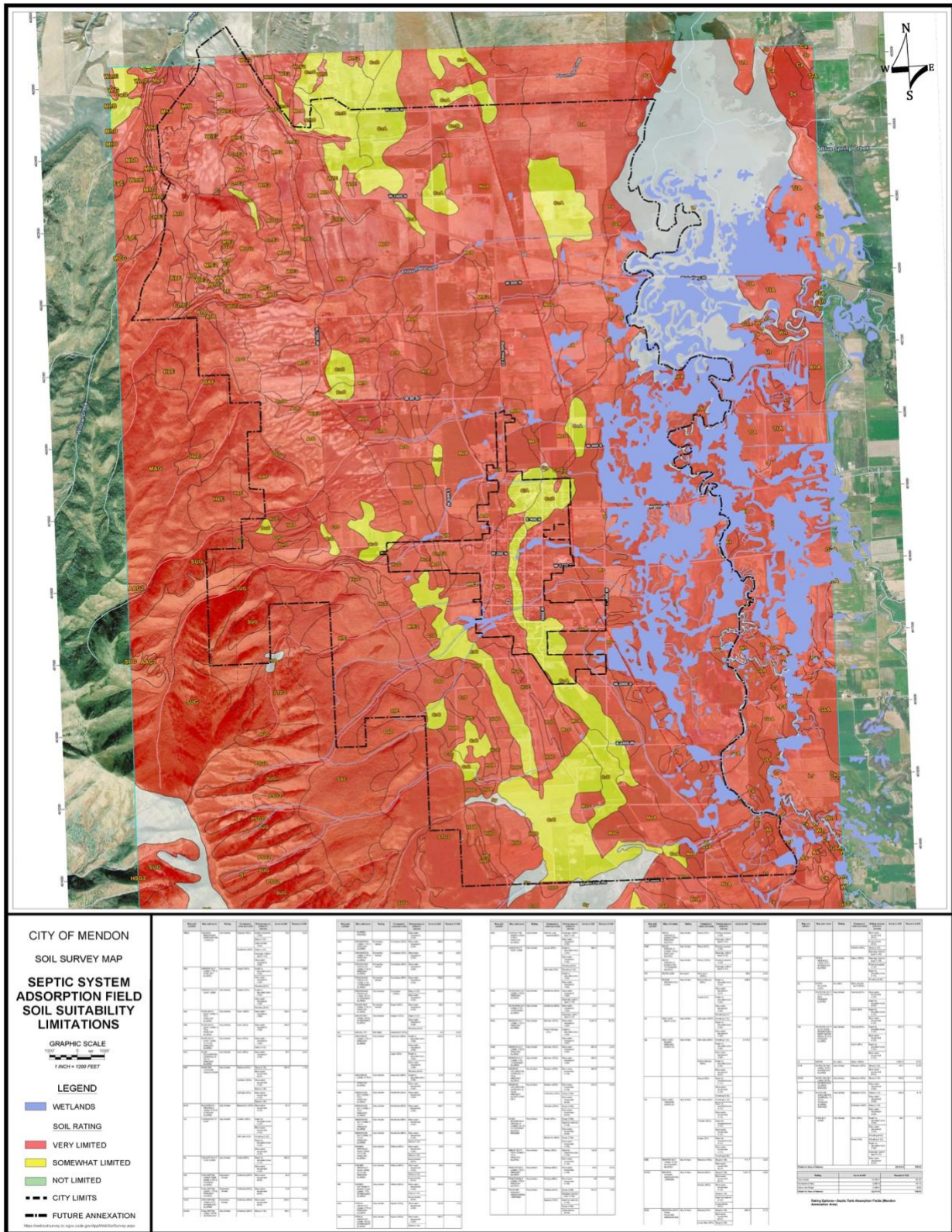
Transportation Corridor Map



Transportation Corridor with Block-Grid Overlay Map



NRCS Absorption Field Map



CITY OF MENDON
SPECIAL FLOOD
HAZARD AREA MAP

LEGEND

- SPECIAL FLOOD HAZARD
(1% ANNUAL CHANCE FLOOD)
- 100-FOOT SPILL BUFFER
- CITY LIMITS

GRAPHIC SCALE
1" = 100' FEET

NOTE: THE CITY OF MENDON HAS BEEN DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP). THE CITY OF MENDON HAS BEEN DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY FEMA AND THE NFIP. THE CITY OF MENDON HAS BEEN DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY FEMA AND THE NFIP.

DRAFT

NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
CATHIC COUNTY, UTAH
PANEL 019C

MAP NUMBER
019C
DATE
01/24/2011

PROJECT & CONTACT INFORMATION
PROJECT: FLOOD INSURANCE RATE MAP
CONTACT: [Name]
[Address]
[Phone]
[Email]