

**MENDON CITY
RESOLUTION 2026-05**

A RESOLUTION OF THE CITY COUNCIL OF MENDON, UTAH, AMENDING VARIOUS SECTIONS OF THE
MENDON CITY MUNICIPAL CODE

WHEREAS, the Mendon City Council previously passed an ordinance regulating Mendon City code 8.08.06, SUBDIVISION CODE 5.14, 7.24, 5.16, 1.06, 5.02, 7.16, ZONING CODE 3.12, 3.18, 1.16; and

WHEREAS, Mendon City desires to adopt the following with the applicable attachments provided herein;

NOW THEREFORE, be it ordained by the mayor and City Council of Mendon City, in the State of Utah, as follows:

SECTION 1: **ADOPTION** The Mendon City Resolution 2026-05 attached hereto as Exhibit "A", 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or resolutions or parts thereof, which are in conflict herewith prior to the date of this Resolution, are hereby repealed, subsumed, and replaced with the exhibit adopted herein.

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

SECTION 4: **EFFECTIVE DATE** This Resolution shall be in full force and in effect from February 12, 2026 and after required approval and publication according to law.

PASSED AND ADOPTED ON THE 12 DAY OF FEBRUARY 2026 .

	AYE	NAY	ABSENT	ABSTAIN	N/A
Mayor Ed Buist	_____	_____	_____	_____	_____ ✓
Bob Jepsen	_____	_____	_____	_____	_____
Amy Garbe	_____	_____	_____	_____	_____
Brian Myers	_____	_____	_____	_____	_____
Ben Watkins	_____	_____	_____	_____	_____
Art Heers	_____	_____	_____	_____	_____

Presiding Officer


Ed Buist, Mayor, Mendon City

Attest


Marilyn Atkinson, City Recorder for Mendon City



EXHIBIT A

Municipal Code:

8.08.06 Abandoned, Wrecked, Junked, and Dismantled Motor Vehicles

This ordinance is designed to maintain neighborhood and environmental safety, cleanliness and appearance, and to prevent de-facto junk yards. It is unlawful for property owners or tenants to keep unlicensed, inoperable, unused, or abandoned vehicles, equipment, scraps or parts on their premises unless the property is licensed for such use. Exceptions include vehicles stored in a completely enclosed structure like a garage or shed.

Non-working vehicles (and vehicle parts or equipment) may leak fluids like gas, diesel, and anti-freeze which can contaminate the groundwater and the soil. They can also contain heavy metals and other contaminants in the metal, tires, plastics and paint. Non-working vehicles present a hazard to children. Non-working vehicles can attract rodents and a variety of insects.

Non-working vehicles shall be determined by if they are:

- a. Unlicensed or unregistered: does not have current registration or license plates.
- b. Parked for more than four weeks on the property without being regularly driven.
- c. Dismantled or wrecked: The vehicle is in a state of disrepair, has been taken apart, has been wrecked, can not move under their own power or is missing essential parts.
- d. Is used as storage for other items
- e. Unused or abandoned: Left on a property or the street for an extended period, without valid licensing or evidence of ownership.

Residents can obtain a work permit for a restoration project but the vehicle must be operable and registered within 90 days and this is applicable to one vehicle per property at a time.

Outside storage or parking of more than one non-working vehicle or non-working trailer for longer than four weeks is prohibited in all residential districts. Trailers may not be used to store trash or detritus (also becoming a de-facto junk yard) for longer than 4 weeks.

SUBDIVISION

Curb and Gutter / Swales 5.14 Swales

Curb and gutter systems are not allowed in Mendon subdivisions. Mendon requires the use of Vegetated Swales in all development and for full subdivisions. A development plan for the design of the swales must be submitted and approved by the City Engineer. Swales must remain open, vegetated, and functional. They may not be filled or piped except for approved driveway crossings. A horizontal bubble-up design shall be used in all retention ponds (vertical designs are prohibited).

Swale maintenance is the responsibility of the homeowner, swales may not be filled in by the homeowner. It is the responsibility of the developer to ensure that this occurs.

Add to 7.24

Stormwater Management:

All new subdivisions must provide stormwater management means and measures designed per Mendon City standards.

Maintenance Responsibility:

- Stormwater settling pond(s) shall be owned, managed, and maintained by the subdivision's Homeowners' Association (HOA).

- All developers are required to create a subdivision Homeowners' Association (HOA) for the purpose of owning, managing, and maintaining stormwater in the subdivision and ensuring that homeowners are informed of swale management duties and that homeowners manage swales in the subdivision as a plat requirement.

- The city will not assume maintenance responsibility.

Access Requirements:

- Where a stormwater settling pond is located on private property, a public utility easement and access route large enough for maintenance equipment shall be recorded.

Lot Size Requirements:

- A private lot containing a stormwater settling pond shall be a minimum of 5/8 acre (0.625 acres) plus the surface area of the pond.

Developer Responsibilities:

Developers shall install all necessary utilities and infrastructure to serve the development including but not limited to Potable (domestic) water, Irrigation water, Stormwater infrastructure (Swales system completely installed and finished), Power, Gas and roads. Installation process and cost, for all infrastructure and utilities, from city to development, is developer responsibility.

City Responsibilities:

The City shall install water service lines from the public main to the property line and install the water meter. The property owner shall provide private water lines from the residence or business to the property line at the location of the meter. Connection fees for domestic or business water, including the cost of the meter for each service, are set forth in the current city fee schedule resolution.

Subdivision 5.16(new)- also reference Flag Lots in 5.06

Flag Lot:

Mendon City prohibits Flag Lots. All Lots shall have public street frontage.

Subdivision 1.06

Flag Lot definition:

A flag lot is a parcel of land shaped like a flag on a pole. It consists of a narrow access strip (the "pole") that connects the main, wider buildable area of the lot (the "flag") to a public or private street. The main portion of the lot is typically located behind other properties that have standard street frontage. (To be added to both subdivision and zoning)

5.02 Streets

E - All streets shall intersect at right angles

(add to C) - Dead-end streets are prohibited in all circumstances to reduce vehicle trips, improve connectivity, and ensure emergency vehicle access. When through-streets are

not feasible due to topography, surrounding land use, or other physical constraints, the following shall apply:

(add to C) - hammerhead turnaround shall be required in all dead-end situations. Hammerheads must conform to the current Mendon City Fire Department specifications or the International Fire Code (IFC), whichever is most current.

L (new) - Cul-de-sacs, knuckles, bulbs, or similar configurations are prohibited in all situations.

Add to 7.16 Water Supply

City water meters will be placed at the front side of the home or front of the home and will not be behind a fence or made inaccessible to city workers.

5.02 Streets

Right-of-Way Requirements:

All subdivision roads shall have a minimum right-of-way (ROW) width of 99 feet to accommodate:

- Travel lanes
- Vegetated swales
- Utilities
- Snow storage
- Emergency access

and electrical systems. All manufactured homes constructed on or after June 15, 1976, shall display the manufacturer's data plate and HUD certification label.

B. Mobile Home: A transportable, factory-built housing unit constructed prior to June 15, 1976, under state codes in effect before adoption of the HUD Code.

C. Recreational Vehicle (RV) or Fifth Wheel: A vehicular-type portable unit, including motorhomes, travel trailers, campers, or fifth wheels, designed primarily for recreation, camping, or travel, and not designed or intended for permanent occupancy.

D. Dwelling Unit/Family Residence: A structure designed, permitted, and constructed for permanent residential occupancy, with independent living, sleeping, cooking, and sanitary facilities. Built or placed on a permanent foundation and eligible for financing under federal guidelines by FHA, VA, FANNIE MAE, and FREDDIE MAC.

Zoning Code:

3.12 Fences and Walls Policy

Section 1. General Provisions

1. **Applicability.** These provisions apply to all residential zoning districts unless otherwise specified.
2. **Structures.** Solid walls shall not be constructed on corner lots where visibility is restricted.
3. **Height Measurement.**
 - a. Fence height shall be measured from the finished grade to the highest point of the fence.
 - b. Berms or other raised ground shall be included in the measurement.
 - c. Where a grade difference exists on either side of a fence or wall, the height shall be measured from the higher grade within five (5) feet of the property line, but shall not exceed twelve (12) feet when measured from the lower grade.
 - d. Retaining walls are included in total fence height. Terraced retaining walls may exceed the maximum height by fifty percent (50%) if terraces are at least three (3) feet in width and each wall section is no more than eight (8) feet in height.
 - e. Retaining walls in front yards shall be no more than four (4) feet in height, with terraces of at least four (4) feet in width. No fences shall be installed on top of front yard retaining walls.

3.18 Section 2. Clear View Area Regulations

1. **Reference clear view triangle graphics below.**
2. **Corner Lot Visual Obstructions.**

The clear view triangle for corner lots is 40 feet in each direction from the corner of the intersection. Properties on corner lots may not plant bushes taller than 3 feet in the city right of way. Properties on corner lots must keep tree branches trimmed at 14.5 above street level. Corner properties must leave a clear view in the area between 3 feet and 14.5 above the ground and are responsible for maintenance. Permanent fences, walls, berms, and obstructions of any type are not allowed. Temporary enclosures for animals for vegetation maintenance must be non-sight-obscuring. In no circumstance must the clear view triangle be obstructed.

3. **Driveway and Lane Visual Obstructions.**
 - a. No view-obstructing fence exceeding thirty-six (36) inches shall be placed within the clear view triangle at driveways or automobile access ways when said paths cross a sidewalk or walking path.
 - b. The clear view triangle is defined as twelve (12) feet along the property line from the driveway and twelve (12) feet along the edge of the driveway into the property, connected by a diagonal line.

- c. Within this triangle, open-style fences may not exceed six (6) feet in height, provided the bottom three (3) feet are solid and the upper three (3) feet remain open as described in subsection 2(b).
 - d. Solid fences or sight-obscuring vegetation within the triangle shall not exceed three (3) feet in height.
 - e. Trees may be located in the triangle if canopies are trimmed to maintain eight (8) feet of clearance above sidewalks and fourteen and one-half (14.5) feet above streets.
 - 4. **Vegetation.** Sight-obscuring vegetation shall not exceed three (3) feet in height in park strips or other clear view areas.
 - 5. **Exemption for Secondary Access.** Driveway clear view fencing provisions may be waived for gated, locked, secondary drive access on corner or double frontage lots if determined by the ALUA not to be a primary access.
- Cross reference to Fence and Wall Policy (in clear view)
Cross reference to Clear view (in fence and wall policy)

Section 3. Yard-Specific Standards

- 1. **Front and Corner Side Yards.**
 - a. Within twelve (12) feet of the front property line, chain link or fences at least fifty percent (50%) open shall not exceed three (3) feet in height.
 - b. Solid fences or sight-obscuring vegetation shall not exceed three (3) feet in height.
 - c. All other fencing in front or corner side yards shall not exceed six (6) feet in height.
- 2. **Interior Side and Rear Yards.**
 - a. Fences may not exceed six (6) feet in height, with the exception of adjustments for grade differences due to natural slope on the downhill side.
 - b. Homeowners may not create artificial excess height above six (6) feet through the use of berms, fill, or other grading modifications.
 - c. All fences remain subject to the visibility standards of Section 2.
- 3. **Corner Lots - Definition of front and side yard.**
 - a. For corner lots, the street the front door faces will be considered the front yard. From the street to the front side of the house will be considered front yard. From the front side of the house back will be considered side yard though it is also street facing. Fencing rules will be considered the same as for side yards as long as they are not close enough to an intersection to cause sight-obscuring problems.

Section 4. Agricultural Properties

1. Properties containing agricultural animals may utilize fencing of sufficient height to contain animals, provided such fencing does not obstruct clear view of traffic.
2. The Planning Department shall adopt specific standards clarifying fence regulations for corner lots used for agricultural purposes versus those used for residential purposes.

Section 5. Additional Provisions

1. Decorative caps or posts may extend up to six (6) inches above the permitted fence height.
2. Protective wire fencing around gardens, bushes, or trees is permitted above height limits.
3. In a situation where a property does not match one of the above guidelines, the closest match with the more strict guidelines must be met.
4. Due to the differences in regularity of properties in Mendon, in no circumstance may any fence or structure be built or formed or that obscures sight impacting driving, near a sidewalk, walk path, or intersection.

Zoning Code:

1.16 Definitions:

Fence - A fence is a structure that encloses or screens an outdoor area, and is usually but not always constructed from posts that are connected by boards, wire, rails, or netting. It can also be temporary or mobile. A fence differs from a wall in not having a solid foundation along its entire length.

Solid fence - In relation to landscaping or outdoor property, a structure that encloses or screens in an area, a physical barrier that is non-transparent or sight-obscuring to the point that what is beyond is not clearly visible. May also apply to a wall used in the place of a fence or for decorative or landscaping purposes.

Berm - A man-made landscaped mound of rock or soil or other substance used to provide a buffer between different land uses or to add height to any area, generally land, for landscaping, fencing, or water mitigation, or other purposes.

Retaining wall - a structural barrier designed to hold back soil and resist the lateral pressure of a sloped yard. A retaining wall is engineered to prevent erosion, create usable level ground, and manage water drainage on uneven terrain.

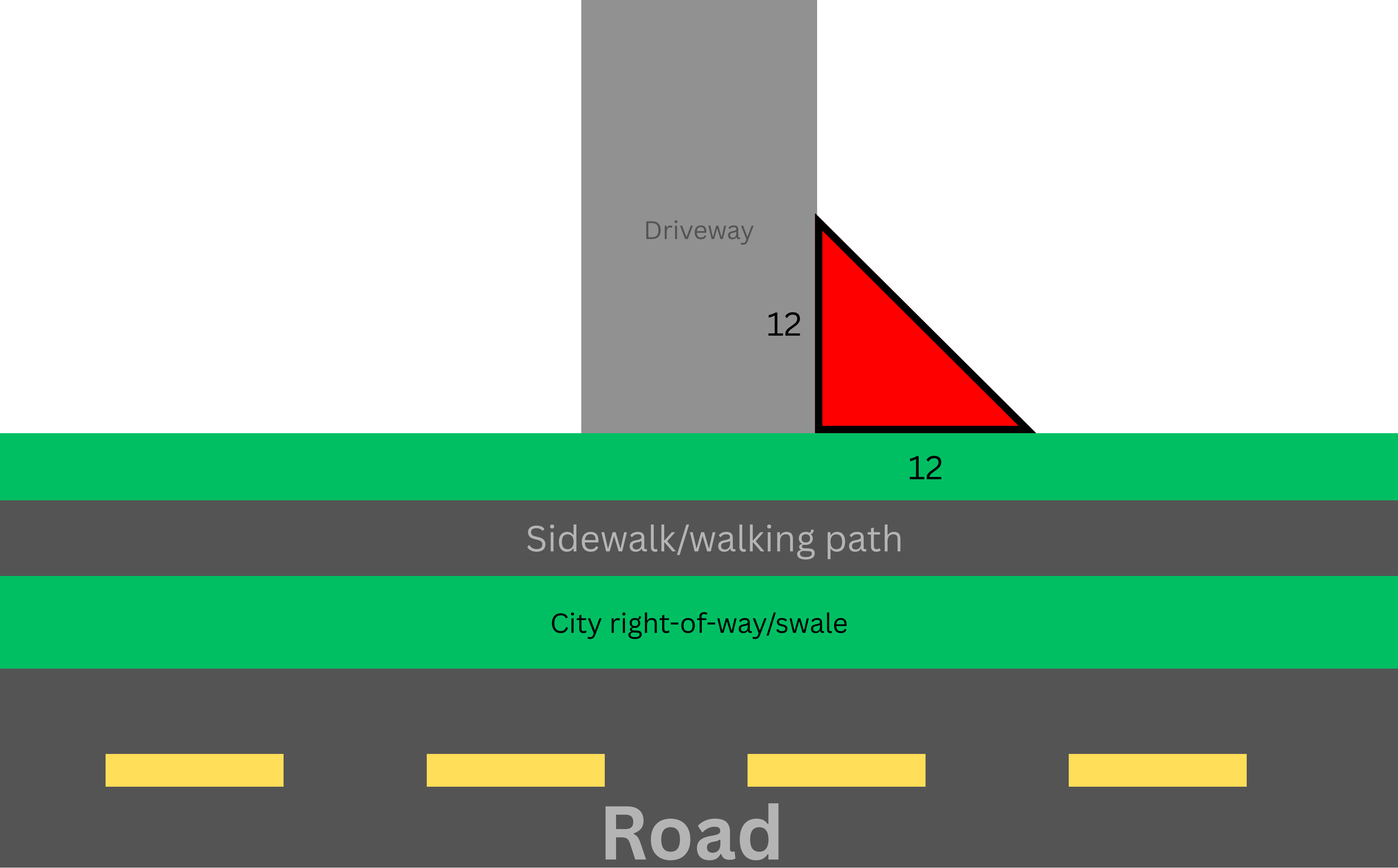
Wall - in relation to landscaping, sight-obscuring, traffic sight obscuring, property boundaries, see Solid Fence.

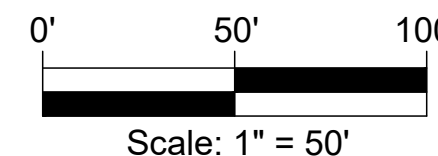
Animal Panels (in regard to temporary fencing)- Temporary enclosures for animals in city right of ways for vegetation maintenance must be non-sight-obscuring. These include fencing at or shorter than 36 inches and panels that would be considered similar to horse panels with wide horizontal bars with wide open spaces in-between for clear visibility for drivers.

Agricultural fencing for corner lots - Agricultural fencing for corner lots must be open and not sight-obscuring such as is considered typical for horses or cattle - barbed wire or open paneling, or ranch rail with openings of at least 8 inches between the rails and rails of no more than 4 inches in depth. Sight obscuring fences for pigs or other animals may be no more than three feet in height.

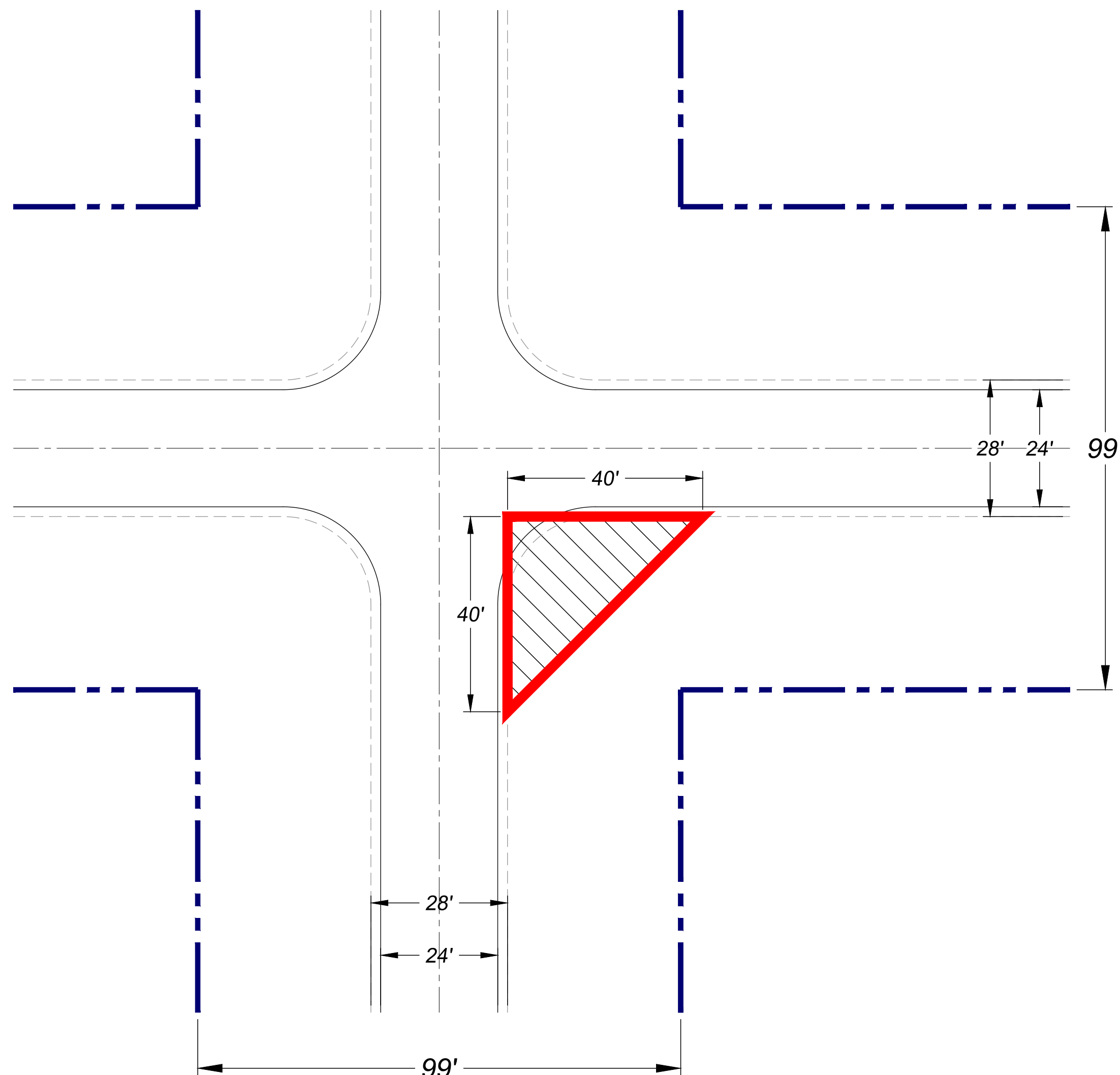
Clear view triangle - a triangular area at an intersection where obstructions like fences, trees, and buildings are restricted to ensure drivers have a clear line of sight. It is formed by lines drawn along the property lines for visibility. Within this area, fences, vegetation, signs, and structures must be kept below a certain height and lack of obscuring to prevent traffic hazards. This may also be used to describe a triangle of visibility on either side of a driveway to ensure safety for entering or exiting a property from or onto a street.

Clear view triangle for driveways, private lanes and automobile access points to and from public roads/streets - The clear view triangle is defined as twelve (12) feet along the property line from the driveway/lane/access point and twelve (12) feet along the edge of the driveway/lane/access point into the property, connected by a diagonal line.





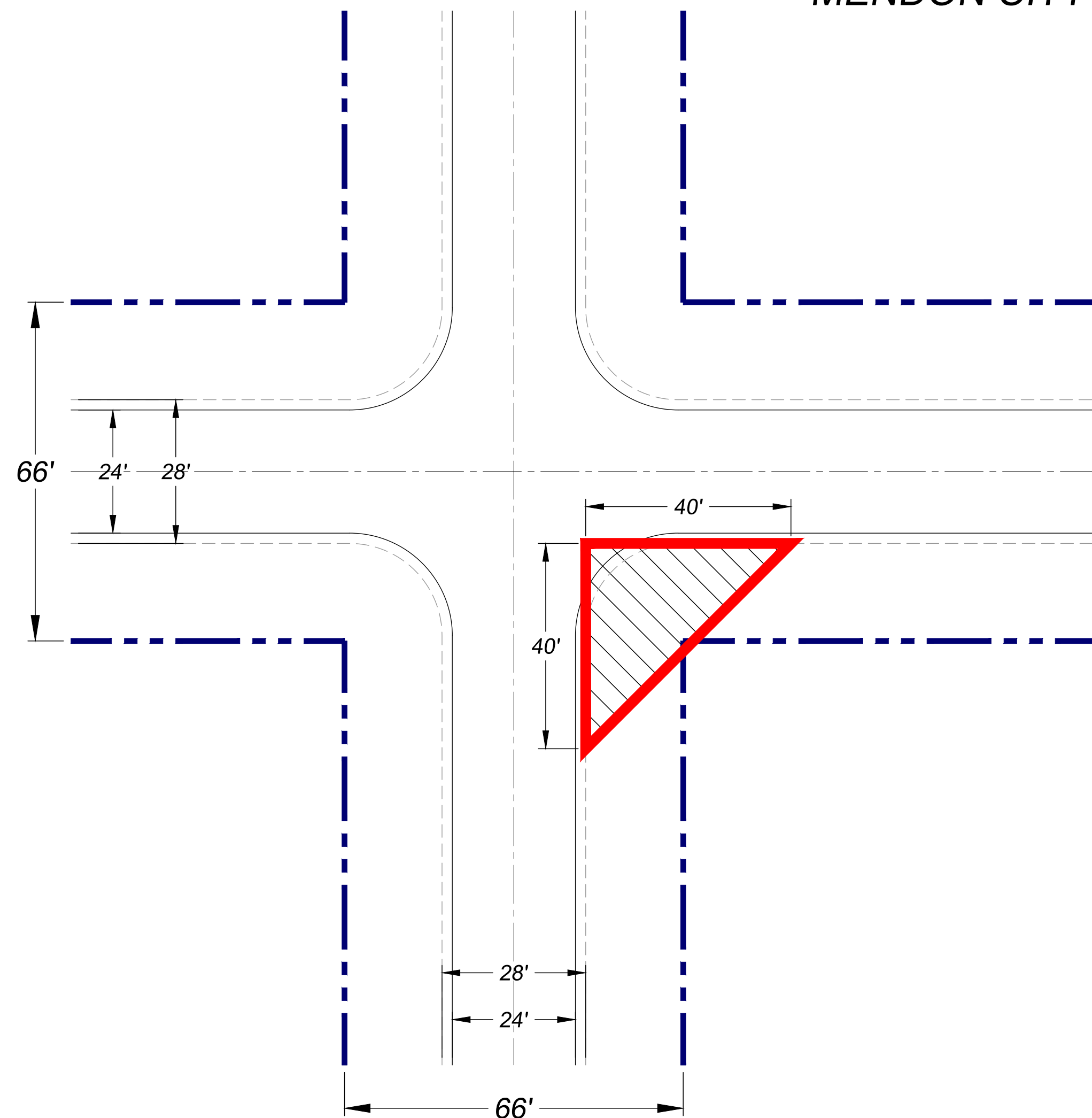
MENDON CITY



99-FOOT
RIGHT-OF-WAY

CLEAR LINE OF SITE TRIANGLE DESCRIPTION

THE VISIBILITY TRIANGLE FOR A STREET INTERSECTION IS A TRIANGLE WITH 40-FOOT SIDES, STARTING AT THE CORNER WHERE TWO CURB LINES (OR SHOULDER LINES) INTERSECT AND EXTENDING OUT AWAY FROM THIS CORNER INTERSECTION, BUT STILL FOLLOWING CURB LINES (OR SHOULDER LINES).



66-FOOT
RIGHT-OF-WAY

**CLEAR LINE
OF SITE
TRIANGLE**