



PLANNING & ZONING MEETING

Public Meeting of Thursday August 15, 2024 6:30 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Val Theurer, Li Gasu

Commission members excused: Melissa Porter, Megan Brown, Steve Stokes, Todd Theurer

City Council members present: Ian Nemelka

Also present from Mendon City: Abby Tolbert, P&Z Secretary, Holly Gordon, City Clerk

Public members present: Mike Morgan

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

6:35 PM: Keilani calls meeting to order.

Acceptance of Minutes: June 2024

Motion to accept minutes: Val Theurer

Second: Keilani Ludlow

All in favor.

Agenda: Norm Bird- rescheduled for September agenda

Citizen participation: None

Other business:

Noise Ordinance:

Meeting starts with all members talking about changing the noise ordinance. Mike Morgan reads the noise ordinance from 2017. Ian Nemelka has drafted a new noise ordinance. The new ordinance has times for daytime and nighttime, no excessive noise from 10 p.m. to 7 a.m.. It also includes a length of time that the noise should be going on for animals, machines, or anything that is intrusive and disruptive to peaceful existence. The draft has decibel levels and definitions. Under exceptions, there is for emergency events, equipment, and vehicles (see attachment). In exceptions as well, he said that there are other exceptions that can be granted by the city. Keilani mentioned that citizens should need to get a permit for things like that, saying they were granted permission by the city, instead of talking to someone. It would still need to follow the nighttime noise hours. Keilani suggested the ordinance to be in municipal code under public health and safety. Keilani stated that in Logan their code for noises of animals, specifically



dogs barking, is 10 minutes continually, or off and on for 30 minutes. Keilani brought up enforcement of the noise ordinance. It needs to be more than just a fine. They also discuss having 3 strikes within a year of the first offense, and what should be done after that. Obedience training was an idea discussed. Having the animal removed was another. Keilani brings up that if the animals harms others that the owner will have to pay the vet bill and a fine. Val suggests a fine schedule. This will need to be brought up to Amy, of the City Council. Business offenses and enforcement were also brought up. Val likes the idea of three strikes and you are out. For noise, they discussed how to measure decibels. There is an app, but animal control or the police will have their own special meter. At night, it should be if you are awakened by the noise, since it is outside of the allowable time.

Light Ordinance:

The mayor has asked Ian to draft a new light ordinance as well. The ordinance does not restrict the use of light, it is for the exception of city and public properties like the library and the school. The mayor has gotten lots of complaints about those properties. Val mentions that those lights need to be on for security purposes. The ordinance is not saying your lights can only be so many lumens. It is saying that lights can be bright from time to time. Ian asked the committee if they wanted him to talk to the City Council about doing a full light ordinance, to get everything covered for the future.

Keilani checked in with Paul Taylor about the status of Top Job's building permit, it is not complete. The fence was also not done right. She needs to find out more details from Paul. He needs to find out what exactly needs to be completed, and what has not been done correctly. The committee will then discuss it and will go from there. Keilani would like to get this all taken care of and fixed, especially since the city didn't know about it for a while, because it got reported to the county instead.

Blueberry Springs did not get rezoned to residential, it is still agricultural. Brent Willie needs to apply for a rezone, and will present the plan at the next meeting. Ian will write up an application for Brent. The future city plan does have it zoned as residential.

Keilani suggested talking to the Mayor and the City Council about doing a new city plan, and getting a committee together to do that. It has almost been 5 years and with the new LUA, a lot of things on the plan now do not align with it. Keilani has a thought of having more commercial areas, like office or medical buildings. She believes we could get people from Wellsville to come to those. Keilani also suggests having all those buildings together instead of being interspersed with houses. Mike makes a point of the highway and if the state ever wants to do a four lane highway. Maybe think about moving it below town or doing a frontage road.

Motion to adjourn: Li Gasu
Second: Val Theurer
All in favor.

7:35 PM stands adjourned.

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