



PLANNING & ZONING MEETING

Public Meeting of Thursday, November 21, 2024 6:30 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Keilani Ludlow, Megan Brown, Val Theurer, Todd Theurer, Melissa Porter, Steve Stokes

Commission members excused: Li Gasu

City Council members present:

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

Public members present: None

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

6:45 PM: Keilani calls meeting to order.

Pledge of Allegiance: Steve Stokes

Invocation: Melissa Porter

Acceptance of Minutes: September 2024

Motion to accept minutes: Todd Theurer

Second: Melissa Porter

All in favor.

Agenda: None

Citizen participation: None

Other business:

The committee will talk about Top Job later, pending more information.

General Plan discussion:

Keilani explains that the committee doesn't need to do anything for the General Plan yet, but says that everyone needs to start thinking about it and some ideas. One thought was discussed was identifying different land groups, such as industrial, commercial, residential, and agricultural. Another thought that was discussed was talking about a four-lane highway that UDOT wants to put in place from Wellsville through Mendon, and discussing how the city wants to go about that. Keilani mentions that the city needs more businesses, like offices to bring in a little more tax money, and that she knows of



people that live in Mendon, that have interest that would rent them. Steve Stokes brought up that the city needs to have sales tax to increase revenue. Steve says anything purchases online, Mendon gets a portion of the sales tax. He suggests raising sales tax by .3%.

Keilani says that Mendon's average income and cost of homes will need to be updated on the plan. She also would like to see if the committee can come up with ways for affordable housing, like mother-in-law suites. She mentions thinking of other ways to improve the city, sales tax and commercial, that was discussed.

Sign discussion:

It was mentioned that everything about signs, like height, how far they need to be set back, and such needs to be in writing, not only in our city, but also in the area of impact (area surrounding Mendon). Another thought that, was brought up was if there is going to be commercial intermingled with residential, there may need to hours for the signs, or it can't make noises or buzz. Steve Stokes mentions that there needs to be some sort of signs for businesses. Maybe not all digital but something small. Maybe include restricting the lumens of the sign. Valerie Theurer makes a statement that the city restricts the height of homes, so they need to with signs as well. They all agree that they could have to same look or style, like frame of the sign. The committee discusses where businesses could go in town, going north, south, and southeast.

Keilani advises the committee to look at other cities' signs and come up with some ideas for the meeting in January.

Motion to adjourn: Todd Theurer

Second: Steve Stokes

All in favor.

8:05 PM stands adjourned.

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