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**PLANNING & ZONING HEARING**  
Public Meeting, January 16, 2025 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, Li Gasu

**Commission members excused:**

**City Council members present:**

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

**Public members present:** Mike Morgan

**Presiding:** Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

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**6:30 PM:** Keilani calls meeting to order.

**Agenda:**

Pledge: Steve Stokes

Invocation: Valerie Theurer

**Approval of Minutes:** November 2024

Motion: Valerie Theurer

Second: Steve Stokes

**Citizen participation:** None

**Other business:**

Signs:

Steve Stokes mentions that we could possibly get a copy of Logan's ordinance to get ideas for Mendon City's sign ordinance. The committee will need to look at sign ordinances for in the city, as well as in the city's area of impact. The city can't do anything if something goes in outside city limits, but it can at least be included in case of growth. They agree not to allow billboards or signs with high poles. Valerie Theurer suggests we are still rural enough that we don't have to go into depth for signs, at least for the next five years. The committee discussed that we need to have something in place, so there will be no need to get rid of signs that are no longer wanted. Something that was talked about to be also be considered is signs that have a moving screen and that are digital, that is if the city will get more commercial. The committee mentioned monuments with lights shining down, and decided that would be

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okay, like the city signs. Keilani would like the committee to notice signs in different cities to get an idea of what they would like to do for Mendon. Mendon has an existing sign ordinance for businesses, but it was mentioned that that needs to be updated. The committee plans on getting general thoughts together for city council, before they go into all the little details.

**General Plan:**

The Planning and Zoning committee is not doing the general plan, a different group will do it. They are just wanting to put together a list of recommendations. Keilani says that there needs to be more information about residential commercial and residential agricultural zones, what they are and what they allow. The code never talks about what they are. They discussed where could be zoned commercial. There isn't hardly or if at all any place to but commercial. They mentioned that they need to have something written out so that commercial doesn't impact residential, including going north to the highway and south to Wellsville. They discussed they need to come with a definition for commercial and be careful about what kind of business can come in.

Motion to adjourn: Melissa Porter

Second: Megan Brown

All in favor.

**7:40 PM** stands adjourned.

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