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## **PLANNING & ZONING HEARING**

Public Meeting, April 17, 2025 7:00 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

**Commission members excused:** Steve Stokes

**City Council members present:** Ian Nemelka, Amy Garbe

Also present from Mendon City: Abby Tolbert, P&Z Secretary and Kirk Taylor, Public Work Director

**Public members present:** Taylor Hansen, David Hansen, Mike Morgan

**Presiding:** Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

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**7:00 PM:** Keilani calls the meeting to order.

**Agenda:**

Pledge: Megan Brown

Invocation: Melissa Porter

Motion to approve the agenda:

Valerie Theurer motions.

Megan Brown seconds.

All in Favor.

Motion to approve Minutes: March 2025

Todd Theurer motions.

Megan Brown seconds.

All in Favor.

**Citizen participation:**

Taylor Hansen wanted to know if Planning and Zoning has decision-making allowance in different zoning. Keilani informed her that planning and zoning only make recommendations, but the City Council has the final say and does the adoption.

She had another question about accessory buildings. She wants to know if there is some lenience to having accessory buildings 10 feet behind the primary residence. Their driveway is about 300 feet away from the road, and they would like to put an accessory building in front of the primary

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dwelling since they do not have much space behind it. It was mentioned that someone else tried to do this a few years back, and Planning and Zoning and the Board of Adjustments denied them. Taylor would like to put in a request to look into changing the code. Keilani tells her to write a proposal and get it to Abby, the secretary.

Mike Morgan has talked to Tony Hardman about doing a lot split, but he does not have enough frontage to do a lot split. Mike suggests that the code needs to explicitly say that if you are doing a lot split, that you cannot create a lot that doesn't have separation frontage. He also mentions that it should be added in code 3.42, which is only for existing lots.

Keilani closes Citizen Participation at 7:18 pm.

#### **Other business:**

**Kirk Taylor, Public Works Director:** Kirk brings up that certain ordinances did not carry over from the 2008 ordinance to the 2020 ordinance. The first is cul-de-sacs. The city does not allow them. That needs to be put back in. Kirk recommends that it also include not allowing knuckles and bulbs. The only thing that Mendon City allows is hammerheads. He mentions kid's safety, how hard it would be to plow snow and how the city could get lots of complaints for many different reasons.

The second is that water mains must go to the end of properties. Kirk brought up a couple situations and the problems they have caused from not having that in the code. It causes more expenses if the water main does not reach the end of the property.

Kirk's third consideration was not to curb and gutter and only allow swales moving forward. He mentions that swales help remove some of the contaminants we are putting into the water system. He said that curb and gutter would put the city closer to MS4, which is a nightmare. He suggests the city look into what Wellsville is doing and how they like it. The code right now allows both curb and gutter and swales. The residents supported amending that. Swales can be a part of people's lawns, so they can mow. Meanwhile, curbs and gutters are not taken care of a lot of the time. He also mentions that when they have to chip and seal the road, it costs money to have them also clean out the storm drains. This would also help push sewer farther down the road, especially if the city keeps lots at five/eighths an acre. Kirk recommends possibly making a requirement to have septic tanks pumped every five years.

Another consideration is having the developer seal the asphalt within the one year warranty period.

Kirk's last consideration was making sure that a fence does not get put up around meters or hydrants. River Heights has a good one that the commission should look at.

**Nuisance/Animal Ordinance:** The city has had a complaint that a resident has pigs, which are in code, but they are contaminating the water and the smell is significant for their neighbors, which is not in compliance with the nuisance ordinance. It is mentioned that there is also a state water code about this issue. Keilani suggests that we cross-reference the nuisance ordinance with the animal ordinance, since it is already in the nuisance ordinance. Something like, yes you can have these animals, but only as it applies to the nuisance codes in that it is not impacting your neighbors and or the water supply, and in relation to the nuisance code. Keilani wants the committee to come up with wording on that so we can get it approved at the next meeting.

**Fee Schedule:** The fee schedule was last updated in February 2016. The committee agrees that they need to raise them. Keilani would like to talk to Daphne Carlson, Mendon City Treasurer.



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Melissa mentioned that they should be raised 50% or more. Ian mentions that they need to come with inflation. Valerie, Melissa, and Keilani think that the city needs to make some revenue off of these fees.

**Sign Ordinance:** Keilani has looked at sign ordinances from Wellsville, Smithfield, Logan's current as well as two of Logan's revisions. She likes Wellsville's and Smithfield's because they are small-town oriented, but Logan's is more comprehensive. We will take out all of the pole signing information. There are no billboards or pole signs, with some exceptions like real estate signs and temporary signs with size limitations. Logan and other cities say that murals and wall art do not count as signs, and Keilani likes that idea. It was discussed that signs don't need to have licensed contractors unless for obvious reasons, like it is electric. It needs to have exceptions for directional signs. Wellsville has good statements on how signs are measured, and better information on limiting the illumination. Wellsville also doesn't regulate sign that are displayed inside windows. Smithfield exempts signs from permitting that are not visible beyond the lot's boundaries or not visible from public thoroughfares. They also have good definitions. As well as more limited on their permitting for grand opening, political signs, one-day events, home business occupation signs, which is small-town friendly. Smithfield also has a simple list of prohibited signs like stop, go slow, and things designed to distract or cause hazards for drivers.

Motion to adjourn: Valerie Theurer  
Second: Megan Brown  
All in favor.

**8:05 PM** stands adjourned.

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