



PLANNING & ZONING MEETING
Public Meeting, March 20, 2025 7:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Keilani Ludlow, Val Theurer, Todd Theurer, Melissa Porter

Commission members excused: Megan Brown, Steve Stokes, Li Gasu

City Council members present: Ian Nemelka
Also present from Mendon City: Abby Tolbert, P&Z Secretary

Public members present: Darlene Pitcher, Mike Pitcher

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:08 PM: Keilani calls meeting to order.

Agenda:

Pledge: No flag present.
Invocation: Valerie Theurer

Motion to pass minutes: January 2025
Melissa Porter motions
Valerie Theurer seconds
All in favor.

Darlene Pitcher: She has come to Planning and Zoning to see about getting more short-term rentals or wondering if the City can do anything about the people not currently using their permits. Two permits are being used as long-term rentals. She would like to rent out their two-bedroom basement and be able to offer it on a one-night minimum.

The city currently allows 4 short-term rentals. The committee agrees that the city needs more. It is agreed upon to double the amount to 8. It will go before the City Council in their April meeting.

Ian will write up a notice for the one short-term rental that is not in accordance with the ordinance, and Abby will write up a notice for the residents who are using theirs as long-term rentals.

Citizen participation: None

Other business:

Sales Tax: In a past meeting it was discussed to start collecting sales tax on online purchases. Keilani brought it up to councilwoman Amy Garbe and she thought it was a great idea. Ian Nemelka



also thinks so as well. Recorder Jim Cannon was not there at the City Council meeting when it was brought up.

Abandoned Vehicles: It is in the Mendon City code that residents are not allowed to have abandoned vehicles unless they are hidden behind a fence, hidden. It was brought to the committee's attention that the Mayor has been getting some complaints about some of them. Keilani would like everyone in the committee to go around Mendon and get the addresses of residents with cars that are not running. Deputy Spence will deliver letters to those residents.

Sign Ordinance: Keilani has looked at Wellsville's sign ordinance and likes it and Smithfield's. The commission would adapt some parts and check with our current one for light pollution and residential quiet hours. It also needs to include all the information for permits, like electrical. Add directional signs as well. Maybe adding to allow larger signs so people can see them. Utah is coming out with a new law for billboards. Keilani is trying to get ahold of the county to find out more. It was discussed that there should be no signs on pillars or posts except real estate signs since they are temporary, but their height and size should be limited. Digital signs will need to be allowed but will need low lumens, no scrolling, no flashing, and such.

General Plan: None of Mendon City's zones have an objective and purpose; Smithfield has them, and Keilani liked that idea. She wants to come up with one for residential-commercial. Mendon would never be able to have a residential-commercial apartment above a business because the business and apartment would have to have separate septic tanks and drain fills. So Mendon would have to have some offices sharing a bathroom and then a subdivision of houses next to it. The committee needs to look at the distance off the highway for businesses.

Motion to adjourn: Todd Theurer
Second: Melissa Porter
All in favor.

8:12 PM stands adjourned.

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