PLANNING & ZONING MEETING
Public Meeting, May 22, 2025 7:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

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

Commission members excused: Valerie Theurer, Todd Theurer

City Council members present:
Also present from Mendon City: Abby Tolbert, P&Z Secretary, Kirk Taylor, Public Works Director

Public members present: Tyler Jacobson, Karl Pulley, Virginia Pulley, Chris Pulley, Jeremy Evans, Mary Burbank, Kandis Tuft, Janna Kidman, Bruce Kidman

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:12 PM: Keilani calls meeting to order.

Agenda:

Pledge: Melissa Porter
Invocation: Steve Stokes

Motion to Approve Minutes: April 2025
Motions: Melissa Porter
Second: Steve Stokes
All in favor.

Citizen participation:
Tyler Jacobsen recently found out that Planning and Zoning is not in charge of annexation anymore. He did have questions on the process of annexation, as well as how Wayne's Loop is coming along. Keilani says that since she attends City Council, she has found out that Wayne's Loop involves Mendon City, Cache County, and the Federal Government. That is what has been taking so long. It is hard for all of them to agree on what to do and who pays for it. His second question was about the process of annexation. Keilani wanted everyone to know that Mendon City does not reach out to people to be annexed. The potential resident has to reach out to the city to be annexed. She wasn't exactly sure since Planning and Zoning no longer does annexation. All she knew was that it starts with an application and City Council. It is a long process between the city and the county, that usually takes about a year.
Kandis Tuft voiced her concern about the development surrounding her residence. She lives across the street from Eugene Olsen, who wants to annex into Mendon City. She is concerned about the roads, traffic, and the big trucks with her kids and everyone else. She is worried it might be too

much with more people trying to turn onto the highway in front of trucks that are going way too fast. She is wondering where she should voice those concerns. Keilani lets her know that she needs to voice them at a state level. Keilani lets her know that she knows it takes a lot to build and subdivide that close to a highway, it takes a lot of work with UDOT. She then goes into more information about how hard it is to do certain things with the state.

Virginia Pulley had a question that if Eugene Olsen gets annexed, if Mendon is going to force them to also be annexed and if they would have to seal up their well. Keilani informed her that Mendon City does not force anyone to annex. They must request it, but she was not sure if they ever wanted to be annexed, or if they would have to seal up their well.

Bruce Kidman wanted to put in his two cents, that he is against the annexation and that he is also worried about the safety of the residents around him, if the Olsens were to subdivide the land that they want to annex. He saw that the Mendon City General Plan calls for Mendon City to go to Valley View Highway. Keilani assured him that that is the city's area of impact, meaning that is where Mendon could eventually end up if people chose to be annexed. It's also an area where the city has a little bit of say as to what can go in there. Keilani mentions that the county asked if the storage units going in across Highway 30 were okay.

Mary Burbank voiced her concern that since she works in healthcare, she knows how long it takes for an ambulance to get someone to the hospital. She is wondering if the commission has any idea as to what it takes to get the county and state to help more. She mentions that with more growth, also comes more crime. Melissa mentions reaching out to the Cache County Chamber of Commerce, they are the ones that are pushing more economic development. It was also mentioned that she should contact the mayor; he might have more of an idea of whom to contact.

Keilani closes Citizen Participation at 8:06 PM.

Other business:

Subdivision Ordinance:
Keilani asks Kirk to explain why the city should not allow cul-de-sacs, bulbs, and knuckles. One reason is that they cause a lot of friction between the developer and the city, mainly with expenses. Another reason is that they make it a lot harder to plow the snow. Reason three is the safety of kids. Keilani and Kirk agree that the ordinance should be that all roads need to meet at right angles. Also, if a road meets the criteria for a dead end, it needs to be a hammerhead for emergency vehicle purposes. The hammer head requires a 120-foot easement, but the city's easement is only 99 feet. Planning and Zoning need to look at adapting the requirements for those.

Extending the water main to the property line is another ordinance that Kirk suggests being in the code. That way, the next person who builds doesn't have to pay more money than he needs to. The problem that was discussed was what end does it need to go to? It's possible to put it at the end of the property along major roads. The City Engineer, Eric, could possibly help us with the wording.

Swales is another suggestion that Kirk has. Swales are cheaper to build and maintain. The minimum road width is 24 feet, except in subdivisions with curb and gutter, it is 36 feet. That right there saves a third of the cost if all roads are 24 feet. The swales wouldn't be drastic. It would gradually so the homeowner can still mow and maintain it. One con of a swale is that people would be walking on the road. It was suggested that we could put a concrete edge by the asphalt and then pour a sidewalk but then that might cause problems when it snows.

Residential/Commercial:

Keilani suggests that every zone that is zoned commercial be changed to residential-commercial. Since that is what they all are.

General Plan:
Did not discuss due to time.
Fee Schedule:
Did not discuss due to time.

Motion to adjourn: Megan Brown
Second: Melissa Porter
All in favor.

9:03 PM stands adjourned.

* * * * * * * *