



PLANNING & ZONING MEETING

Public Meeting, June 24, 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: Amy Garbe

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

Public members present: Paul Willie

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:14 PM: Keilani calls meeting to order.

Agenda:

Pledge: Megan Brown

Invocation: Steve Stokes

Motion to Approve Minutes: May 2025

Motions: Steve Stokes

Second: Megan Brown

All in favor.

Citizen participation:

None.

Other business:

Annexation:

There are new parts in the annexation law. Since changing our subdivision and zoning codes, we are not in compliance with some of it anymore. There is going to be a task committee that will include Planning and Zoning, City Council, City Attorney, and City Engineer, that will be updating Mendon's annexation process. The process will now start with Planning and Zoning and a public meeting. P&Z will give input, then pass it to the City Council, which will also have a public meeting. The committee will most likely be meeting in August.

Some things that need to be put in the new annexation process is the cost and impact of both the people wanting to be annexed and the citizens already in the city. One thing to consider is the more people to be annexed, the closer Mendon is to having to put in sewer.



The Olsen property that is looking to be annexed is a c-shape around someone else's property. Which islands or peninsulas are not allowed when annexing, so Keilani asked about what to do about that. She got the answer that, if the city approves the annexation that either, the landowner has to agree to let utilities, or a road go through their property, or two, to force them to annex into the city. That will also need to be put into the annexation process, of what to do if that ever happens.

Subdivision Ordinance:

Hammerheads need to be added to the subdivision ordinance. The problem is that the committee is unsure about how the lots would go around a hammerhead, to have a minimum of 110 feet of frontage. Abby will talk to Eric, the City Engineer, about it.

There was an email sent out that the law requires roads to have 32 feet of pavement for fire code, but the picture of the hammerhead requirements that she got from Chief Olsen only has a 25-foot requirement. Keilani has tried to reach out to the person who sent out the email, but she has not gotten a response.

Members of Planning and Zoning went over to look at Wellsville's swales this week. It was pointed out that some swales were obvious, while others were filled in. It is not very consistent. There is also some curb and gutter where it was too steep for a swale. Wellsville requires swales except where it is not geographically possible. Steve suggests that swales are great, but they need to stay nice and look consistent. It also needs to be written that no one can fill them in.

Pigs:

Keilani has looked at other cities about pigs, and she likes the Wellsville ordinance. It restricts pigs to 4-H only. Steve suggests that it is too restrictive and that we should add something about cleaning requirements. It was said that there should be a schedule for complaints about them, and they talked about what should happen after each complaint:

- 1st complaint: no fine, one week to take care of it (5 business days)
- 2nd complaint: fine, 48 to 72 hours to take care of it
- 3rd complaint: the animal is taken away.

Steve says that some people with pigs are kids raising them for 4-H. It could be someone's first year of doing it, and they don't know how to clean out their pen properly. He thinks there should be something about that in there. He thinks that after the 2nd complaint, there should be resources available to them. They also suggest putting something in the ordinance to make sure they are cleaned out regularly, and how often it needs to be cleaned should be determined by the size of the pen. Instead of making sure it is clean or waiting for a neighbor to complain, they could say it has to be an acceptable, clean, and odor-free environment. Keilani asks Steve to write something up.

Fees:

Did not discuss. It will be discussed in July.

Motion to adjourn: Steve Stokes

Second: Megan Brown

All in favor.

8:16 PM stands adjourned.

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