



PLANNING & ZONING HEARING

Public Meeting, August 21, 2025 6:30 PM

Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

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

Commission members excused: Steve Stokes, Todd Theurer, Valarie Theurer

City Council members present: Amy Garbe

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

Public members present: Nikki Oswald, Mike Morgan

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:10 PM: Keilani calls meeting to order.

Agenda:

Pledge: Melissa Porter

Invocation: Keilani Ludlow

Motion to pass minutes: June 2024

All in favor.

Citizen participation:

Mike Morgan wanted clarification on private lanes. The wording is not very clear for the frontage on a road, is it existing road or a planned road. The ordinance was meant to prevent inter-block development. The point of the private lane was for two side-by-side lots to have a single access point feeding both lots, specifically on the highway, where access is limited. Since UDOT will not let Mendon City have multiple driveways for every lot. There may be a situation coming up where this ordinance will be important.

Other business:

Nuisance (Pigs) Ordinance:

Keilani cleaned up the wording since the last meeting. Other than that everything looks good. We will send it off to Seth to make sure everything is good to get a vote on it next month.

Subdivision:



Keilani wants to come up with small subdivision process for four or less lots. For the situation of the Hardman property on the highway. Where he can not put in a road and it is on the highway and they will only let him put one driveway in.

Information on hammerheads looks good. Keilani will send them to Eric and Kirk to review them.

Open, functional, maintained, and vegetated, need to be added to the swales portion.

Private lanes needs to have more information on them like if they have to be paved.

Water meters and fire hydrants need to be in front of the house and not fenced needs to be added to code. As well as septic tanks need to be pumped every five years.

Fences need to be on the radar to look at. There is a triangle picture for a reference for where fences can not be.

People have been asking about having RVs on their lot for a short-term rental or an accessory dwellings. It is in code, but it is not very clear. They should only be used temporarily or while you are actively building a home on the same lot.

Residential/Commercial:

Keilani suggests that everything zoned commercial in the city, should be zoned residential commercial since that is what is actually is. Also identify a residential commercial zone along the highway. The area across from the school, could also be changed to residential commercial.

The commission needs to clarify what each zone is and what is allowed in each one for C1 and RC. They will come up with definitions to get emailed out and decided on.

Bear River Health Department makes it almost impossible to build multi-unit housing within the city, for the reason of septic systems. They each have to have their own.

Motion to adjourn: Amy Garbe

Second: Melissa Porter

All in favor.

8:34 PM stands adjourned.

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