



PLANNING & ZONING MEETING

Public Meeting, September 18, 2025 7:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

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

Commission members excused: Megan Brown, Steve Stokes

City Council members present: Amy Garbe

Also present from Mendon City: Abby Tolbert, P&Z Secretary, Kirk Taylor, Public Works Director, Mike Morgan, ALUA

Public members present: Nikki Oswald, Brecken Oswald, Annette Buist, Ken Buist, Jim Buist

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:08 PM: Keilani calls meeting to order.

Agenda:

Pledge: Valarie Theurer

Invocation: Amy Garbe

Motion to pass minutes: August 2025

Melissa Porter motions.

Keilani Ludlow seconds.

All in favor.

Brecken Oswald:

He is here wanting to do a lot split on his lot at 185 West 300 North. He stated that he is not here for a vote; he wants to get this on the commission members' minds. He stated that they don't have intentions to build on the front; they had the idea to create more affordable housing in Mendon. He would like to also add a private drive to access the possible second lot. The biggest question is that arises with Breckin wanting to do that, is frontage. Would the private way count as frontage for his back lot? The city code is not clear on this matter.

There is another question: Does Mendon City allow interblock development? Mike Morgan adds that the city has never allowed interblock development, but the code is not clear on that, the code has poor word usage. He says the wording in the code is used for houses on the highway where there can only be one access, but it splits to two houses, which are side by side.

There is currently no existing structure on the lot.



Breckin was asked was if there was still 110 feet of frontage with the private drive, since the lane cannot reduce the frontage any existing lots below 100 feet. He said the width of the lot is 154 feet. According to Keilani and the GIS map, it is 133 feet wide. A new survey will need to be done. There wouldn't be enough frontage is the lot is only 133 feet wide, since the private lane needs to be 44 feet in width.

A question for the Commission is whether they will continue to enforce the code that has been in place for years, or if they will allow this and open up the opportunity for others to develop within blocks.

Keilani would like them to have the lot resurveyed to get the width. She would also like to talk to the City Engineer, Eric, as well as the City Attorney, Seth. She would like to ask them about how this would affect the city, what this would open the city up to, and for interblock development.

Breckin says that the Fire Department has reviewed the hammerhead for fire truck access and approved it. Keilani would like a letter from the fire chief saying they approve the design.

Kirk, the City Public Works Director, points out that there is a ravine. He asks if there is enough land with the ravine to build on the back lot. They will also still need a 30-foot setback off the private lane. He also inquires about the availability of space for a drain field and septic tank. This is also something that Keilani wants to bring up with the City Attorney. Kirk recommends getting an on-site inspection done as well.

Keilani motions to put this on hold until she can discuss the information with Eric and Seth about the impact from the split of the property as currently described as well getting new survey done and legal description from Breckin.

Todd Theurer seconds.

All in favor.

Citizen participation:

None.

Other business:

Did not discuss anything else.

Motion to adjourn: Valarie Theurer

Second: Keilani Ludlow

All in favor.

7:39 PM stands adjourned.

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