



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

MINUTES

Commission members present: Keilani Ludlow, Valarie Theurer, Kelly Barrett, Dana Myers, Melissa Porter, Megan Brown

Commission members excused: Steve Stokes

City Council members present: Amy Garbe
Also present from Mendon City: Abby Tolbert, P&Z Secretary and Mike Morgan, ALUA

Public members present: Diane Cannon

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:08 PM: Keilani calls meeting to order.

Welcome Dana Myers to Planning and Zoning.

Agenda

Pledge: Dana Myers
Invocation: Kelly Barrett

Motion to pass Minutes: October 2025
Motion: Valarie Theurer
Seconds: Kelly Barrett
All in favor.

Citizen participation:

Mike Morgan brought up that he had talked to Eric, the City Engineer, about new builds and getting ready for sewer. There needs to be a plan that if the City ever decides to go to sewer, that all new homes have a sewer starter foundation in the same spot on every house, making it a lot easier to know where it is and to connect to it.

Other business:

Fencing:

Changes that were made to the fencing amendment:



It was decided that nothing should be planted in the right-of-way that would block the clear view. People who have the walking path or sidewalks in front of their driveway need to make sure that they have shorter fences, shorter bushes, and that their trees are trimmed up high.

Add clear view triangle diagram to code.

Take out in high traffic paragraph: "In high traffic residential areas, conditional use permits may allow up to six (6) foot front or side yard fences for privacy or noise reduction, provided visibility standards are met. "

Add paragraph for property that don't fit into a 99-foot or 66-foot, that they are to follow the next closest description.

Motion to pass fencing:

Accept with the inclusion that it references the graphic, take out the paragraph about high traffic areas, and that if your property doesn't fit into the standard 99 or 66 foot than follow the next closest description.

Motion to approve: Valarie Theurer
Second: Megan Brown
All in favor.

Manufactured/Mobile Homes:

Changes that needs to be made:
20.04 D: needs to say "Mendon City adopted Building Code."

Add what we have talked about before, about allowing mobile homes while building a home, while obtaining an active building permit for up to two years, and that it must be on the lot of the future

Motion to pass to Manufactured/Mobile homes with accepted changes:
Motion to approve: Valarie Theurer
Second: Megan Brown
All in favor.

Subdivision:

Swales was changed to a horizontal bubble-up system, instead of vertical.

Added the definition of flag lot and that are not allowed.

Motion to approve: Megan Brown
Second: Kelly Barrett
All in favor.

Non-working vehicles:



Nothing to change.

Motion to approve: Valarie Theurer
Second: Kelly Barrett
All in favor.

Motion to adjourn meeting: Valarie Theurer
Second: Kelly Barrett
All in favor.

8:18 PM stands adjourned.

* * * * *