



PLANNING & ZONING MEETING
Public Meeting, February 19, 2026 7:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Keilani Ludlow, Valarie Theurer, Melissa Porter, Dana Myers

Commission members excused: Steve Stokes, Kelly Barrett, Megan Brown

City Council members present: Amy Garbe

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

Public members present: Trina Apedaile, Alden Apedaile

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:05 PM: Keilani calls meeting to order.

Agenda:

Minutes: November 2025

Dana Myers motions to approve

Valarie Theurer seconds motions

Pledge: Valarie Theurer

Invocation: Dana Myers

Citizen Participation:

Trina Apedaile came to Planning and Zoning, stating that she and her husband own the old care center, parcel #11-021-0076. She wants some direction on ideas of what they can do with it. It sits on a .58-acre non-conforming lot. It is zoned residential. They also own the lot to the west, parcel #11-021-0012. It was discussed that the only way to do anything with it would be to join it with the lot to the west. It is discussed on how to go about that. The Commission believes that they may have to go to the county. They can give her directions. Trina also mentions that she believes one of the septic tanks for the old care center is across 100 East, in a field owned by someone else. Keilani says she knows that the health department will not allow that to still be used. Trina thinks that the other one might be on a different lot as well, parcel #11-021-0013. It was also brought up that it might be rezoned. Keilani does not believe that Mendon City will rezone a property for no reason. Jake Anderson, the previous Planning and Zoning chair, told them otherwise. Keilani thinks he thought of something she hasn't. It cannot be grandfathered unless it was zoned differently within the last year. In conclusion, the only way to do anything with parcel #11-021-0076 is with parcel #11-021-0012. Trina was also told to contact the



county for information about joining them. As well as contacting the Bear River Health Department for information about the septic system.

Keilani closes Citizen Participation at 7:32 pm.

Other business:

Subdivision Code 7.16 Water Supply

Public Works Director, Kirk Taylor, requested Planning and Zoning change one paragraph of 7.16 of the subdivision code. He suggested saying “culinary city water meters” in place of “city water meters”. “Front side of the home” needs to be changed to “front of the home”. Add that “will not be behind a fence and will be made accessible to city workers at all times”. Planning and Zoning all agree with the changes.

Motion to approve 7.16
Keilani Ludlow motions to approve
Valarie Theurer seconds the motion

Zoning Code 20.08 Non-Residential or Temporary Structures

This amendment will be looked at to be potentially passed in April at City Council, but Keilani wanted to add a few more words to it before then. Keilani would like to add on section B paragraph 2 after being built, add “or being remodeled” and add remodeled again farther down in the paragraph.

Motion to approve 20.08
Valarie Theurer motions to approve
Keilani Ludlow seconds the motion

General Plan:

Started with wastewater/sewer in section 9
9.06
Remove all of the old goals
Add goal- “Maintain a housing density low enough to preclude sewer systems and main septic functionality.”
Add goal- “Educate Mendon residents on septic system maintenance.”

9.10
Change K-6 to K-5.

Motion to adjourn: Valarie Theurer
Second: Keilani Ludlow
All in favor.

8:02 PM stands adjourned.


