



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

MINUTES

Commission members present: Keilani Ludlow, Megan Brown, Val Theurer, Kelly Barrett, Melissa Porter

Commission members excused: Dana Myers, Steve Stokes

City Council members present: Amy Garbe, Ben Watkins
Also present from Mendon City: Abby Tolbert, P&Z Secretary

Public members present:

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:08 PM: Keilani calls meeting to order.

Agenda:

Pledge: Megan Brown
Invocation: Kelly Barrett

Motion to approve minutes: February 2026
Motion: Valarie Theurer
Second: Megan Brown
All in favor.

Citizen participation: None

Other business:

Amy Garbe:

She has talked to the mayor about sewer and water with the county. If Mendon City ever gets to sewer, the plan is to do it with Wellsville. The county is willing to chip in to help pay for the sewer soon, to increase annexation.

There were some disagreements about annexations and not having the infrastructure for more houses.

Mayor Buist:



Discussion about Wellsville being on sewer and having lagoons, and the state is starting to frown on those; it is most likely they will need a treatment plant within the next 10 years. It has been discussed that we can go at least another 50 years without a sewer, but you never know what the state will want to do.

It has been discussed about forming a sewer district with Mendon and Wellsville, with property being available between the two cities.

Mendon City does not have enough water pressure to support potential annexed subdivisions.

More disagreements about growing and forcing current residents to pay more in property taxes, to afford more jobs to support new subdivisions, and more people moving in. The city needs more commercial space, but there is nowhere to put it.

The mayor would like to get a plan in place, just in case anything were to happen.

Commission:

They had the idea of talking about, when a developer comes in, the need to set aside a certain percentage of land for commercial zoning. The idea comes from Eagle, Idaho.

It was suggested to put together a newsletter to go out with the water bill about what is going on within the city, so that when we have the final meetings about the general plan, there won't be as many surprises for the residents.

General Plan:

Wastewater/sewer:

Change paragraph 2 wording to "As Mendon is preparing for sewer in the future, it will most likely be creating a sewer district with neighboring communities to the south."

9.12

Paragraph one needs to say "Waste Management" not Logan City and Cache County.

Paragraph two: taken out

Paragraph three: change "these" to "this" and "options" to "option"

9.14

Take out the last sentence: "The parking lot and restrooms are nearly complete and will be very popular."

Outdoor Recreation:

Take out goal 2 of building a camping area.

Take out goal 4 of private development.

Sports:

Change goal 1 from saying "softball field" to "the City square".



Goal 2: change “explore” to “continue”, “city property” to “Legacy Park”, delete “additional”, replace “youth baseball diamond, basketball court or other priority sporting field or court” with “and other sports options”

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

8:20 PM stands adjourned.

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