



PLANNING & ZONING MEETING
Public Meeting, April 16, 2026 7:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Valarie Theurer, Melissa Porter, Megan Brown, Dana Myers, Kelly Barrett, Steve Stokes

Commission members excused: Keilani Ludlow

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

Public members present:

Presiding: Megan Brown
Minutes prepared by Abby Tolbert

7:05 PM: Megan calls meeting to order.

Agenda:

Pledge: Megan Brown
Invocation: Valarie Theurer

Motion to approve minutes: March 2026
Motion: Dana Myers
Seconds: Valarie Theurer

Median population. House price

Citizen participation: None

Other business:

General Plan:

Talks about the graphs in section 5, housing. Valarie says they are out of date, irrelevant, and don't make sense in the general plan. She proposes to get rid of them.
In 2023, Mendon's median income was \$141,563. In the 2020 census, population was 1,339. Mendon City also has 407 dwelling units.



According to Zillow, the median home value in 2026 is \$655,800. If median income is taken into account, Mendon is relatively affordable for its residents, but not in absolute terms.

Side note: brought up increasing impact fees for new builds and increasing revenue to pay more people to keep up with the parks, etc. Now is the time to do it with the new subdivision going in. Bringing in more businesses (revenue) is going to be hard because places like doctors' offices and the like will most likely not survive, since we do not have a big enough population. Wellsville was brought up being the same way.

Section 9, Public Services:

9.16 Parks:

Change “three main parks” to “four parks. Add Legacy Park to the list of parks.

9.18 Trails:

Change “the sidewalks along 100 East along the length of the city” to “run from 500 South to 600 North”

Add: “most notably Wayne’s Loop” after “Mendon has access to several mountain trails”

Add goal: Connect all city parks with Wayne’s Loop

9.20 Civic, Cultural, and Educational Activities

Pioneer Day:

Remove: “first”, it should read “The Saturday closest to July 24th...”

Replace: “Other” section with “History”

Add: “in the past” after “Mendon” in History section.

Section 11, Transportation:

Talks about whether the right-of-ways should be 66 feet or 99 feet.

11.02 Introduction

Change the 2nd guiding principle to “match the current city code.” Take out the rest of the paragraph.

Take out fourth guiding principle.

11.04 Layout

1st goal replace: “Center Street 000 North” with “SR-23”.

Remove: 2nd goal

3rd goal replace: “000 North” with “Center Street”

11.06 Public Transportation

Replace: “Cache Valley Transit District” with “Connect Transit”

Add Goal: “Maintain contact with CVTD for future expansion”

11.12 Alternative Transportation

Add: “etc” after “bicycles, ATV’s, UTV’s, and motorcycles”

11.14 Parking

Add: “1st” after December

Replace: “February” with “March 15th”

Replace: “10:00 to 12:00”

Replace: “pm” with “am”



Replace: "6:00" with "7:00"
Add: "as listed in the city code" at the end of the section.

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

8:28 PM stands adjourned.

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