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**PLANNING & ZONING HEARING**  
Public Hearing, May 21, 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

**Commission members excused:** Keilani Ludlow, Steve Stokes

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

**Public members present:** Lewis Wight, Brecken Oswald, Jim Buist, Annette Buist, Nikki Oswald, Ken Buist, Judy Baker, Marianne Burns, Lisa Aedo

**Presiding:** Valarie Theurer  
Minutes prepared by Millie Smith

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**7:15 PM:** Valarie Theurer calls the meeting to order.

**Agenda:**

Pledge: Dana Myers  
Invocation: Melissa Porter

Motion to adopt agenda:  
Motion: Dana Myers  
Second: Melissa Porter

Motion to approve minutes: April 2026  
Motion: Melissa Porter  
Seconds: Kelly Barrett

**Hearing:**

Lewis Wight discussed a potential lot split called Moose Hollow Subdivision on parcel number 11-011-0029 (Help Brecken Afford a Home, LLC.). He mentioned the lot widths for all three of those parcels there that face 300 North are 2.33 chains. The overall parcel was originally seven chains, but there were three equal parcels of 2.33 chains. One chain is 66 feet, 2.33 is 153 feet, 9.3-something inches. Lot one will be .76 acres, Lot 2 will be .99 acres. Lot 2 will be accessed by a private drive on the west side of the property. Lot 1 drain field will be on the north east side of the property. Lot 2 drain field is on the south west side of the property in a triangle shape. On the east side of the property of Lot 1 there is a slope that will be filled in to be less than 30 % slope. Lewis plans to sell the front lot (Lot 1) and build

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a house on Lot 2. Both lots will be single family buildable lots. The private lane will have an easement for the city to maintain utilities.

Recommendation for approval of Oswald Lot Split and send to ALUA:

Motion: Melissa Porter

Second: Dana Myers

All in Favor

Motion to Close P&Z and open Public Hearing:

Motion: Kelly Barrett

Second: Melissa Porter

All in Favor

**Citizen participation:**

Judy Baker was concerned about information about city happenings getting out to the public. Valarie discussed doing a newsletter. P&Z will discuss it further at a later date.

Jim Buist was concerned about the septic/water runoff from the proposed lot split coming into his yard.

Lewis Wight explained the septic has a backup that will likely never need to be used which would address Jim's concerns.

Motion to Close Public Hearing and Re-Open P&Z:

Motion: Dana Myers

Second: Valarie Theurer

**Other business:**

General Plan:

Section 7.08 Residential Commercial and Commercial Business Zone

Fifth paragraph in principles: remove "trees, shrubbery, greenery with", "easily maintained, characterized by flower gardens and/or other visual features aesthetically pleasing to customers and tenants alike."

Section 7.10

Replaced the first paragraph with: "The purpose of the light industrial zone is to provide areas where industries necessary and beneficial to the local economy may locate and operate. The regulations of the zone are designed to protect and preserve the environment of the zone, the adjacent areas, and the entire community. It is the full intention of the City Council and the Planning and Zoning Commission for locations and uses granted in the Light Industrial Zone L-1 to be free from objection by the majority of residents of the community."

Deleted list of non-permitted uses.

Added: "Heavy industrial uses, including hazardous processing, freight terminals, and large-scale manufacturing, are prohibited or strongly discouraged.

Light Industrial uses shall include buffering, screening, and rural-compatible design standards."

In Principles, 4<sup>th</sup> paragraph took out "automobile headlights" and replaced with "plantings that obscure automobile headlights."

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Deleted 5<sup>th</sup> and 6<sup>th</sup> paragraphs in Principles.

Motion to adjourn: Melissa Porter  
Second: Dana Myers  
All in favor.

**8:23 PM** stands adjourned.

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