PLANNING & ZONING MEETING
Public Meeting of Thursday Sept. 24, 2026 6:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

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

Commission members excused: Logan Brown

City Council members present:
Councilmembers Amy Garbe, Bob Jepson, Art Heers, and Ben Watkins; Ed Buist, Mayor; Mike Morgan (ALUA); Millie Smith, P&Z Secretary

Presiding: Keilani Ludlow, Chair

Minutes prepared by Milie Smith

Call to Order: 6:00 pm

Acceptance of Minutes: No minutes to approve

PUBLIC HEARING — General Plan

Mayor's Presentation

The Mayor addressed the meeting regarding the proposed General Plan and concerns raised about annexation.

The Mayor explained that:

- Mendon City does not actively seek out properties for annexation. Property owners generally approach the City regarding annexation.
- Annexed property must be contiguous with the existing City boundary; the City does not annex isolated "islands."
- Mendon City currently has limitations on extending water service to the north because of existing water-pressure and infrastructure constraints.
- The City recently declined an annexation request because the existing water system could not adequately serve the proposed area.
- The City generally does not provide utilities to properties outside the City unless there are particular existing circumstances.
- The City's annexation declaration area includes portions of the Petersburg area and other surrounding areas.

- The annexation declaration area was established through County and State planning and has been included in previous Mendon City General Plans.
- The City is not currently pursuing wholesale annexation of Petersboro or surrounding areas.

The Mayor also explained that the General Plan is a long-range planning document rather than a commitment that all proposed land uses or roads will occur. The plan is expected to be reviewed and adjusted over time.

Future Roads

The Mayor explained that roads shown on the General Plan represent potential future connections and do not mean that the City intends to immediately acquire property or remove existing structures.

Zoning

The Mayor stated that zoning has not been changed since the previous General Plan. Commercially zoned properties may, under existing regulations, have residential uses where permitted.

(6:10 pm)
Motion to Close Planning and Zoning Meeting: Valarie Theurer
Second: Megan Brown
All in Favor

(6:11 pm)
Motion to Open Public Hearing: Keilani Ludlow
Second: Megan Brown
All in Favor

Public Comments

Roseanne Brandley asked whether property could remain in the agricultural Greenbelt program if annexed into Mendon City.

The response indicated that Greenbelt status is determined by the County based on applicable requirements and that annexation itself was not expected to automatically terminate Greenbelt status. The matter was acknowledged as something requiring confirmation.

Storage Facilities and Cemetery

Ron Campbell suggested that the General Plan or future zoning ordinances consider restrictions on storage-shed facilities within residential areas because of aesthetic concerns. He compared the concern to restrictions on junkyards and automobile wrecking facilities.

He also suggested that cemetery lot rates be reviewed and potentially benchmarked against nearby communities to help maintain the cemetery as a resource for Mendon, Petersboro, and surrounding residents.

City representatives explained that current commercial zoning does not permit certain incompatible uses, such as junkyards, and that the City is considering a possible "residential commercial" category for existing commercial properties surrounded by residential development.

Public Notification

Paul Geiman, a Petersboro resident, stated that many residents learned of the meeting through Facebook and word of mouth. He requested a more direct notification method for non-Mendon residents when City planning matters may affect surrounding communities.

Suggestions included:

- An opt-in email newsletter
- Email notification of relevant agendas
- More accessible information on the City website

City representatives noted that the City's website contains meeting and notice information and that the Utah public-notice system allows individuals to subscribe to notifications for City meetings, agendas, and minutes.

City representatives also discussed the possibility of improving the City's website and providing more regular communications.

Petersboro Incorporation and Annexation

Joshua Williams, a Petersboro resident, asked about the possibility of Petersboro eventually becoming an incorporated municipality. He noted the community's size, agricultural and business interests, and desire to preserve its identity and local governance.

He asked:

1. Whether Petersboro residents had been formally consulted regarding annexation.
2. Whether residents could conduct a vote or otherwise express their preference.
3. Whether the annexation declaration area would prevent Petersboro from eventually incorporating as its own municipality.

The Mayor explained that Petersboro has historically been within Mendon's annexation declaration area and that the declaration area predates the current General Plan. He stated that Mendon City is not currently seeking to annex Petersburg.

The Mayor also indicated that Petersboro could investigate incorporation under applicable State procedures and that Mendon City would not object to Petersboro pursuing that option.

Annexation Boundaries and General Plan History

Juliene Robbins, asked:

- Who established the annexation area.

- Why the proposed area does not encompass all of Petersboro.
- Whether the boundary could change.
- Why annexation had become a topic of concern with the current General Plan.
- What benefits Petersboro residents would receive from annexation.
- Whether annexation would change the Petersboro name or affect existing lot sizes and zoning.

City representatives stated that the annexation declaration area was established by Cache County and the State and has been included in previous General Plans. The current General Plan did not create the annexation area or materially change it.

Potential benefits of annexation discussed included:

- Access to City water service when available.
- Eligibility to participate in City government.
- Access to certain City services and facilities.
- City cemetery rates and other City-related fees.
- Library access.
- City rather than County taxation and governmental services.

Representatives emphasized that whether annexation is beneficial depends on the circumstances and preferences of the individual property owner.

Regarding lot sizes and zoning, representatives stated that annexation does not automatically mean that every property would be developed to the City's minimum residential lot size. Individual annexations and zoning would need to be considered based on the circumstances at the time.

The Mayor stated that the City's current water system could not presently support substantial additional growth in Petersboro and that significant water-system improvements would be necessary before substantial expansion could occur.

Existing Commercial Properties

Erin Miles asked whether the General Plan contemplated moving or changing existing commercial businesses.

City representatives stated that existing lawful commercial uses would generally remain and would not simply be relocated. The City is considering whether existing undeveloped commercial properties surrounded by residences could eventually be placed in a lower-impact residential-commercial category.

Water System

Ashley Carly asked about plans to expand or replace Mendon's water system.

City representatives stated that the City is currently working on water-system improvements. Potential short-term improvements include pumps and other measures to improve pressure, while larger long-term projects will be necessary.

Representatives emphasized that the primary purpose of the water-system improvements is to adequately serve existing Mendon residents rather than to facilitate additional annexation.

The City expects water-system planning and improvements to continue over the coming years.

Potential County Annexation Requirements

Brian Bitterman asked whether Cache County could require Mendon City to expand its annexation area.

The response was that the County could not simply force Mendon City to annex additional land.

Future Municipal Boundaries

Benjamin Jensen asked about properties outside the current Mendon annexation area and whether property owners could choose between Mendon and another municipality, such as Newton.

City representatives explained that future municipal boundaries would depend on State and County planning and future circumstances. The issue was characterized as a long-term matter that is not currently imminent.

Cemetery

Bob Jepson, a City Council member, discussed upcoming work concerning the Mendon cemetery. He invited interested residents to attend a future City Council meeting where preliminary ideas and information concerning cemetery operations and fees would be discussed.

No ordinance or final decision regarding cemetery rates was made at this meeting.

Recreation and Trails

John Matthew Brown asked about expanding recreational opportunities and trail connections, including the area around Wayne's Loop/Deep Canyon Trailhead.

City representatives explained that some trail-related property is within the County, some is public land, and some is privately owned. Expansion depends on applicable approvals and cooperation from property owners.

The General Plan contains provisions concerning future trail connections, but those provisions do not authorize the City or County to take private property for trails.

Ron Campbell complimented the trail planning contained in the General Plan and expressed interest in volunteering to help implement future trail improvements.

(6:52 pm)

Motion to Close Public Hearing: Megan Brown
Second: Melissa Porter
All in Favor

(6:52 pm)
Motion to Open Planning and Zoning Meeting: Megan Brown
Second: Valarie Theurer
All in Favor

Discussion of General Plan

The Planning and Zoning Commission discussed the General Plan and public comments received during the meeting.

The Commission indicated that the General Plan had received substantial review and that the public comments were useful and relevant.

The Commission discussed forwarding the General Plan to the City Council for consideration and approval, while recognizing that the City Council could further review or amend the plan.

(6:54 pm)
Motion to Forward General Plan to City Council: Melissa Porter
Second: Kelly Barrett
All in Favor

Motion to Adjourn: Megan Brown
Second: Kelly Barrett
All in Favor.

Meeting Adjourned: (6:54 pm)