



PLANNING & ZONING MEETING
Public Meeting, October 16, 2025 7:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

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

Commission members excused: Steve Stokes

City Council members present: Amy Garbe

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

Public members present:

Presiding: Keilani Ludlow, Chair

Minutes prepared by Abby Tolbert

7:05 PM: Keilani calls meeting to order.

Welcome Kelly Barrett to Planning and Zoning.

Agenda:

Pledge: Todd Theurer

Invocation: Valarie Theurer

Motion to approve minutes: September 2025

Valarie Theurer motion.

Melissa Porter seconds.

All in favor.

Pig Nuisance Amendment Approval:

Todd Theurer motions.

Megan Brown seconds.

All in favor.

Citizen participation: None

Other business:

Oswald Lot Split:



Keilani informs the commission that she has spoken with Seth, the City Attorney, and the code does not specifically state that the city prohibits flag lots, which is what the Oswald lot would be. Therefore, the commission will have to approve it. The private way will allow him to have enough frontage for the back lot. The next step in that process will be to have a public hearing.

Flag lots will need to be added to our code, and they are not allowed in the Mendon City limits. Keilani will get help from Seth and Eric, the City Engineer, for the correct verbiage. Additionally, in what situations private lanes are permitted.

Wall and Fence Policy:

Keilani said that Seth says there should be no conditional use permits with fencing. Either you are allowed to or you aren't. The commission all agree to take the conditional use permit out.

Fencing for agricultural properties can be higher for animals, but it needs to specify what animals are agricultural animals. Different animals use different kinds of fencing, but fences on the corner definitely need to be open.

Clear view intersecting streets, Mendon has two different sized streets, so they are two sections. Seth told Keilani that the clear view triangle needs to be 40 feet. Kelly Barrett brought up that there is an actual formula.

They agree that the six-foot fencing should be taken out, as well as animals in the front yard.

Residential/Commercial:

They like all the new definitions.

Motion to adjourn: Valarie Theurer
Second: Melissa Porter
All in favor.

8:20 PM stands adjourned.

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