



PLANNING & ZONING MEETING

Public Meeting of Thursday Sept. 17, 2026 7:00 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Keilani Ludlow, Melissa Porter, Megan Brown, Dana Myers, Kelly Barrett

Commission members excused: Valarie Theuer, Logan Brown

City Council members present:

Also present from Mendon City: Councilmember Amy Garbe, Mike Morgan (ALUA), Millie Smith, P&Z Secretary

Public members present: David Hansen, Taylor Hansen, Lisa Aedo

Presiding: Keilani Ludlow, Chair

Minutes prepared by Milie Smith

Call to Order:

Acceptance of Minutes: Aug. 20, 2026

Motion to accept Minutes: Megan Brown

Second: Kelly Barrett

All in Favor

PUBLIC HEARING — HANSEN LOT SPLIT

The Commission discussed the proposed Hanson Lot Split/minor subdivision.

Applicant: David Hanson

Mr. Hanson explained that the property was acquired adjacent to the applicant's existing property with the intention of accommodating two additional family residences. The property is currently approved for one home on approximately two acres. A lot split is therefore being requested to allow two homes.

Mr. Hanson reviewed several issues associated with the proposed split, including the required right-of-way dedication and sidewalk shown in the City's master plan. He estimated that the right-of-way dedication and sidewalk construction could represent approximately \$70,000 in land and construction costs.

The applicant has proposed a development agreement that would, at a minimum, provide a credit against water impact fees for qualifying improvements provided to the City. The Commission was advised that



consideration of impact-fee credits and the development agreement is outside the Planning & Zoning Commission's authority and would be a matter for the City Council.

The applicant also explained changes made to the proposed lot configuration since the Commission's previous discussion. The septic field configuration was changed to run north-south, allowing the lots to be divided with a straight lot line. The right-of-way measurement was also corrected to measure from the center of the road rather than the opposite edge, resulting in a somewhat smaller required dedication and allowing the proposed configuration.

The applicant stated that the septic locations had been reviewed with Bear River and incorporated into the plans.

Sidewalk Discussion

A significant portion of the discussion concerned the required sidewalk along 125 North.

The applicant expressed concern that the sidewalk would terminate near the elementary school and could encourage children to cross the road at an undesirable location. The applicant stated a preference for delaying construction until the sidewalk could connect to future development.

Planning and Zoning Commission members explained that the sidewalk requirement results from the surrounding development and the City's development code. The street was developed with a sidewalk, and the City's long-term plan anticipates sidewalks along both sides of the street because of traffic and future residential development.

The Commission discussed whether delaying construction and setting funds aside for future construction would be preferable. Staff explained that funds set aside for a particular improvement are subject to restrictions and may have time limitations. There was also discussion regarding the possibility that construction costs could increase in the future.

Commission members discussed safety concerns, including the possibility that children may not follow signs directing them not to cross the street at the end of the sidewalk. The possibility of a future crosswalk was also discussed, although staff indicated that the proposed location would not be ideal for a crosswalk.

The Commission also discussed fairness to other property owners and whether a more uniform mechanism for sidewalk funding could be developed for future development. Staff explained that the Commission is required to follow the City's existing development code and does not currently have a mechanism to establish such a system through this application.

The applicant asked whether liability associated with a sidewalk terminating near the school had been reviewed by the City Attorney. No determination regarding liability was made during the meeting.

Motion to Close Planning and Zoning Meeting: Dana Myers
Second: Melissa Porter



All in Favor

Motion to Open Public Hearing: Megan Brown

Second: Dana Myers

Public Comment:

No additional public comments were recorded during the public hearing.

Motion to Close Public Hearing: Megan Brown

Second: Melissa Porter

All in Favor

Lot Split Discussion

Staff clarified that the Commission's immediate consideration was whether the proposed lot split met the applicable requirements. The sidewalk and development-agreement issues could be addressed through the appropriate administrative and City Council processes.

Motion to approve the Hanson lot split: Kelly Barrett

Second: Dana Myers

All in Favor.

The Commission then discussed whether to recommend delaying construction of the sidewalk until a more contiguous sidewalk connection could be established.

An unofficial vote was made to recommend whether the sidewalk installation be delayed until it could be made more contiguous or be installed when Hansens build. The vote was three for being installed when Hansens build, and two for waiting until sidewalk could be more contiguous.

The Commission clarified that the sidewalk recommendation was advisory and that the final determination regarding the sidewalk would be handled through the appropriate City process. Staff indicated that the safety concerns and Commission discussion would be communicated to the Public Works and Engineering departments for further consideration.

The Commission also discussed the possibility of setting aside funds for future sidewalk construction and the process by which the City Engineer would obtain bids and establish the cost if the City were to construct the sidewalk.



RESIDENTIAL COMMERCIAL AND AGRICULTURAL COMMERCIAL ZONING DISCUSSION

The Commission then discussed proposed changes to residential commercial and agricultural commercial designations.

The Commission agreed that the current commercial zoning in areas surrounded by residential properties should be reviewed to determine whether a **residential commercial** designation would be more appropriate.

Discussion included:

- Defining what types of businesses would be appropriate in residential commercial areas.
- Identifying businesses that would not be compatible with surrounding residential uses.
- Determining whether a residential commercial overlay should apply citywide, to specified properties, or primarily along certain streets.
- Developing criteria for an agricultural commercial designation or overlay.
- Considering future annexations and how zoning designations should be established during the annexation process.
- Reviewing the existing commercial zoning around the City square.
- Considering whether certain properties currently zoned agricultural could qualify for residential commercial uses.
- Reviewing the City's procedures and requirements for zoning changes and annexations.
- Considering the use of conditional use permits and additional requirements for businesses located next to residential properties.

The Commission discussed the concept of an **overlay** as a means of establishing additional requirements within an existing zoning district without fully rezoning the property.

Members were asked to review the documents previously circulated by staff and add suggestions and comments. Members were specifically encouraged to identify examples of businesses that should and should not be permitted in residential commercial and agricultural commercial areas.

The Commission also discussed the need to develop a method for addressing zoning in future annexations while avoiding incompatible commercial uses adjacent to residential properties.

City Email/Document Access

A concern was raised regarding difficulties some Commission members have experienced accessing their City email accounts. Members discussed the resulting difficulty in consistently distributing meeting documents and information. Staff was asked to assist in finding a solution.



Staff was also asked to resend the documents concerning residential commercial and agricultural commercial zoning.

GENERAL PLAN PUBLIC HEARING

The Commission discussed the upcoming public hearing concerning the City's General Plan.

The Commission noted that the public hearing is intended to allow residents to review and comment on the General Plan before the Commission makes its recommendation to the City Council.

Members were encouraged to review the General Plan and provide comments or suggestions before the upcoming meeting. It was noted that public comments could result in additional considerations being incorporated into the Commission's recommendation.

The Commission discussed meeting logistics and the possibility of establishing time limits for public comments if necessary.

ADJOURNMENT

Motion to Adjourn Meeting: Dana Myers

Second: Megan Brown

All in Favor.

Meeting adjourned.

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