



PLANNING & ZONING COMMISSION
Public Meeting of Thursday January 18, 2024 6:30 PM
Mendon City Hall, 15 North Main Street, Mendon, UT 84325

MINUTES

Commission members present: Keilani Ludlow, Melissa Porter, Karen Shelton

Commission members excused: Burke Nielsen, Bret Fannesbeck, Valarie Theurer, Todd Theurer

City Council members present: Councilmember Mike Morgan
Also present from Mendon City: City Clerk Holly Gordon

Public members present:

Presiding: Keilani Ludlow, Chair

Minutes prepared by Holly Gordon

6:30 pm: Ludlow called to order the meeting.

Pledge of allegiance: Melissa Porter

Invocation: Karen Shelton

Welcome: Keilani Ludlow

Adoption of agenda: It was noted that the agenda was posted with appropriate “before meeting” notice according to Utah State guidelines.

Review & approval of minutes: Ludlow presented minutes from the November 8, 2023. Planning & Zoning meetings for approval. No corrections noted.

Motion: Melissa Porter moved to approve the minutes.

Second: Karen Shelton

Motion passed unanimously.

After motion passed, Keilani Ludlow wants to bring to the committee’s attention a variance they missed during Dean Harris’ public meeting concerning an addition to an existing home. His rental home is grandfathered in closer to the street than the current requirement of 30 feet. His addition will be going in at the same distance as the existing home. The committee should have noted that his addition needed to follow the 30 feet variance that is currently in place. However, it was brought to Dean’s attention, and he followed through with the Board of Adjustment.

Discussion agenda:

- 1. Land Use Authority-** Due to the low number of members in attendance, Keilani Ludlow gives a brief summary of what the Land Use Authority is. It is questioned what Planning and Zoning will oversee. Mike Morgan clarifies that Land Use Authority will take over much of the authoritative parts of Planning and Zoning. Codes and ordinances will continue to be written and approved



by Planning and Zoning and City Council. The Land Use Authority will simply reinforce the codes and ordinances when dealing with developers, landowners, contractors, etc. It is yet to be determined specifically what Planning and Zoning's other responsibilities will entail.

- 2. Items to be reviewed, updated or implemented-** a discussion takes place about current codes and ordinances that are outdated or simply need to be worded differently. It is suggested by Keilani Ludlow that work meetings take place over the next few months to look over codes and edit as needed. Keilani Ludlow makes the committee aware that this needs to be done by April 1, when the moratorium lifts for the subdivision.

Citizen participation.

None.

Other business: Bret Fonnesbeck steps down from Planning and Zoning due to scheduling conflicts. As of this meeting, there are two vacancies in Planning and Zoning. It is suggested by Mike Morgan that he posts for Planning and Zoning volunteers on Facebook. Holly Gordon suggests it also be advertised on the Mendon City Webpage.

Motion to adjourn: Karen Shelton

Second: Melissa Porter

Motion passed unanimously.

7:02 pm: The Mendon City Planning & Zoning Commission stands adjourned.

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