

Town of Mantua
Planning and Zoning Meeting Minutes

Held on January 12, 2023

6:30 at Town Hall 409 North Main Mantua, Utah

COMMISSION MEMBERS:

Pam Eaves
Cindy Gibbons-Not in attendance
Doug Green
Dave Marsh
Stephanie Bair-Deputy Recorder

Robert Thayne
Darrell Duncan
Tim Miles

AUDIENCE PRESENT:

Holden Florence
Morgan Florence

THOUGHT OR INVOCATION-

Dave Marsh

PLEDGE OF ALLEGIANCE-

Lead by Pam Eaves- followed by all in attendance.

APPROVAL OF MINUTES:

Minutes for the Planning and Zoning meeting held on December 8, 2022, approved as written.

PUBLIC COMMENTS:

None

DISCUSSION ITEMS:

Tim Miles- Outdoor Park Lighting-

Tim Miles presented the Planning and Zoning Commission with information regarding the new park lights at the Maple Springs Park sledding hill and Ice-Skating Rink. Tim states the lights installed are way too bright and the plans for the lighting should have been brought before the Planning and Zoning Commission before they were installed. Tim has addressed the Town

Council regarding the level of the lumens of the outside lights especially at night, stating they are too bright and are not to code as stated in the Land Use Code Book.

He referred to page 3-37 in the Land Use Code section 3-33-38

Proposed lighting installations that are not covered by the special provisions in this section may be approved only if the Commission finds that they are designed to minimize glare, do not direct light beyond the boundaries of the area being illuminated or onto adjacent properties or streets, and do not result in excessive lighting levels.

Tim also presented the commission with a handout with pertaining research that he had done regarding LUX to Candle conversion. Tim reported that he has measured the area and have tested the lumens of the lighting and by his calculations, they are not in compliance. Tim goes on to mention that he is not a certified electrician and suggested the Town hire a lighting engineer to inspect the lighting and make recommendations on how this issue can be resolved. Tim informed the commission that Keith Johnson has done some adjusting of the lights, but they are still shining more outward then down on the area to be illuminated. Pam Eaves asked Tim if he would continue to work with Keith on this issue and report back to the Planning and Zoning Commission.

LOT LINE ADJUSTMENT / LOT ALTERATION APPLICATION-

The Planning and Zoning Commission reviewed and discussed the section in the 2022 Powers and Duty book, chapter, Land Use (page 168) **Boundary Line Agreements**. This section states.

“The current state law indicates the property owners can adjust their contiguous boundaries of record by quitclaim deed or boundary line agreement without getting the approval of the municipalities land use authority.”

The Commission discussed concerns regarding this section and the fact that residence are allowed to change boundaries without guidance. Pam Eaves previously asked Stephanie Bair, Deputy Recorder for the Town of Mantua to research the Town Ordinances to find if an Ordinance existed that would require Mantua residences to come before the Planning and Zoning Commission to obtain guidance when attempting to change property boundaries. Stephanie informed the Commission that there was not an ordinance already in place and that the commission could create an ordinance requiring all Mantua Town residence to go before the Planning and Zoning Commission.

LOT ALTERATION/LOT LINE ADJUSTMENT APPLICATION

A revised **Lot Alteration/Lot line Adjustment Application** was presented during the December 8th, 2023, Planning and Zoning meeting. This application was reviewed again during this meeting. The commission decided unanimously that they are in favor of the revision. The revised application will be added as an action item for the next Planning and Zoning Meeting in February.

ACTION ITEMS

LOT ALTERATION/LOT LINE ADJUSTMENT, SUBDIVISION AND DEVELOPMENT REVIEW FEES:

The Commission has reviewed and discussed the new LOT ALTERATION/LOT LINE ADJUSTMENT, SUBDIVISION AND DEVELOPMENT REVIEW FEES Schedule in past meetings. Pam Eaves asked if any commission members had any questions or concerns which none were stated. Pam asked for a motion.

Robert Thayne made a motion to adopt the Lot Alteration/Lot Line Adjustment, Subdivision and Development Review Fee Schedule. Tim Miles seconded the motion.
Cindy Gibbons-Not in attendance Doug Green-YES Robert Thayne-YES
Darrell Duncan-YES Tim Miles-YES Dave Marsh- YES
MOTION PASSES

FLORENCE SUBDIVISION:

Holden and Morgan Florence presented the Commission with Mylars signed by the town engineer.

The Holden's will need to fund and set up an escrow account that reflect the Subdivision Improvements Guarantee Agreement and has been asked to provide proof of paid property taxes as a condition for a Final Plat approval.

Dave Marsh made a motion to conditionally approve the Florence subdivision with the above conditions met. Doug Green Seconded the motion.
Cindy Gibbons-Not in attendance Doug Green-YES Robert Thayne-YES
Darrell Duncan-YES Tim Miles-YES Dave Marsh- YES
MOTION PASSES

APPROVAL OF REVISED SKETCH PLAT APPLICATION AND CHECK LIST 1-4 LOTS:

Pam Eaves presented the Revised Sketch Plat Application and Check List for 1-4 Lots For review, discussion, and approval. These applications were reviewed in previous meetings and no questions or concerns were raised on either document.

Robert Thayne made a motion to adopt Revised Sketch Plat Application and Check List for 1-4 Lots. Dave Marsh seconded the motion.
Cindy Gibbons-Not in attendance Doug Green-YES Robert Thayne-YES
Darrell Duncan-YES Tim Miles-YES Dave Marsh- YES
MOTION PASSES

APPROVAL OF REVISED SKETCH CHECK LIST (MAJOR)

Changes will be made to the revised Sketch Plat Check List (Major) presented in January 12 2023 Planning and Zoning meeting and will be placed as an action item in February 9th 2023 meeting

COMMISSION AND MAYOR COMMENTS:

Mayor Nelson- Not in attendance
Pam Eaves- No Comments

Cindy Gibbons- Not in attendance
Dave Marsh- No Comments
Darrell Duncan- No Comments
Tim Miles- No Comments
Doug Green- No Comments
Robert Thayne-No Comments

**Robert Thayne made a motion to Adjourn the January 12, 2023, Planning and Zoning Meeting.
Dave Marsh seconded the motion.**

**Cindy Gibbons-Not in attendance
Darrell Duncan-YES
MOTION PASSES**

**Doug Green-YES
Tim Miles-YES**

**Robert Thayne-YES
Dave Marsh- YES**

MEETING ADJOURNED

APPROVED