

Town of Mantua Planning and Zoning Meeting Minutes

Held on Date March 14, 2024

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

Commission Members present: Chairperson – Pam Eaves Doug Green Cindy Gibbons Tim Miles Dave Marsh Robert Thayne (Excused) Mayor Terry Nelson (Excused) Angela Madsen-Assistant Recorder	Audience present: Matthew Jeppsen Ken Jones
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Meeting opened by Pam Eaves and the invocation offered by Doug Green

Pledge of allegiance- led by Pam Eaves followed by all in attendance.

Public Comment: None

Chairperson Pam Eaves approved the minutes for the meeting held on February 8, 2024, as printed, and corrected.

Discussion Items: Land use code updates

Pam received an email from Robert with updates from the steering committee meeting. The majority vote is that no flag lots will be allowed in Mantua. The definition needs to be expanded to include anything that resembles a flag lot. This needs to be spelled out to avoid a loophole. The commission can suggest wording and Pam stated the following: Any lot which consists of an access driveway that requires a narrow strip to provide access to the buildable portion of the lot and does not meet minimum frontage lot requirements. Pam will type this up and give it to Doug for the next meeting. The question of including visuals in the definition came up and it would be helpful if those were included.

They have not met yet to discuss short-term rentals/Airbnb's. The commission feels like it's a good idea for the owner to have a business license in order keep track of them.

ADU's

SLC has a guide that Pam brought and can email it to the council. The guide mentions attached and detached units. Some of this information won't apply because we don't have a lot of commercial units. ADU's are allowed in residential areas and cannot be sold separately. Half acre lots only allow one dwelling. 2-5 acre lots may allow an ADU. Doug has already seen some of

these going up in town, such as a dwelling unit above a garage. Tim feels this needs to be addressed. Any rental should be required to have a business license. Dwellings built before these changes were made are considered grandfathered in. Dave discussed citizens using ADU's and that no additional water meter would be allowed on this dwelling. If everyone is required to have a business license, then it's fair all around. A basement as a rental could be called an ADU?

The next meeting is on March 20th steering meeting.

Action Items: None

Commission Comments: Angela asked if building permits are to come before the council to be approved. The building permits used to come before the commission for approval, but this has changed. If this needs to happen, the recorder or clerk can help get these applications to the council. Pam will talk to the mayor about this and get back to us with that information.

Pam Eaves entertained a motion to adjourn.

Made a motion to adjourn by Dave March, seconded by Cindy Gibbons

Cindy Gibbons: Yes Doug Green: Yes Dave Marsh: Yes Tim Miles: Yes

Motion approved

Adjourn