**Town of Mantua Planning and Zoning Meeting Minutes**

Held on November 11, 2022

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

**COMMISSION MEMBERS:**

**Pam Eaves Robert Thayne**

**Cindy Gibbons Darrell Duncan**

**Doug Green**

**Dave Marsh-Not in attendance**

**Tim Miles- Not in Attendance**

**Stephanie Bair-Deputy Recorder**

**AUDIENCE PRESENT:**

Mayor Terry Nelson Chuck Vesco Mary Allred

Kathy Defries Douglas Defries Mark Whitworth

Justin Whitworth Harper Johnson

**Welcoming of Robert Thayne to the Planning and Zoning Committee.**

Robert Thayne was appointed as a new member of the Town of Mantua Planning and zoning committee. Robert commented he had been the Mayor of Deweyville in the past and has sat on other committees in the county and says he welcomes the opportunity to join the committee. Pam commented that he is a welcomed addition, and we are happy to have him.

**THOUGHT: Pam Eaves-**

 **Quote from Teddy Roosevelt**- “Of all the questions which can come before this nation, short of the actual preservation of its existence in a great war, there is none which compares in importance with the great central task of leaving this land even a better land for our descendants then it is for us.

 Pam added a paraphrase for the benefit of this Planning and Zoning Committee:

 Of all the questions which can come before this Planning and Zoning Committee, there is none that compares in importance with the great central task of leaving this community even a better land for our descendants than it is for us.

***“Do what you can, With what you have, Where you are”***

**PLEDGE OF ALLEGIANCE-**

Lead by Pam Eaves- followed by all in attendance

**APPROVAL OF MINUTES**:

 Minutes for the Planning and Zoning meeting held on September 8, 2022, are approved as written by the Planning and Zoning Commission

**PUBLIC COMMENTS:**

None

**DISCUSSION ITEMS:**

Trevor and Ashley Davis were on the agenda to discuss remodel options. They chose other options and were not in attendance.

**ACTION ITEMS:**

**Chuck Vesco-Subdivision of property-**

Chuck Vesco presented a final preliminary plat map providing utility hook-ups which will be stubbed across his property. Harper Johnson stated some concern regarding the setbacks of an exciting building by the home of Chuck Vasco’s property. Harper will help measure to establish proper setbacks. Chuck was given instruction on the next steps he will need to take to be given approval. The steps are as follows:

\*Adjust setbacks if deemed necessary

\*Take plans to the county for County approval

\*Take the plans to the Mantua Engineer (Hansen’s and Associates) for approval

Once Chuck has completed the above conditions, the planning and Zoning Commission will grant approval of his preliminary plat and recommend approval by the Town Council

**Doug Green made a motion to conditional approval upon the above stipulations being completed. Cindy Gibbons Seconded the motion.**

**Cindy Gibbons-YES Doug Green-YES Robert Thayne-YES Darrell Duncan-YES**

**Tim Miles- Not in Attendance Dave Marsh- Not in Attendance**

***MOTION PASSES***

\*Letters were sent out on Chuck Vasco’s behalf to all residents within a 1,000 Ft. radius (per Land *Use Book 8B2.2 (B) Application Procedures and Requirements)* notifying them of Chuck’s intent to Subdivide his property. The letter stated that any resident may come to the Planning and Zoning meeting if they had questions or concerns regarding the subdivision.

Mary Allred, Kathy Defries and Douglas Defries had a discussion with the committee regarding the impact of a new sewer line and location of the utilities. All questions were answered.

**Mark Whitworth-Sewer Line on Rocky Dug Road from Fish Hatchery Road to 300 East, Mantua-** Mark Whitworth stated he has been working with Harper Johnson and the Town council regarding the placement of the sewer lines for his 4 lots on 300 East. He was told by the Town Council that it was his choice as to the location of the Sewer whether it be on Rocky dug Road or 300 East. Mark stated that after getting bids and doing research he has decided it would be better for him and the town to run the sewer Rocky dug Way to 300 East and has come before the Planning and Zoning Commission to ask for approval. Pam stated that the commission would need to see schematics and drawings. Harper Johnson told Mark that he would need to bring in engineered drawings and confirmation from Chris White that Mark has the approval and the capacity of the sewer lines. Mark was also asked to have on the drawings show sewer clean outs. Another item that was brought up was having the engineered drawings to include water and fire hydrant placement. No Motion was made on this matter.

**LAND USE CODE REVISION: Fence and Carport codes**

**Fence**- The planning and Zoning commission decided to table this code for further discussion.

 Will revisit during the November 10th, 2022, Planning and Zoning meeting

**Carport-** The Planning and Zoning commission decided to table this code for further discussion

 Will revisit during the November 10th, 2022, Planning and Zoning meeting

**COMMISSION AND MAYOR COMMENTS:**

**Mayor Nelson-** Stated he is happy with the conduct of the Planning and Zoning Commission

Cindy Gibbons- No Comments

Dave Marsh- Not in attendance

Darrell Duncan- No Comments

Tim Miles- Not in attendance

Doug Green- No Comments

Robert Thayne-No Comments

Pam Eaves- No Comments

**ADJOURNMENT**

Robert Thayne made a motion to adjourn the October 13th, 2022, Planning and Zoning meeting. Cindy Gibbons Seconded the motion

**Cindy Gibbons-YES Doug Green-YES Robert Thayne-YES Darrell Duncan-YES**

**Tim Miles- Not in Attendance Dave Marsh- Not in Attendance**

**MOTION PASSES**

**MEETING ADJOURNED**