Town of Mantua Planning and Zoning Meeting Minutes

Held on November 10, 2022

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

**COMMISSION MEMBERS:**

**Pam Eaves Cindy Gibbons Dave Marsh Tim Miles**

**Stephanie Bair-Deputy Recorder**

**Robert Thayne Darrell Duncan Doug Green**

# AUDIENCE PRESENT:

Mayor Terry Nelson Morgan Florence Summer Florence

# INVOCATION:

**Dave Marsh**

Sean Stakebake

Holden Florence Dan Florence

John Hurd Rob Lindsey

# PLEDGE OF ALLEGIANCE

**Lead by Pam Eaves-** followed by all in attendance

# APPROVAL OF MINUTES:

Minutes for the Planning and Zoning meeting held on October 13,2022 approved with correction of date by commission.

# PUBLIC COMMENTS:

None

# DISCUSSION ITEMS:

**John Hurd- Update on Carport:** John Hurd approached the Planning and Zoning Commission regarding an update about the addition to the Land Use Book regarding the Carport code Pam Eaves informed John that the addition to (Chapter 7.1.10 Yard Requirements-Accessory Buildings F) Detached Non-Combustible/Metal Carport code would be discussed as an action item for approval later in the meeting.

# ACTION ITEMS:

**Holden and Morgan Florence-Review of Subdivision Application:**

Dan and Morgan presented the commission with a preliminary plat application along with engineered drawings requesting the next steps and approval to move forward with their subdivision. The Florence's were given a check list that included checking on asphalting the road and fire hydrant placement. Stephanie Bair, Deputy Recorder will email the Florence's a letter that was emailed to Pam by Chris White regarding the pioneering agreement with Rob Lyndsey.

**Robert Thayne made a motion to grant approval to move forward with the subdivision of the Florence's property. Tim Miles seconded the motion**

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| **Cindy Gibbons-YES** | **Doug Green-YES** | **Robert Thayne-YES** |
| **Darrell Duncan-YES**  **MOTION PASSES** | **Dave Marsh-YES** | **Tim Miles-YES** |

**Sean Stakebake- Subdivision of Property:**

Sean Stakebake addressed the commission regarding his new purchase of property at the Glen Beltz property at Apx. (655 N. 130 W. Mantua). He approached the commission in regard to the steps he will need to take to make this a buildable lot. Dave Marsh questioned as to where the road access would be and this would be an issue to address also, questions regarding the hydrant placement were addressed. Sean was encouraged to reach out to U-DOT and Hansen and Associates to address these issues with him. Sean was given check list which included paying fees for the Sketch and Preliminary Plat that will need to be in advance before he will be able to advance in this process.

# LAND USED CODE REVISION-

**FENCE: 7.2.18.5 (B)-** A six-foot (6) high decorative masonry wall or fencing or low maintenance or maintenance free material shall be constructed along all bordering residential property lines or zone boundary. Any proposed use of a parking area, road, or driveway of a commercial, office or institutional nature shall have a three foot (3') above ground barrier type foundation incorporated into the design of the wall/fence or permanent parking stops installed around parking area, road, or driveway. All fences shall be approved by the Planning and Zoning Commission

**Darrell Duncan made a motion to move the revision of the Fence:7.2.18.5 (B)To move forward for approval from the Town Council. Cindy Gibbons Seconded**

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| **Cindy Gibbons-YES** | **Doug Green-YES** | **Robert Thayne-YES** |
| **Darrell Duncan-YES** | **Dave Marsh-YES** | **Tim Miles-YES** |

**Motion Passes**

**NON-COMBUSTIBLE/METAL CARPORT 7.1.10 (F)-** Noncombustible/ metal carport with a roof and no more than 2 sides may be located within 3 feet of the existing dwelling or main building. Carport floor surfaces shall be of approved non-combustible material. The carport may be located at or near the side or rear property lines, provide that all requirements of the Utah

State adopted International Building Code are met and that the carport is equipped with facilities for the discharge of all roof drainage onto the lot which the carport is located

**Robert Thayne made a motion to move the revision of the Non- Combustible/Metal Carport-7.1.l0(F)to move forward for approval from the Town Council. Tim Miles Seconded**

**Cindy Gibbons-YES Darrell Duncan-YES**

# MOTION PASSES

**Doug Green-YES Dave Marsh-YES**

**Robert Thayne-YES Tim Miles-YES**

# COMMISSION AND MAYOR COMMENTS:

**Mayor Nelson-** Stated the Commission is doing a great job

**Cindy Gibbons-** No Comments **Dave Marsh-** No Comments **Darrell Duncan-** No Comments **Tim Miles-** No Comments **Doug Green-** No Comments

**Robert Thayne-No** Comments

**Pam Eaves-** Announced that she will not be in attendance for the December 8th, 2022, Planning and Zoning meeting and has appointed Robert Thayne to-chair the t meeting.

ADJOURNMENT:

Tim Miles made a motion to adjourn the Planning and Zoning meeting held on November 10th.

Cindy Gibbons Seconded the motion,

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| **Cindy Gibbons-YES** | **Doug Green-YES** | **Robert Thayne-YES** |
| **Darrell Duncan-YES** | **Dave Marsh-YES** | **Tim Miles-YES** |

**Motion Passes**