

Town of Mantua Planning and Zoning Meeting Minutes

Held on February 9, 2023

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

Commission Members present: Chairperson – Pam Eaves Tim Miles
Dave Marsh Darrell Duncan Doug Green Cindy Gibbons Robert Thayne

Audience present: Gardner Jeppsen Sydnee Keller Becky Ball
Kevin Ball Harper Johnson Jared Jeppsen

Meeting opened by Chairperson Pam Eaves and the invocation offered by Gardner Jeppsen.

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

Minutes were accepted with spelling corrections.

Public Comment:

None.

Discussion Items:

Gardner Jeppsen – Property Rezone

Gardner Jeppsen introduced himself and his sister Sydnee Keller. Sydnee has two parcels of property on Reservoir Dr. that her and Gardner would like to have rezoned from MU – 5 to R-120. They already have sewer lines down that road as there are two homes on the opposite side of the road. Pam said that he was welcome to go ahead to put in a rezoning request. She did caution that there was a few other who tried to rezone that area, but they haven't been successful. It had been said before that the town wanted to keep that area 5 acres. Gardner asked, if the planning and zoning commission would deny the request then could it be taken over by the town council. Pam let him know that there is a process to appeal. Gardner thanked the commission for their time.

Kevin and Becky Ball – Inside Activity Center

They have come before the commission with a similar request and so far, not much has changed. Kevin and Becky want to put a pickleball and small garage in the back of their property, leaving enough room for a home in the future. Pam said that they should be able to put in a pickleball, but they cannot build an accessory building without a primary dwelling. The other option would be combining their two lots into one. They said they would like to combine their lots, but were told that there wouldn't be a guarantee of water for that other parcel. There was something put in place that said only one water connection per parcel. Harper wasn't sure if they could do anything since their second parcel had a water line that was already stubbed off.

Commission Comments

Robert Thayne asked Tim Miles what he had found out about the park lighting.

Tim Miles said that he met with Keith Johnson about the lights and Tim thinks that he should have a professional light engineer to figure out what they need. Keith has adjusted them down but the commission asked about a time limit. Pam decided that they should be turned off at ten P.M. and she was going to go out later that evening to check if they've been changed. She also said that Keith had adjusted them to the lowest setting.

Pam Eaves got a hold of Jim Flint and Hansen and Associates, they are working on a draft to have lot lines following the new zoning lines.

Mayor Nelson said that he was trying to plan the annual employee appreciation dinner. He asked if they could let council member Karen Nelson know what their dinner choice was.

Harper Johnson said that if they didn't change any of the current zoning, and developed all that could be developed, they'd still be about 100 water connections short. The commission, along with Mayor Nelson and Harper discussed the water usage in town, lot sizes and possible problems with rezoning.

Doug Green thanked Harper for the great job on keeping the roads cleared of snow.

Robert Thayne made a motion to adjourn, Doug Green seconded.

Cindy Gibbons: Yes Doug Green: Yes Robert Thayne: Yes Darrell Duncan: Yes

Tim Miles: Yes Dave Marsh: Yes