

Town of Mantua Planning and Zoning Meeting Minutes

Held on, July 14, 2022

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

COMMISSION MEMBERS PRESENT:

Pam Eaves	Tim Miles
Cindy Gibbons	Darrell Duncan
Dave Marsh	Doug Green
Stephanie Bair-Deputy Recorder	

AUDIENCE PRESENT:

Holden Florence	Morgan Florence	Bruce Bosley
Mayor Terry Nelson	Ted Layne	Janette Layne
John Hurd	Chere Joyner	Josh Cooper
Harper Johnson		

INVOCATION- Dave Marsh

PLEDGE OF ALLEGIANCE- Lead by Pam Eaves- followed by all in attendance

APPROVAL OF MINUTES:

Pam Eaves made the motion to approve the minutes for the June 9th, 2022, meeting as written

Dave Marsh-YES	Doug Green-YES	Tim Miles-YES
Darrell Duncan-YES	Cindy Gibbons-YES	

MOTION PASSES

Public Comments:

Ted Layne addressed the Planning and Zoning Commission regarding the town of Mantua paying for half a vinyl fence that would go on his property line and the pump house property line. He is wanting to add a safety fence to block out the pump house. He was told this is an issue for the Town Council to decide on. Ted asked to be placed on the agenda for the July 21 meeting.

DISCUSSION ITEMS:

BRYCE ROBINETTE: Lot line adjustment- Bryce Robinette Proposed a lot line adjustment with his property on 265 East Indian Trial Road and a neighboring lot owned by Wendy Parker. He has submitted a plat map to the commission for review. Pam Eaves has discussed this item with Wendy Parker and there are no liens on the property.

Motion was made to approve Bryce Robinette's lot line adjustment by Dave Marsh. Seconded by Doug Green

Dave Marsh-YES

Doug Green-YES

Tim Miles-YES

Darrell Duncan-YES

Cindy Gibbons-YES

MOTION PASSES

JOSH COOPER: Subdivision- Josh Cooper addressed the regarding subdividing property at 655 N 130 W. in Mantua. He is purchasing a one-acre lot which will zoned as R1-20. Josh presented a Concept Plan Application, Title documents, and a plat map to the commission for review. The commission has approved the preliminary paperwork. Josh will present the final report along final plat drawing that will show the utilities hook-up.

HOLDEN AND MORGAN FLORENCE: Property Rezone- Holden Florence approached the Planning and Zoning regarding zoning options for their property on North Dam Road in Mantua. The property currently has two different zones. MU-5 and R1-20. They are wanting to change the zoning and have two 2.5 acre lots. Pam Eaves informed them that she cannot make that determination and the Florence's will need to complete the Re-zoning application.

BRUCE BOSLEY- Out-Building: Bruce Bosley addressed the commission about his options of building a barn for his horses. He has an existing shed that needs repair. Pam informed Bruce that he is not able to build a barn without pulling a house permit also. He is, however, allowed to remodel the existing structure at the existing size of 20x36. The option of an Agriculture (AG) Permit was also discussed

JOHN HURD-Awning Variance: John is asking for a variance to place a 20 X 25 Awning closer to his home. He is requesting to place the awning 6 feet from his home instead of 10 feet that is required by the ordinance. He has an existing concrete slab that he is wanting to place the awning on. The Planning and Zoning committee cannot grant a variance. He would need to pay the \$1,000.00 Appeal/Variance application fee and have his request looked at by an independent party. Harper Jonson suggested that John builds a breeze way to make up the

difference between the 10 and 6 feet. Harper mentioned possible change in ordinance verbiage.

PAM EAVES-New Planning and Zoning Forms: Pam Eaves submitted new forms to be approved by the Planning and Zoning Commission. The form that was discussed was the “MANTUA PLANNING AND ZONING AGENDA ITEM REQUEST FORM. This form will improve time management and commission preparedness.

Cindy Gibbons made a motion to adopt the Planning and Zoning Agenda Item Request Form. Motion seconded by Tim Miles

Dave Marsh-YES

Doug Green-YES

Tim Miles-YES

Darrell Duncan-YES

Cindy Gibbons-YES

MOTION PASSES

COMMISSION COMMENTS: Land Use Book Code update

Pam Eaves asked for committee volunteers to take on clarifying ordinances.

Dave Marsh- Definition of Developer

Darrell Duncan- Zoning conflicts

Harper Johnson- Roads

Tim Miles-Dumpster and construction site cleanliness and possible fines

Cindy Gibbons-Garbage in Neighbors yards

Doug Green- Commercial wall and Fences-

ADJOURN- Doug Green made a motion to adjourn the July 14,2022 meeting. Tim Miles Seconded the motion

Dave Marsh-YES

Doug Green-YES

Tim Miles-YES

Darrell Duncan-YES

Cindy Gibbons-YES

MOTION PASSES

MEETING ADJOURN