

Town of Mantua Planning and Zoning Meeting Minutes

Held on January 13, 2022

6:30 at Town Hall

409 North Main Mantua, Utah

Commission Members present: Jerry Bushman, Pam Eaves, Darrell Duncan, Eric Ellis, Harper Johnson, Tim Miles

Commission members absent: Don Wallentine

Audience present: Mayor Terry Nelson, Anita Nicholas – Deputy Recorder

Invocation offered by Jerry Bushman

Pledge of Allegiance

Motion to approve minutes for December 9, 2021

Motion: Darrell Duncan

Second: Harper Johnson

Yes votes: Jerry Bushman, Pam Eaves, Eric Ellis, Tim Miles

No votes: none

Motion passes

Discussion Items:

Little Valley Country Store/Sydney's: Jerry explained to the commission members that the past few months Mayor Nye, Harper, Pam, and the attorneys were working together to present all the non-compliance issues to the owners of the Little Valley Country Store and Campground. As they were working on compiling this paperwork the property was sold. The new owners came in city offices to apply for a business license which was approved. At that time, they were told of several city violations on that property. Such as there were six cabins at the campground but only four building permits were previously submitted to the town. Also, that these cabins haven't been inspected. The new owners wanted to work with the city and agreed to fix these issues. Other issues discussed were the parking area for the campground and restaurant, a possible lot line adjustment for the retail store in the back of the restaurant, and a fence along the property line.

Harper further expounded on the discussion by giving some history, findings, and communications he had with the previous owners of the property and what was needed at that time to comply with town land ordinances. He then explained what lots were sold and to whom. Sydney's restaurant still owns the gas station, but the propane station was sold to the new owners. Pam and Harper agreed to follow up with the new owners on the compliance issues by beginning with the building and occupancy permits on all the cabins and ask for the installation of a fence.

Mayor Nelson commented that he talked to Denise who still owns part of Sydney's restaurant and with the back and the front they counted seventeen parking spots. Harper asked if they were

designated spots and off-street parking. However, this might change when the lot line adjustment is done. Jerry asked about the lot to the south if it's being used as required parking it should be paved or some type of hard surface. This will be further discussed when the parties involved decide on the use of their business properties.

Pam asked if the new owners need to have occupancy limits. Also, if there's a time limit for the campers currently living in the campground. Harper said the city attorney said we couldn't enforce this issue. There are longtime renters living in the campground and the new property owners are allowing them to stay until they decide on future use of the campground. The occupancy issue was then tabled.

Pam is going to update the wording in the fence ordinance for the type of commercial fencing required to comply to this ordinance. So that there are more options or an alternative type of fencing and that it will be maintained over time.

Eric commented that the fence ordinance was more than looks but was also about a division of property, protection of residence, and noise ordinance. Also, the division of commercial and residential property lines.

Eric asked the question: The new purchased property does that reset the grandfathering? Answer: If they are changing the use and that would be up to the attorney to research and decide.

Potential new Planning and Zoning member(s): Harper Johnson has resigned as a voting member of the Planning Commission. Eric also expressed to Mayor Nelson that both he and Don Wallentine have been on the committee for a long time and might need to be rotated out. Eric then read a few bullet points from Chapter 4 Planning Commission of the Mantua Town Land Management and Development Code about the administration of members and is as follows:

4.1 Planning Commission Created

There is hereby created a Town Planning Commission to consist of seven (7) members. Members shall be appointed by the Mayor with advice and consent of the Council.

4.2 Terms and Eligibility of Members

Members of the Planning Commission shall serve terms of four years. Members shall be appointed every other year in December of the year of the expiration. The terms shall be staggered so that four members shall be appointed together and then three members on the following appointment December, two years following. Terms may expire on the last day of the year, but members on the Planning Commission shall continue to serve until their successors are appointed and qualify. The Mayor shall appoint a new Planning Commission member to fill vacancies that might arise and such appointments shall be to the end of the vacating member's term. Members of the Planning Commission shall be residents of or land/property owners within Mantua, and have resided or owned property within the Town for at

least ninety (90) days prior to being appointed. Members are deemed to have resigned when they move their residences outside the Town limits.

4.3 Absence Deemed Resignation or Grounds for Removal

Any Planning Commission member who is absent from two (2) consecutive regularly scheduled meetings, or a total of four (4) regularly scheduled meetings per calendar year may be called before the Town Council and asked to resign or be removed for cause by the Council.

4.4 Community Members

Appointments to the Planning Commission shall be made on a basis which fairly represents the interests of all residents of the community of Mantua.

The current commission may recommend residents of Mantua to the mayor to help make his selection of new members. Harper put in the names of Dave Marsh and/or Scott Ross be considered for this position. Eric put in the names of Nathan Carr, Jennifer Packer, Cheryl Burgan, and/or Steve Howard.

It was mentioned that the mayor may appointment a resident as needed for this commission.

Action Items: none

Public Comment: none

Comments from City Council Liaison Matt Jeppsen: none

Commission comments:

Tim: none

Darrell: none

Eric: none

Pam: Said she was happy to be on the Planning and Zoning Commission.

Harper: He thanked everyone and enjoyed working with everyone on the commission.

Motion to adjourn

Motion: Harper Johnson

Second: Tim Miles

Yes votes: Jerry Bushman, Pam Eaves, Darrell Duncan, Eric Ellis

No votes: none

All in favor motion passes

Meeting adjourned 7:32 pm