

Town of Mantua Planning and Zoning Meeting Minutes

Held on February 10, 2022

6:30 at Town Hall

409 North Main Mantua, Utah

Commission Members present: Jerry Bushman, Don Wallentine, Tim Miles, Pam Eaves, David Marsh, Doug Green

Commission members absent: Darrell Duncan

Audience present: Sydnee Keller, Glenn Beltz, Bryce H. Jeppsen, Gardner Jeppsen, Matt Jeppsen, Harper Johnson, Anita Nicholas – Deputy Recorder

Invocation offered by Tim Miles

Pledge of Allegiance

Motion to approve minutes for January 13, 2022

Motion: Tim Miles

Second: Don Wallentine

Yes votes: Jerry Bushman, Pam Eaves, David Marsh, Doug Green

No votes: none

Motion passes

Jerry invited the three new commission members to briefly introduce themselves. Dave Marsh, Pam Eaves, and Doug Green. Then he acknowledged the new liaison from the city council, Matt Jeppsen, who will rotate with the mayor every other month. Jerry said they were excited to see all of them there to represent the city.

Discussion Items:

Bryce Jeppsen - The members of the family trust want to sell one section of their property that was split but the two pieces still have the same parcel number. The parcel number is 03-053-0024 and in the name of Keller Sydnee J TTEE (who is the sister of Bryce). The family discovered the two sections of the property had the same number just a few years ago. About sixty plus years ago the Jeppsen family sold a section of this parcel to Brigham City Corp so that the city could have access to their new spring well. This caused a physical division of the property, but the parcel number for the two sections stayed the same number on the books with the county.

The property is located southeast of the reservoir. Bryce showed how he has always accessed their farm due to the split in the property. He then mentioned the upper section is about 13 acres and the lower section is 2.6 acres. He said they have been the same property on paper and for taxes but separate in locations. And the family wants to get the paperwork on this property corrected.

Pam asked if the family had gone to Box Elder County to see why the parcel number wasn't changed when the property was first sold.

Jerry asked if the family would be interested in joining the lower small section of the property to the adjacent family property listed as 03-053-0021 and in the name of Jeppsen Bryce HE TAL TTEE. If they did this, they would only need to do a lot line adjustment or amendment.

Bryce said that the family wanted to check with the Mantua Planning & Zoning commission to make sure that they would comply with the city's ordinances if they made any changes.

Jerry said the lower property couldn't be sold as is because it is under the five acres requirement for that area. So, he suggested the best option would be for the Jeppsen family do a lot line amendment with Box Elder County to combine those neighboring parcels. Bryce then said they would look into this option further.

Action Items: none

Public Comment: none

Comments from City Council Liaison Matt Jeppsen: He mentioned that they appreciate the members and especially the new members.

Commission comments:

Tim: He asked Harper Johnson about Cody who started digging a bridge for an easement to his property. They discussed the if there was a permit and about the options for the water and sewer for this lot.

Jerry: He asked if we've received any information about the water study. Harper said it needs to be reviewed by the council members and will probably be discussed at the next council meeting. Jerry then explained the communication processed for Planning and Zoning to the new members and thanked them for attending.

Doug: none

Pam: no comment

Dave: none

Don: none

Motion to adjourn

Motion: Don Wallentine

Second: Pam Eaves

Yes votes: Jerry Bushman, Tim Miles, David Marsh, Doug Green

No votes: none

All in favor motion passes

Meeting adjourned 7:02 pm