

# Town of Mantua Planning and Zoning Meeting Minutes

Held on April 14, 2022

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

**Commission Members present:**

Pam Eaves

Dave Marsh

Darrell Duncan

Doug Green

**Audience present:**

Matt Jeppsen

Jared Jeppsen

Mark Whitworth

Jerry Bushman

Tim Miles - Excused

Shayla HammerStone-Recorder

Kevin Parkinson

Glen Beltz

Invocation offered by Dave Green

**Doug Green made a motion to approve minutes from the meeting held on March 10, 2022, Darrell Duncan seconded.**

Yes votes: Jerry Bushman, Pam Eaves, Dave Marsh, Darrell Duncan, Doug Green.

No votes: None

Motion passes.

## Discussion Items

### Maple Springs

Kevin Parkinson proposed to get the infrastructure for both Phase 7 and Phase 8 done at the same time. They would have all the utilities and roads put in at once so there wouldn't be a break in the lines and it would make plowing snow in the winter easier. Phase 8 would be Kevin's last phase of development for Maple Springs. The commission members discussed it, all of them agreed that it would be beneficial. Pam Eaves asked if there was a formal variance application for him to fill out, Kevin wasn't sure. Jerry said if Kevin gets the variance application, then they could take it to the town council to approve.

### Mark Whitworth – Sewer Line for Lots

Mark wanted to discuss options for getting sewer and water utilities back to 300 East. There are four lots on 300 East and Rocky Dugway that has been in his family. He has worked with Harper and Chris White on this project. There are two options, one would be taking the utilities down Rocky Dugway to hook onto 300 East with a pioneering agreement. The other option would to go down 300 East past Brett Bennett's house. The commission discussed each option and what would need to be done with each. After that discussion they suggested the best way would to be to go up Rocky Dugway.

### Glen Beltz – Lot Line Adjustment

Glen Beltz got Hansen to do a survey of his land with proposed lot line adjustments with two of his neighbors. This adjustment would add property to his two neighbors, taking it away from his. Pam explained what requirements would be needed to do the adjustment. The commission informed both Glen and one of the neighbors that they would need to keep the existing parcel number with the new property being added. Otherwise, it would be considered a subdivision. The two neighbors would need to have new legal descriptions written up for their parcels with the additional property. The commission explained the differences between the subdivisions and a lot line adjustment.

### **Public Comments**

Mayor Nelson commented that there was a miscommunication between him and Nathan Blaine. There was some discussion on who the decision needed to go through. The commission had an informal poll and they recommended that the council didn't sell any land.

### **Darrell Duncan made a motion to adjourn, Jerry Bushman seconded.**

Yes votes: Jerry Bushman, Pam Eaves, Dave Marsh, Darrell Duncan, Doug Green.

No votes: None

Motion passes, meeting adjourned.