



Public Hearing
Planning and Zoning
Meeting Minutes
Held on October 3, 2024
6:30 at Town Hall 409 North Main Mantua, Utah

Council Members present:

Pam Eaves-Chairperson, Tim Miles, Dave Marsh, Doug Green, Cindy Gibbons, Robert Thayne, Don Ruhl
Sherita Schaefer – Recorder

Audience present:

Margo Miles, Ken Jones, Darla Jones, Terry Nelson, Mary Hutchman, Marcus Abel, Janna Wahlen, Kevin Nelson, Janice McAllister, John McAllister, Janis Johnson, Jared Jeppsen, Bryce Jeppsen, Gardner Jeppsen, Cindy Facer, Paul Jensen, Mike Burrnet, Andrea Combs, Jeremiah Hoopes, Karen Nelson

Meeting opened by **Pam Eaves** and the invocation offered by **Mayor Terry Nelson**.

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

PUBLIC HEARING:

PUBLIC HEARING: Mantua General Plan, 2024 and Title 10 – Buildings and Construction and Title 11 - Land Management and Development Code Updates

The Town of Mantua is proposing updates to the Land Management and Development Code, specifically in Titles 10 and 11, to enhance clarity, correctness, and compliance with current state requirements. These changes address communication gaps between the police department and the public, aim to improve community engagement, and align local regulations with state laws regarding land use and subdivision processes. A significant driver for these updates is that the existing codes have not been thoroughly reviewed since 2006, and recent state legislation mandates adjustments.

Motion/Second then Vote to open the Public Hearing

Pam Eaves-Chairperson welcomed attendees and confirming the presence of a quorum, a motion was made to open the public hearing regarding the Mantua General Plan and the proposed land use code updates. The motion received a second, and the vote was conducted, resulting in unanimous approval to proceed with the hearing.

Tim Miles moved that we open the public hearing for the: Mantua General Plan, 2024 and Title 10 – Buildings and Construction and Title 11- Land Management and Development Code Updates, **Robert Thayne** seconded.

Yes votes: Tim Miles, Dave Marsh, Doug Green, Cindy Gibbons, Robert Thayne, Don Ruhl

No votes: None

Abstained: None

MOTION PASSED

Summary/Presentation of Proposed Amendments

Pam Eaves-Chairperson presented a detailed presentation followed, which included a review of the draft General Plan and the necessary updates to Titles 10 and 11. The draft emphasizes long-range planning for the community, considering various factors such as land use, housing, transportation, and capital investment. The presentation highlighted the importance of maintaining Mantua's rural character and the results of community surveys that indicated a strong desire to preserve this aspect of the town. The existing zoning districts, infrastructure limitations, and anticipated development were discussed, along with the implications of new state legislation (SB 174 and HB 472) regarding subdivisions.

Public Comments

Community members were invited to provide feedback. Several participants **Janice McAllister** and **Mayor Terry Nelson** voiced their support for preserving the rural feel of Mantua. Concerns were raised regarding potential developments that might alter the town's character, as well as the need for clear communication from the town regarding zoning and development processes. Questions about specific properties, the process for applications, and the impact of new regulations on existing land use were addressed.

Motion/Second then Vote to close the Public Hearing

After the public comments were concluded, a motion was made to close the public hearing. This motion was seconded and subsequently voted on, resulting in a majority vote in favor of closing the hearing.

Robert Thayne made a motion to close the Public Hearing, **Cindy Gibbons** seconded.

Yes votes: Tim Miles, Cindy Gibbons, Robert Thayne, Don Ruhl

No votes: None

Abstained: None

MOTION PASSED

Additional Planning Commission discussion

The Planning Commission engaged in a discussion regarding the feedback received during the public comments. They reiterated the importance of ongoing updates to the General Plan and the necessity for the planning and zoning committee to regularly review and adapt land use codes to ensure they meet the needs of the community. The idea of encouraging community participation in future planning processes was emphasized.

Motion/Second and Vote to either:

A motion was introduced to recommend the proposed amendments to the Town Council. The Commission discussed three possible actions:

1. Recommend approval of the amendments as presented.
2. Recommend approval with modifications.
3. Recommend denial with specified reasons.

Tim Miles made a motion to recommend approval, **Robert Thayne** seconded.

Yes votes: Tim Miles, Cindy Gibbons, Robert Thayne, Don Ruhl

No votes: None

Abstained: None

MOTION PASSED

Adjournment

Tim Miles made a motion to adjourn, **Robert Thayne** seconded.

Yes votes: Tim Miles, Cindy Gibbons, Robert Thayne, Don Ruhl

No votes: None

Abstained: None

MOTION PASSED

Time: 7:41 P.M

APPROVED