

Town of Mantua Planning and Zoning Meeting Minutes

Held on Date February 13, 2025

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

Commission Members present: Chairperson – Pam Eaves (Excused) Robert Thayne
Doug Green Cindy Gibbons Tim Miles Don Ruhl
Angela Madsen-Assistant Recorder

Audience present: Ken Jones Darla Jones Marcus Abel Will Ross

Meeting opened by Tim Miles and the invocation offered by Ken Jones

Pledge of allegiance- led by Tim Miles followed by all in attendance.

Public Comment:

Tim Miles and Robert Thayne expressed their thanks to Marcus and Will for doing such a great job.

Ken Jones brought up how laterals work regarding the sewer system. Brigham city is supposed to make sure that if there is more than one pipe hooked up, that considered a main. The Whitworth subdivision ran a high-pressure line to the gravity feed, and they are responsible for that line. If a landowner has a line like this one, they are responsible for the line up to where the gravity feed meets. This language needs to be in our sewer ordinance.

Ken said that Brigham city is wanting to charge a sewer impact fee to people with an ADU. March 5th, this will be effective. The town needs to let people know about this charge. Cindy asked if she would be charged this impact fee, just for building a barn in her back pasture? Robert is going to investigate this further. He feels that they could charge the town an impact fee, but not a resident. Brigham shouldn't be controlling any fees in Mantua.

Co-Chairperson Tim Miles approved the minutes for the meeting held on January 9, 2025

All in Favor

Cindy Gibbons: Yes Doug Green: Yes Robert Thayne: Yes

Tim Miles: Yes Don Ruhl: Yes

Action Item: Approve Whitworths sign. They need to make sure that they stay clear of the road easement. The sign that he wants is 8ft. by 4ft. and that is what he's allowed to have. One promotional sign may be placed in a subdivision, on the lot. In addition, two directional signs may be allocated off site to contain only the name of the direction of the subdivision of master development. Said signs have a maximum area of 12 square feet. Mark has properly petitioned the planning commission and can have the sign if these rules are met. There is also some

language about how close he can be to an intersection. We looked up the ordinance under traffic in the sign ordinance. Another stipulation is in the for sale, for rent for lease area of this ordinance. In 11.3.28.6, paragraph 8 has some more information about this.

Robert Thayne made a motion to allow Mr. Whitworth to place his signs, one on his property, and on at the intersection, as long as they are 25 away from the intersection and off of Mantua property. Angela expressed concern about the absence of Mark at the meeting, and the tension that arose with the topic of these signs. The office staff usually take the heat when people are frustrated with town matters. He was instructed to come to the meeting or send someone as a proxy. Mark let Pam know that he was unable to attend due to the weather. The commission decided to wait to vote on this until next month. The town employees can close the door to the office if needs be. If Mark asks for information about the meeting, he can be directed to Tim.

Cindy made a motion to wait until next month to approve this request. Second, by Doug Green.

All in Favor

Cindy Gibbons: Yes Doug Green: Yes Robert Thayne: Yes

Tim Miles: Yes Don Ruhl: Yes

Discussion Items: Robert mentioned working well with Marcus and bringing up some things while working as our zoning administrator. Dave Olsen needed an application for an accessory building. Soon residents will be able to apply for an ADU through the same process as building permit applications. While working with the Olsen's they to change their site plan 3 times to make sure it's by the book. They are taking down an old barn and building a new shed behind the house. Tim mentioned another building he saw being framed in behind Grant Nelson's place. Dave Olsen needed a permit for an accessory building. The website civicreview.com is a wonderful program for these applications. Tim expressed concern with the Keller's building in the Fromm subdivision without having the proper permits. Residents need to come to the town to get the permits before building. The Luddingtons are putting in an ADU according to the old ordinance. They will have this ADU on a .05-acre lot. Tim asked if the building behind Keller's home is an ADU? Marcus confirmed that it is not. A request was made to develop close to the gun range. The area is too steep and not zoned for residential buildings. The commission reviewed this location on the GIS map.

Training – Robert investigated some training for the commission members and members of the town council. This is a land use attorney who would be giving the training. The commission members decided February 20, 2025, at 4:30pm would be a good time to have this. Robert and Angela are working together to make a permit for an ADU.

Commission Comments: None

Made a motion to adjourn by: Robert Thayne second, Tim Miles

Cindy Gibbons: Yes Doug Green: Yes Don Ruhl: Yes Tim Miles: Yes

