

Town of Mantua Planning and Zoning Meeting Minutes

Held on March 13, 2025

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

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

Audience present: Ken Jones

Meeting opened by Pam Eaves and the invocation offered by Doug Green

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

Public Comment:

Chairperson Pam Eaves approved the minutes for the meeting held on February 13, 2025, as corrected.

Discussion Items: Tim Miles asked Robert Thayne if he was able to look at a framed building being built behind Grant Nelson's home? Miles thought it looked like a 2-car garage. Thayne will look at it and let Marcus Abel know about it.

Action Items: Mark Whitworth's signs. Pam Eaves called and spoke with Whitworth and Marcus Abel about this. The only sign that was out of compliance was the one by the road. After discussion with the town official and the landowner, the sign will be moved.

Robert Thayne made a motion to approve the sign. Doug Green seconded the motion.

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

Tim Miles: Yes Ryan Thurgood: Yes

Mantua Zoning Map – Eaves spoke with rural consultants, who are helping us with this map. Mike Hansen told her he would make the necessary changes to the map after the planning and zoning meeting. A few commercial areas need to be corrected. Adjusting the zoning map is something that needs to be done separate from the Land use discussion. Tim asked about an adult area at the bottom of Rocky Dugway road by the creek. The process would be to approve changes to the map, move this to a topic with the town council, then have a public hearing. One area that is considered commercial zoning on the map, is not a feasible location to build on. Eaves will speak with Mike Hansen to make these corrections. To avoid confusion, these changes could be made before this is taken to the town council meeting. The new map could be

framed and put in the town office. Miles suggested adding wetland areas to the zoning map. Eaves talked about making a few adjustments to some property lines.

Zoning Administrator: Robert Thayne brought up the website civicreview.com. This is the website used for building permits. He went through some of the key points so they could see how the process works. This website could also be used for an ADU application. The ADU guidelines are a little different and can be added to this page. Thayne created an ADU application and passed it out to the commission for review. An ADU will use the water and sewer connection to the original home and will be charged an additional water and sewer rate. The question arose of how many ADU should be allowed in Mantua. There is currently a 5% rule to have an Airbnb. This is a suggestion from Mike Hansen to prevent Mantua from turning into a vacation/short-term community. We don't know how many ADU's the town has, and Angela will investigate this further. She will also check to see who has filed a business license to have an ADU. Harper Johnson did a water study in 2022, and Mantua currently has 34 ERC's left. Brigham city's pipelines shouldn't influence our water systems. All water use is dictated by the state of Utah. It would be a good idea for us to think of a percentage of the population that is allowed to have an ADU in Mantua. Miles stated that Brigham city measures the flow of water that comes from Maple springs every week.

The Whitworth property was brought up and Mark would like to create 3 5-acre lots. Thayne showed some of the flood zones on the property maps. Before the reservoir was built, there were some designated lots there. There are some rights-of-way on the land that Whitworth wants to develop, some of which may need to be vacated by the town. With these 4 lots a sewer line was run, and they are on a lift and pumps. The sewer ordinance needs to spell out that any laterals that feed into the gravity feed are the responsibility of the homeowner. Any improvements that are to be made need to be done in a hurry.

Commission Comments:

Robert Thayne made a motion to adjourn by, second by Tim Miles

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

Tim Miles: Yes Ryan Thurgood: Yes