

Town of Mantua Planning and Zoning Meeting Minutes

Held on Date May 8, 2025

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

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

Audience present: Ken Jones, Terry Nelson, Josh Peterson, Mark Whitworth, Josh Petersen

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: Ken Jones wants to address business permits and home businesses. For every 1000 sq ft, you are allowed to work on 6 cars. Jones's shop is 3000 sq. ft, so would he be able to have 18 cars parked on his lot? He wonders if that should be changed to 3 cars maximum so a business can't have too many cars parked on their lot. The business he is referring to is probably a commercial business and not a home business.

Chairperson Pam Eaves approved the minutes for the meeting held on April 10, 2025, as printed and corrected. A correction will be made in the audience present section.

Discussion Items: Mark Whitworth has concerns about some rights-of-ways on his land. Whitworth owns 17 acres of land off of Rocky Dugway rd. behind 300 E. He has consulted many people to figure out where some rights-of-way came from on these parcels. They aren't being used and have no gates on them, so he feels they need to be vacated. Eaves told him that these were from an old plat made years ago. When a new plat is recorded, these rights-of-ways go away and wouldn't have to be vacated. The intention is to subdivide these 3 lots, and he has turned in a preliminary application to do so. He does have the correct amount of frontage needed for these lots. The delineation line was pointed out to show that nothing can be built passed that point due to the wetlands to the east. The lot ending in 007 was transferred to a family member. Whitworth will get his drawings done up soon and present them to the planning commission. Ryan Thurgood pointed out the need for fire protection in this area. A fire hydrant needs to be set every 250 or 300 ft. While the engineered drawings are created, fire protection will be addressed.

Pam pointed out the updated road map to the commission for their review.

Josh Petersen came to the meeting to ask for a variance at 617 S Lakeview Dr. He lives here and would like to build a detached garage. He's been working with Robert Thayne on this project. Josh has a large hill in his backyard and can only put this garage in a certain place. A site map was put on the screen to show the layout of his land. 20-30 truck loads of dirt were brought in so that they could build at road height. Eaves investigated the state codes that says a garage not being lived in has a 10 ft setback.

**Robert Thayne made a motion to move this to an action item and grant the variance.
Second by Doug Green.**

Cindy Gibbons: Yes Tim Miles: Yes Don Ruhl: Yes Ryan Thurgood: Yes

Motion Carries

Zoning Administrator: Cindy Facer's daughter owns a piece of property on the other side of the reservoir. There's lot of money for infrastructure to get all of that done and a few people are investigating that. These 68 acres are close to 4 million dollars. Several contractors are looking at this property which could be subdivided into 5-acre lots. Miles asked about water and the water line is close to the Lindsay property. At the end of Indian trail road there are 5 lots that were broken apart by Josh Bunderson. The owner of these lots would like to build and could have a hard time doing so. The irrigation gate is welded shut and should not be. Cindy Facer cannot divert water because of this. Paul Jensen and Cindy Facer are trying to dry this piece of land out. Jensen is on the head of the irrigation board so Cindy Gibbons can go to the canal company to address this. This habitat should not be changed, and Jensen could have to fix what he's done. Indian trail road is a rough road and construction workers are adding to the traffic on this road. The road should have been improved when residents first began building homes and this road isn't wide enough anyway. Ryan Thurgood has done some things to improve Indian trail road. For fire protection there is another set of rules to put in place so trucks can get back to these homes safely. Ryan Thurgood will get more information on this.

Pam will speak to Jared Jeppsen who will speak to Rural Water Consultants to update our water study. Tim Miles could go to Water Resources as well. We've got to figure out how many ADU's we have. The town could put a moratorium on water for about 6 months but must be looking for water during that time. Another option is to buy water from Brigham City. A resident could argue about improvements on an area of town, but as long as the town is enforcing it's own ordinances an argument won't stand.

Angela asked about sending letters to residents operating an ADU and charging them additional water and sewer fees. This could bring attention to the issues and others could come forward to discuss their rentals. Pam suggested having a water study done and that could gain a lot of information about the residents and water use. Reading meters show the increase in water use, but not how the water is being used. This topic is also a council decision and Pam will discuss this with the mayor. The ordinance for rentals could be edited to specify ADU's.

Action Items: None

Commission Comments: Eaves wanted to discuss the new zone map and one resident's concern for his zone. Steve Jeppsen met with the Mayor and Pam to talk about his lot. His request is that he can give his grandkids a lot if they want one. They agreed to make a small area of his lot R1-20. The boundary lines will be followed.

Thayne brought up the RV park in town. Steve Flint has put in 1 inch PVC pipelines to service some RV's. Cindy stated that an irrigation ditch in this area is plugged up and reminded us of some of the rules put in place for the RV park. Some of those renting spaces at the RV park have been able to rent for years. Marcus isn't happy about the extra infrastructure put in place there. More information is needed to make the best decision on this.

Made a motion to adjourn by Pam Eaves

Motion to adjourn made by Cindy Gibbons, Second by Tim Miles

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

Don Ruhl: Yes Ryan Thurgood: Yes