

Town of Mantua Planning and Zoning Meeting Minutes

Held on Date July 10, 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 Don Ruhl Ryan Thurgood (Excused)

Angela Madsen-Assistant Recorder

Absent/Excused: Ryan Thurgood

Audience present: Ken Jones & Darla Jones

Meeting opened by Pam Eaves and the invocation offered by Robert Thayne

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

Public Comment: Darla Jones asked about an area in town that could have been missed when we recently adjusted some of the zones on the zoning map. At Fish Hatchery and Meadow road, is a landscaping business with landscape material and vehicle parked there. This parcel doesn't have a residential home on it and she feels that it should be zoned as a commercial property. She's wondering what we can do for the residence around this lot and for the residents of Mantua.

Chairperson Pam Eaves approved the minutes for the meeting held on May 8, 2025, as printed.

Discussion item: Randy Pulsipher lives at 115 S Main St. and owns the lot next to him. He'd like to develop these lots so that his kids could live closer to him. He's had some health issues. He's wondering about putting a 20ft road on the south side and 6, ½ acre lots on his land. Rob Thayne can help him with this in the preliminary phase. Dead end roads aren't allowed in Mantua, so Pulsipher has spoken to Wayne Sexton about connecting to the road he lives on which is on 80 East. They all discussed how this road could be improved, and his ideas could be made possible. Pulsipher and Thayne could do more research on this project.

Zoning Administrator: Since Robert Thayne started as zoning administrator, we have the following building permits:

2 ADU's

8 Homes

1 Greenhouse

1 Shed/Greenhouse/Chicken coop

7 Garage/Shops

1 Patio cover

Thayne and Marcus Abel will have a meeting every Monday morning at 9 to discuss building permits. Marcus has some difficulty logging into Civicreview.com and hasn't seen all the building permits submitted.

Pam Eaves mentioned weathervanes on some homes in Mantua going above 30 feet. According to the Land Use Code book, someone needs a conditional use permit to have those. Thayne found a stipulation that says a homeowner could go 10 ft about the height of the roof with a weathervane.

Thayne is working with Jason Barber on getting conditional use permits regarding the campground. Nathan Hyde (who owns Peach city in Brigham city) bought some of the Bunderson's property. Some of that was set as 5-acre parcels and he would like to build on these. Indian Trail Road is a designated road in town and is also one of the worst roads in town. To expand the roads, some of the property has been deeded to the town. Is there a way to ask every resident on Indian trail road to help fix and improve the road? If a road is created in town, it must be 66 ft wide, built to the Town of Mantua Standards and asphalted. New subdivisions are required to improve the roads they build by. For Nathan to build, he must bring the road up to the requirements for access for fire protection. A 90-degree angle on that road does need to be corrected. Tim Miles referenced North Dam Road as access.

North Dam Road was built later and developed by the people who built along it. Miles mentioned that the area where Main Street meets Indian trail is a problem. Now we have someone who wants to build on the other side of the reservoir which is something that hasn't been done before. Cindy asked if Brigham city would need to pave the area by the parking lot? Robert didn't feel they would do that. Eaves spoke with the attorney in the passed and he recommended creating easements to improve the road. The only way that someone would be required to pave a road is if they were putting in a new subdivision. Thayne encouraged everyone to do some research on how to remedy this situation. They feel that implementing easements would be the best option. Christ Wight may have looked at this and Thayne could speak with him. Some residents of this road have done work to improve this road. Nathan Hyde has volunteered to straighten part of this road out. Cindy Facer would need to give up some land to improve this road and she's willing to do that.

Action Items: None

Commission Comments: Eaves asked the commission members if they would like more training resources. The new zoning map needs an ordinance to go with it, then moved to the Town Council. The Ombudsman's office has some training resources. ADU's would be good thing to learn more on.

Made a motion to adjourn by Pam Eaves

Motion to adjourn made by Robert Thayne, Second by Tim Miles

Cindy Gibbons: Yes Doug Green: Yes

Don Ruhl: Yes