

# Town of Mantua Planning and Zoning Meeting Minutes

Held on Date April 9, 2026

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

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**Commission Members present:** Chairperson – Pam Eaves     Robert Thayne     Ryan Thurgood     Don Ruhl  
Angela Madsen-Assistant Recorder

**Commission Members Absent:** Doug Green, Jim Jones, Cindy Gibbons

**Audience present:** John Hurd, Dan & Lara Blum

**Meeting opened by Pam Eaves and the invocation offered by Pledge of allegiance- led by Pam Eaves followed by all in attendance.**

**Public Comment:** John Hurd came to the meeting to make a comment about the State Park issue. He put together some thoughts and gave a copy to the commission members.

**Discussion Item:** Box Elder County sent out a notice, on rezoning some property just outside of Mantua. The County will discuss this during their meeting on April 16, 2026. Mantua doesn't have jurisdiction over this parcel, but it's good to know what is going on with the county. Karen Jensen owns this parcel in a trust. The property is close to the new water tank. Box Elder County wants the Jensen's to petition for annexation. Per state requirement, if a parcel is within half a mile of the municipality's borders, they need to discuss annexation. The subdivision that's just to the north of them, had to do this when they subdivided back in 2023. At that time, the town council voted not to annex that property. Box Elder County is the one that makes the decision regarding this topic, but Pam wanted to make everybody aware of it. The 96 acres are zoned for XC 160, so we need to rezone it to put an RR 5. Which is 5-acre parcels. The applicant wants to split this land up into 25 acres lots and give it to his sisters. Mantua does not have any utilities to offer them, so they'd be on a septic system. The applicant would also have to draw their own wells. The planning and zoning commission can help you put the language together for the petition. Pam urged the applicant to make sure you get on the agenda of the town council next week.

**Action Item:** Daniel Blum and his wife came to the meeting to get permission to hang a sign on their house for their home business. The sign will be directing customers away from the front door to their shop behind the house. Another sign will be on the fence. Blum's business is not a storefront and is run by appointment only. Robert cited the home-based business to remind others we are complying. For a homemade business, "signings shall be limited to identifying the location of the business by appropriate window displays or signs. Signage is no advertising to

attract passersby to a home-based business. Therefore, signs should be limited in size, so as not to affect the character of the residential neighborhood. It shall not exceed 80 square feet. It also says that all home-based business licenses must be disclosed on business license applications, along with size picture and location.

**Motion to approve the Blum's signage made by, second by**

Robert Thayne: Yes     Ryan Thurgood: Yes     Don Ruhl: Yes

**Motion carries**

**Chairperson Pam Eaves approved the minutes for the meeting held on March 12, 2026, as printed.**

**Zoning administrator:** Steve P would like to add an external ADU to his lot. He lives on Indian Trail Road and has a barn he'd like moving his family into. After doing all the research I can do, this does not comply with our setbacks. Thought the barn has been there for so long, I can't help but think his grandfather in that way. Would this be considered a living space? I think he's got the frontage on the road. Technically, if somebody were to build one, they're not able to do an external ADU in their front yard. So as far as the county is concerned, the foundation is fine. The barn is quite a way off the road. But he's got the setback off the road for structure, he's got any environmental stuff he's got to deal with to bring this building up to code. I don't see anywhere in code where it won't allow us to do that. Pam and Robert would like to see him do an easement. Pam will talk to the mayor about it.

The next item is there are two sheds being built. Robert asked Brent Keller to redo the site plan because he was missing a few things and when that's done, we can approve it. Two homes are of them being built down in the mossy oak subdivision.

The restaurant is being opened back up by Patty Seffker. Rob spoke with her and he told him that the parking had been figured out. When they send us an updated site plan, we'll get that out to everybody so you can look at it. She's got a sign idea. I know I'm sure exactly what that is, so she's supposed to let us know about that, too.

Cindy Stoddard's land was brought up again. This area is extremely problematic. The wetlands running through this parcel of land. The parcels could be developed into 5 acre lots.

**Commission Comments:** Pam would like to plan another work night to discuss the land use code. She hasn't seen schematics for a secondary driveway approach and is working with an engineer for those.

**Motion to adjourn by Ryan Thurgood, Second by Robert Thayne**

Don Ruhl: Yes     Doug Green: Yes     Robert Thayne: Yes

Adjourn