

**Mantua Planning and Zoning Public Meeting Minutes**  
**July 9, 2015**  
**Mantua Town Hall – 409 North Main Street, Mantua, Utah 84324**  
**7:00 P.M.**

**Commission Members Attending:** Norm Davis, Kyle Duncan, John McAllister, Tim Miles, Bill Shoemaker, Gardner Jeppsen

**Others in Attendance:**

**Visitors:**

**Recording:**

The Meeting was called to order at approximately: 7:00 P.M.  
The invocation was offered by: Gardner Jeppsen  
The commission in the Pledge of Allegiance led by: Tim Miles

**April 23, 2015 Review of Minutes for P&Z Meeting:**

Motion:  
Seconded:  
Minutes were approved

**Town Council – None**

**Zoning Administrator – None**

**Little Valley Campground and Store** - Scott Wilding and Lynn Quilter representing the Little Valley Store and Campground. Scott thought that the Conditional Use Application Permits with the Town. After a short discussion on whether they had been submitted. Scott submitted Conditional Use Applications for Modifications to the existing fuel island and Grill inside the Store. Need copy of letter to land owners within 1000 feet of property. Scott was told that P&Z committee would work on the applications as fast as possible. Mayor brought up the problem with the temporary store is setting over a Mantua Irrigation Co. easement. Mayor wants to be advised on their plans. Norm wants the store to advise us before they do something. Gas tanks were discussed. Lynn Quilter suggested that privacy wall would/could be erected around proposed tanks. Temporary building was discussed Harper brought up concerns that County Building Inspector had on project. He would like to have all of the items to be inspected included in any request so that he knows what needs to be done.

**Keith Henricks and Nathan Carr Project** – Presented what their project entails. Henricks bought the McDonald property. Henrick's and Carr's want to put their houses in the back of their properties. They want to gravity feed the sewer into the Mantua sewer system. Both houses have sufficient frontage on Mantua City right-way for a 5 acre lot. Henricks want to sell a lot off of their property. Property is zoned MU-5. Bottom line is

they want to request a zone change to sell off a one acre lot. They will be back to the next P&Z meeting. A zone change would require rezoning of the entire length of Willard Peak Road. They were asked to come back next meeting with their proposal.

**Planning and Zoning Ordinance Books -**

Meeting Adjourned

Motion to Adjourn made by Gardner

Second by John

Approved  
JRM