

**Mantua Planning and Zoning Public Meeting Minutes**  
**May 14, 2015**  
**Mantua Town Hall – 409 North Main Street, Mantua, Utah 84324**  
**7:00 P.M.**

**Commission Members Attending:** Craig Huss, Norm Davis, Kyle Duncan, John McCallister, Tim Miles

**Others in Attendance:**

**Visitors:** Tom Walker, Matthew Flinn (Steve Flint)

**Recording:** Tim Miles

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

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

Motion: Norm Davis  
Seconded: John McCallister  
Minutes were approved

**Town Council –**

**Zoning Administrator –**

**Tom Walker House –**

Tom Walker wanted to know what he had to do to build a house on his property below Shannon Hunt's property. His property has no frontage onto Mantua's streets; the only access to his property is through a service easement from Brigham City's property to their culinary well. He wants to use his north property line as his frontage. He thinks he can work with Brigham City to secure a permanent easement through their property. He was told that the easement would have to be dedicated to the town for utilities and for public access. He thinks he can "Water Line" the sewer connection from the house into our trunk line along the Brigham City canal. The commission told him to look into the feasibility of doing this, but not to spend a lot of time. Then come back to the next P&Z meeting to present his findings.

**Little Valley Campground and Store -**

Matthew Flinn, the site foreman, brought in a new set of plans, labeled "Phase 1". The plans show a number of changes from any other plans we have seen before. Tim asked Matthew what they wanted us to do with the plans and he said that Steve Flint hoped that

we would approve them. Tim told him that there wasn't any way we were going to approved them as presented. We would put him on the schedule for the next Planning and Zoning meeting and would expect a full business plan for the project with the items he wanted to include in the project listed as bullets. The Planning Commission was tired of being blind-sided by changes in the scope of the project. Once he submitted the plan and projects included, then we would rule on the entire project. At that point both the Town and IMT would agree on what could and could not be done and the project would move forward after the necessary permits and agreements were obtained.

Changes in the new Phase 1 plan not approved or changed from what was approved by the Planning and Zoning Commission include:

1. Moving ATV/UTV parking and storage to the side of the building from the approved back of the building.
2. Changing the approved one horizontal gasoline tank to four vertical 6' diameter 10' tall (2,000 gallon) gasoline storage tanks.
3. Changing the temporary building use from a temporary store to a Permanent RV Rental Office.
4. Adding an enlarged fuel island.
5. Addition of a "Grill" to the inside of the store.

Considerable discussion among commission members about the presence of four fuel tanks and four different grade of petrol was had. The presence of a grill and groceries in the store sparked additional discussion.

**Planning and Zoning Ordinance Books -**

Remainder of books given Craig Huss, Kyle Duncan and John McCallister

Number of books needed:	Hard Copies : 4
	CD Copies: 6

Meeting Adjourned

Approved  
Tim