

# Manti City Planning Commission

## Hearing and Public Meeting

### MINUTES

May 9, 2023  
6:30 PM

MANTI CITY BUILDING  
50 SOUTH MAIN STREET

TYPE OF MEETING	Planning Commission Meeting
ATTENDEES	Members: David Tibbs, Gavin Cox, Alan Christensen, Donna Birk and Jennifer Christiansen. City Manager Kent Barton
ABSENT	

### Public Hearing

ITEM 1	<b>Public comment concerning elimination of conditional uses in the residential zones R-2 and R-3.</b>
<p>Chairman Tibbs welcomed all present and thanked citizens for their interest. He also thanked the Planning Commission members for their service to the community.</p> <p>He explained that the public hearing is to hear comment addressing three separate issues and invited City Manager Barton to review the first item regarding Ordinance #2023-03, An Ordinance Eliminating Conditional Uses in the R-2 &amp; R-3 Zones, and Assigning Defined Uses to Other Zones, or Retaining Defined Uses as Permitted with Specific Restrictions or Requirements.</p> <p>The City Manager explained that the elimination of conditional use permits came to the table after training from the State Ombudsman who recommended to all communities to establish specific standards and requirements and assign defined uses in the appropriate zones.</p> <p>Chairman Tibbs then welcomed public comment.</p> <p><b>Mary Pipes - 404 West 500 North</b></p>	

Ms. Pipes thanked the Planning Commission for their service. She stated that the proposed changes help to make the ordinance more uniform and she encouraged them to make sure the definitions are clear and concise.

ITEM 2	<b>Public comment concerning placement of restrictions on accessory buildings.</b>
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City Manager Barton stated that the Planning Commissions had discussed this change at several meetings. He then read and explained draft ordinance #2023-04, *Establishing Standards & Requirements for Accessory Buildings in the Residential Zones*. He recognizes that in the Planning Commissions discussions they had wanted to preserve private property rights.

Chairman Tibbs then invited public comment.

**Mary Pipes - 404 West 500 North**

Ms. Pipes appreciated the Planning Commission striving to protect private property rights and commended them on reviewing what could be government overreach. She again stated that the ordinance should be uniform and well defined.

ITEM 3	<b>Public comment concerning construction standards.</b>
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Chairman Tibbs said that Ordinance 2023-05, includes standards of construction and lift station specifications. He then asked the City Manager to review same.

City Manager Barton introduced ordinance # 2023-5, *An Ordinance Establishing Standards & Requirements for Public Improvements*. He said that the standards and promulgated by the American Public Works Association (APWA) and the American Association of State Highway and Transportation Officials (AASHTO) are used for the absence standards in a community.

The lift station specifications is added as standard specifications addition and handled in the draft ordinance.

Chairman Tibbs invited public comment.

**Mary Pipes - 404 West 500 North**

Ms. Pipes stated that we know growth is coming to Manti and this ordinance makes a lot of sense and provides the standards that will be ready to handle whatever growth may come in the future.

Chairman Tibbs then closed the public hearing.

## Regular Meeting

ITEM 4	<b>Discussion regarding conditional uses in the residential zones R-2 and R-3 and possible recommendation to City Council.</b>
<p>Chairman Tibbs said that the draft Ordinance #2023-03 should be discussed.</p> <p>There was some question as to the maximum number of units and the minimum development size with it being the consensus of the Planning Commission to strike out the 10 units on the minimum development size.</p> <p>There was also discussion concerning the number off-street parking required in townhouses in the R-2 zone.</p> <p>Additional discussion ensued with the following changes made to the draft ordinance:</p> <ul style="list-style-type: none"><li>• Zone R-2 – Duplexes – Building height maximum = <del>16 feet</del> (change to 20 feet).</li><li>• Zone R-2 – Townhouses – Minimum development size = <del>10 units or 1 acre</del> (change to 1 acre).</li><li>• Zone R-2 – Twin homes – Building height maximum = <del>16 feet</del> (change to 20 feet).</li><li>• Zone R-3 – Duplexes – Building height maximum = <del>16 feet</del> (change to 20 feet).</li><li>• Zone R-3 – Townhouses – Minimum development size <del>12 acres, or 1 acre</del> (change to 1 acre).</li><li>• Zone R-3 – Twin homes – building height maximum = <del>16 feet</del> (delete).</li><li>• Zone R-3 – add Institutional Care Facility.</li><li>• Zone R-3 – add stacked homes.</li></ul> <p>Chairman Tibbs then asked for a motion to accept the changes and forward the amended ordinance to the City Council.</p> <p>Planning Commission member Alan Christensen moved to accept Ordinance #2023-03 An Ordinance Eliminating Conditional Uses in the R-2 &amp; R-3 Zones, and Assigning Defined Uses to Other Zones, or Retaining Defined Uses as Permitted with Specific Restrictions or Requirements, seconded by Planning Commission member Jennifer Christiansen. Planning Commission members voting “aye”: Alan Christensen, Jennifer Christiansen, Donna Birk, Gavin Cox and David Tibbs. Planning Commission members voting “nay”: none.</p>	

ITEM 5

**Discussion regarding restrictions on accessory buildings and possible recommendation to City Council.**

Chairman Tibbs introduced draft Ordinance #2023-04, Accessory Building Requirements and asked if there was any discussion.

Member Birk said they had discussed Connex/ storage containers and she didn't see anything in the draft regarding these.

Member Christensen said that the comment had been made by a citizen to "pay attention to the definitions" and he felt the existing ordinance did not have a clear definition for accessory building. He also said that there is nothing in the ordinance that says what size of building would require a zoning permit.

Manager Barton said that it is standard practice that any accessory building over 200 square feet requires a zoning permit but it had been discussed that this should change and require every accessory building to obtain a zoning permit.

Member Christensen said that he felt the ordinance should specify the size of building requiring a zoning permit. He also inquired whether there should be clear definition as to an accessory building allowed to be placed in the front area of a home.

Some discussion ensued after which it was determined that under **Size, Placement & Setback requirements** a number be added with ***"No accessory building regardless of size maybe placed outside of the required street side setback"***.

It was also the determined that in the ordinance a definition should read that ***"any accessory building over 200 square feet requires a zoning permit"***.

Member Birk then questioned if Connex/storage containers should be added to the ordinance and after additional discussion Chairman Tibbs said that this should be placed on a future agenda.

As there was no additional discussion, the Chairman asked for a motion to forward the draft ordinance #2023-04 to the Mayor and Council.

Planning Commission member Alan Christensen moved to forward draft Ordinance #2023-04 to the Mayor and Council with the noted changes, seconded Planning Commission member Donna Birk. Members voting "aye": Alan Christensen, Donna Birk, Jennifer Christiansen, Gavin Cox and David Tibbs. Planning Commission members voting "nay": none.

ITEM 6	<b>Discussion regarding construction standards and possible recommendation to City Council.</b>
<p>Chairman Tibbs inquired if there was any discussion regarding the proposed Ordinance #2023-05, Public Improvement Standards.</p> <p>AS there was no discussion Chairman Tibbs called for a motion.</p> <p>Planning Commission member Alan Christensen moved to forward draft Ordinance #2023-05 Public Improvement Standards to the Mayor and Council, seconded Planning Commission member Donna Birk. Members voting “aye”: Alan Christensen, Donna Birk, Jennifer Christiansen, Gavin Cox and David Tibbs. Planning Commission members voting “nay”: none.</p>	

ITEM 7	<b>Consideration of the minutes of the previous meeting of April 11<sup>th</sup>.</b>
<p>Chairman Tibbs directed planning commission members to draft minutes from the previous meeting of April 11, 2023. After brief discussion he called for a motion to accept the minutes, as presented.</p> <p>Planning Commission Member Gavin Cox moved to accept the minutes as presented, seconded by Member Alan Christensen. Members voting “aye”: Gavin Cox, Alan Christensen, Jennifer Christiansen, David Tibbs and Donna Birk. Members voting “nay”: none.</p> <p>Planning Commission member Alan Christensen moved to adjourn the meeting, seconded by Member Donna Birk. Members voting “aye”: Alan Christensen, Donna Birk, David Tibbs, Jennifer Christiansen and Gavin Cox. Members voting “nay”: none.</p>	

ADJOURNED	7:55 P.M.
NEXT MEETING DATE	Regular meeting June 13, 2023.