

Manti City Planning Commission

Regular Meeting

MINUTES

September 12, 2023
630 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

TYPE OF MEETING	Planning Commission Public Hearing and Regular Meeting
ATTENDEES	Members: David Tibbs, Donna Birk, Jennifer Christiansen, Gavin Cox and Alan Christensen. Also present: City Manager Kent Barton and City Recorder JoAnn Otten
ABSENT	

Regular Meeting

ITEM 1	Consideration of the minutes of July 18, 2023.
<p>Chairman David Tibbs welcomed all present.</p> <p>Chairman Tibbs directed Planning Commission members to review minutes from the previous meeting of July 18, 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 Jennifer Christiansen. Members voting “aye”: Gavin Cox, Jennifer Christiansen, Donna Birk, Alan Christensen and David Tibbs. Members voting “nay”: None.</p>	

ITEM 2	Discussion regarding conditional uses in the Industrial Zone.
<p>Chairman David Tibbs referenced the Manti City Zoning Map noting the areas that are zoned Industrial.</p> <p>City Manager Barton described the industrial zone which encompasses several areas on the west and southwest part of the city. Namely, the areas bordered by 500 West, 600 West 200 South and approximately 550 North. Also, all areas in the southwest</p>	

corner of the city south of 600 South, west of 100 West and east of 500 West, with the exception of 500 feet on either side of Highway 89.

Chairman Tibbs stated that all of the industrial type uses for the Industrial Zone are conditional and not permitted and it was the Planning Commissions job to recategorize away from conditional uses and discuss what permitted uses should be allowed in this zone.

Planning Commission Member Christiansen said that it may be beneficial to have two separate industrial zones. Heavy industry should be allowed in the south end of Manti but not on 500 West due to the area is surrounded by R1 zone.

City Manager Barton stated that this is a very good idea and Industrial1 (500 West) and Industrial2 (south end) could be created with more restrictions in Industrial1.

Some discussion ensued with defining the two proposed zones of Industrial1 and Industrial2 with restrictions for light manufacturing and heavy manufacturing.

Chairman Tibbs said that the Planning Commission may need instruction as to how to incorporate restrictions as to the different zones and Barton said that looking at code from other communities may provide beneficial information to the Planning Commission.

Additional Discussion ensued.

The Planning Commission then discussed signage in the industrial zone and it was noted that there currently is a sign ordinances in the commercial zone.

Chairman Tibbs said he felt that signs in the industrial zone should be on the premises or building with no billboards allowed.

Planning Commission Christiansen said that other local communities allow billboards in the industrial area and she felt that Industrial2 area south would be the place to allow these type of signs.

Some discussion ensued after which Member Jennifer Christiansen moved to conduct a work meeting on October 10, 2023 at 5:00 with the regular meeting following, seconded by Member Alan Christensen. Planning Commission members voting "aye": Jennifer Christiansen, Alan Christensen, Gavin Cox, Donna Birk and David Tibbs. Members voting "nay": none.

ADJOURNED	7:55 P.M.
NEXT MEETING DATE	October 10, 2023 at 5:00 p.m.