

Manti City Planning Commission Public Hearing and Regular Meeting

MINUTES

November 14, 2023
6:00 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

TYPE OF MEETING	Planning Commission 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

Public Hearing

ITEM 1	Public hearing regarding proposed ordinance eliminating conditional uses in the Industrial Zone.
<p>Chairman David Tibbs welcomed all present.</p> <p>He stated that the Planning Commission have had several meetings where they have discussed eliminating conditional uses in the Industrial Zone and also the proposed split of the Industrial Zone into two (2) zones those being Industrial 1 and Industrial 2.</p> <p>A copy of the draft ordinance has been available at the Manti City office for public review.</p> <p>Chairman Tibbs then invited public comment.</p> <p><u>Mary Pipes – 404 West 500 North</u></p> <p>Ms. Pipes commended the Planning Commission for the substantial amount of work that has gone into the draft ordinance. She stated that it is very important that definitions are clear, concise and easy to understand. She then questioned if the Industrial zones are subject to the nuisance ordinance and this was confirmed.</p> <p>As there were no additional comments, the Chairman closed the public hearing.</p>	

Regular Meeting

ITEM 2	Mike Simpson - request to meet with Planning Commission about proposed development located at 425 East 300 North.
<p>Mr. Simpson said that his father-in-law purchased a home at 425 East 300 North approximately 30 years ago and has since subdivided the property in order for each of his daughters to construct a home. He said they have discussed this with Manti City for several years and have been told the property is land locked even though there is a road on the backend of the property. He expressed their frustration, as they did not understand how the land is considered land locked.</p> <p>Mrs. Simpson said that they had contacted the LDS Church and a representative had given verbal permission for an easement to use the existing road as access.</p> <p>Chairman Tibbs said that he has reviewed the request by the Simpson's and also the ordinance, which states that building lots are required to have frontage on a public street and the street Ms. Simpson is referring to is privately owned. He also said that the Planning Commission is bound by ordinance and a variance must be granted by the Appeal Authority.</p> <p>Mr. Simpson said that he would like to challenge this with a petition or whatever else he can do to make the request work.</p> <p>Chairman Tibbs said that other options may need to be investigated such as a subdivision with a cul-de-sac with curb, gutter and streets.</p> <p>Mr. Simpson compared the road he currently resides on and said it was a dirt road when homes were allowed to be built on. It was noted that this particular road exists on the plat map as a road wherein the proposed area is not.</p> <p>He also stated that the trailer park west of the property in question is owned by the LDS Church and water and gas lines have been ran. There are also 20 to 30 cars, or ATV's that ride on the public right of way per day.</p> <p>Chairman Tibbs said that the next step that Mr. and Mrs. Simpson would need to take is to meet with the Appeal Authority, as the Planning Commission does not have the authority to stray away from the ordinances.</p>	

Planning Commission member Alan Christensen then moved to recommend they not approve the request, seconded by Member Donna Birk. Planning Commission members voting “aye”: Alan Christensen, Donna Birk, Jennifer Christiansen, Gavin Cox and David Tibbs. Members voting “nay”: none.

ITEM 3	Discussion and possible recommendation regarding eliminating conditional uses in the Industrial Zone.
<p>Chairman Tibbs inquired if there was any discussion regarding the eliminating conditional uses in the Industrial Zone. Planning Commission member Christiansen said she supported the proposed ordinance and felt they should recommend same to the City Council.</p> <p>Chairman Tibbs then called for a motion.</p> <p>Planning Commission member Jennifer Christiansen moved to accept the proposed ordinance, as presented, and recommend same to the City Council, seconded by Planning Commission member Gavin Cox. Planning Commission members voting “aye”: Jennifer Christiansen, Gavin Cox, Donna Birk, Alan Christensen and David Tibbs. Planning Commission members voting “nay”: none.</p>	

ITEM 2	Consideration of approval for minutes of the meeting of October 10th.
<p>Chairman Tibbs directed Planning Commission members to review minutes from the previous meeting of October 10, 2023. After brief discussion he called for a motion to accept the minutes, as corrected.</p> <p>Planning Commission Member Jennifer Christiansen moved to accept the minutes as corrected, seconded by Commission Member Donna Birk. Members voting “aye”: Jennifer Christiansen, Donna Birk, Gavin Cox, Alan Christensen and David Tibbs. Members voting “nay”: None.</p> <p>Planning Commission member Alan Christensen moved to adjourn the meeting, seconded by Member Gavin Cox. Planning Commission members voting “aye”: Alan Christensen, Gavin Cox, Donna Birk, Alan Christensen and David Tibbs. Members voting “nay”: none.</p>	

ADJOURNED	6:35 P.M.
NEXT MEETING DATE	December 11, 2023.