

# Manti City Council Work Meeting

## MINUTES

JUNE 13, 2023  
4:00 PM

MANTI CITY BUILDING  
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Alfred C. Bigelow
TYPE OF MEETING	City Council Work Meeting
ATTENDEES	Mayor: Alfred C. Bigelow Councilmembers: Jason Vernon, Mary L. Wintch, Gary Chidester and Jeff Killian City Manager: Kent Barton City Recorder: JoAnn Otten City Attorney: Rob Patterson via Zoom
ABSENT	Councilmember Darren Dyreng
WELCOME	Mayor Bigelow

### Work Meeting

ITEM 1	<p><b>Discussion concerning drafting of a potential future agreement between Manti City and Steve Pyper for the annexation of Pyper Lane and development of three residential lots along that lane pending agreement.</b></p> <p>Mayor Bigelow noted that the Council had agreed to allow Mr. Pyper to move forward with the annexation process and reviewed same. He noted that this would be the responsibility of Mr. Pyper. He then reviewed the two scenarios that had been discussed previously those being:</p> <ul style="list-style-type: none"><li>• Mr. Pyper deeding property on the west side of the existing residential lots to Manti City for a possible future extension of 750 East, to intersect with 300 North.</li><li>• Level of improvements to be required by the city in order for Pyper Lane to be accepted as a public street.</li></ul>
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The Mayor also said that a development agreement would need to be drafted detailing the requirements that the City Council will require Mr. Pyper to agree to.

Councilmember Chidester said that the east road, Pyper Lane, would need to be brought up to city standards.

Mayor Bigelow said that the City Council needs to decide what improvements will be required to be completed on the road.

It was noted that Mr. Pyper had sent the following request to the Mayor and Council :

- The road will be the existing width of 16' wide of crushed asphalt then sealed.
- The property on the backside will remain in Mr. Pyper's name but will have an easement for the 22' X 300', no permanent structures can be built on that portion.
- Pyper Lane will remain a dead end and no other lots will have access from Pyper Lane except the three Pyper is putting in.
- Pyper Lane will remain Pyper Lane for eternity (name will not be changed).

The Mayor and Council then discussed Mr. Pyper's request in depth with it being noted that there could be a potential problem with his request of "no other permanent structures being built", as this would be a public road.

Attorney Rob Patterson stated that if a road is dedicated to the city, it then becomes a public road.

Councilmember Killian stated that he saw no benefit to Manti City to have this development that Mr. Pyper has proposed, as it would be a cost that is usually paid for by the developer and not by the City. He saw nothing being brought forward that is financially feasible for Manti City and that no public funds should be used for the benefit of the developer.

Some discussion ensued regarding a small subdivision ordinance being written.

Mayor Bigelow said that if Mr. Pyper develops two lots, the city may end up having to accumulate property through eminent domain for 700 East to be developed, which may be extremely expensive for Manti City. He also said that in the original part of Manti City properties were allowed to split with no curb/gutter required.

City Manager Barton said that Mr. Pyper's project should be done through a development agreement.

Councilmember Wintch questioned what value this development brings to the city, especially with the possible cost being paid by Manti City.

She then reviewed two options . . . if the land is deeded over to Manti City for the development of 700 East and the city specifies what improvements should be made to Pyper Lane, this is a benefit. If the standards are not met and the cost to the city to make improvements becomes too high, then it is not worth the price to the city. If Mr. Pyper wants to develop with his restrictions, this is also not worth it to Manti City.

She also stated that the name Pyper Lane would need to be changed to follow the existing street numbering system in Manti.

Councilmember Killian inquired if annexation of Pyper Lane benefits anyone other than the developer and the City Manager stated that it does not benefit anyone other than Pyper and those that purchase the lots.

Councilmember Chidester stated that if Mr. Pyper wants three lots then the city should offer two proposals and if he does not accept either of these two options then, then there is not an agreement.

He then stated the two proposals which are:

- Annex Pyper Lane with no conditions from Mr. Pyper and turn this road over to Manti City with Mr. Pyper improving half of the road to Manti City standards. He would also deed property on the west side of his property for the future development of 700 East Street.
- Develop 700 East Street and follow the current subdivision ordinance which would include curb and gutter.

He then said that if Mr. Pyper comes back with restrictions, then it is over.

Some discussion ensued relative to road width and standards that will be required including road base/ chip seal, etc.

Attorney Patterson said that state law allows only 32-feet of asphalt be required. He also stated that the City Council needs to determine the details of the two options for Mr. Pyper and he then left the meeting.

Some discussion ensued with regards to road improvement and Councilmember Vernon suggested that they rely on city staff recommendation for same.

It was the consensus of the Mayor and Council to think through the two options so that a development agreement may be developed.

ADJOURNED	5:20 P.M.
NEXT MEETING DATE	Regular Council Meeting – May 17, 2023

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Alfred Bigelow, Mayor

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JoAnn Otten, City Recorder