

Manti City Council Work Meeting

MINUTES

JUNE 23, 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
ABSENT	Councilmember Darren Dyreng
WELCOME	Mayor Bigelow

Work Meeting

ITEM 1	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.
<p>Mayor Bigelow stated that this is the second work meeting concerning the potential agreement between Manti City and Mr. Steve Pyper for a proposed development. He then explained that the City Council must make a decision as to the level of improvements to be required by the City and then read two possible options . . .</p> <p><u>Option 1</u> – Follow the current road grid plan and subdivision ordinance and place half of a 750 East street extension from the intersect point on 300 North along the west portion of his property. This would have to be done to current city standards.</p> <p><u>Option 2</u> – This option includes linking 100 N with Pyper Land (800 E), which would require changes to the current road grid and annexing Pyper Lane. This would require improvements to Pyper Lane in order to annex.</p>	

Mr. Pyper had requested that no other development be allowed on Pyper Lane. It was noted that if Pyper Lane is annexed into Manti City, it then becomes a public city street and development would be allowed.

Some discussion ensued as to what options Mr. Pyper will have after which Councilmember Chidester stated that the council only needs to provide the criteria and Mr. Pyper can then decide to accept or decline either option.

The two options that were accepted by the city council are listed below:

Option 1

Subdivision of the Pyper 1.5 acre parcel (S-7330X5) will be allowed, provided one half of 750 East is developed to the city's required standard along the west portion of the property, to include pavement, curb & gutter.

Option 2

Development Agreement with Pyper to allow annexation of Pyper Lane and subdivision of the 1.5 acre parcel from the East contingent on the following:

- Pyper Lane to be improved adjacent to the entire east side of Pyper's 1.5 acre parcel (approximately 311-feet). Specifically, top coat of heavy gravel is swept and removed, 3-inch of road base applied and finished with 3-inch of asphalt.
- Once improvements are made, Manti City allows annexation of the entirety of Pyper Lane or "roadway" as defined in Rackham Subdivision Survey (2003).
- Pyper Lane or Rackham Subdivision roadway is accepted and renamed 800 East and becomes public access. Any future development along 800 East (to the east of the Pyper Subdivision) will be allowed to develop property along the street, provided lots meet requirements for the zone and street upgrades equal to the requirements Pyper installs on 800 East are met for adjacent portions of 800 East.
- A 34-foot strip of property along the extreme west side of Pyper property (Parcel S-7339X5) is deeded to Manti City for the possible future extension of 750 East, to intersect with 300 North Street.
- In the event that parcel S-7346, directly west of the 34-foot strip of property described in point #4 above, is developed without the extension of 750 East 300 North Street, the 34-foot strip of property will be returned to the owners of the subdivided Pyper lots at the time the property is returned.

- Pyper will not oppose modification of Manti City Road Plan to include extension of 100 North Street eastward from 750 East to intersect with 800 East.

City Manager Barton said he would have the City Attorney review the above and then work towards getting a development agreement put together.

ADJOURNED	5:30 P.M.
NEXT MEETING DATE	Regular Council Meeting – July 19, 2023

Alfred Bigelow, Mayor

JoAnn Otten, City Recorder