

Manti City Council Work Meeting

MINUTES

JULY 6, 2023
1:00 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: Mary L. Wintch, Jeff Killian, Darren Dyreng and Jason Vernon City Manager: Kent Barton City Recorder: JoAnn Otten
ABSENT	Councilmember Gary Chidester
WELCOME	Mayor Bigelow

Work Meeting

ITEM 1	Discussion concerning drafting of a potential future agreement between Manti City and Steve Pyper for annexation of Pyper Lane and development of three residential lots along that lane pending agreement.
<p>Mayor Bigelow stated that the City Council had previously held a work meeting wherein two options of a development proposal had been drafted and agreed upon to offer Mr. Pyper for his proposed development. Since then there has been some concern to the wording in the draft options and another work meeting was necessary.</p> <p>Some discussion ensued with it being the consensus of the Mayor and Council that the following two options be reviewed by legal counsel prior to presenting same to Mr. Pyper.</p> <p><u>Option 1</u> 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 and gutter.</p>	

Sidewalk was not included in option one because at the time the discussions started with Mr. Pyper, the standard had not yet been updated to require sidewalks.

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” of road base applied and finished with 3” of asphalt. Utility connections to be placed prior to asphalt placement.
- Once improvements are made, Manti City allows annexation of the entirety of Pyper Lane or “roadway” as defined in Rackham Subdivision Survey (2003) is allowed to be annexed.
- 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’ 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. Property owners will be allowed to use, improve and fence the property, but may not place permanent structures. Any improvements made would be lost at whatever point the city may reclaim the property.
- In the event that parcel S-7346 directly west of the 34’ strip of property (See Manti City Development Standards) described in point #4 above is developed without the extension of 750 East to 300 North Street, the 34’ strip of property may be returned to the owners of the subdivided Pyper lots.
- Pyper will support modification of Manti City Road Plan to include extension of 100 North Street eastward from 700 East to intersect with 800 East.

ITEM 2	Discussion concerning draft of potential future development agreement between Manti City and Heritage Homes concerning proposed Temple View
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	Estates development of 25-acre parcel north of the Temple to include mixed use residential and commercial properties.
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City Manager Barton reviewed a map showing the draft development plans for Temple View Estates. He said that the area is currently zoned commercial, but with a development agreement the area would be allowed to have a multi-zone development without the City needing to change the zoning of the area.

He said that the development will be a 55-lot subdivision with R1,-R-2, R-3 and commercial zones which would be allowed with a development agreement in place.

Some discussion ensued regarding the sewer and the need for an impact fee study.

Councilmember Wintch also made inquiry whether the developers would have an HOA in place for the subdivision.

City Recorder Barton stated that a development agreement would be drafted for the Temple View Estates development.

Mayor Bigelow stated he had an item dealing with property negotiation for executive session.

ACTION TAKEN	
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Councilmember Jason Vernon then moved to adjourn from regular session into closed session to discuss property negotiations, seconded by Councilmember Jeff Killian. Councilmembers voting “aye”: Jason Vernon, Jeff Killian, Darren Dyreng, and Mary Wintch. Members voting “nay”: none.

RETURNED TO REGULAR SESSION FOLLOWING CLOSED SESSION.

Councilmember Mary Wintch moved to adjourn the meeting, seconded by Councilmember Darren Dyreng. Councilmembers voting “aye”: Mary Wintch, Darren Dyreng, Jason Vernon and Jeff Killian. Members voting “nay”: none.

ADJOURNED	2:15 P.M.
NEXT MEETING DATE	Regular Council Meeting – July 19, 2023

Alfred Bigelow, Mayor

JoAnn Otten, City Recorder