

Manti City Planning Commission

Regular Meeting

MINUTES

October 10, 2023
5:00 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
ABSENT	

Regular Meeting

ITEM 1	Discussion regarding eliminating conditional uses in the Industrial Zone.
<p>Chairman David Tibbs welcomed all present.</p> <p>He then stated that at the previous Planning Commission meeting they discussed the industrial type uses for the Industrial Zone with it being the consensus of the Planning Commission to break the zone into an Industrial1 and Industrial2 zone. Their job now is to recategorize away from conditional uses and discuss what permitted uses should be allowed in each zone.</p> <p>The Planning Commission reviewed Industrial1, which includes areas located in the west and southwest parts of the city. Namely, the areas bordered by 500 West, 600 West, 200 South and approximately 550 North. Also included is the area west of 100 West Street, between 600 South Street and U.S. Highway 89, extending 214.5 feet into the interior of the block, as well as all areas west of Serviceberry Road and south of U.S. Highway 89.</p> <p>Discussion ensued with the following Current Permitted Uses:</p> <ul style="list-style-type: none"> • Agriculture & related activities – change to permitted use with restrictions – restriction being: 1. Waste and refuse collection or depositing areas must be 	

enclosed within adequate containers and screened from view. 2. Adequate facilities must be provided to contain runoff of liquids or waste and to properly manage the drainage or disposal of oil, grease and other hazardous materials. 3. Noise, vibration, odors, glare, smoke, dust and similar hazards and nuisances may not be permitted to [be emitted from the site OR impact any residential district or use]. Adequate facilities to screen, reduce, and mitigate all off-site impact of such hazards and nuisances shall be provided. On-site impacts shall be contained to safe and reasonable levels as established by city, county, state and federal law or regulations.

- **All Commercial Uses allowed in the Commercial Districts** – change to permitted use with restrictions – restrictions being: If use is commercial, subject to the requirements of commercial zone.
- **Sexually Oriented Business** - Remove as permitted use.

Changes to Current Conditional Uses:

- **General Manufacturing, Compounding, Processing, Assembling, Storage of Material for Wholesale and Retail Sale, Warehousing and Storage, Construction Equipment Yard** – Change to permitted use with restrictions with those restrictions being: 1. Waste and refuse collection or depositing areas must be enclosed within adequate containers and screened from view. 2. Adequate facilities must be provided to contain runoff of liquids or waste and to properly manage the drainage or disposal of oil, grease and other hazardous materials. 3. Noise, vibration, odors, glare, smoke, dust and similar hazards and nuisances may not be permitted to [be emitted from the site OR impact any residential district or use]. Adequate facilities to screen, reduce, and mitigate all off-site impact of such hazards and nuisances shall be provided. On-site impacts shall be contained to safe and reasonable levels as established by city, county, state and federal law or regulations.
- **Trucking and Transportation Terminal** – Remove as a conditional use, as there is inadequate street access into the area.
- **Signs Advertising Services and Businesses; on Premises and Off-Premises** - Change to allow for on-premises businesses only.

Additional Proposed Uses:

- **Utility Substation** – Add as permitted use with restrictions with those restrictions being: 1. Waste and refuse collection or depositing areas must be enclosed within adequate containers and screened from view. 2. Adequate facilities must be provided to contain runoff of liquids or waste and to properly manage the drainage or disposal of oil, grease and other hazardous materials. 3. Noise, vibration, odors, glare, smoke, dust and similar hazards and nuisances may not be permitted to [be emitted from the site OR impact any residential district or use]. Adequate facilities to screen, reduce, and mitigate all off-site impact of such hazards and nuisances shall be provided. On-site impacts shall be contained to safe and reasonable levels as established by city, county, state and federal law or regulations.

- **Residential Uses Allowed in the R-1 Residential District** – Add as permitted use with restrictions - restrictions being: Residential uses subject to the requirements of the R-1 Residential Zone.

The Planning Commission then reviewed the Proposed Industrial2 Zone which encompasses areas in the southwest section of the city, south of 600 West and west of 150 West – with the exception of the C-3 Zone (South Gateway Commercial), the R-1 areas identified in the Crystal Springs Annexation, and all areas west of Serviceberry Road (Sanpete County Jail and Sheriff's Complex).

It was the consensus of the Planning Commission to make the following changes to Permitted Uses:

- **General Manufacturing, Compounding, Processing, Assembling, Storage of Material of Wholesale and Retail Sale, Trucking and Transportation Terminal, Construction Equipment Yard, Utility Substation** – Allow as permitted use with restrictions those restrictions being: 1. Waste and refuse collection or depositing areas must be enclosed within adequate containers and screened from view. 2. Adequate facilities must be provided to contain runoff of liquids or waste and to properly manage the drainage or disposal of oil, grease and other hazardous materials. 3. Noise, vibration, odors, glare, smoke, dust and similar hazards and nuisances may not be permitted to [be emitted from the site OR impact any residential district or use]. Adequate facilities to screen, reduce, and mitigate all off-site impact of such hazards and nuisances shall be provided. On-site impacts shall be contained to safe and reasonable levels as established by city, county, state and federal law or regulations.
- **All Commercial Uses Allowed in the Commercial Districts** – Allow as permitted use without restrictions with restrictions being: If use is commercial, subject to the requirements of the commercial zone.
- **Agricultural** – Allow as permitted use without restrictions.
- **Travel Trailer Parks/Campgrounds** – Allow as permitted use with restrictions with restrictions being: Subject to the provisions and requirements outlined in the **Travel Trailer Park Parks & Campgrounds ordinance**.
- **Sexually Oriented Business** – Allow as permitted use with restrictions with restrictions being: Subject to the provisions and requirements outlined in the **Sexually Oriented Business ordinance**.
- **Signs Advertising, Off-Premises Services and Business** – Allowed as permitted use with restrictions with restrictions being: Subject to the provisions and requirements outlined in the **Signs & Advertising ordinance**.

Chairman Tibbs thanked the Planning Commission and requested a public hearing be set for November 14th at 6:00 p.m.

Chairman Tibbs directed Planning Commission members to review minutes from the previous meeting of September 12, 2023. After brief discussion he called for a motion to accept the minutes, as corrected.

Planning Commission Member Donna Birk moved to accept the minutes as corrected, seconded by Commission Member Alan Christensen. Members voting “aye”: Donna Birk, Alan Christensen, Jennifer Christiansen, Gavin Cox and David Tibbs. Members voting “nay”: None.

ADJOURNED	7:00 P.M.
NEXT MEETING DATE	November 14, 2023.