

Manti City Planning Commission Public Hearing and Regular Meeting

MINUTES

December 12, 2023
6:00 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

TYPE OF MEETING	Planning Commission Public Hearing and Regular Meeting
ATTENDEES	Members: David Tibbs, Jennifer Christiansen, Gavin Cox and Alan Christensen. Also present: City Manager Kent Barton and City Recorder JoAnn Otten
ABSENT	Donna Birk

Public Hearing

ITEM 1	<p>Public hearing regarding proposed rezone of approximately 7.478 acres from the North Gateway Commercial (C-2) zone to the Residential (R-1) zone located at approximately 850 North Highway 89.</p> <p>Chairman David Tibbs welcomed all present.</p> <p>He then read the following statement:</p> <p><i>This past July 18th we held a public hearing regarding a proposed Development Agreement for the planned Temple View Estates Subdivision. Following that hearing a discussion was held after which the Planning Commission forwarded a recommendation to approve the agreement to the City Council, which subsequently held a hearing of their own on the matter and later voted to approve the agreement.</i></p> <p><i>The proposed subdivision is a mixed-use project and includes 2 large lots facing highway 89 for commercial development, and 48 residential lots of varying sizes with the majority being 1/4 or 1/3 acres in size. The agreement also allowed for 11 smaller lots, to respond to real estate market demand for cottage style homes or lots of reduced size for minimal landscaping maintenance. Between both the Planning Commission and Council hearings on the matter, there were about a dozen comments or questions made during the two hearings. All were either neutral or in</i></p>
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favor of the project. There were no comments that opposed the development. Ultimately the Council approved the Development Agreement.

With the agreement now in place, and in order to move forward with the planning development, it will require the formality of rezoning of approximately 7.478 acres from the North Gateway Commercial (C-2) zone to the Residential (R-1) zone, so that the Development Agreement can move forward.

The re-zoning of the property will be contingent on the execution or signing of the development agreement by both parties, and in the event the development has not progressed to the point of final plat approval within 1 year, the property will revert to its current C-2 Gateway Commercial zoning.

Chairman Tibbs then invited public comment.

As there were no comments, Chairman Tibbs closed the public hearing.

Regular Hearing

ITEM 2	Discussion of rezoning proposal from North Gateway Commercial (C-2) zone to the Residential (R-1) zone located at approximately 850 North Highway 89 and recommending same to the City Council.
<p>Chairman Tibbs asked if there were any discussion relative to the proposed rezone.</p> <p>Planning Commission member Christensen questioned if this rezone reduces a section of the current C-1 zone, located along Highway 89, and changes it to R-1 zone. City Recorder Barton confirmed that this rezone would reduce the C-1 zone but is subject to the development agreement.</p> <p>Chairman Tibbs referenced the expiration clause, which stated that if the final plat approval and placement of street infrastructure for the subdivision is not initiated within one year of the approval of the proposed ordinance, the property will revert to its current zoning designation.</p> <p>Some discussion ensued regarding road development with it being noted that Manti City and the developer have been working with UDOT on same.</p>	

Chairman Tibbs inquired if there has been resolution relative to the sewer for the subdivision and the City Manager stated that a lift station will be installed at Manti City standards.

Planning Commission member Christensen inquired if the city will take over the lift station once installed and this was confirmed.

Chairman Tibbs stated that the future expense of the lift station should not be placed on the citizens and some discussion ensued.

Planning Commission Christiansen stated that growth itself is a burden to an entire community but is needed for Manti to survive.

Some discussion ensued after which Chairman Tibbs called for a motion to forward ordinance #2023-8 *Rezoning of Property within the Proposed Temple View Estates Subdivision*.

ACTION

Planning Commission member Gavin Cox moved to accept ordinance #2023-8, as presented, and recommend same to the Manti City Council, seconded by Jennifer Christiansen. Planning Commission members voting “aye”: Gavin Cox, Jennifer Christiansen, Alan Christensen and David Tibbs. Members voting “nay”: none.

ITEM 3

Consideration of approval for minutes of November 14, 2023.

Chairman Tibbs directed Planning Commission members to draft minutes of the meeting of November 14, 2023. After brief discussion, seeing there were no errors or changes noted, he called for a motion to accept the minutes as presented.

ACTION TAKEN

Planning Commission member Alan Christensen moved to accept the minutes of November 14th meeting, as presented, seconded by Planning Commission member Gavin Cox. Planning Commission members voting “aye”: Alan Christensen, Gavin Cox, Jennifer Christiansen and David Tibbs. Members voting “nay”: none.

Chairman Tibbs congratulated Jennifer Christiansen on being elected as a new city councilmember and thanked her for the knowledge she brought to the table and being an overall great asset to the Planning Commission.

He then called for a motion to adjourn.

Planning Commission Jennifer Christiansen moved to adjourn the meeting, seconded by Planning Commission member Gavin Cox. Members voting “aye”: Jennifer Christiansen, Gavin Cox, Alan Christiansen and David Cox. Members voting “nay”: none.

ADJOURNED	6:30 P.M.
NEXT MEETING DATE	January 9, 2024