

# Manti City Council Meeting

## MINUTES

SEPTEMBER 16, 2020  
6:00 PM

MANTI CITY BUILDING  
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Korry L. Soper
TYPE OF MEETING	Public Hearing/Regular Council Meeting
ATTENDEES	Mayor: Korry Soper Councilmembers: Jason Maylett, Darren Dyreng, Mary Wintch, Jason Vernon and Gary Chidester City Manager: Kent Barton City Recorder: JoAnn Otten
ABSENT	
WELCOME	Mayor Soper
PLEDGE OF ALLEGIANCE	Led by Mayor Soper

### Agenda Items

ITEM 1	<b>Public Comment Relative to the Proposed Residential Zoning Changes</b>
<p>Mayor Soper welcomed those present for the public hearing and council meeting. He then read the following statement . . .</p> <p>“Good evening ladies and gentlemen. We welcome you to this <i>public hearing</i> concerning proposed changes to our residential zoning ordinance. Before opening the floor for your comments, I would like to give some background on the issue.</p> <p>Utah State law requires that all cities have a current general plan, which is to be updated every 10 years. In 2016 we did a comprehensive update of Manti City’s plan. In addition to the City Council and Planning Commission, we invited main street merchants, educators and citizens to participate in formulating the plan. We also distributed a survey throughout the city to get citizen feedback on several issues. At least 77% of the surveys distributed were completed and returned to the city. Our general plan includes housing, land use, economic development, transportation, schools, public facilities and infrastructure, annexation, historic preservation and the environment. The general plan is to become a guiding document to help the current and future councils as they plan for the growth and development, and needs of the community. A survey of housing inventory and residential zone requirements found that our city was deficient in housing options for moderate</p>	

and lower income families. That situation has only worsened as we have witnessed the real estate market spike dramatically over the past 4 years since the plan was completed. Part of our proposal addresses that need through the addition of two residential zones. These zones would allow multifamily housing options currently unavailable in our city such as townhomes, condominiums, retirement cottages and smaller yards.

Let me point out that we are not defining, recommending or proposing a map of where these zones would be – that is not our purpose tonight. We are simply proposing a change to our ordinance, which would allow for those zones to be added at a future point. Changing property within the city from one zone to another will require another set of public hearings before both the Planning Commission and the City Council, as well as notification to nearby property owners.

Also, I would like to say that we do not have plans to re-zone existing neighborhoods to medium or higher density housing. We believe that existing developed neighborhoods should stay zoned as they currently are. Our desire is not to change established neighborhoods, but we hope in time to define some areas where some multifamily housing, smaller lots, and retirement housing options would be available.

Now, we invite your comments about our proposal. If you desire to make a comment, please state your name and we ask that you keep your comments to 2 minutes so that all who desire have an opportunity to speak.”

**Jerolyn Smith** of Manti expressed her concerns as to the cost involved feeling this would increase water and sewer rates for the citizens. She inquired where the additional water would come from, if our law enforcement contract with Sanpete County would be able to support this type of growth and she had concerns relative to the increase of traffic. Jerolyn asked if accessory buildings would be taxed at the same rate as main dwellings and also monthly utility rates. She challenged the Manti Messenger to publish facts and figures relative to the above and requested the proposed zoning changes be placed on the ballot in November.

**Kay Crane** of Manti inquired what the definition of high density is – 10 or 15 apartments in 1 building? She said that Manti City needs to look ahead at the cost of infrastructure and require contractors to pay this cost upfront. She said there should be north and south collector roads and felt a buffer zone should be considered between residential and high-density areas. She then asked if a round-about is being considered at the north end of Manti.

**Loren Thompson** of Manti stated that he currently sits on the Sanpete County Planning Commission. He said that without having complete definitions in the ordinance this could create problems. He also stated that he had previously emailed his concerns to the Mayor and Council but wanted to reiterate the need for all definitions to be complete.

**John Mount** of Manti noted his objections to R3 zoning and did not want it in his backyard. He claimed this is part of the UN's Agenda 21 which BYU supports. He then inquired if there is adequate water and electricity for this type of development, and who had written the proposed document and making money on same.

**Bruce Hammer** of Manti expressed his opposition to high density zoning. He agreed that this is part of the UN's Agenda 21 and stated that this is an attempt for the real estate business to make money. He reminded the Mayor and City Council that we are not a socialist country and that the verbiage of the proposed document is the same as Agenda 21. He encouraged the Mayor and Council to verify that this document fits within the Constitution established by the United States.

**Karen Poe** of Manti stated that she was present representing many citizens within the community. She agreed with what others have said previously and felt the Mayor and Council should look out for the best interest of the community.

**Dave Lee** of Manti commented that he felt the definitions in the proposed zoning ordinance were too vague with some being over the top. He felt that the word "harmful" and "desirable residential" is not defined enough to be enforceable. He said that he would forward additional information to the Mayor and Council via email.

**Jeff Killian** of Manti stated that he is currently serving as the Chair of the Manti Planning Commission. He said that state law requires cities to update their General Plan every 10-years. With the update of the General Plan a survey was also sent to each household and that this proposed zoning ordinance was developed as per the results of the survey. He agreed with previous speakers who have stated that the definitions be better defined and complete, but emphasized that this ordinance is constitutionally sound and encouraged support and recommended it be accepted.

**Richard Peacock** of Manti said that he has been a resident of Manti for 70 years and thanked the Mayor, Council, Planning Commission, employees and all others that are willing to volunteer many hours to serve this community. He stated that there is not a better place to live than Manti.

**Shannon Miller** expressed her love for our rural community and said that she has volunteered over 70,000 hours of her time to help make Manti City a better place to live. She stated that the City needs to have smaller lots with smaller home options available for individuals such as widows and the elderly who cannot take care of larger properties. She said that the definitions need to be more complete, but Manti City needs to be prepared for the future and move forward with the proposed zoning ordinance and allow it to fit the needs of our community.

**Addam Brouillete** of True North Development stated he is 100 percent supportive of the proposed ordinance. He said that he only builds what people want and the need for high density is here. He made note that the developer pays for all infrastructure including streets, water, sewer and electrical lines – this does not come out of the city’s pockets. He also noted that there are not big developers beating down doors to come to Manti to develop large apartment buildings at this time. He thanked Manti City for the work in developing the draft zoning ordinance.

**Jordan Rittmeyer** of Manti said he would like to see affordable housing in Manti City. He stated that many of the existing apartments are not kept up and citizens need to support the expansion of zoning for high density building. He felt that with more defined definitions and better planning the city could control growth and move forward.

**Lenard Stull** of Manti stated that 650 square feet for a detached dwelling unit is not enough space. The ordinance should allow for at least 1,200 to 1,500 square feet.

**Kris Jorgensen** of Manti stated that he is a developer and financial lender by profession and he applauded the change in zoning, as there is definitely a need for smaller lots and high-density building. He said that the cost of homes right now is very high and Manti City needs to have a plan in place for high density building, which would benefit both young and elderly individuals. He added that the citizens do not take on the cost of the infrastructure for any new development, but this lays with the developer. He applauded the Mayor and City Council and suggested that the subdivision ordinance be revisited also.

**Ellen Arnoldson** of Manti commented that Manti City is a charming small town which is part of the reason people want to move here. She said that if this type of building is allowed, the small home town atmosphere will be gone.

**Dave Brouillete** stated that he and his son are trying to provide homes that people want. He expressed his concern that local businesses are struggling and if Manti does not allow growth, it will die. He said that the infrastructure for new development is not funded by the citizen but by the developer. He thanked the Mayor and Council for continuing to work for the people.

**Marianne Woodbury** of Manti expressed her dislike for the proposed ordinance and felt this would deplete the water and add larger problems for the city. She said that Manti needs to grow in a controlled matter and other options should be considered.

**Larry Lund** of Manti expressed his appreciation to the Mayor and City Council. He stated that he was not aware of the shortage of rental spaces for young married couples until his daughter was in need. He affirmed his opposition to the idea of storage containers being placed together and called a home. He was in favor of organized growth and development and stated that if affordable housing isn't available, growth will not happen and the city will eventually suffer.

**CONCLUSIONS**

Mayor Soper thanked all in attendance for their respectful participation and stated that it is apparent we all love Manti, as it is a beautiful and safe community.

He then said there would be a brief recess before starting the council meeting and invited any interested to remain for the discussion of other business on the agenda.

Councilmember Gary Chidester left the meeting at this time.

**ITEM 2**

**Consideration of Public Entity Resolution Concerning Creation of Public Treasurer Investment Fund Accounts**

City Manager Barton stated that in order for the Treasurer to create new PTIF accounts, which are used to hold escrow, debt service and savings accounts, the State is requiring a resolution be adopted to be in compliance.

**CONCLUSIONS**

Councilmember Jason Vernon moved to adopt the Public Entity Resolution, seconded by Councilmember Mary Wintch. Councilmembers voting "aye": Jason Vernon, Mary Wintch, Jason Maylett and Darren Dyreng. Councilmembers voting "nay": none.

**ITEM 3**

**Continuing Business**

None

**ITEM 4**

**Councilmember Reports**

Councilmember Wintch reported that she had attended the Airport Open House and Fly In on Saturday, September 12<sup>th</sup> and stated it was a very successful event.

**ITEM 5**

**Mayor Korry Soper**

Mayor Soper had no report.

**ITEM 6**

**Consideration of Minutes of the Previous Meeting**

The Mayor directed Councilmembers to draft minutes from the previous Council meeting, held September 2, 2020. After review, seeing that no changes or errors were noted, the Mayor called for a motion to accept the minutes as presented.

**CONCLUSIONS**

Councilmember Darren Dyreng made the motion to accept minutes of the September 2, 2020 meeting as presented, seconded by Councilmember Jason Maylett. Councilmembers voting “aye”: Darren Dyreng, Jason Maylett, Jason Vernon and Mary Wintch. Councilmembers voting “nay”: none.

**ITEM 7**

**City Manager Report**

City Manager Barton reported on the following . . .

- The wind damage to the library roof is in the process of being repaired and should be finished by the end of the week. The fascia and rain gutters will be placed the following week or two.
- The second summer ATV ride will be held on September 17<sup>th</sup> and 18<sup>th</sup> with approximately 150 people signed up, which is the largest group to date.
- The Central Utah Public Health Department has reported 187 total cases of Covid-19 with 1 death and 36 active cases.
- Has item for executive session dealing with litigation issues.
- Reviewing the Citizen Corps resolution with legal and Sheriff Nielson.

**ACTION TAKEN**

Councilmember Mary Wintch made the motion to move out of regular session into executive session to discuss legal litigation matters, seconded by Councilmember Jason Vernon. Councilmembers voting “aye”: Mary Wintch, Jason Vernon, Jason Maylett and Darren Dyreng. Councilmembers voting “nay”: none.

Adjourned from executive session into regular session.

Councilmember Jason Maylett moved the bills be paid as presented and the meeting adjourn, seconded by Councilmember Jason Vernon. Councilmembers voting “aye”: Jason Maylett, Jason Vernon, Darren Dyreng and Mary Wintch. Councilmembers voting “nay”: none.

ADJOURNED	8:10 PM
NEXT MEETING DATE	Regular Council Meeting – October 7, 2020

General Account

Utah Local Governments Trust	\$70,666.12
Utah Local Governments Trust	9,960.65
Utah Recovery Services	203.00
Utah Recovery Services	180.00
TJ Roofing	12,500.00

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Korry L. Soper, Mayor

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JoAnn Otten, City Recorder