



Town of Manila
145 E HWY 43, Manila Utah
Office:435-784-3143
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TOWN OF MANILA
PLANNING AND ZONING- REGULAR MEETING
145 E HWY 43- TOWN OF MANILA
MONDAY SEPTEMBER 16TH, 2024 AT 5:30 P.M.

MINUTES

MEETING CALLED TO ORDER: *Meeting called to order at 5:34 P.M. by Bill Rylander*

PLEDGE: *Recited*

PRESENT: *Bill Rylander (chairman), Brian Nelson, Rod Alexander, Dennis Andlein (vice chairman), Chandra Brady (secretary)*

EXCUSED:

GUESTS: *Justin Von Eberstein, William Christensen*

NEW BUSINESS:

- *Derna requested a new permit for their tower, plans were never received after further discussion with Derna they have deployed their project and will contact the town again when they are ready. Motion made by Brian, Rod seconded. Motion carried.*
- *Doug Evens presented his house plans to get approval, his plans were denied based on the proposed structure being against town ordinance which only allows one residential structure/single family dwelling on one lot. They are unable to split lots due to Doug's lot then becoming non-comforming due to the lot having a garage and no residential structure. Motion made by Brian, Rod seconded. Motion carried.*
- *Brendan Mannek presented his house/breezeway concept idea, the concept idea was approved and was tabled for next month's agenda for a build approval. Motion was made by Brian, Rod seconded. Motion carried.*
- *Steve Gregerson presented his lot combination and his plan was approved. It will now go onto town council with a survey. Motion made by Brian, Dennis seconded. Motion carried.*
- *Will Christensen came to the board for variance plans, after discussion amongst the board no permit was needed, he only needed to get in contact with Matt Tate our building inspector for inspections.*
- *Nicholar Garcia presented his idea to raise the cap on short term rentals from 15 to 16, the board denied his request and will recommend to the council to do the same. Motion made by brian, Dennis seconded. Motion carried.*
- *Justin Von Eberstein presented his plan for a permanent rv/mobile home park on his Raven Cliffs lot on the West side of town. His concept idea was tabled due to more information needed on wording what is necessary, before a recommendation can be made. Motion made by Brian, Dennis seconded. Motion was carried.*

SCHEDULE NEXT MEETING AND ADJOURN:

- *The next regular meeting is called to be October 7th, 2024. Meeting called to close by Bill Rylander at 6:55.*



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MEETING CALLED TO ORDER: *Work Session- Called to order by Bill Rylander at 6:56*

PRESENT: *Bill Rylander (chairman), Rod Alexander, Brian Nelson, Dennis Andelin (vice chairman), Chandra Brady (secretary)*

EXCUSED: None

NEW BUSINESS:

- *In August's meeting the board approved Lori and Steven Heulgy's garage build, the garage is in violation of Manila Town Ordinance as it is proposed to be constructed on the front of the lot. Ordinance: Article 5 Section 503 #7- No unattached garage, accessory building or outbuilding may be built on the front of the lot. The approval made in August was unapproved and a solution was suggested to make a breezeway in between the garage and house, or build off of the other garage, not extending the front of the house.*
- *Discussion about the Pinnale Public Hearing held on 9-9-24. Thoughts on recommendation to the Town Council as following: approve, approve with conditions, or deny. The Planning and Zoning studied all information and asked to hold a joint work session with town council before recommendations are made.*

SCHEDULE NEXT MEETING AND ADJOURN:

- *Planning and Zoning would like to have a joint work session with the Town Council and possibly Aaron Averett to discuss the overlay zone and the process moving forward with the Pinnacle. Meeting called to close by Bill Rylander at 7:45.*