



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 OCTOBER 7TH, 2024 AT 5:30 P.M.

**Minutes**

**MEETING CALLED TO ORDER:** *Meeting called to order by Bill at 5:30 P.M.*

**PLEDGE:** *Recited*

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

**GUESTS:** *Justin Von Eberstein, Keith Salmon, Doug Evens, Luke Blatter, Aaron Averett.*

**EXCUSED:**

**MINUTES TO APPROVE:** *9-9 Public Hearing, 9-16 Regular Meeting. RESULTS:*  
**APPROVED**

**OLD BUSINESS:**

- *Kevin and Lori Heugly prosed their garage plans and setbacks, which were approved on August 5th, 2024. It was later brought to the board's attention that the proposed garage was in violation of Town Ordinance: Article 5 Section 503 #7. The approval was tabled September 9th, 2024 and required the property owners to update the proposed garage to comply with code. The agreement was made that the Heugly's could build the garage with a breezeway to connect the proposed garage to the house/residence on the property. The garage was brought to code and plans are no longer tabled/onhold.*
- *Doug Evens presented his house plans to get approval in the September 16th meeting, 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. The remedy to this situation is that Doug will create a new legal parcel that meets requirements for his zone. His existing garage will remain connected/combined with the lot to the south. If his new lot is legal and meets requirements for his zone, he will propose house plans. Brian made the motion to table this item, Dennis seconded. Motion carried.*

**NEW BUSINESS:**

- *Scott Nelson presented plans and setbacks for a lean-to to be built on the side of his existing garage. Brian made the motion to approve, Dennis seconded. Motion carried.*
- *J.D. Luke presented house plans and setbacks. Dennis made the motion to approve, Brian seconded. Motion carried.*
- *Justin Von Eberstein is requesting a zone change for his lot Raven Cliffs located at 455 W Hwy 43, Planning and Zoning will hold a public hearing for his zone change. No motion was made.*

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Town Clerk: Jennifer Allphin  
Deputy Clerk: Chandra Brady  
Public Works: Gary Palleson

Town Council: William Rylander  
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- *Keith Salmon presented house plans and setbacks for Brandon Mannek. Brian motioned to approve, Dennis seconded it. Motion was carried.*
- *No recommendation from the Planning and Zoning board was made, another work session is scheduled to happen before our next meeting.*

**SCHEDULE NEXT MEETING AND ADJOURN:**

- *The following meetings are scheduled: A work session will be held at 5:30 P.M. on October 29th, a public hearing at 6:00 P.M. on November 4th, and our regular meeting at 6:15 P.M. on November 4th, 2024.*
- *Meeting called to close by Bill at 6:50 P.M.*

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