



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 JUNE 2ND, 2025 AT 5:30 P.M.

**MINUTES**

**MEETING CALLED TO ORDER:** Bill called the meeting to order at 5:34 pm.

**PLEDGE:** RECITED

**PRESENT:** Bill Rylander (chairman), Brian Nelson, Randall Despain, Chandra Brady (secretary)

**ABSENT:** Dennis Andelin (vice-chairman)

**GUESTS:** Tim and Debbie Hathorne, Justin von Eberstein, Stephen Gregerson, Hal and Wife Cozzens, Traci Frost.

**MINUTES** From 5-25-25 work session and regular meeting-

Results: **Approved; Brian made the motion, Randall seconded.**

**OLD BUSINESS:**

- **Tim Hathorne** is requesting approval to construct a house and garage located at 264 N Dry Creek. The board found the proposed layout to be against town ordinance due to the garage being proposed to be in front of the dwelling, (Article 5, section 503, 7). The board tabled the approval in May's meeting until more information was gathered.

**NEW BUSINESS:**

- **Tim Hathorne** is requesting approval to construct a house and garage located at 264 N Dry Creek. The board found the proposed layout to be against town ordinance due to the garage being proposed to be in front of the dwelling, (Article 5, section 503, 7). The board tabled the approval in May's meeting until more information was gathered. Gabby (sunrise) and Matt (inspector) both agreed a breezeway is classified as a connection until Manila's ordinance clarifies what connection qualifications are acceptable vs. not.
  - After discussing with Matt and Gabby from Sunrise, the proposed mudroom connection is considered a connection therefore the proposed layout with the garage in front, is acceptable. All setbacks and covered square footage of the property were satisfactory to the board.

**Brian made the motion to approve the house-garage-mudroom build request, Randall seconded. Motion carried.**

- **Justin Von Eberstin** is coming to talk about his future plan for his lot located at 455 W hwy 43.
  - Justin and Stephen presented a slideshow and explained their proposed idea for the future of the lot located at 455 W Hwy 43. They would like to build a park/camp ground with airstream model rv campers with outdoor bathroom/spa amenities.

**No action/motions were made.**

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

Town Council: William Rylander  
Gretchen Northcott  
Deb Brown  
Greg Scott

- **Duane Riches** is requesting to combine his lot 31 with his neighboring lot 32 located on Dry Creek. If approved, he will come to the July regular meeting to request an approval to construct a house and garage on his newly conjoined lot.
  - The board didn't see an issue with combining the lots, and said the future setbacks look good so far but will wait for an official application and request to approve a permit.

**Brian made the motion to approve the lot combination, Randall seconded. Motion carried.**

- **Hal Cozzens** is requesting approval to construct a garage on his lot located at 523 N. 3rd E.
  - After discussing with Gabby from Sunrise it was found the proposed garage layout (garage is on the side of the house, on a corner lot), setbacks, and covered square footage is satisfactory to the board.

**Randall made the motion to approve the garage build, Brian seconded. Motion carried.**

- **Matt Venmeeteren** is requesting approval to construct a garage located at 298 E Solomons Way.
  - The layout, setbacks, and covered square footage was satisfactory to the board.

**Brian made the motion to approve the garage build, Randall seconded. Motion carried.**

- A recommendation on the proposed **changes to the June 2024 ordinance book** is needed to be made to the Town Council.
  - The board looked at the different layouts and understood the formatting confusion. The updated ordinances are all formatted the same with a few wording changes. The board made some adjustments and recommended to the Town Council to approve.

**Brian made the motion to make a recommendation to Town Council to approve the changes, Randall seconded. Motion carried.**

- A recommendation to the Town Council is needed on the proposed **Glamping article**.
  - After more discussion on the minimum acreage required, specifications on the application and implementation, what this could entail for the future of Manila and more, a recommendation was made to the Town Council with the requested changes be made to the proposal.

**Brian made the motion to make a recommendation to Town Council to adopt the ordinance, Randall seconded. Motion carried.**

- An updated version of the **building permit package** needs to be approved by the board.

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**Randall made the motion to accept the packet, Brian seconded. Motion carried.**

**SCHEDULE NEXT MEETING AND ADJOURN:** The board scheduled a regular meeting for July 27th (first Monday of July), at 5:30. Bill called the meeting to close, Brian made the motion, Randall seconded. The meeting adjourned at 8:17pm.

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