

Manti City Planning Commission Regular Meeting

MINUTES

July 29, 2025

6:30 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

TYPE OF MEETING	Planning Commission Regular Meeting
ATTENDEES	Members: Gavin Cox, Ben Bramwell, Heather Weiss and Richard Gardner Also present: City Manager Kent Barton and City Recorder JoAnn Otten
ABSENT	Planning Commission Member Alan Christensen

Regular Meeting

ITEM 1	Addam Brouillette - Preliminary plat approval. Planning Commission Member Bramwell welcomed all to the meeting. He then turned the time over to City Manager Barton for discussion relative to the True North Development preliminary plat. City Manager Barton presented the plat showing Phase 3, which includes 25 single family homes along either side of the proposed 50 North Street from 600 North, eastward to just beyond its planned intersection with 750 East. He noted there will be 12 homes on the south side of the street and 13 on the north side of the street. He said that staff was initially concerned with what appeared to be the termination of 750 East extending all the way to 300 North Street. However, Mr. Brouillette submitted a new concept plan showing the rationale behind the change in the road plan. Staff agreed with the updated concept plan with the items listed below: <ul style="list-style-type: none">• Elimination of cul-de-sacs, which can be problematic for garbage collection, snowplows and emergency vehicles.
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- The new design maintains the integrity of through passage from Heritage Heights and Foothills Subdivisions northward to 300 North, but the circular section will calm traffic speeds.
- The new concept submitted by the developer shows the remaining undeveloped lands in the subdivision to include 59 lots for single-family homes, eliminating the discussion about multi-family housing in the area, which was a concern for many neighbors who attended the two public hearings dealing with the rezoning of the property.

City Manager Barton then said that staff recommends acceptance of the preliminary plat, with the addition of the updated concept plan to be added to the home and yard development concepts referenced in the Development agreement for future phases.

Planning Commission member Weiss stated that she was in favor of the new concept plan for safety purposes.

Planning Commission member Cox also approved of the new concept plan.

Some discussion ensued.

ACTION	
Planning Commission member Heather Weiss moved to accept the preliminary plat for the Foothills Subdivision, as presented, seconded by Planning Commission member Gavin Cox. Members voting “aye”: Heather Weiss, Gavin Cox and Ben Bramwell. Members voting “nay”: none.	

ITEM 2	Discussion relative to developing a short-term rental ordinance.
	This item has been previously discussed and a recommendation was sent to the City Council.
	City Manager Barton said that Manti City has hired a new City Planner who will be at the next meeting.
	Planning Commission member Richard Gardener arrived at this time. He was officially welcomed as a new member of the commission.

ITEM 5	Consideration of approval for minutes of the meeting of June 10, 2025.
ACTION	Chairman Christensen referenced draft minutes of the Planning Commission meeting of June 10, 2025. After brief discussion, noting a few changes, he called for a motion to accept the minutes with the corrections. Planning Commission member Gavin Cox moved to accept the minutes of the May 13 th meeting with the noted corrections, seconded by Planning Commission member Richard Gardner. Planning Commission members voting “aye”: Gavin Cox, Richard Gardner, Heather Weiss and Ben Bramwell. Members voting “nay”: none.

ADJOURNED	6:50 P.M.
NEXT MEETING DATE	August 12, 2025