

Manti City Planning Commission Work Meeting and Regular Meeting

MINUTES

September 2, 2025

5:30 PM

MANTI CITY BUILDING

50 SOUTH MAIN STREET

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

Work Meeting

ITEM 1	Discussion regarding the square footage and second floor restrictions in “Accessory Dwelling Unit” code (17.40.040).
Planning Commission member Bramwell said that it was agreed upon at the last meeting that they would be very careful to write a code that takes care of the Van Orman’s situation. He said that the code would allow for them to do what they need to do with their ADU that is reasonable. City Recorder Otten stated that whatever code changes are made must be for the entire city and not just one individual. Some debate occurred whether to write code starting from the Van Orman’s unique lot dimensions or keep language fully general. Chair Christensen said that he wanted the minutes to reflect that he is friends with the Van Orman family and really likes them, which is 100 percent irrelevant. He said that it matters not one bit with regard to making a decision for a city ordinance. If it did, then we would all be being biased and they would be in effect saying if someone we don’t like asks for something, we have a bias against them. He said that’s what it would mean if I said I would do it for them because I like them or I’m friends with them. The fact that I know them and like them must be 100 percent irrelevant to any decision made.	

City Planner Muhlestein then reviewed the staff report he had provided to the Planning Commission noting that there are three items:

- Height restriction.
- Window restrictions.
- Balcony restrictions.

He also reviewed examples of other cities ADU ordinances.

Some discussion ensued.

Regular Meeting

ITEM 2	Discussion regarding the square footage and second floor restrictions in “Accessory Dwelling Unit” code (17.40.040).
Planning Commission Chair Christensen thanked the City Planner for the information he had provided to the members regarding Accessory Dwelling Units in the code. He said that at the work meeting held previous they reviewed the language from other communities and the recommendation of staff. There was also discussion regarding balcony restrictions. The Planning Commission requested that Mr. Muhlestein make the requested changes in the draft code for the next meeting. It was noted that a public hearing may be scheduled in November once the planning commission have a draft ordinance ready after which they may make a recommendation to the city council.	

IT3M 5	Consideration of approval for minutes of the meeting of August 12, 2025.
Planning Commission Chair Christensen referenced draft minutes of the Planning Commission meeting of August 12, 2025. After brief discussion he called for a motion to accept the minutes with corrections.	
ACTION	
Planning Commission member Heather Weiss moved to accept the minutes of the August 12th meeting with the noted corrections, seconded by Planning Commission member Richard Gardner. Planning Commission members voting “aye”: Heather Weiss, Richard Gardner, Gavin Cox and Ben Bramwell. Members voting “nay”: none.	

Planning Commission member Richard Gardner moved to adjourn the meeting, seconded by Member Gavin Cox. Planning Commission members voting “aye”: Richard Gardner, Gavin Cox, Heather Weiss, Ben Bramwell and Alan Christensen. Members voting “nay”: none.

ADJOURNED	7:45 P.M.
NEXT MEETING DATE	October 14, 2025