



Town of Manila
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TOWN OF MANILA
PLANNING AND ZONING-REGULAR MEETING
145 E HWY 43- TOWN OF MANILA
MONDAY OCTOBER 6TH, 2025 AT 5:30 P.M.

MINUTES- DRAFT

MEETING CALLED TO ORDER: Dennis called the meeting to order at 5:30pm.

PLEDGE: Recited

PRESENT: Randall Despain, Brian Nelson, Rod Alexander (vice-chairmen), Kourtney Hawks (secretary), Bill Rylander, Dennis Andelin (chairman)

ABSENT: Chandra Brady

GUESTS: Kathi Knight, Jennifer Allphin

MINUTES: Minutes from 9-8-25: Regular meeting. **RESULTS:**

Approved; Randall made the motion, Rod seconded. Motion carried.

OLD BUSINESS:

- **Justin Von Eberstein** is requesting a conditional use permit for his lot Raven Cliffs located at 455 W hwy 43. In previous meetings, the board tabled Justin's request of 15 airstreams/camping units.
- **The proposed ordinance changes of article 5, 10, 11,12 in the June 2024 ordinance book** have been approved and adopted by the Town Council. The updated ordinances will reflect in the next coming months.
- **The proposed "Glamping" ordinance** has been edited by the Town Council and has been sent back to Planning and Zoning for consideration and possibly an approval.
- Last month the Planning Commission recommended to the Town Council to approve the re-zone with conditions for **Teri Hudson's re-zone**, a 1.16 acre lot located at 36 N 3rd W. It was recommended to the Town Council to approve the re-zone with the condition the buyer must purchase the smaller lot that borders the highway in front of the 1.16 lot, to have highway access.

NEW BUSINESS:

- The board is asked to make a motion on **Justin's** request for 15 airstream/camping units.
 - The board tabled Justin's request for the 15 airstreams/camping units.

Tabled; Rod made the motion, Brian second. Motion carried.

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- The board is asked to make a motion on the proposed '**Glamping Ordinance**'. The Town Council recommended the proposal back to the Planning Commission with the following edits: Suggesting a 1:2 bathroom to unit ratio rather than the 1:1, and changing the minimum space between units required from 15ft to 20ft.
 - Made a motion to approve and recommend back to the Town Council with the following edits of 1:2 unit and bathroom ratio and required 20ft in between each unit.

APPROVED; Rod made the motion, Brian Second. Motion carried

- The Planning commission has the opportunity to re-look at the conditions provided for the approval on Teri Hudson's lot re-zone. After talking with Gabby, it was found that UDOT will only allow so many entrances from the highway, therefore this may not be a feasible option for the property owner or the Town. The Planning commission has the opportunity to re-look at the conditions provided.
 - Planning and Zoning recommend to the Town Council to approve the re-zone with the condition of requiring highway access, and the purchase of the southern lot. The question was also raised on how much is the Town going to allow commercial lots, and how far back into residential zoning. If approved, the homeowner will be responsible to look into UDOT approval for hwy access.

Tabled; Randall made the motion, Rod second. Motion carried

- **The Pinnacle project** has been put on pause by Jerney, the Town Council is still moving forward and it is now projected to start spring of 2026.
 - The town has most of everything, just no irrigation plan or fire exit plan. We are working on getting the fire exit plan. We will continue working through it.

No motion was made, the board is looking forward to continuing progress on the Pinnacle project.

SCHEDULE NEXT MEETING AND ADJOURN: The board scheduled a regular meeting for November 3rd (first Monday of the month), at 5:30 pm. Dennis called the meeting to close, Brian made the motion, Bill seconded. The meeting adjourned at 5:53 pm

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