

Manti City Council Work Meeting

MINUTES

DECEMBER 10, 2025

5:00 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Alfred C Bigelow
TYPE OF MEETING	City Council Work Meeting
ATTENDEES	Councilmembers: AJ Mower, Mary Wintch, Jennifer Christiansen and Mary Pipes City Manager: Kent Barton City Recorder: JoAnn Otten City Planner: McKay Muhlestein Others: Jason Brown, Matt Gray, Cory Hatch, Blake DeMille, Nicole Webb
ABSENT	Councilmember Jeff Killian
WELCOME	Mayor Bigelow

ITEM 1	Ken Kelsch - Accessory Building Setback Request Mayor Bigelow began the conversation regarding this ongoing conversation. Several opinions were given against approving the request. Blake DeMille stated "We've got to maintain our right of way" for access to power lines. The mayor wanted to make it clear that Ken was never told he could not build, he just can't build within 10 feet of the power lines. The need to maintain access is necessary for the future.
CONCLUSION	The final decision by the City Council was to reject Mr. Kelsch's latest request, and to uphold the August 2, 2023 denial of his appeal. A formal letter will be drafted to communicate this to Mr. Kelsch.

ITEM 2	Re-Zone request, R-1 to R-3 of 0.16-acre parcel owned by Nate Christensen Conversation regarding this request started by mentioning spot zoning and the difficulty of carving out one property for the benefit of one person. Discussion proceeded regarding spot zoning for the parcel from R-1 to R-3. Concern was raised regarding the ability to spot zone the parcel without "opening Pandora's box?" The immediate response was not to open the box.
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Further conversation suggested that in return for utility hook ups, there would need to be an agreement set in place. This agreement would not allow the property to be changed beyond the original footprint of the building or allow a second floor to be added. This agreement would only be put forth as a historic preservation of the original structure.

The mayor stated that this issue would need to be discussed with legal counsel and that a new public hearing will need to be scheduled.

CONCLUSION

This topic will be set aside for the future City Council after a public hearing.

ITEM 3

Request for culinary water hookup outside city limits - Nicole Webb

Nicole started the discussion by providing arial photos of the property and surrounding property lines. The photos show the location of the gas and sewer lines crossing the property.

The conversation turned to connections outside city limits. Manti city currently has 45 culinary connections outside city limits and roughly 15 of those are stock water connections. A water study was completed several years ago and concluded with an ordinance that no additional water lines or hookups would be allowed outside city limits.

Several wondered why a home couldn't be hooked up to an existing meter. This could not be granted because stock water is seen as a separate item from a residential water line hookup. Several examples in the area were discussed that have houses behind stock water meters.

The conversation turned back to the subject matter of the Webb's request. The council discussion leaned toward annexation as the only viable route to follow. Costs of extending fire extinguisher lines and any additional expenses that may be applicable for future growth beyond the Webb's property were discussed.

CONCLUSION

The Webb's will need to apply for annexation of the property, to receive Manti City residential culinary water. She will need to meet with the city planner to petition for annexation.

ITEM 4

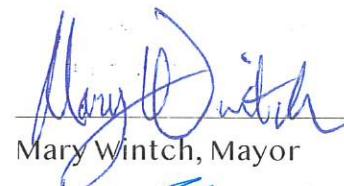
Culinary water meter installation progress - Cory Hatch

City Manager Barton, Future City Manager Jason Brown and the Mayor had a meeting one day before the work meeting to discuss this topic. They wanted to see if they could get this project going. A total of 1,350 meters are in the city. Of that number 350 have been completed. The remaining 1,000 meters to be completed have been split into 60% (600) easy and 40% (400) hard-to-access installations. Quotes have been

sent out to several suppliers to garner interest in the project. Manti City is waiting for responses from these suppliers. Depending on the cost response, Manti City may opt to give a portion of the meters to the supplier and have the Manti City employees do the others. This way we will have two groups to jumpstart the project.

ITEM 5	Close work meeting, for City Council meeting
	Mayor Bigelow called for a motion to adjourn from the work meeting and move into the regular City Council session. Council Member AJ Mower set forth the motion and Council Member Mary Wintch seconded the motion. Council members voting Aye: AJ Mower, Mary Wintch, Jennifer Christiansen, and Mary Pipes. Council members voting Nay: None.
Adjourned from the work meeting into the regular City Council session.	

ADJOURNED	6:30 P.M.
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Mary Wintch, Mayor



Matt Gray, City Recorder