

Manti City Council Regular Meeting

MINUTES

JANUARY 21, 2026
6:30 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Mary Wintch
TYPE OF MEETING	Regular Council Meeting
ATTENDEES	Councilmembers: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois City Manager: Jason Brown City Recorder: Matt Gray
ABSENT	None
WELCOME	Mayor Wintch
PLEDGE OF ALLEGIANCE	Led by Councilmember Jennifer Christiansen

Regular Meeting

ITEM 1	Declaration of Conflicts of Interest
Mayor Wintch welcomed all present and called for any conflicts of interest regarding items in the agenda. No conflicts were brought to the Council's attention.	

ITEM 2	Approval of Recent Council Meeting Minutes, January 7, 2026
Mayor Wintch then discussed the minutes for the regular City Council meeting on January 7, 2026. She asked if any corrections were needed regarding the regular Council meeting minutes. Council Member Jennifer Christiansen noted a correction for the dates of the Rural Water Conference. The correct date for the conference is February 25-27 th , 2026. Mayor Wintch called for a motion to approve the regular Council Meeting minutes, with corrections, for January 7, 2026. Council Member Jennifer Christiansen made the motion and Council Member AJ Mower seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None.	
ACTION TAKEN	
Approval of the City Council regular City Council minutes, with corrections, from the January 7, 2026, meeting.	

ITEM 3	Utah Inland Port Project - Jenna Draper
<p>Mayor Wintch gave the floor to Jenna Draper regarding the Utah Inland Port Project. Ms. Draper began by giving a short timeline of events in the creation of the Inland Port. Ms. Draper went on to detail the several areas in which the Inland Port has helped Manti improve. She specifically named the area where the Dollar General Store is located as one of the project areas that the Inland Port helped facilitate. Ms. Draper went on to state that the Inland Port Project helps freeze the tax base before a project is started. She continued to explain the benefits that the Inland Port can have with new projects, tax benefits, business expansion, infrastructure, and local business improvement. Ms. Draper suggested when a new project opportunity presents itself the Inland Port Project can help with much of the upfront paperwork if Manti City does not have bandwidth to tackle short timelines that may be present. Overall, Ms. Draper stated that the Inland Port Project was set up to help facilitate the growth of businesses and to help with improvements in the community. Mayor Wintch thanked Ms. Draper for her report.</p>	

ITEM 4	Moratorium on Short-Term Rentals
<p>Mayor Wintch began the discussion regarding a Moratorium on short-term rentals. This is necessary while the recommended short-term rental ordinance is being prepared by the Planning Commission. The conversation included Manti City business licensing and Utah sales taxes and how they are affected by the moratorium. The discussion then turned to the need for a public hearing to gather community input on the matter which will take place in February's Planning Commission meeting. Mayor Wintch then called for a motion to approve the moratorium on short-term rentals for no longer than six months. Councilmember Brian Francois set forth the motion to accept the moratorium and Councilmember Jennifer Christiansen seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None.</p>	
ACTION TAKEN	
Approval of the moratorium on short-term rentals for no longer than 6 months.	

ITEM 5	Cemetery - Headstone Restrictions
<p>Mayor Wintch refocused to a discussion regarding headstone height restrictions. The new recommendation by Manti City staff is a maximum height of 36 inches tall. It was noted that this recommended height is four inches taller than the current ordinance. Concern was raised regarding headstone size due to difficulty working around larger headstones in the cemetery. It was stated that larger monuments can get bumped, tipped over, and are generally harder to work around with machinery. They also make watering the lawns more difficult because sprinkler heads do not extend far enough to spray the lawn over the larger headstones. Safety concerns and risk factors for</p>	

cemetery visitors and city employees were also discussed during the conversation. After the discussion it was determined that this issue will require a public hearing for the ordinance changes.

Mayor Wintch invited a motion to adopt the maximum headstone height to be 36 inches, which will then require a public hearing. Councilmember Mary Pipes set forth the motion and Councilmember Meagan Johnson seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None.

ACTION TAKEN

Approval of the maximum headstone height to be 36 inches, which will then require a public hearing.

ITEM 6

Moratorium on Annexations and Subdivisions

Mayor Wintch opened the next agenda item regarding a moratorium on annexations and subdivisions. The moratorium is being considered to ensure no additional projects are considered until the current ordinance can be reworded. It was stated that the moratorium will not impede current projects that have been started with Manti City. The adjustments to the ordinance will include a definition of a Simple Subdivision, a Minor Subdivision, and a Major Subdivision. The reason for the language change is current Utah legislation being passed to ensure water matters are included in Manti City's master plan. The City's master plan will consider how Manti City, residents, and existing neighbors are being protected. A public hearing will be scheduled to garner public comment on the topic.

Mayor Wintch called for a motion to place a moratorium on annexations and subdivisions, not to exceed six months. The motion was set forth by Councilmember Jennifer Christiansen and seconded by Councilmember Meagan Johnson. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None.

ACTION TAKEN

Approval of the moratorium on annexations and subdivisions for no longer than 6 months.

ITEM 7

Continuing Business

a. Proposed Veterans Memorial

Nothing to report.

b. Andy Adamson - Quarry Hills Trail Development

Manti City staff are working on recommendations to be presented in a future council meeting.

c. America 250

Manti City received \$1,500.00 from the State of Utah for this celebration. Manti City has decided to use this funding to improve the firework presentation.

d. Request to ease square footage and 2nd floor restrictions in “Accessory Dwelling Unit” Code (17.40.040)

A Planning Commission public hearing is scheduled for February 10, 2026, to cover this topic.

e. Inland Port Project

A report from Ms. Jenna Draper was given earlier in the meeting.

ITEM 8	Council Member Reports
	<p><u>Council Member Francois</u></p> <ul style="list-style-type: none">- Commented on the consistency of the Manti City Street signs. He wondered if there was budget for new signs in the coming year. He would like to see each intersection have standard and visible signs with the Manti City logo. <p><u>Council Member Christiansen</u></p> <ul style="list-style-type: none">- Attended the first Utah legislative policy committee meeting with Michael Lee. There is a big focus on lowering property taxes this year.- There was a meeting with the July 4th chairpersons; discussed many of the opportunities for the America 250. Discussion also referenced gathering names for the co-chair for the event.- Met with individuals at Manti High School to discuss a new Youth City Council and to seek future support from the student body. <p><u>Council Member Mower</u></p> <ul style="list-style-type: none">- Talked with the Miss Manti Pageant Director to see how the pageant was progressing. Four young women have expressed interest in the pageant and workshops are being planned. The pageant budget is being finalized and a parent meeting will be held on January 28th. The Miss Manti Pageant is being planned for April 25, 2026. The director is working on workshops to build interviewing skills and other critical areas for the young women involved. <p><u>Council Member Pipes</u></p> <ul style="list-style-type: none">- Reiterated the Utah legislative policy meeting discussed by Councilmember Christiansen. Councilmember Pipes also talked about how many legislative bills are coming up this year. She encouraged the public to get involved by visiting the Utah State legislative websites at le.utah.gov. <p><u>Council Member Johnson</u></p> <ul style="list-style-type: none">- Nothing to report.

ITEM 9	Administration Reports: City Managers Kent Barton and Jason Brown
	City Manager Brown outlined several upcoming items.

- Friday January 30, the Manti City office will be closed for an employee training day. Manager Brown wants to make this an annual event with the city employees.
- City Manager Brown walked the “safe sidewalk project” with Garrick Wilden from Jones & DeMille, to provide some direction. They are working to update project drawings regarding some realignments to critical areas.
- City Manager Brown is working through the files left by former City Manager Barton.
- Manti City is working through a couple hiccups with the email update through the ut.gov system. All council members should be receiving new manti.gov emails soon. Manager Brown highlighted Luke Rowley’s efforts in the email transition noting that Luke is doing great on this task.

ITEM 10

Public Comment

Heather Weiss

- Ms. Weiss commented that there is not a yield sign on 600 East Union. Lack of traffic signs has caused some confusion with car traffic from the new subdivision east of the LDS stake center.

Russ Hatch

- Upon viewing an aerial photo of the industrial area, presented in the meeting, he wondered if there would be any impacts to the existing shooting range. He is worried that potential growth may affect the shooting area. He also agreed with the previous discussion on the road signs and stated that it would be nice to have more clear signage.

ITEM 11

Mayor Comments: Mayor Wintch

Mayor Wintch began her comments by discussing the past quarterly newsletters. The newsletters had been sent to residents with their city bills, and asked if this practice should continue. Previously, this responsibility fell to former Councilmember Killian. Mayor Wintch asked for a volunteer to take on this responsibility. Some concern was raised regarding effectiveness of the newsletter and if the cost was worth continuing the practice. Comments ensued that stated how the newsletter was used in the past and that there may be better avenues for public communication. Mayor Wintch asked the Council to consider this topic for further discussion in the next council meeting. Mayor Wintch went on to talk about the ULCT board meeting that had recently been held on a Zoom call. She noted that there were already over 300 new bills in the first two days of the legislative session scheduled for debate. She voiced her concerns over the bills that looked to preempt local government’s abilities in the future. Some of the worrisome bills would not allow cities to decide their own street names, how to direct water usage during drought years, and the ability to build an ADU on any size lot.

Mayor Wintch then turned the conversation to the LAA funding that was cut by the State, and a bill proposing new property tax formulas. This concerned her because

Manti City has many tax-exempt properties within the community, and this affects the city revenue. The current proposal would shift some of the tax burden from residential to businesses.

ITEM 12

Closed Session - for discussion

Mayor Wintch called for a motion to adjourn from regular session and move into the closed session to discuss current litigation. Council Member Mary Pipes set forth the motion which was seconded by Council Member Brian Francois.

Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None

Adjourned from the regular session into the closed session.

Signing of bills and payroll occurred after adjournment.

ADJOURNED

7:29 P.M.

NEXT MEETING DATE

Regular Council Meeting – February 4, 2026



Mary Wintch, Mayor

Matt Gray, City Recorder