Manti City Planning Commission Regular Meeting

MINUTES

January13, 2026
6:30 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

TYPE OF MEETING	Planning Commission Meeting
ATTENDEES	Members: Heather Weiss, Ben Bramwell, Gavin Cox, Richard Gardner and Alan Christensen Also present: City Manager Jason Brown, City Planner McKay Muhlestein and City Recorder Matt Gray
ABSENT	Members: None
WELCOME	Chairman Christensen

Regular Meeting

ITEM 1	**Up Coming Projects**

Chairman Christensen began turning the time over to City Planner McKay Muhlestein to begin the discussion. Mr. Muhlestein noted a couple of topics from the previous year. These were the short-term rental and accessory dwelling ordinances. He then went on to list some of the new projects for discussion for the year. These topics were small subdivision ordinance, a sign ordinance to govern signage in a residential zone, and semi-truck and trailer parking on city streets. These topics were discussed shortly, and comments were made that the order of discussion has nothing to do with priority of importance. The Commission then turned the discussion to new Utah State mandates that could be a potential in the future.

ITEM 2	**Home Business – Karate School**

Chairman Christensen invited Ryan Barela to discuss his request for a business license and an exception regarding the number of cars that will be parked in front of his home. Mr. Barela provided the commission with a packet of information regarding his property. This included an aerial photo of the property. He then proceeded to explain that he encourages parents to drop off their children for class and not park for the duration of the class. Mr. Barela then explained that his one-hour classes are held Monday thru Wednesday from 4 to 6:30 pm. The class size will only be up to eight students in each class at a time. Commission discussion ensued regarding parents and typical actions because of short distances in small towns. Several additional questions were discussed between the Commission and Mr. Barela regarding age of children, competitions, ceremonies, testing and promotions (e.g. Brown to Black belt). After all questions were discussed, the topic moved back to the parking. It was stated that 6 cars could comfortably park in front of the home with additional parking in the driveway. Further discussion ensued, until no more questions were posed.

Planning Commission Chairman Alan Christensen asked for a motion to approve the request for a business license with the exception to the vehicle ordinance. The motion was set forth by Commission Member Heather Weiss and seconded by Commission Member Gavin Cox. Members voting "aye": Heather Weiss, Ben Bramwell, Alan Christensen, Gavin Cox, and Richard Gardner. Members voting "nay": none.

ITEM 3	**Public Engagement Training**

Chairman Christensen turned time over to Manti City Planner McKay Muhlestein for discussion regarding public engagement training. Mr. Muhlestein directed everyone's attention to background information on several presentation slides on the monitors. The slides covered topics such as public participation and how to garner statistical results from public opinion. The discussion then changed to discuss two different types of decision making (value-based and technical-based). Technical decisions are usually decided administratively, while value-based decisions are made by the City Council. These decisions should reflect the values of the people of the community. After some discussion regarding these two types of decisions the discussion turned to the various avenues to discuss issues with the public. Social media was heavily discussed regarding public opinion and interaction. The point was made that constant efforts are needed to improve the methods and effectiveness of getting the word out to the community. Chairman Christensen thanked Mr. Muhlestein for his efforts in working with the community.

ITEM 4	**Consideration of approval for minutes of the meeting of October 14, 2025**

Chairman Christensen directed Planning Commission members to review minutes from the previous meeting of October 14, 2025. Commission Member Heather Weiss brought up her absence from the previous meeting and that the voting needed to be amended to show her absence. After discussion Chairman Christensen called to have the recordings checked for a discussion regarding balcony requirements. Following a brief discussion Chairman Christensen called for a motion to accept the minutes, with the proposed changes presented.

Planning Commission Member Ben Bramwell moved to accept the minutes as presented, seconded by Commission Member Richard Gardner. Members voting

“aye”: Heather Weiss, Ben Bramwell, Alan Christensen, Gavin Cox, and Richard Gardner. Members voting “nay”: none.

ITEM 5	**Adjournment of the meeting**
Chairman Christensen called for a motion to adjourn the meeting. Planning Commission Member Gavin Cox moved to adjourn the meeting, seconded by Commission Member Ben Bramwell. Members voting “aye”: Heather Weiss, Ben Bramwell, Alan Christensen, Gavin Cox, and Richard Gardner. Members voting “nay”: none.	

ADJOURNED	7:20 P.M.
NEXT MEETING DATE	February 10, 2026