

Manti City Council Regular Meeting

MINUTES

APRIL 15, 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 Meagan Johnson

Regular Meeting

ITEM 1	Declaration of Conflicts of Personal Interest
The meeting began by Mayor Wintch asking the council if there were any agenda items that needed to be disclosed concerning conflicts of interest. There were no items brought up by the council.	

ITEM 2	Approval of Recent Council Meeting Minutes, April 1, 2026
Mayor Wintch spoke regarding the minutes for the Council meeting on April 1, 2026. She asked if there were any corrections needed for the regular City Council meeting minutes. No corrections were noted. The mayor called for a motion to approve the minutes for April 1, 2026. Councilmember Mary Pipes made the motion and Councilmember Brian Francois 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 minutes from the April 1, 2026, meeting.	

Public Hearing

ITEM 3

Public Hearing: 2026-1 Accessory Dwelling Unit (17.40.040).

Mayor Wintch opened the Accessory Dwelling Unit (ADU) 17.40.040 public hearing by explaining several of the updates and wording changes for clarification. She continued by outlining the main sections that had the most substantial updates to ensure the public attending the meeting understood some of the changes being put into place. After the explanation Mayor Wintch requested comments from the public. Comments from the public included:

Shannon Miller - (Manti Resident) Stated her support for the ADU ordinance if people meet the guidelines as outlined. She then went on to say that she and her husband are now on their sixth historic renovation. She appreciates the effort from the council as well as the public with this issue.

John VanOrman - (Manti Resident) He began his comments by thanking the city council for their work on the ordinance changes, and he is genuinely grateful. He continued by discussing that the intent of the ordinance and the interpretation of the same are two separate things. Mr. VanOrman continued by asking the council the specific intent of the ordinance regarding his current project and situation. He then requested that a permit be granted for his project.

Elise VanOrman - (Manti Resident) Started her comments by saying that the ordinance can be interpreted in different ways. It makes her nervous because it is a little unclear. She wonders which way the ordinance is being interpreted. She thanked everyone for the hard work and then stated that people really appreciate the opportunity to have options with their property.

Becky Olsen - (Manti Resident) Expressed her disappointment regarding the struggles of residents trying to learn the ordinances. She wants to understand why residents don't want to try working with the city. She would love to see a way that we can come together and communicate well and state things clearly. She again expressed her frustration watching some of the things around her.

After the comments from those who spoke, Mayor Wintch asked for comments from the council. Councilmember Jennifer Christiansen called for additional clarification of any confusing or misleading parts of the ordinance. Councilmember Mary Pipes commented that those who have worded the ordinance have worked hard to ensure clear wording. She invited the public to come to the city office and work with the administration on areas that can be clarified. City Manager Jason Brown suggested changes to address impact fees for water, power, and waste-water systems in the ordinance or upcoming fee schedule resolution. A council conversation ensued regarding impact fees after Manager Brown's comments. Following the conversation a couple of residents wanted to make additional comments. Mayor Wintch allowed them to speak.

Shannon Miller - (Manti Resident) Commented that section J and K needed to be coordinated a bit better. She wants to make sure there are no questions when reading through those sections.

Rebecca Dettinger - (Non-Resident) She feels that the city council should do everything possible for a resident that is trying to make a dilapidated building better. She named several people who are working on old buildings to make them better. She wonders why there must be restrictions on people who were led to believe that they could work on things, only to be told "No" after they have put money into a project. She feels that this is not morally okay.

Following the additional comments Mayor Wintch closed the public hearing for the changes to the ADU ordinance (17.40.040).

The ADU Public Hearing closed at 6:47 pm

Public Hearing

ITEM 4

Public Hearing #2026-2 Short-Term Rental

Mayor Wintch opened the public hearing by stating that Manti City has not had a Short-Term Rental (STR) ordinance in the past, and it is being written because of disruptions to neighborhoods around Utah and in Manti. The intent of this ordinance is to make things that are beneficial for the entire community and not for one individual. Mayor Wintch requested comments from the public regarding the new STR ordinance.

Terrell Davis - (Manti Resident) Wanted confirmation that this ordinance, stated in paragraph one, did not apply to hotels, motels, or bed and breakfasts. There was some debate from the council after this question.

Sean Winterbottom - (Manti Resident) Wanted to know if the STR ordinance would impact the campground.

Nola VanWagoner Davis - (Current Resident of Ephraim) Wanted to understand if this ordinance would affect Airbnb's. She stated that she doesn't want corporations to come in and purchase homes and Airbnb them out.

Heather Weiss - (Manti Resident) Stated that she is on the planning commission and worked on this ordinance. She has had complaints from hotels and motels that STR's are hurting their business. Other complaints from residents are due to party noise, lights, traffic congestion, parking, and trash. She wants the owner or someone available 24/7 to address these complaints as they happen.

Nichole Beal - (Manti Resident) Asked the question if original STR's are grandfathered-in to the ordinance.

Tiffany Covington - (Manti Resident) Stated that she owns an STR, and her patrons are very respectful, kind, and generous. She is directly involved with her guests. She also

stated that she has a mutually beneficial relationship with the hotel and motel in Manti. She will refer guests to them if she does not offer services or space and vice-versa.

Russ Hatch - (Manti Resident) Wanted to understand if this ordinance only applied to "for profit" establishments rather than family or friends staying in personal residences.

Rebecca Dettinger - (Non-Resident) Requested the definition of an STR for public understanding.

Zach Clark - (Non-Resident) Thanked the council for their public service and stated that it is not easy. He believes that the council is trying to get things right for Manti City and this ordinance will cover 95% of the issues. He also said that if a person is trying to do something good, and has minimal impact on the city, neighbors, or surrounding area, that a variance should be granted.

Nola VanWagoner Davis - (Current Resident of Ephraim) Stated that she has incredibly wonderful people that stay at her STR. She specifically tells her patrons that she does not want partying and that there are specific quiet hours. Again, she stated that she doesn't want corporations buying STR properties.

Rylar Masco - (Email read by City Manager Jason Brown) Has owned STR's in Manti since 2023. He already has rules for parking, quiet hours, and other regulations to ensure the neighbors are not bothered. Would like to provide a copy of the ordinance so his patrons know the rules don't just come from him as a host. Suggested that the limit of 10 people in a 5-bedroom home is low. Wants the council to consider adding restrictions for outside drug, alcohol, smoking restrictions as well as excessive traffic movement during quiet hours. Lastly, he wanted to understand if his business license would grandfather his properties into the ordinance.

Peggy Layton - (Manti Resident) She and her husband own several homes that they want to use as STR's. They have worked on these homes and put their life savings into them as a retirement income stream. She is wondering if they will be able to recoup the money they have invested if the STR ordinance goes into effect.

After asking for additional comments from the public, Mayor Wintch asked the council if they had any comments on the ordinance. Councilmember Mary Pipes asked that specific wording "help promote affordable living," be removed from the ordinance purpose section D item one. Councilmember Jennifer Christiansen then asked that the 10-person limit be reconsidered in the ordinance and asked if it could be raised to 15 people. Discussion ensued regarding counting only adults in a group, and not children, for the total number of people allowed. After the Councilmember discussion an additional resident wanted to add some feedback.

Cassie Worwood - (Manti Resident) Stated that she runs an Airbnb with a large loft with lots of beds, but it would be considered as one room. She likes the idea that counting only the adults would make more sense for counting the maximum number of people in a group. After all the comments Mayor Wintch asked for any additional public comments or discussion from the council. After no additional comments were noted Mayor Wintch closed the hearing on the new STR ordinance.

The STR Public Hearing closed at 7:28 pm

Regular Meeting

ITEM 5	Outdoor Watering Forecast for 2026
Mayor Wintch turned the time over to the Manti City Public Works Manager, Cory Hatch to discuss this topic. He began his comments by giving several statistics regarding the city owned springs in the canyon and their associated flow rates. Mr. Hatch said that our culinary supply has taken a small hit in storage volume because the irrigation system has not been turned on and residents are currently watering their lawns with culinary water. Mr. Hatch talked regarding the water usage letter sent out by the city. He stated that as soon as the irrigation water is available that our culinary volume will level out. Mayor Wintch asked Mr. Hatch if the current conditions will affect the city fire hydrants. Mr. Hatch responded that they will not necessarily be affected. He continued to discuss the water situation and how it may affect the hydro-electric plants in the canyon. Mr. Hatch ended his comments by stating that Manti City is in good shape right now, but the residents are encouraged to be cautious utilizing drinking water to put on lawns.	

ITEM 6	Approval of Manti City Construction Standards
Mayor Wintch invited Manager Brown to display the newly finished construction standards for Manti City. Mr. Brown began his comments by stating that the new construction standards deal with electrical, water, sewer, roadways and storm drainage. The standards are important for future infrastructure and construction in Manti City. Mayor Wintch called for a motion to formally adopt the new construction standards. Councilmember Jennifer Christiansen made 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	
Formal adoption of the new city construction standards.	

ITEM 7	Monthly Financial Report - March 2026
City Manager Brown presented the March 2026 Financial Statement, which is attached to and made part of the minutes. He reported that 75% of the budget year is complete with total budgeted revenues realized at 68% and total budgeted expenses coming in at 59%. He then reviewed the Enterprise and Special Revenue Funds with water revenue at 8.4% of budget and	

expenses at 6.9%, sewer department budgeted revenues at 78.2% and expenses at 64.3% and electric fund budgeted revenues at 68.4% and expenses 59.8%.
Some discussion ensued after which Mayor Wintch thanked City Manager Brown for his report.

ITEM 8

Continuing Business

a. Annexation/Subdivision Moratorium

A public hearing has been scheduled during the Planning Commission meeting on May 12, 2026, regarding this topic.

b. Cemetery Ordinance

A public hearing has been scheduled for the next City Council meeting on May 13, 2026.

c. Master Plan (General Plan) Update

Ongoing administrative work to shorten the current plan to a manageable size.

d. Proposed Veterans Memorial

Nothing to report.

e. Quarry Hills Trail Development

Nothing to report.

f. America 250

Meetings with the July 4th committee moving forward. Good ideas and plans are being discussed. The new t-shirt design is complete and approved for printing.

g. Accessory Dwelling Unit (ADU) recommendations from the planning commission.

Administrative work to be completed after suggestions from public comments in this meeting.

h. Economic Development

Manti City is currently working on new projects. No additional information on current projects.

ITEM 9

Council Member Reports

Council Member Johnson

- Nothing to report.

Council Member Pipes

- Met with the Chamber of Commerce and received an update on the Ephraim Crossing area in Ephraim. Several projects are slated for that area including a new LaQuinta hotel.

- The new charter school, American Preparatory Academy has been approved to be built and should open for the fall 2028 school year.

Council Member Mower

- Nothing to report.

Council Member Christiansen

- Chamber of Commerce home and garden show being held on April 24-25, 2026, at the Sanpete County fair park building and will include lots of family fun events like bingo, dinner, and classes.

-There is a Community Night Out event in Mt. Pleasant on April 27, 2026. It is sponsored by Intermountain Health and Central Utah Counseling Center and will include some fun events, dinner and giveaways.

Council Member Francois

- Working with Council member Christiansen on a grant from Simply Utah Health that benefits the youth. This event is tied to student health and risk prevention. They identify demographic challenges for youth such as drugs, alcohol, vaping, screen-time, and mental health. The Manti Youth City Council is working on several ideas. The grant should be submitted by the end of the month.

ITEM 10**Administration Reports: City Manager Jason Brown**

City Manager Jason Brown began his comments by thanking the city staff and stated that they are absolutely great! He then stated that he just had a video conference with UDOT, Ephraim City and Sanpete County regarding a new bike path between Manti and Ephraim. The path would be 10-12 ft wide on the east side of Highway 89. UDOT said that they would front the cost of the bike path, but Manti, Ephraim and Sanpete County would be responsible for ongoing maintenance. An agreement between the three parties will need to be made for these costs.

ITEM 11**Public Comment****Heather Weiss**

- Began her comments by saying that water is a big concern and that there are many things that residents can do to save water. Zero-scaping, adding beautiful rocks, and adding plants or grass that doesn't take lots of water. She also suggested that a financial incentive could be given to those who decide to make water responsible decisions.

Mike Weiss

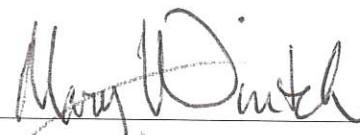
- Recommended that the financial portion of the meeting be altered to save time. He suggested removing the cents from the numbers or use the percentages instead.

ITEM 12**Mayor Comments: Mayor Wintch**

Mayor Wintch stated that the only item she had was regarding the mid-year ULCT conference next week. She hoped that all would be able to attend because one of the main topics will be water.

ITEM 13	Closed Session - for discussion
Mayor Wintch asked if there were bills to be paid. City Recorder Matt Gray responded that there were bills to sign. She then called for a motion to sign the bills from April 1, 2026, after the regular council meeting. Councilmember Meagan Johnson made the motion to sign the bills. The motion was seconded by Councilmember AJ Mower. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None Mayor Wintch then called for a motion to adjourn from regular session and move into closed session to discuss current litigation and land issues. Councilmember Brian Francois set forth the motion and Councilmember 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 Adjourned from the regular session into the closed session. Signing of bills and payroll occurred after adjournment.	
ACTION TAKEN	
Approval of the bills from April 1, 2026, to present. Adjournment of the regular council meeting.	

ADJOURNED	8:12 P.M.
NEXT MEETING DATE	Regular Council Meeting – May 13, 2026


 Mary Wintch, Mayor


 Matt Gray, City Recorder