

Manti City Planning Commission

Regular Meeting

MINUTES

June 9, 2026
6:30 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

TYPE OF MEETING	Planning Commission Meeting
ATTENDEES	Members: Alan Christensen, Ben Bramwell, Heather Weiss, Gavin Cox Also present: City Manager Jason Brown, City Planner McKay Muhlestein and City Recorder Matt Gray
ABSENT	Members: Richard Gardner
WELCOME	Commission Member Bramwell

Regular Meeting

ITEM 1	Consideration of approval for minutes of the meeting of May 12, 2026
Chairman Alan Christensen thanked Commission Member Ben Bramwell for taking charge during his absence last meeting. Chairman Christensen requested a motion to approve the meeting minutes from the May 12, 2026 meeting. A motion was made by Commission Member Ben Bramwell and seconded by Commission Member Gavin Cox. Chairman Christensen abstained from voting due to his previous absence. Planning Commission Members voting "aye": Ben Bramwell, Heather Weiss, and Gavin, Cox. Planning Commission Members voting "nay": none.	
ACTION TAKEN	
Approval of the Planning Commission minutes from the May12, 2026, meeting.	

ITEM 2	Manti City General Plan 2026 Update
City Planner McKay Muhlestein gave an overview of the public engagement efforts so far, including walking tours with the mayor, council members, and residents near the ball fields, Dollar General, and Main Street. The turnout was smaller than hoped, but the feedback received was helpful. The group discussed possibly holding more walking tours and using Facebook Live, Instagram Live, the youth city council, or local radio to reach more residents.	

City Planner Muhlestein explained that the city is working on an “existing conditions” report, which looks at Manti’s demographics, geology, economy, housing, parks, recreation, trails, utilities, and other community features. He said the goal is to tell the “story of Manti” – where the city has been, where it is now, and where it may be headed. An open house or public presentation on that information is expected later in the summer.

The commission also discussed the different committees helping with the general plan. These include groups focused on historic preservation, land use, utilities and facilities, parks, recreation, trails, community events, economics, and housing. Mr. Muhlestein emphasized that the plan is not meant to be written by one person alone, but shaped by staff, elected officials, committee members, and residents.

A recurring theme was how to involve people who may not normally participate in city planning. The group talked about reaching seniors, low-income households, Hispanic residents, youth, disabled residents, and other underrepresented voices. City Planner Muhlestein said he is trying to meet people where they already are, including community events, senior groups, ball games, Rat Fink events, and other local gatherings. A citywide survey has also been prepared in both English and Spanish.

ITEM 3

Work Session: Future Land Use Map Workshop 2026 General Plan

The commission then moved into the work session regarding future land use. City Planner McKay Muhlestein provided and explained that the map is different from the zoning map. Zoning shows what is currently allowed, while the future land use map helps guide what the city wants different areas to become over time. It does not directly change zoning, but it can help guide future zoning decisions and development priorities.

Commission members discussed different “place types,” such as residential areas, mixed-use areas, neighborhood commercial, office, light industrial, green space, agricultural land, and sensitive lands. They talked about how future development should consider Manti’s physical constraints, including the sewer lagoon area, sewer service limitations, wildfire risk areas, public lands, slopes, and areas where septic systems may be required.

A major topic was how Manti can grow while still protecting farmland, open space, views, and small-town character. The group discussed the idea of clustering development instead of spreading homes across the valley. Clustered development could allow homes, businesses, parks, trails, and services to be grouped in thoughtful areas while preserving farmland and open land between them.

The commission members also talked about infill development within the existing city. Members noted that there may be places in town where additional housing,

apartments, duplexes, or mixed-use buildings could fit well and even improve the appearance and function of some areas. There was discussion about allowing housing above businesses, especially along Main Street or in future commercial areas, to

create a more walkable community.

Economic development was another key theme. Commission members discussed possible future business clusters, outdoor recreation businesses, restaurants, gas stations, event venues, agricultural tourism, wedding or reception venues, and heritage-based attractions. Ideas included a Danish or Scandinavian-themed village, farm or flower-based attractions, outdoor recreation rental or supply businesses, and other destination-style uses that could bring visitors to Manti while reflecting the city's culture and history.

The group discussed the importance of Manti's heritage, including pioneer history, agriculture, Scandinavian roots, historic buildings, and the temple. Mr. Muhlestein explained that one way to preserve culture and agriculture may be to make them economically sustainable through agritourism, events, local attractions, or heritage-based business opportunities.

Trails and recreation were also discussed. Commission members talked about possible bike paths, trail connections, parks, disc golf, access to the "M" Hill trail, and ways to connect recreational areas with future development. There was interest in making trails more accessible and better connected, while also considering safety and maintenance.

The meeting ended with Mr. Muhlestein saying he would take the ideas discussed and prepare two or three possible future land use scenarios for the commission to review at a future meeting. Commissioners expressed interest in the clustered development concept and wanted to continue discussing how Manti can grow in a way that supports housing, business, heritage, recreation, and farmland preservation.

Commission Chairman Alan Christensen called for a motion to adjourn the meeting.

Planning Commission Member Gavin Cox moved to adjourn the meeting, seconded by Commission Member Heather Weiss. Members voting "aye": Alan Christensen, Ben Bramwell, Heather Weiss, and Gary Cox. Members voting "nay": none.

ADJOURNED	7:48 P.M.
NEXT MEETING DATE	July 14, 2026