

Manti City Council Public Hearing and Regular Meeting

MINUTES

SEPTEMBER 9, 2026

5:30 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 and Jennifer Christiansen City Manager: Jason Brown City Planner: McKay Muhlestein City Recorder: Matt Gray
ABSENT	Councilmember Brian Francois
WELCOME	Mayor Mary Wintch
PLEDGE OF ALLEGIANCE	Led by Councilmember Jennifer Christiansen

5:30 PM - Closed Council Work Meeting

ITEM 1	Declaration of Conflicts of Personal Interest
The meeting began with Mayor Wintch asking the council if there were any agenda items that needed to be disclosed concerning conflicts of interest. No items were brought to the attention of the council.	
ITEM 2	Closed Session to discuss the purchase, exchange, or lease of real property, or water rights/shares per Utah Code 52-4-205(1)(d)
The meeting discussed potential businesses moving to Manti that may work within a Community Reinvestment Agency (CRA), if approved in regular session.	

Regular Meeting

ITEM 3	Declaration of Conflicts of Personal Interest
The meeting began with Mayor Wintch asking the council if there were any agenda items that needed to be disclosed concerning conflicts of interest. Councilmember Mary Pipes noted that she serves as the liaison to the Historic Preservation Commission (HPC), which related to one of the evening's agenda items.	

ITEM 4	Approval of Recent Council Meeting Minutes, August 12, 2026 and August 25, 2026
Mayor Wintch spoke regarding the minutes for the Council meeting on August 12, 2026. She asked if there were any corrections or modifications needed for the regular City Council meeting minutes. There were no corrections noted. Mayor Wintch called for a motion to approve the minutes for the August 12, 2026 meeting. Councilmember Jennifer Christiansen made the motion and Councilmember Meagan Johnson seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower and Jennifer Christiansen. Council members voting Nay: None. Mayor Wintch then asked if there were any comments regarding the council meeting on August 25, 2026. Seeing no comments Mayor Wintch called for a motion to approve the minutes from August 25, 2026. Councilmember Mary Pipes made the motion and Councilmember AJ Mower seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower and Jennifer Christiansen. Council members voting Nay: None.	
ACTION TAKEN	
Approval of the City Council minutes from the August 12, 2026 and August 25, 2026 meetings.	

ITEM 5	Approval of Payment Report (Bills) 8/16/26 to 8/31/26
Mayor Wintch corrected this agenda item by stating the 8/01/26 to 8/15/26 bills had already been approved. Noting no questions or comments regarding the bills she requested a motion to approve the bills from 8/16/26 to 8/31/26. Councilmember Jennifer Christiansen made the motion and Councilmember Mary Pipes seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, and Jennifer Christiansen. Council members voting Nay: None.	
ACTION TAKEN	
Approval of the bills from August 16-31, 2026.	

Public Hearing

ITEM 6	Wildland Urban Interface (WUI) Ordinance
Mayor Wintch requested a motion to begin the public hearing regarding the Wildland Urban Interface (WUI) ordinance. Councilmember AJ Mower made the motion and Councilmember Jennifer Christiansen seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, and Jennifer Christiansen. Council members voting Nay: None. Mayor Wintch then explained that the ordinance language had been provided through Six County and is meant to help protect the city from wildfire risks, especially in areas where development is close to wildland or hillside areas. City Manager Jason Brown explained that the state provides a WUI map, but after discussions with local officials, including the fire chief, the recommendation was to modify the map by adding an area behind the temple and toward a newer subdivision. This added area was described as part of the hillside area where wildfire-related building standards would be especially relevant. The WUI ordinance would affect construction requirements for buildings within the mapped area. The mayor gave the example that cedar shake shingles would not be allowed because buildings would need more fire-resistant materials. After the explanation of the WUI ordinance, the public comment time was opened. Susan Manning - (Manti resident), posed a question regarding how WUI-related rules and fees would apply inside the city compared with county property. The mayor discussed the state-required fee structure and indicated that there is generally a \$1,000 fee associated with WUI building requirements, with a portion potentially refundable if the structure meets the required standards. No further comments were made for the public hearing so Mayor Winch closed the public hearing on the WUI ordinance.	

The WUI Public Hearing closed at 6:39 pm

ITEM 7	Wildland Urban Interface (WUI) Ordinance Discussion, Modifications and / or Approval
There were no questions or comments so Mayor Wintch called for a motion to approve the WUI ordinance as written. Councilmember Mary Pipes made the motion and Councilmember Jennifer Christiansen seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, and Jennifer Christiansen. Council members voting Nay: None.	
ACTION TAKEN	
Approval of the Wildland Urban Interface Ordinance.	

Public Hearing

ITEM 8	Public Hearing on Historic Preservation Ordinance
Mayor Wintch requested a motion to begin the public hearing regarding the historic preservation ordinance. Councilmember Meagan Johnson made the motion and Councilmember Jennifer Christiansen seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, and Jennifer Christiansen. Council members voting Nay: None. Mayor Wintch asked City Planner McKay Muhlestein to give some background information on the historic preservation ordinance. Mr. Muhlestein explained that the ordinance would help formalize the role of the Historic Preservation Commission and allow the city to access more grant opportunities and technical assistance. The ordinance would authorize the commission to survey and inventory historic resources, review nominations to the National Register of Historic Places, advise city officials, support preservation education, and help designate local historic properties or districts. A major point of clarification was that the ordinance does not impose new restrictions on private property owners. Instead, it gives the city and the Historic Preservation Commission tools to recognize historic resources and help property owners benefit from preservation programs. Staff emphasized that listing a property on a historic register can make owners eligible for benefits such as historic tax credits, but the ordinance itself is not intended to take away property rights. The discussion also highlighted Manti's significant number of historic rock buildings and the fact that roughly 20 properties are already listed on the National Register. Heather Weiss - (Manti resident), posed a question regarding what would be required to place a property on the register. Mr. Muhlestein explained that National Register nominations are handled through a more formal process involving the State Historic Preservation Office. A local register process would still need to be developed further. Mayor Wintch requested additional comments, but after noting no additional comments she closed the public hearing on the historic preservation ordinance.	

The Historic Preservation Ordinance Public Hearing closed at 6:46 pm

ITEM 9	Historic Preservation Ordinance Discussion, Modifications and / or Approval.
Mayor Wintch requested comment from the council regarding the historic preservation ordinance. The council did not have any questions or comments. Mayor Wintch then requested a motion to approve the historic preservation ordinance. Councilmember Meagan Johnson made the motion and Councilmember Jennifer	

Christiansen seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, and Jennifer Christiansen. Council members voting Nay: None.

ACTION TAKEN

Approval of the Historic Preservation Ordinance as written.

Public Hearing

ITEM 10

Public Hearing on Ordinance 17.40.038

Mayor Wintch then requested a motion to open the public hearing to reinstate the rule that no accessory building, or combination of accessory buildings, in a residential zone may cover more than 25% of the rear yard. The mayor explained that the rule serves practical planning and safety purposes by limiting how much of a backyard can be occupied by sheds, garages, or similar structures. Councilmember Meagan Johnson made the motion and Councilmember Mary Pipes seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, and Jennifer Christiansen. Council members voting Nay: None. There were no public comments so Mayor Wintch closed the public hearing regarding ordinance 17.40.038. Mayor Wintch stated that the approval to reinstate this ordinance wording would be scheduled for a later date.

The 17.40.038 Ordinance Public Hearing closed at 6:49 pm

ITEM 11

**An Ordinance of Manti City, Utah, Approving the
Creation of a Community Reinvestment Agency (CRA)
in accordance with the provisions of Utah Code**

Mayor Wintch opened the conversation regarding the creation of a community reinvestment agency (CRA). The city attorney had prepared the ordinance for review. There were no comments or discussion regarding the ordinance from the council. The mayor described the CRA as an economic development tool the city could use for future projects for economic growth. Creating the agency does not itself approve a specific project, but it gives the city a structure for possible redevelopment, reinvestment, or economic development efforts later. Mayor Wintch then requested a motion to approve the CRA. Councilmember Jennifer Christiansen made the motion and Councilmember AJ Mower seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, and Jennifer Christiansen. Council members voting Nay: None.

ACTION TAKEN

Approval of the Community Reinvestment Agency Ordinance as written.

ITEM 12**Sanpete County Trails Study Report: Keith Steurer**

Mayor Wintch turned the time over to Keith Steurer to discuss a presentation on the Sanpete County Trail Study. He explained that the study grew out of an earlier grant effort. The original grant study was submitted in 2023. After the grant was awarded, Six County, Jones & DeMille Engineering, UDOT, and the U.S. Department of Transportation were involved in the planning. The grant was approximately \$750,000 to fund planning work for a paved, non-motorized trail running through Sanpete County from Fairview to Centerfield. Mr. Steurer explained that the study looked at feasibility, environmental impacts, economic and community benefits, safety, public input, preliminary alignment, and cost-benefit considerations. The proposed trail would generally follow Highway 89 or nearby public road corridors, connecting communities along the valley. One of the major questions was whether the route should stay on Main Street or move off Main Street in each city. This question was due to different goals and constraints in each community. Public engagement was a major part of the trail study. The project team held workshops with cities, community open houses, and created an online comment map where residents could identify concerns, opportunities, and preferred locations. Mr. Steurer said the study found the trail to be feasible because there appears to be enough room in public rights-of-way to accommodate it. He described the trail as a countywide “spine” that could support recreation, walking, biking, running, strollers, and active non-motorized transportation, not just cycling. The trail was presented as having several potential benefits. These included health and wellness, quality of life, outdoor recreation, tourism, economic development, and improved connections between communities. Mr. Steurer noted that the trail could also help create a stronger Sanpete County identity and could become a framework for future trail branches and local connections. E-bike rules were discussed briefly, with the understanding that state standards are still developing but that permitted devices would generally need to be pedal-capable and operate within certain speed limits. A major opportunity is that the Sanpete County route has been adopted as part of the Utah Trail Network’s larger statewide vision, which could eventually connect Bear Lake to St. George. Because the route is part of that statewide network, it may be eligible for Utah Trail Network funding. Mr. Steurer explained that the current study does not build the trail, but it puts the county and cities in a better position to pursue construction funding in future phases. The council and Mr. Steurer also discussed local trail alignment issues, including how the trail would interact with Main Street, Highway 89, existing roadways, and community destinations. The council recognized that trail design will require coordination among cities, county officials, UDOT, and property owners. Safety was a recurring concern, especially where the trail might cross roads or run near traffic. The discussion indicated general interest in the project, while acknowledging that many practical details would need to be resolved before construction.

ITEM 13	Monthly Financial Report: August 2026
Mayor Wintch turned the time over to Manti City Manager Jason Brown for the discussion on the Manti City financial report. The August 2026 Financial Statement, attached to and made part of the minutes was discussed. City Manager Brown reported that 17% of the budget year is complete with total budgeted revenues realized at 11% and total budgeted expenses coming in at 22%. He then reviewed the Enterprise and Special Revenue Funds with water revenue at 2% of budget and expenses at 1%, sewer department budgeted revenues at 18% and expenses at 8%, and electric fund budgeted revenues at 21% and expenses at 17%.	

ITEM 14	Continuing Business
a. Master Plan (General Plan) Update City Planner McKay Muhlestein is planning to present a nearly complete plan in the next council meeting in October. b. Parks, Paths & Trails Discussions are ongoing about Duncan Hill trails and the proposed Duncan Hill disc golf course layout. c. Economic Development Manti City is currently working on new projects. d. e911 Rural Health Tax The Mayor and Council reminded residents of the importance to understand this issue and if voters do not approve it, residents may end up paying more in taxes.	

ITEM 15	Council Member Reports
Council Member Francois - Not present at the meeting. Council Member Christiansen - Attended the chamber of commerce meeting, discussed the many empty storefronts in Manti with people from the small business department at Snow College. Emphasized the importance of networking to promote economic development. - The Fly-in is this Saturday at the Sanpete County Airport. - The youth city council sent their thanks for the end-of-summer pool party. Council Member Mower - Asked about the Halloween celebrations. Some discussion ensued between Council members Pipes, Christiansen, and Mower. Council Member Pipes - Attended the open house with Representative Troy Shelly in Gunnison. The discussion centered around the upcoming legislative session. Councilmember Pipes	

urged people to go to le.utah.gov to get involved. Other topics included affordable housing, water, emergencies, and data centers

- Mentioned the Fly-in this Saturday from 7am until 2pm. Pancakes will be served until they run out.

Council Member Johnson

- Asked a question regarding deer issues and how residents can get traps. City Manager Brown commented that the resident can call the city office and request to be placed on the list for deer removal.

ITEM 16

Administration Report (City Manager): Jason Brown

Mayor Wintch turned the time over to the City Manager Jason Brown. He said chip seal work was scheduled for September 14 and 15. He repeated that the water treatment plant was finally under construction. Manager Brown stated that the Recreation Director Luke Rowley and Public Works Director Cory Hatch walked the new disc golf course, designed by Elevate Utah, on the east side of Duncan Hill. The city has requested that the designers redo one of the very steep and difficult holes. Manti City is also looking for several items to finish the course. Manager Brown also said staff would be preparing winter priority lists and looking ahead to spring projects. Fall cleanup dumpsters will be available from September 15 until October 15 at the green waste area, with hours on Mondays and Wednesdays from noon to 6 p.m. and Saturdays from 10 a.m. to 6 p.m.

ITEM 17

Public Comment

Susan Manning (Resident) – Would like to write an article on the e911 for the paper.

- She is building a road in the county and has done research on road surfaces. She suggested that the council look at the Mt. Pleasant airport road which was built with a volcanic ash mixed into the road material. This is then covered with a chip seal. She suggested that this may be a cheaper way to build trails or roads.

Henry Steurer (Resident) – Stated that he was riding his bike along the proposed bike path and crashed. He said that he was in support of the new bike path.

Virgil Ash (Non-Resident) – Is a retired outdoor recreation teacher from Snow College. He indicated support for the bike trail for the health, wellness and recreation for older people.

Heather Weiss (Resident) – Stated that she was listening to a radio program about data centers. She raised the idea of data centers or similar large economic development projects, such as energy facilities, as potential funding sources for community needs. She emphasized that the city could negotiate aggressively and ask for major benefits or strict conditions, such as limits on water use, preserving farmland by building vertically, reducing noise or exhaust impacts, funding schools, or even offsetting property taxes. Ms. Weiss made clear she was not necessarily

endorsing data centers, but suggested that if such development is considered, the city should “ask for the moon” and negotiate from a strong position.

ITEM 18

Mayor Comments:

Mayor Wintch commented on the recent UMPA board meeting. She praised the organization’s management of power resources. She reported that despite new requirements affecting energy buying and selling, UMPA sold \$7.7 million worth of energy in July and came in \$4.5 million under budget. She said Manti benefits from UMPA’s strong performance through revenues that support the city’s General Fund and operations. She also mentioned ongoing Colorado River allocation disputes between upper and lower basin states, noting that Utah is part of the upper basin. In 1922 the arrangement was that the lower basin states were given a limit, and the upper basin states did not have a limit. The issue today is that lower basin states such as California, Arizona, and Nevada, don’t want but, are facing major required water reductions. Mayor Wintch stated that we are fortunate to be part of the UMPA.

ITEM 19

Closed Session - for discussion

Mayor Wintch wrapped the meeting up by calling for a motion to adjourn and move into a closed session to discuss personnel issues. Councilmember Mary Pipes made the motion to adjourn, and was seconded by Councilmember Jennifer Christiansen. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower and Jennifer Christiansen. Council members voting Nay: None.

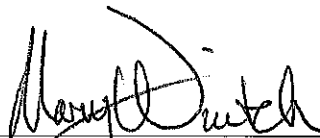
Signing of bills and payroll occurred after adjournment.

ADJOURNED

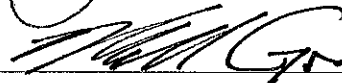
7:46 P.M.

NEXT MEETING DATE

Regular Council Meeting – October 14, 2026



Mary Wintch, Mayor



Matt Gray, City Recorder