

# Manti City Council Meeting

## MINUTES

JULY 20, 2022  
6:00 PM

MANTI CITY BUILDING  
50 SOUTH MAIN STREET

|                      |                                                                                                                         |
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| MEETING CALLED BY    | Mayor Alfred C. Bigelow                                                                                                 |
| TYPE OF MEETING      | Regular Council Meeting                                                                                                 |
| ATTENDEES            | Mayor: Alfred C. Bigelow<br>Councilmembers: Darren Dyreng, Jason Vernon and Mary L. Wintch<br>City Manager: Kent Barton |
| ABSENT               | Councilmembers Gary Chidester and Jeff Killian                                                                          |
| WELCOME              | Mayor Bigelow                                                                                                           |
| PLEDGE OF ALLEGIANCE | Led by Mayor Bigelow                                                                                                    |

### Public Hearing & Regular Council Meeting

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| ITEM 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Public Comments Relative to Conditional Uses in the R1 Zone</b> |
| <p>Mayor Bigelow welcomed all present for the public hearing.</p> <p>The Mayor then stated that following land-use training earlier in the year, the city had made the decision to look at the elimination of conditional uses through either assigning current conditional uses to more appropriate zones, or allowing those uses and permitted uses – either with or without defined restrictions or requirements. He said that both the Council and Planning attended training, worked on the project and sought the advice of legal counsel. The Mayor noted that an ordinance had been drafted based on the recommendation of the Planning Commission, with some modifications by the Council. He said that a copy of the draft ordinance has been available at the city office for public viewing. He then invited any present who wished to make public comment.</p> |                                                                    |
| CONCLUSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                    |
| <p>As there was no public comment, the Mayor closed the hearing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                    |

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| ITEM 2                                                                                                                                                                                                                                                                                                                                                                           | <b>Discussion and Consideration of Resolution #2022-07-20 to Implement a Health in All Policies Approach to Decision Making</b> |
| <p>Mayor Bigelow review the proposed Resolution, which he pointed out was one of the requirements from the Get Healthy Utah group for the walking path grant for which Councilmember Wintch applied.</p> <p>He then invited discussion, which was brief but indicated support for promoting a healthy community. The Mayor then called for a motion to adopt the Resolution.</p> |                                                                                                                                 |
| ACTION                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                 |
| <p>Councilmember Darren Dyreng moved to adopt Resolution #2022-07-20, seconded by Councilmember Mary Wintch. Councilmembers voting “aye”: Darren Dyreng, Jason Vernon and Mary Wintch. Councilmembers voting “nay”: none.</p>                                                                                                                                                    |                                                                                                                                 |

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| ITEM 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Discussion and Consideration of Ordinance Eliminating Conditional Uses in the R1 Zone, or Retaining Certain Uses as Permitted, with Specific Restrictions or Requirements.</b> |
| <p>The Mayor invited discussion concerning the proposed ordinance to eliminate conditional uses in the R1 zone. Discussion ensued. Speaking about duplexes, Councilmember Vernon questioned how we could require a landscaping plan if we don’t have a landscaping ordinance. He also said he was uncomfortable with the requirement disallowing duplexes on adjacent lots. He said he understood that the goal is not to have a proliferation of duplexes in a neighborhood, but wondered if such a rule was discriminatory. More discussion ensued. Councilmember Dyreng said duplexes are often investment properties and that he felt it was okay to require a landscaping plan. Kent Barton responded that our city attorney advised that we can require a plan for the front and side yards, but not for back yards. Barton also said the attorney had advised that we can place requirements to limit density; pointing out that this is becoming a common restriction with short-term rentals, so they don’t take over a neighborhood.</p> <p>After more discussion the Mayor called for a motion to send the draft ordinance back to the Planning Commission for a public hearing and any final recommendations from the commission, prior to considering adoption of the ordinance.</p> |                                                                                                                                                                                   |
| ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                   |
| <p>Councilmember Jason Vernon made the motion, which was seconded by Councilmember Darren Dyreng. Councilmembers voting “aye”: Darren Dyreng,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                   |

Jason Vernon and Mary Wintch. Councilmembers voting “nay”: None. The motion carried.

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| ITEM 4 | <b>Continuing Business.</b> |
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None

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| ITEM 5 | <b>Councilmembers reports.</b> |
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Councilmember Vernon complimented the 4<sup>th</sup> of July committee on a great community celebration.

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| ITEM 6 | <b>Public Comment.</b> |
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Russ Hatch proposed a question of how a landscape ordinance could be fair. He also asked about cause of recent power outage.

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| ITEM 7 | <b>Mayor Bigelow</b> |
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Mayor Bigelow reported on the city’s recent ATV event, and also said he had attended the recent legislative ride in Juab County with 6-County officials and state officials.

The Mayor also reported on 6-County Association of Governments and UMPA Board Meetings.

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| ITEM 8 | <b>Consideration of Minutes From Previous Meeting</b> |
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The Mayor asked Councilmembers if there were any desired changes to the draft minutes from either the Public Hearing or Council Meeting of June 29<sup>th</sup>, or the Council Meeting of July 6<sup>th</sup>. After brief discussion, seeing there were no errors or changes noted, he called for a motion to accept the minutes as presented from both meetings.

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| ACTION TAKEN |  |
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Councilmember Mary Wintch moved to accept the minutes from June 31<sup>st</sup> and June 22<sup>nd</sup>, seconded by Councilmember Jeff Killian. Councilmembers voting “aye”: Darren Dyreng, Jason Vernon and Mary Wintch. Councilmembers voting “nay”: none.

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| ITEM 9 | <b>City Manager’s Report</b> |
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City Manager Kent Barton reported on the following:

- The ATV Ride was a big success.

- The AT&T Contract is being finalized a for execution by both parties.
- Working on CIB application for water treatment plant.
- Requested closed session discussion for property negotiation and litigation issues.

#### ACTION TAKEN

Councilmember Mary Wintch then moved to adjourn from regular session into closed session to discuss negotiation and litigation matters, seconded by Councilmember Darren Dyreng. Councilmembers voting “aye”: Darren Dyreng, Jason Vernon and Mary Wintch. Members voting “nay”: none.

RETURNED TO REGULAR SESSION FOLLOWING CLOSED SESSION.

Councilmember Mary Wintch moved to adjourn the meeting, seconded by Councilmember Jason Vernon. Councilmembers voting “aye”: Darren Dyreng, Jason Vernon and Mary Wintch. Members voting “nay”: none.

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| ADJOURNED         | 7:15 P.M.                                |
| NEXT MEETING DATE | Regular Council Meeting – August 3, 2022 |

#### General Account

|                  |          |
|------------------|----------|
| Jenn Mackey      | \$162.40 |
| Steve Roberts    | 10.57    |
| Michelle Francks | 200.00   |
| Michelle Francks | 350.00   |
| Jeannette Perdue | 107.36   |
| Aaron Lund       | 140.00   |
| Mike Schuman     | 25.00    |
| Vern Jensen      | 50.47    |
| Jenn Mackey      | 20.23    |

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Alfred Bigelow, Mayor

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JoAnn Otten, City Recorder