

TOWN OF MANILA
PLANNING AND ZONING PUBLIC HEARING MINUTES
APRIL 5TH, 2021
MANILA SENIOR CENTER: 165 EAST HWY 43
@ 5:30 P.M.

MEETING CALLED TO ORDER: At 5:31 P.M.

PLEDGE OF ALLEGIANCE: Recited

PRESENT: Scott Taylor, Jason Knight, Blake Olorenshaw, Christijan Draper, Samantha Reitz

EXCUSED: Randy Browning

GUESTS: Matt and Emily Tippets, Ellen and Robert Ford, John and Laurretta Stoker, Gretchen Northcott, Karen Teel, JR Brown, Kain Horn, Bill Burbridge, Matt Tate, and Nick Kiser

PREVIOUS MINUTES:

NEW BUSINESS:

PUBLIC COMMENT: ALL COMMENTS PERTAINED TO THE PURPOSED SUBDIVISION

- 6th East Subdivision by Dry Creek Legacy and 3Z Ranch (Phase 1)
- 3Z Flag Lot Subdivision
- Plot Line Adjustment for lot 1A on 5th East.

BILL BURBRIDGE-Was the first to speak. He said that he loved the open space and the view from his properties. He said that he had to give Mr. Ford compliments for his well-done proposal and for keeping the 5th East residents well informed. He had three points of concern to discuss. His first concern was that not everyone had been notified. Samantha Reitz was supposed to send the information to everyone on the east side of 5th East. She believed that she had, but it was discovered that the Stokers were not on her list. *She was able to give them a packet before the meeting. The second concern that Mr. Burbridge had was for the right of way only being 36 feet. He said that he believed they were 60 Feet on 5th East. His final concern that he had was the amount of traffic that would be created for the 5th East Residence. He had stated that traffic from last year had seemed to increase already. He said that he feared with the pub being built in the Eastridge Subdivision that the intersection there where 5th East connects with the highway could be very bad for traffic build up. He said that he thought a good remedy could be to have an access point to the highway from the 6th East subdivision. **Chairman Scott Taylor** asked what was meant by not everyone had received notification. **Mr. Burbridge** said that he wasn't sure who had not received the info and who hadn't but appeared the people on the west side of the 5th East subdivision had not been notified. **Matt Tippets** responded by saying that they were only required to inform the property owners that were within 100 feet of the 6th East Subdivision.

John Stolker- Spoke next and mentioned that he was not informed. He was concerned because he did not see any other access roads into the subdivision except for the north streets. **Bob Ford** responded by saying that him and Matt had to show the town their vision and that in their vision they had shown access points to the main Highway when a 7th and 8th East go in and create more

traffic. As it is now though it was determined that 5th East would be able to support the increased traffic. Bob continued to say that he suspects that the biggest demand for these properties is going to be from out of towners looking for a secondary vacation homes and that the way he has his lots set for 6 per block and with bigger lots to create more room, that he feels traffic would be limited and the density would be less. **John Stolker** then asked if the roads would be paved. **Bob Ford** said that the roads associated with the subdivision would be paved the 6th East roads would be paved and the “stubies” leading to and from there would be paved as well, so from the back of the of the properties on the east side of 5th East would be where they start. **John** asked if 5th East would be paved as well. **Bob** said that they are not responsible for 5th East. He also stated that there are almost no paved streets in Manila and so he was taking responsibility for his streets, but 5th East was the towns responsibility. **Scott Taylor** mentioned that was per town ordinance that those roads were paved and that Mr.Ford was compliant with his road requirements. **Mr.Ford** then stated that his roads were in full compliance with his roads including the 36’ easement and the 24’ pavement. He also mentioned that him and Matt personally liked the feel of the 36’ easements and that they felt it lessened the feel of clutter.

Lauretta Stolker- Asked why they don’t just take 6th East all the way out to the highway like 3rd,4th,5th, and all the other streets have done? **Matt Tippetts** said it was because they did not own the land that would be needed to do so. He also stated that UDOT and the town had stated that 5th East would be able to accommodate the traffic flow until a 7th and 8th were ready to go in. **Kain Horn** then took the floor. He stated that he was concerned that every single person who was to purchase a lot in the proposed 6th East development would have to go through 5th East to get to their properties. **Kain** stated that this would make 5th east the busiest street in Manila. He is concerned about the traffic doubling and the problems that it will create with the dust. **Bob** Mentioned that Main Street is paved and that the dust is still a problem even over there. He mentioned that 5th East should have been paved and that the developers never did it. He says that if it was paved it would help a little with the dust, but that is the Town of Manilas problem now. Scott mentioned that perhaps the state could possibly assist with the paving some roads. **Matt Tippetts** stated that he agrees that 5th should be paved, but that it should not fall on his and Bobs dime. **Scott** asked where the other access road would be. **Matt** responded that should a 7th and an 8th East be added, that he owned some property that connected to the highway that they would probably try to use. **Mayor Dave Coombs** took the floor. He said that he had been doing some research about the stubies that were supposed to be asphalted all the way down 5th east. He said yes it was supposed to be done and it was not and that now it is the towns responsibility. He said that it will be discussed with Town Council. **Matt Tate** asked whether the language was for all whether surfacing or pavement. **Mayor Coombs** responded that it was for asphalt. **Blake Olorenshaw** took the floor, he asked if in the future phases of 7th and 8th E. would connect to the highway and if that could be the access point for 6th East. **Matt Tippetts** said that he thought it could be a possibility. He continued to say that 6th east was already planned for the future of Manila. For the time being the engineers and UDOT told him that 5th East would be able to support the influx of traffic. Matt continued to say that again the Town ordinances were all being met and udots as well and that changes were not necessary at this point. Blake also asked if the town would consider assisting in getting access to the highway. **Gretchen Northcott** stated that

it is not in the towns interest to force nor to purchase an access road for 6th East. **Mayor Coombs** stated that he believed that 2nd,3rd,4th East experience the same amount of traffic as 5th East does. He thought that traffic would increase, but not get to an unmanageable state. **Mr. Stoker** asked if Bob would be keeping the fence that divides the property. Bob said that the fence would be staying. **Nick Kiser** came in late. He stated his concerns about the dust and increased traffic that would affect the home owners of 5th East. **Matt Tippetts** restated that the traffic increase was approved by UDOT and by engineers that it would be able to accommodate the increase. **Bob** mentioned that his and Matts 6th East subdivision is meeting all imposed ordinances and that they are also meeting the towns master plan which intended for a 6th East to go in. He also mentioned that the towns purposed 6th East also did not extend to the highway. **Matt** stated that anything beyond 6th East would require additional access to the highway. **Jason Knight** took the floor as a property owner. He stated that 5th East should be ok. 5th East is not a street many people aside from the home owners travel on. He thinks that this will be good for the town of Manila. It will bring in money. Its community growth and he supports this development. **Scott Taylor** asked if there were any other public comments. There were none. **Christijan Draper** made a motion to Adjourn, the motion was seconded by **Jason Knight** . The motion was carried.

X

Scott Taylor
P & Z Chairman

X

Samantha Reitz
P & Z Secretary