



**TOWN OF MANILA PUBLIC HEARING & REGULAR MEETING
MANILA MEETING ROOM
145 E HWY 43
FEBRUARY 10, 2022 AT 5:30 P.M.**

PUBLIC HEARING CALLED TO ORDER:

MEETING CALLED TO ORDER: Mayor David Coombs called the public hearing to order at 5:30 P.M.

PRESENT: Mayor David Coombs, Councilmembers Randall Browning, Greg Scott, Gretchen Northcott (via Zoom) and Marlena Connor, Town Clerk.

GUESTS: Mark Wilson, Rob Clayton with UDOT, Kent Bond, Brad Robbins with Sunrise Engineering, Clint Roundy, Rexford Carpenter, Eric Rasband with UDOT.

EXCUSED: Councilmember William Rylander was excused.

SUBDIVISION ORDINANCE: Councilmember Browning said that the updated subdivision ordinances was gone over in the previous meeting by Brad Robbins with Sunrise Engineering, and asked if anyone had any questions. There were no questions or comments.

COVERAGE REGULATION ORDINANCE: CHANGE FROM 35% TO 50% BUILDABLE SPACE: Councilmember Browning is on the Planning and Zoning Commission and explained that this ordinance was approved through the planning and zoning commission with a unanimous vote to change the overall buildable space from 35% to 50%. This will eliminate the rear yard usage all together.

ADU (ACCESSORY DWELLING UNITS) MORATORIUM: Councilmember Browning explained that the State of Utah changed the state code to require cities and towns to allow for internal accessory dwelling units. The town does not have an ordinance regulating accessory dwelling units and this moratorium will allow for adequate time to create an ordinance to regulate accessory dwelling units. This moratorium will be in effect for up to 180 days; unless revoked earlier upon completion of the code amendment process.

Mayor Coombs asked a member of the audience to introduce himself. Kent Bond said he had recently bought the self-serve gas station and is looking to lower the gas prices. Mr. Bond had lived in Manila 30 years ago and he is looking to move back soon.

Mayor Coombs asked the public if there were any questions or comments. Council waited for a few minutes to see if anyone else was going to attend and if there would be any questions or comments.

ADJOURNMENT: Councilmember Browning moved to adjourn the meeting. Councilmember Scott seconded the motion. All were in favor. The motion carried. Mayor Coombs adjourned the meeting at 5:40 P.M.



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REGULAR MEETING CALLED TO ORDER:

PRESENT: Mayor David Coombs, Councilmembers Randall Browning, Greg Scott, Gretchen Northcott (via Zoom) and Marlena Connor, Town Clerk.

GUESTS: Mark Wilson, Rob Clayton with UDOT, Kent Bond, Brad Robbins with Sunrise Engineering, Clint Roundy, Rexford Carpenter, Eric Brasband with UDOT, Justin Von Eberstein, Christjan Draper, Matt Tippetts Daggett County Commissioner, and Thomas Winterton with Intermountain Economic Development.

EXCUSED: Councilmember William Rylander was excused.

CONSENT CALENDAR: Councilmember Scott moved to approve the consent calendar consisting of payroll hours, budget worksheet, invoice register, transaction register, revenue analysis, and January 13, 2022, minutes. Councilmember Randy seconded the motion. All were in favor. The motion carried.

ROB CLAYTON WITH UDOT: Rob Clayton and Eric Rasband with UDOT came to introduce themselves to the town council and ask if there were any concerns they could help with. The councilmembers discussed the speed limit through the town and say it is too fast. They would like to see the speed dropped from 40 mph to 35 mph. Rob said that he would take care of this further.

RESOLUTION ADOPTING THE 2021 UPDATE OF THE FLAMING GORGE-UINTAS NATIONAL SCENIC

BYWAY CORRIDOR: Mark Wilson with the Utah Byway Committee went over the discussion from the previous meeting as to updated anyone who was not present at the previous meeting. Mayor Coombs asked if there were any restrictions for welcome signs at the town borders. Mr. Wilson stated that there is not any restriction regarding welcome signs within the town boundaries. Councilmember Browning moved to approve the resolution adopting the 2021 update of the Flaming Gorge-Uintas National Scenic Byway Corridor. Councilmember Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, AND SCOTT

WAIVE BUILDING PERMIT FEES FOR SENIOR CENTER REMODEL: The Town Clerk, Marlena Connor explained that the senior center updates will be taking place soon, and the building permit costs are \$961.52 she asked if the council would waive the building permit fees so the town is not billing itself. Councilmember Browning moved to waive the building permit fees for the senior center. Councilmember Northcott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, AND SCOTT



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COVERAGE REGULATION ORDINANCE/CHANGE FROM 35% TO 50% BUILDABLE SPACE: Councilmember Northcott moved to approve the ordinance change from 35% to 50%. Councilmember Scott seconded

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, AND SCOTT

SUBDIVISION ORDINANCE/BRAD ROBBINS: Brad Robbins presented the updated Subdivision Ordinance at the previous meeting. Mr. Robbins asked if there were any questions or comments. There were no questions or comments. Councilmember Browning moved to approve the Subdivision Ordinance. Councilmember Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, SCOTT, AND RYLANDER

GENERAL PLAN REVIEW/BRAD ROBBINS: Brad Robbins took over the General Plan from Rural Community Consultants to make a few changes that will coincide with the Planning and Zoning Ordinances that will be updated. Mr. Robbins brought a map of the town zoning and the town council helped make the updates as to what they would like the zoning to be updated to. The open spaces were changed to rural residential, and Councilmember Browning said that he would reach out to the property owners in that area to find out what size of lots they would potentially like to see if that area was ever developed. Mr. Robbins is going to update the map and bring it to the next meeting.

The need of multi-family dwellings was discussed and Mr. Robbins stated that it could be put in the zoning code as additional language.

A mixed/flex zone was added to some of the areas that are zoned as CD as of right now. Civic Institution was added to the map for all government and church owned properties.

Town Council had discussed leaving the central development areas as a mixed use. Thomas Winterton with Intermountain Economic Development said he would recommend leaving the highway zoning strictly commercial.

JUSTIN VON EBERSTEIN SIGNAGE LOCATED AT 455 W HWY 43: Mr. Von Eberstein took a signage concept to the planning and zoning board to build a sign on his commercial property located at 455 W HWY 43. The planning ordinance was not very clear as to the districts within the Central Development zone, and where they are located; so, he brought his request to the Town Council. Mr. Von Eberstein was asking to build a 5' x 8' = 40 square feet as a rental space for ads (free to the town). Mayor Coombs asked if the sign would have any obnoxious flashing lights. Mr. Von Eberstein said it will be a static digital image for 7-10 minutes. Councilmember Browning approved the building of the sign with a conditional use permit stating that if there are any issues with the sign Mr. Von Eberstein will work with the town to make any corrections. Councilmember Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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ADU (ACCESSORY DWELLING UNIT) MORATORIUM & DISCUSSION: Councilmember Browning invited Matt Tippetts to the meeting because he had some really good input at the planning and zoning meeting. The Planning and Zoning Secretary Samantha Reitz explained that there is not an ordinance in place to regulate ADUs, but the State of Utah is requiring cities and towns to allow internal ADUs. The moratorium still allows for internal ADUs. Ms. Reitz stated that this could be helpful for the housing shortage, and a source of income, or new citizens looking for somewhere to live. The town needs to create an ordinance to regulate how the town wants to go about regulating ADUs.

Councilmember Northcott stated that there are other ordinances that will need to be updated as well such as the one dwelling per lot ordinance and the guest house ordinance.

Justin Von Eberstein asked what the regulations would be and the council explained that this would be decided while creating the ordinance.

Councilmember Northcott moved to approve the moratorium on the ADUs for up to 6 months. Councilmember Browning seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, SCOTT, AND RYLANDER

ROLL CALL: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, AND SCOTT

SHORT-TERM RENTAL (STR) CAP RECOMMENDATION FROM P&Z: Planning and Zoning recommended a cap on the short-term rentals (STR) of a maximum of 15. There are 7 current STR and 1 application.

Councilmember Northcott asked what the reasoning was behind the number 15. Councilmember Browning stated that there was a great conversation had by the planning and zoning and they would like to include the town council in on it and the complexity of the decision; as far as how this could impact the town in the future as far as growth, housing availability. Christjan Draper said they wanted to go with a relatively small number because there is a housing crisis, and because people are looking for investment properties, they did not want to encourage that as something that might drive up the prices for the town. That is why Planning and Zoning decided on a smaller number that they could grow from, and see if how it will impact the town.

Commissioner Tippetts said that Daggett County has a STR ordinance with a cap as well and they are capped at 10%. Matt asked the Planning and Zoning Committee why they would curtail the amount of STRs in the town. The response that he heard was about the housing issue and the fact that there are very few long-term rentals in the town. Commissioner Tippetts does not believe that curtailing the STRs will have a direct impact on more long-term rentals being available.



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Councilmember Northcott wants to be careful not to price out people that want to come live in the town due to investors pushing up the prices.

Mayor Coombs stated that he is okay with setting the cap at 15 STRs. Councilmember Greg moved to approve setting the cap of the STRs in the Town of Manila at 15. Councilmember Northcott seconded the motion. All were in favor the motion carried.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, SCOTT, AND RYLANDER

FIRE DEPARTMENT UPDATE: The fire department is doing good.

ADJOURNMENT: Councilmember Browning moved to adjourn the meeting. Councilmember Scott seconded the motion. All were in favor. The motion carried. Mayor Coombs adjourned the meeting at 7:41 P.M.

RESULT: APPROVED

AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, BROWNING, SCOTT, AND RYLANDER

APPROVED 03-16-2022

David Coombs, Mayor

Marlena Connor, Town Clerk