

**TOWN COUNCIL PUBLIC HEARING & REGULAR MEETING
MANILA SENIOR CENTER 165 E HWY 43
APRIL 8TH, 2021 AT 5:30 PM**

MINUTES

PUBLIC HEARING

CALLED TO ORDER: Mayor Coombs called the public hearing to order at 5:33 P.M.

PRESENT: Mayor Coombs, Council Members Gretchen Northcott, William Rylander, Greg Scott, and Marlena Connor, Town Clerk

EXCUSED: Council Member Randall Browning

GUESTS: Bob & Ellen Ford, Matt Tippetts, Matt & Julie Hamblin, Jeff McCarty

ZOOM: Ryan Robinson with Rural Community Consultants, Bret Reynolds with CIVCO Engineering, and Jason Knight.

**PROPOSED 6TH EAST SUBDIVISION DEVELOPED BY DRY CREEK LEGACY, LLC (DCL)
PROPOSED 1ST NORTH (SOUTH) SUBDIVISION AND FLAG LOT SUBDIVISION DEVELOPED BY
THE 3Z RANCH**

PROPOSED PLOT ADJUSTMENT ON THE 5TH EAST SUBDIVISION. Mayor Coombs read a letter from Bill Burbidge regarding his concerns about the 6th East Subdivision. The summary of the letter states; while we are not thrilled with the proposed development, we recognize that it is inevitable and should be an economic asset to Manila. 1. the potential for a significant traffic increase and dust on 5th East since 5th East will eventually serve an additional 36 homes. That increase will be highest closer one gets to Hwy. 43; and 2. safety at the intersection of 5 East and Highway 43 due to the increased use of 5th East, the new homes being developed across Hwy. 43, and the proposed Brew Pub. Mr. Burbidge added some proposed options to his letter for the developers and council members to consider.

Mr. Ford replied by stating that they do not own the property South of Tippetts to have the traffic come off the highway. There had been discussion with UDOT stating that coming off of 5th East would be adequate for traffic flow, they are sensitive to the fact that there will be more people exiting onto 5th East. They will be paving the stubs and 6th East. Each block will contain 6 lots for a total of 36 lots, whereas if Mr. Ford had decided to have 8 lots per block it would have increased to 48 lots in total. The lot size adjustment has reduced the amounts substantially.

Mr. Hamblin was concerned that 5th East would be the only road in Manila that would serve 2 housing developments.

**TOWN COUNCIL PUBLIC HEARING & REGULAR MEETING
MANILA SENIOR CENTER 165 E HWY 43
APRIL 8TH, 2021 AT 5:30 PM**

Mr. Tippetts stated that 5th East does not run through to Stateline Road and does not receive as much traffic as the other roads. They are not developers and want to build something nice and attractive. The most profitable way to develop is to make the area denser. They did not feel that was a good idea for the town. They have increased the size of lots and they have made an effort to decrease the density that decreases the potential revenue as well. It would benefit the town economically, if it becomes too expensive, they will not continue to do it.

Mrs. Hamblin stated that the roads are crappy and what is going to happen when more people are driving on it. With having additional traffic going over to the other subdivision and a road that is not where it should be.

Mr. Ford said they are complying with the current ordinance with 24-foot paved roads, and it would be nice if it tied into other paved areas.

Mrs. Hamblin said there are parts of Manila that are paved and then there is nothing, and then it will go to paved again. What about all of the people in between.

Council Member Northcott explained that the Flaming Gorge Special Roads and Transportation have helped to pave the roads in the past. The town only receives around \$18,000.00 per year for roads from the state. The subdivision ordinances state that any new subdivisions have to be paved.

Mr. Hamblin said that the road doesn't even have road base. He agrees that the 6th East road should go all the way to the highway. Mrs. Hamblin said they still pay all of her bills for the months they aren't here. Council Member Northcott explained that the town doesn't have a lot of money in the general fund, and infrastructure costs the same whether people are here using the water, or not. The council understands their concerns but understands the need for growth in the town as well.

Mr. Hamblin would like for there to be more gravel on the roads so they don't have to put their truck in 4-wheel drive. Mayor Coombs said that the roads were graded last fall, but they intend on having all of the roads graded within the next 30 days or less. These issues are on the CIB list and the town is looking to get funding to help with roads soon.

Mr. & Mrs. Hamblin said they are not completely negative about the subdivision; Mr. Ford & Tippetts have been extremely professional.

Council Member Northcott said they could reach out to the Flaming Gorge Road and Transportation District to see if the town could get help with any paving soon.

**TOWN COUNCIL PUBLIC HEARING & REGULAR MEETING
MANILA SENIOR CENTER 165 E HWY 43
APRIL 8TH, 2021 AT 5:30 PM**

ADJOURNMENT: Council Member Rylander moved to adjourn the meeting. Council Member Scott seconded the motion. All were in favor. Mayor Coombs adjourned the meeting at 6:12 P.M.

REGULAR MEETING

MEETING CALLED TO ORDER: Mayor Coombs called the regular meeting to order at 6:13 P.M.

PRESENT: Mayor Coombs, Council Members Gretchen Northcott, William Rylander, Greg Scott, and Marlena Connor, Town Clerk

EXCUSED: Council Member Randall Browning

GUESTS: Bob & Ellen Ford, Matt Tippets, Jeff McCarty, and Cheyenne Brown

ZOOM: Ryan Robinson with Rural Community Consultants, Bret Reynolds with CIVCO Engineering, and Jason Knight.

CONSENT CALENDAR: Council Member Northcott moved to approve the consent calendar consisting of payroll hours, budget worksheet, invoice register, transaction register, revenue analysis, and March 11th, 2021 minutes.

RESULT: APPROVED

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

ADDENDUM: MANILA HIGH SCHOOL YEARBOOK AD: Cheyenne Brown asked the Town Council if they would like to buy an ad in the high school yearbook. Council Member Scott moved to approve a quarter page ad in the yearbook. Council Member Northcott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

PROPOSED 6TH EAST SUBDIVISION DEVELOPED BY DRY CREEK LEGACY, LLC (DCL): Mr. Ford stated that when the addresses had been established the state with the grid system 6th East is not where it should be. Mr. Ford was asked to change from 6th East to a named street; he decided to name it Dry Creek Lane. There will be a modified plat with the name of Dry Creek Subdivision for Mr. Ford's portion of phase one. The modified plat map will need to be re-signed by both; the planning and zoning and the mayor.

Mr. Ford went over his PowerPoint presentation and explained a few updates that had been recently added.

**TOWN COUNCIL PUBLIC HEARING & REGULAR MEETING
MANILA SENIOR CENTER 165 E HWY 43
APRIL 8TH, 2021 AT 5:30 PM**

Mr. Ford said that they would be piping secondary water throughout the Dry Creek Subdivision. A letter from Bridger Valley Electric Association had been received; stating they would install the electricity. Union Wireless will be installing internet. Mr. Ford & Mr. Tippetts will not be paving until all infrastructure has been installed. They will pre-sell some of the lots, but they will not close until the road paving is complete along with the rest of the infrastructure. There will be 2 plats to minimize the tax burden. Only 1 plat will be recorded at a time.

Mr. Ford stated that the zoning change will not take effect until the plat maps are recorded with the county. The Town Clerk, Marlena Connor asked about the zoning ordinance that needed to be posted, and that they needed to make sure that it would not affect any of the plans. The ordinance changing the zoning from Agriculture will not change to R-1-8 until the plats have been recorded.

Mr. Ford said that there is a timeframe on the plats. Once the plats are approved and signed, they have 6 months before they expire.

Council Member Northcott moved to approve Dry Creek Subdivision/Dry Creek Lane with the condition of the review by Sunrise Engineering.

Council Member Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

PROPOSED 1ST NORTH (SOUTH) SUBDIVISION AND FLAG LOT SUBDIVISION DEVELOPED BY THE 3Z RANCH: There will be a flush valve added at the end of the waterline (four lots east of Mr. Tippetts phase). Council Member Scott moved to approve with the condition of the review by Sunrise Engineering. Council Member Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

PROPOSED PLOT ADJUSTMENT ON THE 5TH EAST SUBDIVISION: Mr. Tippetts explained that he is selling an additional 30 feet to a property owner on the north side of the private lane for the flag lots. Leaving 30 feet for the private lane to access the flag lots. Council Member Northcott moved to approve the plot adjustment. Council Member Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

ORDINANCE No. 2021-03-11 AN ORDINANCE APPROVING MATT & EMILY TIPPETS PLAT AMENDMENT, REZONING, AND ZONE MAP AMENDMENT OF CERTAIN PROPERTY WITHIN AND ADJACENT TO THE 5TH EAST SUBDIVISION, AND RELATED MATTERS: Mayor Coombs explained that the first 4 lots at the beginning of 5th East (FE-01A, FE-02A, FE-03A, and FE-04A)

**TOWN COUNCIL PUBLIC HEARING & REGULAR MEETING
MANILA SENIOR CENTER 165 E HWY 43
APRIL 8TH, 2021 AT 5:30 PM**

had been sold an additional 85 feet. Council Member Rylander moved to approve the ordinance. Council Member Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

SENIOR CENTER IMPROVEMENT UPDATE: Bret Reynolds attended via Zoom, there were some technical difficulties with the audio on the town's side. We did a share screen and Mr. Reynolds showed the council what updates will be done at the Senior Center. Mr. Reynolds had two bid packages ready, one for inside work and one for outside work. They will be going out for advertisement soon. The inside will have new carpet, linoleum, lights, etc. The outside will have a new ramp, paved parking, new steps, ADA stalls, etc.

GENERAL PLAN UPDATE (RURAL COMMUNITY CONSULTANTS): Ryan Robinson sent links for the updated General Plan that will give editing rights in google docs, and will track the changes. They are at chapter 7. The Town Council can start reviewing it and making changes. Council Member Northcott asked if they had been able to put things in required by the state, that the current General Plan does not have. Mr. Robinson said the requirements from the state are a land-use section, transportation section, and population over 1000 should have a housing section as well. Mr. Robinson recommends putting the housing section in even though it is not a requirement at this time. Council Member Northcott agreed. Mr. Robinson said they would make sure that the town is compliant with the state code. Council Member Northcott asked about the survey and public hearings that the town will have to do. Mr. Reynolds said that they will get the survey sent to us as a fillable form, and we can put them on Facebook and the manilautah.com website as a fillable form.

2021 ELECTION NOTICE: Mayor Coombs said that the Mayor is up for a 4-year term and 2 council members are up for 4-year terms. The Declaration of Candidacy is from June 1st to June 7th, 2021.

MASTER FEE SCHEDULE: The master fee schedule was updated previously. Mayor Coombs had found some errors that needed to be corrected. Council Member Northcott moved to approve the master fee schedule by resolution 04-08-21 (updated). Council Member Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

RESOLUTION 02-11-21 MASTER FEE SCHEDULE: Council Member Northcott moved to approve the master fee schedule by resolution 04-08-21 (updated). Council Member Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

**TOWN COUNCIL PUBLIC HEARING & REGULAR MEETING
MANILA SENIOR CENTER 165 E HWY 43
APRIL 8TH, 2021 AT 5:30 PM**

PRCA SPONSORSHIP: Council Member Northcott moved to approve the sponsorship of bronze for the amount of \$150.00. Council Member Rylander seconded the motion. All were in favor. The motion carried.

FIRE DEPARTMENT UPDATE: Council Member/Fire Captain Scott said they are working on getting red card certified, they have a field day coming up, and a CPR class.

The resolution for the Fire and EMS had been uploaded to the drive for the council members to review. Commissioner Tippets said they did appoint the board members Bret Reynolds, Woody Bair, and Don Alphin.

EXECUTIVE SESSION: Council Member Northcott moved to go into an executive session to discuss the purchase of a real property. Council Member Scott seconded the motion. All were in favor. The motion carried. The council went into the executive session at 8:03 P.M.

RESULT: APPROVED AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

RESULT: APPROVED AYES: MAYOR COOMBS, COUNCIL MEMBERS NORTHCOTT, SCOTT, AND RYLANDER

RECONVENE REGULAR MEETING: Council Member Scott moved to adjourn the executive session and go back into the regular meeting. Council Member Rylander seconded the motion. All were in favor. The motion carried. Mayor Coombs reconvened the regular meeting.

ADJOURNMENT: Council Member Rylander moved to adjourn the meeting. Council Member Scott seconded the motion. All were in favor. The motion carried. Mayor Coombs adjourned the meeting at 8:32 P.M.

David G. Coombs, Mayor

Marlena Connor, Town Clerk