

**TOWN OF MANILA PUBLIC HEARING & REGULAR COUNCIL MEETING  
MANILA MEETING ROOM 145 E HWY 43  
MARCH 11, 2021 AT 5:30 PM-RECORDER ERROR**

**MINUTES**

**PUBLIC HEARING**

**CALLED TO ORDER:** Mayor Coombs called the meeting to order at 5:30 P.M.

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

**GUESTS:** Matt and Emily Tippets, Kathy Knight, and Bob Ford.

**ZOOM GUESTS:** Council Member Randy Browning, and Jeff McCarty with Sunrise Engineering.

**PROPOSED 5<sup>TH</sup> EAST STREET SUBDIVISION PLAT MODIFICATION BY MATT & EMILY TIPPETS AND THE POTENTIAL REZONING OF THE PROPERTY TRANSFERRED BY THE MODIFICATION FROM AGRICULTURE TO R-1-8:** Mayor Coombs opened the public hearing to comment. Jason Knight commented that he is in favor of this project. There were not any other comments regarding the lot extensions and rezoning.

**ADJOURNMENT:** Council Member Northcott moved to adjourn the meeting. Council Member Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

**REGULAR MEETING**

**MEETING CALLED TO ORDER:** Mayor Coombs called the meeting to order at 5:46 P.M.

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

**GUESTS:** Matt and Emily Tippets, Kathy Knight, Bob Ford, and Brian Raymond.

**ZOOM GUESTS:** Council Member Randy Browning, and Jeff McCarty with Sunrise Engineering.

**CONSENT CALENDAR:** Council Member Rylander moved to approve the consent calendar consisting of payroll hours, budget worksheet, invoice register, transaction register, revenue analysis, and February 11th, 2021 minutes. Council Member Scott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

**5<sup>TH</sup> EAST STREET SUBDIVISION PLAT MODIFICATION BY MATT & EMILY TIPPETS, AND THE POTENTIAL REZONING OF THE PROPERTY TRANSFERRED BY THE MODIFICATION FROM AGRICULTURE TO R-1-8:** Council Member Northcott moved to approve the plat for Matt and Emily Tippets, and for the rezoning

**TOWN OF MANILA PUBLIC HEARING & REGULAR COUNCIL MEETING  
MANILA MEETING ROOM 145 E HWY 43  
MARCH 11, 2021 AT 5:30 PM-RECORDER ERROR**

of agriculture to R-1-8. Council Member Rylander seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

**POSSIBLE 6<sup>TH</sup> EAST CONCEPT:** Mayor Coombs said that the property owners; Mr. Ford and Mr. Tippetts will be presenting their 6<sup>th</sup> East concept. Mr. Ford brought a PowerPoint presentation to display the concept and explain it to the council. Bob and Ellen Ford own Dry Creek Legacy, and Matt and Emily Tippetts own 3Z Ranch.

The first picture was of the overall possible development shaped like the state of Utah showing Mr. and Mrs. Ford's property (Dry Creek Legacy) on the east boundary to the town and county line. Mr. and Mrs. Tippetts' property (3Z Ranch) is beyond the county line and below Mr. and Mrs. Ford's property.

Mr. Ford explained They would like to create 6<sup>th</sup> East that would span from 4<sup>th</sup> North to 1<sup>st</sup> North. Mr. Ford has a phase 1 for his property and Mr. Tippetts has a phase 1 for his property. The standard lot size in the Dry Creek Legacy property area will be .318 acres, and there will be 6 lots per block.

Mr. Ford stated that they would comply with the current Town Ordinance 17.20.080 Minimum Street standards of a 36 feet minimum right-of-way and 24 feet minimum pavement width. There is a lot of engineering that goes into the base of the asphalt in preparation for the 3 inches of asphalt.

The sewer line was surveyed down 5<sup>th</sup> East to know the depth/elevation and where to tie into. Mr. Tippetts secured a right-of-way through the Ellsworth property to connect to an existing sewer line. There is a tentative plan for the culinary water to be installed in a loop.

Mr. Ford has contacted Bridger Valley Electric; they need 90 days to get ready for this project. The internet and phone will be Union Wireless.

Mr. Ford & Mr. Tippetts intent is to start this project as soon as possible. Mayor Coombs made everyone aware of the preliminary meeting being held on March 24, 2021, at 5:30 P.M.

Aaron Averett and Jeff McCarty will get a checklist sent to Mr. Ford & Matt Tippetts.

**CAPITAL PROJECTS:** Council Member Northcott had updated the capital projects list. She added a landfill weight scale, and water and sewer access kiosks.

**BUSINESS LICENSE RECIPROCATATION WITH DAGGETT COUNTY:** Brian Raymond came to the council to discuss the potential need to reciprocate business licenses with Daggett County to help ease the burden of cost for business owners. The research that Mr. Raymond had done showed that the county would have a bigger loss in revenue than the town. Council Member Northcott asked who would receive the revenue for a business that is not located within the town or county. Mr. Raymond said that the details have not been completely figured out at this time but wanted to know if the town would be interested.

**TOWN OF MANILA PUBLIC HEARING & REGULAR COUNCIL MEETING  
MANILA MEETING ROOM 145 E HWY 43  
MARCH 11, 2021 AT 5:30 PM-RECORDER ERROR**

There was discussion of a possible one-stop-shop at the county level and dividing up the revenue. Mayor Coombs said that he and the council would consider shared revenue. No action was taken.

**CCJR SPONSORSHIP:** Council Member Scott moved to approve \$200 for Cow Country Jr. Rodeo sponsorship. Council Member Northcott seconded the motion. All were in favor. The motion carried.

RESULT: APPROVED

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

**GUN RANGE CLEAN UP & POSSIBLE EXPANSION:** Mayor Coombs told the council that the Shooting Range Committee is interested in buying additional property from SITLA (School and Institutional Trust Lands Administration) to change the way the shooting areas are set up. Mayor Coombs was asked if the town would consider using their equipment to help build some dirt berms. Mayor Coombs said after further investigation he found that it would be a lot of work and did not think it was a good idea to use the town's equipment for this project. Mayor Coombs stated that the shooting range needs donations to help make it more of an attractive location.

**UTILITY EASEMENT IN WASHAM, WY LETTER:** Mayor Coombs explained that there are a couple of lots in the Washam Creek Circle Subdivision that the owners want to combine, but there is a utility easement that runs down the middle of the two lots. The town was asked to waive and/or vacate the utility easement. Mayor Coombs had spoken with Gene Legerski, Sweet Water County Public Works Director, and it was explained that since the Town of Manila serves this area water; they wanted to make sure that the town and other utility businesses would not ever need to use this particular easement. Mayor Coombs and Jerry Muir the Town of Manila's Public Works Director researched the area, and it was decided that the town would not need that easement in the future. Council Member Rylander moved to approve the waiver and/or vacation of the easement. Council Member Scott 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:** Council Member/Fire Captain Scott said that the volunteer firefighters have started the red card certification process. They will have a field day for the red card certification on April 10<sup>th</sup>, 2021 and then finish the rest of the classes afterward. This makes the process a little backward, but it was the only date that everyone would be available. On March 23<sup>rd</sup>, 2021, the fire department will have a CPR class at the fire station.

**ADJOURNMENT:** Council Member Scott moved to adjourn the meeting. Council Member Northcott seconded the motion. All were in favor. The motion carried. Mayor Coombs adjourned the meeting at 7:31 P.M.

---

David G. Coombs, Mayor

---

Marlena Connor, Town Clerk