

**TOWN OF MANILA**  
**PLANNING AND ZONING PUBLIC HEARING AGENDA**  
**DATE: JANUARY 10<sup>TH</sup>, 2022**  
**TOWN OFFICE: 145 EAST HWY 43**  
**@ 5:30 P.M.**

**MEETING CALLED TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**PRESENT:** Scott Taylor, Randy Browning, Jason Knight, Brian Nelson, Christijan Draper, and Samantha Reitz

**EXCUSED:**

**GUESTS:** David Coombs, Brad Robbins, Rebecca Bennett, Thomas Winterton, Mike Hansen

**NEW BUSINESS:**

- Public Comment about the General Plan Draft – **Mike Hansen** began going over the General Plan. He said that he went through our old general plan, zoning ordinances, and current state code. He also had several surveys that he took feedback from. He said he had some really positive input. One of the public's main concerns were road maintenance, which he addressed. He stated that he feels like the public is ready to see the General Plan to be approved and adopted. **Mike** said that the document has not changed substantially in the last couple of months. Samantha Reitz had sent a list of concerns to be addressed. Those specific concerns were not addressed individually, but it was stated that they were addressed in the document. **Mike** then pulled up the new zoning maps and went over the issues concerning those. He described how the corridor would be used for commercial property as well as for medium density housing. **Mike** discussed how the general plan can help to gain grants and fundings that would correlate with the plan. He also addressed the implementation action steps. He made sure that The Town was not held to a time limit or backed into the corner. The housing chapter was written based off of state code and is also based off a population of 5,000. They are aware that that is not an accurate population for our area, but it was done as such in order to prepare for growth without having to change to many things in the plan. **Mike** also mentioned that the public seemed pleased with the village atmosphere. He mentioned that the General Plan is supposed to be a reference, a justification, and a living document. **Scott** asked where the transportation plan was located and he was directed to the right place. They discussed what that portion was for. **Thomas Winterton** took the floor. He is in Daggett County looking for growth and development prospects. He was really concerned about our housing situation. He said that developers and potential businesses are a little hesitant to come out this way because of our lack of affordable housing. His question/comment is about the concerning lack of housing, the high prices of land, and the limited area of frontage we have for potential businesses. He mentioned the need for growth. The need of duplexes and other types of multifamily housing. He asked if there was room for growth. He also asked if there were to be annexing into the town; where that might take place. **Randy** answered by stating that there have been talks about it between the town and the county, but it is not something that the Town can pursue. All the surrounding areas are privately owned. There have been talks about annexation from the East coming in potentially. **Thomas** mentioned that he was here on behalf of developers and he was here to assess developmental growth in order to give a recommendation. **Thomas** asked out right if we had any solutions for the multifamily housing issues. **Brian Nelson** stated that potentially using the smaller lots found at the Manila Bay

Subdivision might be a good location for them. The land parcels are smaller and cheaper than some of the other places around town. **Jason Knight** mentioned we could rezone existing areas within the town. **Randy** agreed and thought that the best idea would be to rezone 3 of our town blocks that have older trailers, nuisance lots, and are just otherwise more unattractive; than some of the newer areas in town. He thought that would make for a good place that could be rezoned to allow multi-residential homes to go in. If the developers would be willing to purchase the lots, demolish existing structures, and build new developments. **Thomas** said that distressed properties could be a solution. **Samantha** mentioned that ADU's are now being allowed by state code and could potentially help ease the burden for housing as well, seeing as how they can not be used as short-term rentals. **Thomas** said that could help and might be a good solution. **Mike Hansen** mentioned how the corridor was going to allow for both multi-family residence and commercial. **Thomas** mentioned that something to be careful of is residential encroachment on land that could be used for businesses. **Samantha** agreed stating that with the growth we are facing and with that area being the only frontage available for business it might be good to consider zoning that as Commercial only. There were no more public comments.

- Public Comment regarding Ordinance Changes and repeal
  - ~ Revision to Article XI, Section 1111 Coverage Regulations
  - ~ Repeal of Article V, Section 508 (1) Area of Accessory Buildings
  - ~ Revision to Article VI, Section 603, Subsections 4, 7, & 8 Building Inspector powers and duties.

**Jason Knight** led the discussion on this, beginning with the home and garage to go in concurrently. He stated he felt that the building inspector's ability to supervise and enforce the garages progress was being understated. He feels like this ordinance being changed to allow the garage to go up first would help our residents to be able to store their recreational toys in a manner that is more aesthetically pleasing. He also is in favor of people having more say in what they do with their property. **Brian Nelson** stated that doing so would bring us years backwards. He stated that the current ordinance was just enacted not that long ago to combat years of abuse of garages going up and not homes. **Randy** agreed, stating that 5<sup>th</sup> East was kind of a mess and he stated that he felt this was taking us back in the other direction. **Samantha** mentioned that there is potential of innocent intentions that can't come to fruition due to unexpected circumstances such as death, divorce, or bankruptcy. How could we enforce anything after the garage is up and then something happens, then what do we do? **Scott** stated that we need protections against people who have no intentions on building a house, once they have their garages up how do we know they're not just going to stop further work. **Samantha** mentioned that with out this ordinance being changed, but just because some citizens thought it had been; There have already been 2 instances where people were planning on building their garages, even though they didn't even have the materials for their homes. She didn't feel like this was projecting a good future of people respecting the ordinance. **Randy** stated, that was the fault of the home owners who did not follow the ordinance and that they should be fined. The Commission discussed this more amongst themselves about what could be put in the ordinance to make it more enforceable. **Thomas** took the floor and stated that with his experience as a contractor, He said that enforcement is the hardest part of what we are talking about. **Thomas** said that if attorneys are brought up the Town's usually back down. He recommended adding something to incentivizes people to finish to completion. **Randy** stated that more enforcement was definitely needed. **Mayor Coombs** took the floor and in regards to the garages going in

concurrently, he asked if having a bond to paid and a foundation to be laid first would help. It was decided that more information was needed from the attorney before continuing on. The focus then switched to the lot usage ordinance. The public did not take the floor. The Commission were all in agreement that they believed this was best for our property owners to have more buildable space.

- Public Comment on new subdivision ordinances.  
**Brad Robinson** took the floor and discussed what changes were made to the subdivision ordinances. He discussed the new process, new requirements, flow charts, phasing requirements, state requirements and agricultural requirements. This was really insightful. There were no comments from the public.
- Public Comment on placing a cap on Short Term Rentals. Various options were discussed about the best way to apply a cap. We could have done a straight number or we could set limits that wouldn't allow one STR to be with in a certain distance of another. The planning and zoning commission had a deep discussion about what would be the best way to proceed. We discussed how we don't want to limit people's ability to make money. We also don't want to further exacerbate the housing issue. **Thomas Winterton** spoke about some of the issues that are present when there are too many short-term rentals. After this discussion **Scott Taylor** asked if there was a motion to adjourn the public hearing. **Jason Knight** made a motion to adjourn and it was seconded by **Christijan Draper**. **The public hearing was adjourned.**

**TOWN OF MANILA  
PLANNING AND ZONING AGENDA  
DATE: JANUARY 10<sup>TH</sup>, 2022  
TOWN OFFICE: 145 EAST HWY 43  
IMMEDIATELY FOLLOWING PUBLIC HEARING**

**MEETING CALLED TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**PRESENT:** Scott Taylor, Randy Browning, Jason Knight, Brian Nelson, Christijan Draper, and Samantha Reitz

**EXCUSED:**

**GUESTS:** David Coombs

**MINUTES OF PREVIOUS MEETING:** December 6<sup>th</sup>, 2021; approved

**NEW BUSINESS:**

- General Plan Recommendation- Jason made a motion to table this approval until the commission has more time to view it together. Christijan seconded the motion. All were in favor and the recommendation was tabled.

<b>GENERAL PLAN RECOMMENDATION- TABLED- FURTHER REVIEW WAS NEEDED.</b>
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- Ordinance Change Recommendations
  - ~ Revision to Article XI, Section 1111 Coverage Regulations
  - ~ Repeal of Article V, Section 508 (1) Area of Accessory Buildings

This ordinance will change from allowing 25 percent of the rear yard, and 35 percent of the entire yard to be built upon. Now there will be a new standard of not more than 50 percent of the yard. Randy made a motion to approve that ordinance and send a recommendation to Town Council that would request their approval as well. The motion was seconded by Brian.

**ORDINANCE 01-12-2021 (A) RECOMMENDATION- APPROVED- ALL WERE IN FAVOR.**

~ Revision to Article VI, Section 603, Subsections 4, 7, & 8 Building Inspector's Powers & Duties. This ordinance recommendation was tabled to allow more research to be done as to what would be the best way to move forward. Jason made a motion to table the item. Brian seconded the motion. All were in favor and the motion carried.

**ORDINANCE 01-12-2021 (B) RECOMMENDATION – TABLED- CHANGES TO BE MADE**

- New Subdivision Ordinances / Approval Recommendation. The Commission all agreed that they liked the simplicity and thoroughness of this document. A motion was made by Jason to recommend approval to town council for this ordinance. Randy seconded this motion and it carried.

**NEW SUBDIVISION ORDINANCE RECCOMENDATION – APPROVED- ALL WERE IN FAVOR**

- Short Term Rental Cap Recommendations / Approval  
The commission decided that they needed to look into the number of properties that are located in town. More research on this issue will be done and a recommendation for a short-term rental cap will be made at the next P & Z meeting. Randy made a motion to table the item and Brian seconded the motion. All were in favor and the motion carried.

**SHORT-TERM RENTAL CAP RECOMMENDATION- TABLED- MORE INFORMATION NEEDED**

- Stacey Maxfield- Requesting a building permit for a dwelling with an attached garage for lot 1, 3Z Ranch 50 N subdivision. It was determined that his plot map needs more information. It was decided that this agenda item would be tabled. Christijan made a motion to table the item. The motion was seconded by Randy. All were in favor and the motion carried.

**BUILDING PERMIT FOR BARNDOMINIUM – TABLED- INCOMPLETE PLOT MAP & FILE**

**SCHEDULING THE NEXT MEETING AND ADJOURNMENT**

A work session was scheduled to start going over the general plan at 5:30 on February 7<sup>th</sup>, 2022. Followed immediately by the regular meeting. The meeting was adjourned at 7: 40.

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Scott Taylor

P & Z Chairman

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Samantha Reitz

P & Z Secretary