

TOWN OF MANILA
PLANNING AND ZONING WORK-SESSION AGENDA
DATE: JUNE 6TH, 2022
TOWN OFFICE: 145 EAST HWY 43
@ 5:30 P.M.

MEETING CALLED TO ORDER: 5:32 P.M.

PRESENT: Christijan Draper, Brian Nelson, Jason Kuhn, Marty Kennedy, Bill Rylander and Samantha Reitz

EXCUSED: none

GUESTS: none

NEW BUSINESS:

- ADU Ordinance Updates. ~ The Commission discussed some final aspects of the ADU Ordinances.
- Ordinance Book updates. ~ The Commission discussed what was going on with the new Planning and Zoning book, it is expected to be completed by September.
- Schedule training day in June. It was decided that July would be better.

TOWN OF MANILA
PLANNING AND ZONING AGENDA
DATE: JUNE 6TH, 2022
TOWN OFFICE: 145 EAST HWY 43
@ 6:00 P.M.

MEETING CALLED TO ORDER: 5:59

PLEDGE OF ALLEGIANCE:

PRESENT: Christijan Draper, Brian Nelson, Jason Kuhn, Marty Kennedy, Bill Rylander and Samantha Reitz

EXCUSED: none

GUESTS: Ivan & Patricia Madsen, Tawney Laveder, Rod Beckstead, Todd Madsen, Mark & Cathy Olsen, Mike Maguire.

MINUTES OF PREVIOUS MEETING: May 2ND, 2022 Approved

NEW BUSINESS:

- **Jared Pack** ~ Requesting a business license and a C.U.P for a STR at 90th East Ridge Drive. The Commission was surprised to see that all most all of the guests that were in attendance; were there in opposition of the short-term rental. The Commission did allow for the public to have a moment to voice their concerns. The home owners claim that it is not permitted in the CCR's of the subdivision. They were concerned with noise complaints, people partying and going onto other properties, people staying on the property in RVs, dogs not being on leashes and too much trash. The Commission listened to the concerns, but had to address the fact that the commission cannot interpret or enforce the CCR's of subdivisions as this is a private matter that needs to be addressed through the HOA. The residents were still understandably upset. As per town ordinance, the STR was acceptable and met all the requirements necessary to be approved. Special conditions were placed on the approval. The first condition is that the STR needs to comply with CCRs as well as the HOA rules. The second condition is that people shall not stay on the property in RVs, as those will need to be in a designated RV parks and not in residential subdivisions. Jason made a motion to approve the request with the conditions that were applied. Marty seconded the motion. All were in favor and it carried.

RESULT: APPROVED: BUSINESS LICENCSE FOR STR.

CONDITION 1: The STR must comply with all CCR's and HOA rules.

CONDITION 2: No one is allowed to stay on the property in an RV, as those need to be in a designated RV park.

Notice- *The P&Z Commission does not interpret or enforce CCR's or HOA issues, as those are private matters*

- **Ivan Madsen** ~ Requesting a building permit for a garage (amended plans) to be built at 40 E Glades way. The Commission reviewed the notes from Matt Tate and they agreed that the garage could be permitted to be 10 feet longer because it still fell with in the appropriate set backs and there was adequate coverage

left on this lot. Brian motioned to approve the request; The motion was seconded by Marty. All were in favor and the motion carried.

RESULT: APPROVED: BUILDING PERMIT FOR GARAGE

- **Mark Green** ~ Requesting a building permit for a garage to be built at 75 N & 1st E. – The Commission reviewed the plot map and decided that the setbacks and other requirements had been met and that there was no concern for granting approval. Jason made a motion to approve the request and it was seconded by Marty. All were in favor and the motion carried.

RESULT: APPROVED: BUILDING PERMIT FOR GARAGE

- **Don Raddon** ~ Requesting a building permit for a home to be built at 395 N & 6th E. - The Commission reviewed the plot map and decided that the setbacks and other requirements had been met and that there was no concern for granting approval. Jason made a motion to approve the request and it was seconded by Bill. All were in favor and the motion carried.

RESULT: APPROVED: BUILDING PERMIT FOR DWELLING

- **Steve Arnovick** ~ Requesting a Conditional use permit in order to have extra chickens in lieu of other animals, on his property located at 336 N & 5th E. – The Commission saw no reason why they could not grant approval for the chickens as they are common and favored with in town. Jason made a motion to approve the request and it was seconded by Brian. All were in favor and the motion carried.

RESULT: APPROVED: CONDITIONAL USE PERMIT FOR CHICKENS

- **Karen Teel** ~ Requesting a building permit for a garage to be built at 272 N & 5th E. The Commission moved to deny this request until the home was finished as per ordinance. Jason made the motion to deny the request and it was seconded by Bill. All were in favor and the motion carried.

RESULT: DENIED: BUILDING PERMIT FOR GARAGE

SCHEDULING THE NEXT MEETING AND ADJOURNMENT

Next meeting will be Monday, July 11th, 2022 at 5:30 p.m.

Meeting was adjourned at 6:36.

William Rylander
P & Z Vice Chairman

Samantha Reitz
P & Z Secretary