

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, November 29, 2023
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Jan Jonson, Larry Smith, Chevi Sutton, and Desiree Funk.

Commission Members Present via Zoom: None

Commission Members Absent: Dennis Nordfelt, Robbie Chaney, Stephen Cornelsen and Darren Glathar.

Staff Members Present: City Engineer Bryan Kimball, City Planner Megan Spurling, and Community Development Clerk Guadalupe Corona

Others Present: Jesse and Amy Chidester, Josh Peterson, Les Allen, Shaun Layton, and Jon Pugmire

Planning Commission Chair, Lisa Murray called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the November 8, 2023, Planning Commission meeting.

Planning Commission Member Jan Johnson moved to approve the minutes from November 8, 2023, with no changes. The motion was seconded by Planning Commission Member Larry Smith. All were in favor. The motion carried.

MEETING DATES FOR 2024

City Planner Megan Spurling states once approved the dates will be provided to the newspaper and posted on the Utah Public Notice Website. Meetings will be every 2nd and 4th Wednesdays of the month, with possible date changes noted for holidays. City Engineer Bryan Kimball informs the board the dates can be adjusted throughout the year with notice.

Planning Commission Member Chevi Sutton moved to approve the Meeting Dates for 2024. The motion was seconded by Planning Commission Member Jan Johnson. All were in favor. The motion carried.

ACTION ITEM

Chair Lisa Murray informs the public about a typo in the letter that was sent out regarding the next agenda item. She states the incorrect address of 746 North 50 East, she confirms the correct address where it is proposed to be built is 150 East 700 North.

Public meeting to make the recommendation to the Ephraim City Council regarding the Final Plat Approval for the Child Care at Ephraim Crossing. The applicant, Camino Verde group, is requesting the subdivision to divide portions of Assessor's Parcel S-6190 consisting of .56 acres and S-6188 consisting of 10.722 acres, into one (1) parcel consisting of 1.005 acres.

City Planner Megan Spurling states this is the second time it has come for approval, requested changes have been made. She states there is a concern with the road that comes to an end, there is a Questar parcel and there is a land transaction being worked on and be finalized as a condition of approval before zoning permits are issued. Ms. Spurling states the road access will either need to be adjusted or the transaction be complete. Mr. Kimball confirms the access road would come off Larsen Lane. He states the Questar's empty parcel was originally going to be a possible/future pressure station. Questar has decided they have offered a land swap to find a better location and the plat will not be recorded until the land swap is completed.

City Engineer Bryan Kimball states the road on the concept is not completed yet, they have proposed completing the road to Larsen Lane and using it as their access. Eventually it will tie into the future Ephraim Crossing Road. Desiree Funk brings up a concern of the possible congestion at the drop-off zone in front of the daycare. Mr. Kimball explains the concern has not been discussed yet, however they confirm there is a covered drop-off area that should be enough. There is also a big parking lot off to the side and the roadway will be primarily for the daycare so hopefully traffic will not be too bad. He confirms what is being presented tonight for approval is the lot split and will take that concern into consideration. Chevi Sutton brings up a concern of the grid system and the road. Mr. Kimball states there are connecting points in the roads and points from the primary access that will connect to the future Ephraim Crossing Road, over by the future hospital and other future developments.

Mr. Jonson asks if Larsen Lane will continue connecting to Highway 89. Mr. Kimball states that access will eventually go away and be replaced at the request of UDOT as it has too many connections. Ms. Murray confirms what needs approval today is the land subdivision for the daycare.

Planning Commissioner Larry Smith made a motion to recommend to Ephraim City Council approves the applicant Camino Verde do their subdivision for parcel S-6190 consisting of 0.56 acres and S-6188 consisting of 10.722 acres into one parcel consisting of 1.005 acres with the conditions that the land swap with the City and Questar gas is approved, make technical changes to the plat, and roads identified with dedication before the final plat. approve the Child Care at Ephraim Crossing Preliminary Plat, in compliance with the staff report. Planning Commission Member Chevi Sutton seconded the motion. All were in favor. The motion carried.

Public meeting to make the recommendation to the Ephraim City Council regarding the approval of the Conditional Use Permit for Sunrise Village on 7th. The applicant is proposing to build a multi-family development on parcel S-64205, approximately, 150 E 700 N. The proposed development would have 5 12-plexes, each being two stories and consisting of approximately 140 bedrooms, total. Units will range between 1001-1355 square feet. The total height of the buildings will be approximately 30 feet.

City Planner Megan Spurling states the correct location is across from Shaun Layton's new homes. Approval tonight is for the concept, as site plans are submitted there may be some minimal changes made to the layout. As it sits right now access if from 700 North, density is good, and they meet the parking requirements. City Engineer Bryan Kimball states there was a similar concept brought before the board last year on the same parcel by a different applicant. He explains the access and parking for this new proposed project. The previously proposed project had 80 units, with a mixture of apartments, condos, and townhomes. This new project has reduced the number of units. They have discussed the future of 100 East, water, sewer, and access close to the corner. He states they feel comfortable recommending this project, they agree with the number of units, parking, landscaping, and may just move some pieces around. Ms. Murray asks about the layout of the units. He states it is six over six and they're all 2-3 bedrooms, all ADA adaptable. He states they will have community amenities added as they are working on it right now. The concern of increased traffic on that turn onto Highway 89. Mr. Kimball states it has been brought up to UDOT as a concern and they have done a traffic study, and it does not meet the warrants required as per the previous study a year ago. With all the new developments coming into the area, it may not be long before the warrants are met. Mr. Kimball states the frontage will be required to be improved, just as the Layton development was required. Josh Peterson, an adjoining property owner is present. He owns property to the West of this proposed development; he intends to develop his land and does not want to have to pay for all the curb and gutter. Josh Peterson states he will be splitting his property, he'll be making two types of buildings, a big commercial building for his property and either apartments, townhomes, or storage units. Depending on the need of the community. Neighboring property owner Shaun Layton is present and states he had to give 66' frontage and completed curb and gutter himself. Discussion is held regarding the future of 100 East, that everybody completes their side of curb and gutter, put a bond in place for completion. Bryan Kimball asks Mr. Peterson if they may set up a meeting to go over his future development plans, address any questions and concerns. Ms. Murray asks if only the concept of the proposed project needs to be approved tonight. It is stated maintaining the grid is a concern. Discussion is held in regard to neighboring property and concerns with future roads.

Planning Commissioner Chevi Sutton made a motion to recommend to Ephraim City Council approves the concept for Sunrise Village on 7th with the conditions of approval as listed in the staff report with emphasis on #3 & #4. Planning Commission Member Larry Smith seconded the motion. All were in favor. The motion carried.

DISCUSSION ITEM

Dark Sky Presentation by Dr. Jon Pugmire

Dr. Pugmire is present and provides a handout on light pollution. He explains several types of light pollution and how to be more dark sky friendly within the city. He states there are several modes of light pollution: sky glow, glare, residence lighting, light trespass, and signs. He states there are Dark Sky Parks in our state, he mentions there are Health issues that arise from light pollution, affects wildlife, body rhythms, and our economy. He states there are some changes we can make from buying Dark Sky products and lighting on new developments. Discussion is held regarding a possible Dark Sky code and changes that could be made to be a Dark Sky City.

PLANNER'S REPORT

City Planner Megan Spurling informs the commission that the meeting on December 27th, 2023, will be cancelled due to the holiday. Arby's is now opened, Hotel is moving forward, New Rec Director Jordan Howe started Monday and we're very impressed with him so far. He is determined to continue the torch that Michael started. Kenny Hardy's buildings have a new nail salon. A new courthouse building is being built where Wildflower Floral was located previously and they will be moving to Ephraim, where Rustik Sage was located. Antonio Jimenez was granted occupancy on the middle row of homes in the old trailer court. Antonio does a good job and the homes are very nice.

ADJOURNMENT

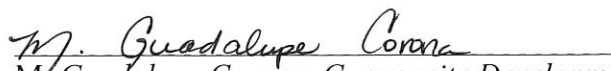
Planning Commission Member Larry Smith moved to adjourn the meeting. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

Minutes approved on: Dec. 13, 2023



Lisa Murray, Chair

Attest:



M. Guadalupe Corona, Community Development Clerk