

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, February 14, 2024
6:00 PM**

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

Commission Members Present via Zoom: None

Commission Members Absent: Darren Glathar

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

Others Present: Carol Carver

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 January 10, 2024, Planning Commission meeting.

Planning Commission Member Larry Smith moved to approve the corrected minutes from January 10, 2024, with a minor change. The motion was seconded by Planning Commission Member Stephen Cornelsen. All were in favor. The motion carried.

ACTION ITEM

OPMA Training- Ephraim City Recorder Candice Maudsley presents the yearly training of The Open and Public Meeting Act and provides a handout with a summary of Key Provisions. Board Members Larry Smith asks if this body will ever need to have the necessity for a “closed/executive session”. Candice Maudsley states not generally, however there was a reason there are separate rules and guidelines that would need to be followed. Bryan Kimball confirms they have never in 20 years had the need to go into a closed/executive session.

The applicant is proposing to build an attached accessory building on the north portion of parcel S-815x10, 720 S 100 E. The proposed structure would measure 30’ x 44’. The plans call for a one-story structure with 1,320 square feet total and the dwelling portion being 315 square feet. The applicant will also be adding a deck to match the existing deck.

City Planner Megan Spurling explained that this comes before the board since it is a conditional use permit and is in the low-density zone. She may have an accessory dwelling with some conditions for approval, such as: the apartment may be occupied by one family of related persons or not more than two un-related persons, a

minimum of two off street parking spaces must be provided for the primary residence as well as the apartment, and the use of the accessory apartment should be conditional upon the primary residence being owner occupied. If Ms. Carver were to move out and wanted to rent both the primary residence and the accessory apartment, it would not be allowed within our code. Our code states dwellings may not be less than 750 sq. feet, however it may be considered and approved by the Land Use Authority Board. Megan Spurling states this item meets all the other requirements regarding landscaping, curb, water, sidewalk, and fencing that is typically asked for already exists and meets the requirements.

Carol Carver states she has lived in Ephraim since 1998, she recently has had a son move back home and will be the one occupying the accessory apartment since she will need to provide care for him. She states they will make a three-car garage to the home as well as extending their existing deck alongside the house.

Lisa Murray confirms if the home was to ever be sold the new owners would be able to use it as an accessory apartment as well with the same conditions. Carol Carver states the utilities will be connected from the main house and on the same meters.

Desiree Funk asks if this item requires the neighbors to be notified, Megan Spurling confirms notice was sent to the neighbors on February 2, 2024, and she has not received any opposition or concern. Chevi Sutton asks if the conditional use permit is grandfathered in for any new owner? Bryan Kimball states the conditional use permit does move with the land and this will be a legal accessory apartment if conditions are met.

Stephen Cornelsen asks if a storage area is included in the apartment due to the square footage. The main house is considered the first unit, and her accessory apartment would need to be 650 sq. feet. It is stated the adjoining property zones are RA and R1. Desiree Funk asks if there have been storage issues, such as expanding out into the yards when smaller units are approved. Bryan Kimball states they have not had any issues with it previously.

Planning Commissioner Chevi Sutton made a motion to recommend approval to the Ephraim City Council for a Conditional Use Permit for an attached accessory building on the North portion of parcel S-815X10 on 720 South and 100 East in recommendations with the conditions applied. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

City Planner Megan Spurling states Robbie Chaney and Dennis Nordfelt have resigned due to other duties. Jan and Lisa are informed they are coming up to the end of their term with the Planning Commission Board in May 2024. They are welcome and encouraged to continue to serve on the Planning Commission Board. Megan Spurling mentions the board member's dates are staggered, so not members are replaced all at once. She has received the application for the zoning permit for the hotel and work is ongoing at the hotel site, and road base must be put in before proceeding. She has sent and will continue to send a community update monthly to board members. The Conditional Use Permit that was approved a few months ago for the 5-12 plexes has submitted their zoning permit and in the review process. Bryan Kimball informs the board he has had a conversation with Josh Peterson regarding the future development of his property for a commercial building and maybe some apartments with a possible private lane. Bryan Kimball states discussions have been held in regard to utilities and impact fees, however as high as fees are it has not slowed down the growth. Megan states the Manti Temple Open House is upcoming and the Ephraim City business owners have been notified of the high amount of increased foot traffic. The business owners have been notified just in case they need to increase their inventory or be prepared. Megan informs the board she continues to receive at least five calls a day asking questions about developing.

Bryan informs the board that they are still moving forward with the daycare and the future hospital. They have had meetings with UDOT to request access.

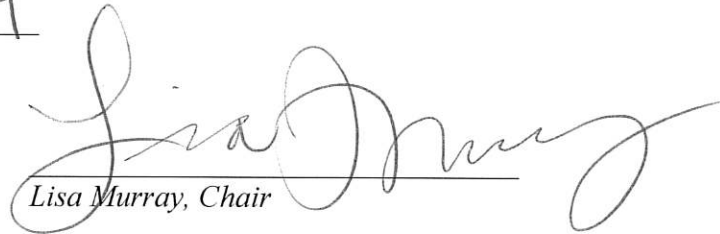
Megan states Antonio Jimenez does quality work and did a great job with the new units, there is just some landscaping that needs to be completed.

Larry Smith suggests we draft a Dark Sky Ordinance and discuss it during the next agenda.

ADJOURNMENT

Planning Commission Member Jan Jonson moved to adjourn the meeting at 6:55 pm. Planning Commission Member Desiree Funk seconded the motion. The motion carried.

Minutes approved on: 3/13/24



Lisa Murray, Chair



M. Guadalupe Corona, Community Development Clerk

