

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, May 22, 2024
6:00 PM**

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

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:

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 April 10, 2024, Planning Commission meeting.

Planning Commission Member Carol Jacobson moved to approve the corrected minutes from April 10, 2024, with the said changes. The motion was seconded by Planning Commission Member Chevi Sutton. All were in favor. The motion carried.

Minutes from April 24, 2024, will be tabled.

ACTION ITEM

Discussion on Dark Sky Ordinance- Megan informs she spoke with Daniel the City Attorney, and he recommends this only be put in place for commercial use at the time as the enforceability may not be able to be done on residential. The review of the draft begins with definitions and purpose of intent. Carol and Stephen expressed concern of the incoming temple; will it be required to follow this ordinance? Megan states their plans were approved 2 years ago and will be grandfathered in. She stated Bryan did speak with them and they agreed to accommodate as much as possible with the code. Megan states that since the Manti Temple has re-opened, their lighting is not as bright. Discussion is held regarding the encouraged, shielded and downward light fixtures and re-wording the requirements. Jan states some use lighting as a deterrent on their homes and property. Bryan states the new homes have eave lights which help with the light pollution and light up the house. Commercial lighting requirements would have some exceptions and suggested changes are made by the board, examples are the movie theatre and Utah Heritage Credit Union. Bryan asks if street and parking lot lighting is included in the proposed ordinance? Megan states it currently does exist and will make sure to specify it a little more. Discussion is held regarding using controls for targeted lighting. Larry and Lisa agree the proposed ordinance is very straight forward and easy to understand. He asks if an agreement about dark sky education may be included. Larry Smith states that Astro Tourism is highly sought, and the college is willing to help with the education factor, including Star Parties that the Snow College Astronomy department

sponsor. Lisa asks if that is part of the requirements to receive the Dark Sky Compliance City certified. Larry states it would be good for the City and Snow College to be certified. Chevi asks if we do not go for the designation, will we still be eligible for the NASA Grant. Larry states Snow College has already received the NASA grant and Dr. Pugmire administers it. Steve asks if building permit applicants received a packet when applying, maybe including a partial page on dark sky education. Bryan confirms they do receive a checklist and it may be included. Larry invites the board to the Snow College Planetarium for a dark sky show. Discussion is complete and suggested changes will be made to the proposed ordinance. Larry has asked if the city council has reviewed it, Megan states the ordinance will be drafted and then brought before the planning commission board for approval. It will then be presented to the City Council, once approved it will be put in the code.

Megan asks what the main concerns are regarding short term rentals for the board members. Larry stated it was a hot topic at the Summit in Richfield, Lisa stated short-term rentals were not very well liked. They were informed that anything needing to be done must be supported by the ordinance. Megan informs the board there are requirements for fire inspections, business licensing, and more regulations to follow for a short-term rental in Ephraim City. It is stated as a concern with short-term rentals, that there was no housing for move in residents to rent or buy. Megan states for a rental it must be not more than four unrelated people or one family in a single-family home. Bryan states it depends on the zone the home is in, as if there may be more students or renters. Discussion is held regarding complaints received and enforcement for short-term rentals. Megan states it is required to have sufficient parking for all tenants, complaints and citations would be received and sent to the property owner. She informs the board members, people rent their homes usually if they can't or aren't being sold. Megan states we currently do not have an ordinance in place, and the state code is referenced. A draft will be written up for Ephraim City.

PLANNER'S REPORT

City Planner Megan Spurling states the Richfield Summit was attended by several and feels like it was good. Bryan asks the members their opinion on the classes attended and feedback on the summit. Chevi provides his feedback and was pleased with the information provided. Megan states the process for subdivision code are being changed by the state and must be in effect by December 31, 2024, and will no longer need to be approved by City Council. Mike Hansen has been hired to help with the change to the code.

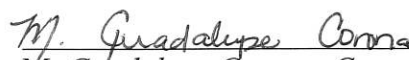
New businesses: Abundance is under new management and Roots 89 is now open and has an expanded kitchen under limited hours. Market Fresh Pharmacy is now next door to the golf simulator location and still working on their drive through. The hotel zoning permit has been issued and good to start, they do have people working. New business license applications and a few zoning permits for garages and sheds.

ADJOURNMENT

Planning Commission Member Larry Smith moved to adjourn the meeting at 7:23pm. Planning Commission Member Jan Jonson seconded the motion. The motion carried.

Minutes approved on: June 26, 2024


Lisa Murray, Chair


M. Guadalupe Corona, Community Development Clerk