

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, April 24, 2024
6:00 PM**

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

Commission Members Present via Zoom: None

Commission Members Absent: Stephen Cornelsen, Darren Glathar, and Carol Jacobson.

Staff Members Present: City Engineer Bryan Kimball, City Planner Megan Spurling, Power Director Cory Daniels, 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 Larry Smith moved to approve the corrected minutes from April 10, 2024, with changes regarding striking the HOA, add that the opposing parties not present during the meeting, and reword the motion of approval. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

ACTION ITEM

Discussion on Dark Sky Ordinance

Megan Spurling states the Cory Daniels, the Power Director, will be joining tonight to inform of the measures the city already has set in place to be more night sky friendly and available to answer questions. Megan states that lighting plans are currently not required for any development. Bryan Kimball states that larger projects and firms may sometimes submit a lighting plan within their building plans, most of the time it isn't received. Megan states the skate park was taken into consideration for lighting, they do ask commercial development signs to be directional or enter it in a condition of approval. A change in ordinance would need to be submitted and reviewed by staff. Megan reads the wording that is currently in the lighting city ordinance, any suggestions would need to be considered, later be noticed, and approved. Cory states they are going towards a 3000K for street lighting and have installed dark sky lighting within the city. Larry is excited to hear the city has started taking measures towards that change. Chevi expresses his concern regarding the height of the light poles as in the Springdale ordinance states their height is 14 feet high and the average semi is 13.5 feet high. He states the recreation lights would be 18 feet and within range to be hit by a flying baseball. Cory states the light poles in subdivisions are 14 feet maximum height and the wood poles are around approximately 18 feet. Walmart poles are around 30 feet in height. Desiree states her concern is with the low cost of the penalty fee of \$750.00, it doesn't seem very prohibitive. Megan states it would be listed in the conditions of approval, if they do not follow it, they will have to re-do plus the fine. Bryan states if the project is not completed as to what is asked, they will not provide the Certificate of Occupancy until they comply with the conditions. If things are changed after Certificate of Occupancy is received, at that point it will become a zoning enforcement issue. The violation would consist of a visit from the zoning code officer, given two weeks to correct, receive a citation, and go in

front of the judge. That is not a foolproof method. Megan states a local small business may be affected by that penalty fee, maybe coming up with an appropriate penalty fee according to square footage. Megan states businesses may be grandfathered in where they've been previously approved, and it does not seem it will be fair to give them 5 years to come into compliance. Megan asks if the lighting plan would be preferred for all types of developments, Lisa and Larry agree that some smaller individual home developments may not be required. Megan reads the proposed night sky ordinance to the board and asks for any changes or recommendations. Bryan states there is more information in our sign code. Desiree asks if the LDS Temple and the hospital have been approved, as their lighting will affect the night sky. Bryan and Lisa confirm the hospital has not been approved yet, the helicopter pad as at other hospitals will be well lit up. Larry compliments the city for the hard work and progress made and striving to do a little bit more. He states Snow College Astronomy Department is happy to participate in and sponsor educational events. Megan asks the board members to please let her know if they would like anything that hasn't been covered and looking forward to having a final draft.

PLANNER'S REPORT

City Planner Megan Spurling states there is a possibility that there will not be a meeting on May 8, 2024, as she has not received any applications.

Bryan states the APA Summit in Richfield, Tuesday, May 21, 2024, and invites all members to attend if possible.

New businesses: Megan states they are just missing a few items from the new clinic.

Jan asks if there are safeguards in our code set in place that the city imposes to protect neighbors on Airbnb's, from noise, parking, and complaints. Megan informs him that Airbnb's must get a business license, fire inspection, adequate parking, noise ordinance, 6' foot sight obscuring fence and owner is responsible for any complaints. Because of state law we are not allowed to prohibit them. Bryan states we are lucky to not have a huge influx of people here to cause trouble. The board is informed there have been about 10 business licenses issued for Airbnb's. The zone that the rental home is in is also considered.

Bryan states Cedar City has zones designated specifically for short term rentals; he states the allotted residents for that home depends on the zone. He states there are a lot of projects underway at the moment, including the well project and the sewer expansion.

ADJOURNMENT

Planning Commission Member Chevi Sutton moved to adjourn the meeting at 7:23pm. Planning Commission Member Desiree Funk seconded the motion. The motion carried.

Minutes approved on: June 26, 2024



Lisa Murray, Chair

M. Guadalupe Corona
M. Guadalupe Corona, Community Development Clerk