

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, March 27, 2024
6:00 PM**

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

Commission Members Present via Zoom: None

Commission Members Absent: Stephen Cornelsen and Darren Glathar

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

Others Present: Juaquin Jimenez, Jose Jimenez, Antonio Jimenez

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 March 13, 2024, Planning Commission meeting.

Planning Commission Member Larry Smith moved to approve the minutes from March 13, 2024. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

ACTION ITEM

The applicant is proposing to build a detached accessory building on the west portion of parcel S-452x3, 230 N. 150 W. The proposed structure would measure 35'x35'. The plans call for a one-story structure with 1,225 square feet.

City Planner Megan Spurling informs the board it is for Antonio Jimenez, he used to reside on this property. He would like to build a detached accessory dwelling. He confirmed the shed on the property will be coming down. Accessory dwellings are allowed in all zones; however, this one is detached, and it will need a conditional use permit. Conditions for approval of the apartment would be the standard. The apartment may be occupied by a family or related person or two unrelated, the minimal parking requirements, have a privacy fence, separate meters. The frontage, Ephraim City owns the small stretch in front of the driveway. Discussion has been held where it will not be extending to be a road, curb, gutter, and sidewalk will not be required.

Antonio Jimenez is present. He states he has maintained the property since he moved there. He states he will make the access a little wider from 20 feet to 26 feet to allow for fire access.

Brian Kimball states one corner piece was deeded to the city and three were not decades ago. It is now a private driveway and there is no need to make it a through road. He states the portion in front of Antonio's and his dad's house is in the city's name.

Megan Spurling specified where the city owns and where the road goes on the map. Antonio has completed the job and accommodated the fire hydrant to allow the fire hose to go through. Antonio confirmed he previously resided on this property and has not built a home at the North end of town and his brother-in-law will now reside in this home. In the future he hopes one of his children will keep the home. Megan confirms condition #1 & #3 will not apply for this item.

Planning Commissioner Carol Jacobsen made a motion to approve the proposal to build the detached accessory building measuring 35' x 35' on the East portion of parcel S-452x3 at 230 N 150 W to the Ephraim City Council following the R2 zone requirements and the conditions of approval by city staff. Planning Commission Member Larry Smith seconded the motion. All were in favor. The motion carried.

The applicant is proposing to build a detached accessory building on the west portion of parcel S-440, 136 W 200 N. The proposed structure would measure 35'x30'. The plans call for a one-story structure with 1,050 square feet.

Lisa Murphy asks if this other item has anything new other than the address. A new motion is needed with a different address. Megan Spurling confirms it is a similar proposed project for a detached accessory building just as Antonio's.

Planning Commissioner Desiree Funk made a motion to approve the proposal of building a detached accessory building on to the Ephraim City Council for the accessory building of 35'x30' on the West portion of Parcel S-440, 136 W. 200 N. in accordance with R2 zoning and staff conditions of approval. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

City Planner Megan Spurling states the increased traffic is due to the Manti Temple Open house and it will be consistent for a few more weeks. Restaurants and businesses were sent an email in anticipation of the increase of people. She confirms that UDOT has completed their study on 700 North and that area does not meet the warrants required for a streetlight. She states a roundabout has been suggested as it would help with lowering the speed limit and maybe planting some trees.

Bryan Kimball states we must meet traffic warrants and we currently do not. They look at 9 different scenarios, wait times, crashes, left turns but are getting close to being met. They recommended reducing the speed and that will probably be done as soon as we can meet with UDOT. It will be reduced to 35mph North of Walmart and coming into town. The phone call with UDOT suggested we consider a roundabout, it is proven with numbers that it will reduce speed, allow pedestrian crossing, decrease accidents by 90% as there is only one lane and not multiple lanes. Once we learn how to use it, it is very effective to have a roundabout. It was also proposed to Manti City by the high school, and it was not done, and he is not sure it will happen here. Larry Smith asks if it is known if there are any examples of roundabouts on Highway 89 in the state?

Brian states they've pointed out about the area in Bryce Canyon on two highways where there is truck traffic, originally there was resistance from people and now they have adjusted to it. He states UDOT will be designed for the length and type of traffic and will be planned accordingly for our needs. He states the City Council has no say in putting in a light, it is only UDOT's decision.

Dark sky responses were received, and she will put a draft together and it may be presented in the 2nd meeting in April. She asks to please send any responses or suggestions that may help.

New businesses: Gunnison Valley Hospital has sent in the request for the clinic, Danish fields, Ephraim Crossing, Ben Gordon subdivision, Cory Poulsen for zoning for a single-family building.

On the next agenda we will have the 14-unit condo back from 2021 between Layton Autobody and the Liquor Store. One condition was they must maintain 50% of the units, the new buyer would like to amend the conditions. A lot of the surrounding business owners were not very pleased and both Planning Commission and City Council had split vote.


Brian states the biggest comment was that the area was a business park, they were not in favor of little children around the area. He states there is nothing in writing restricting that from being done, the zone is C2. How do we mitigate harmful impacts?

Lisa Murray states the board was split on the decision as to whether the condo's fit in the use of the area with a liquor store, an impound yard and townhomes.

ADJOURNMENT

Planning Commission Member Larry Smith moved to adjourn the meeting at 7:00 pm. Planning Commission Member Chevi Sutton seconded the motion. The motion carried.

Minutes approved on: April 10, 2024



Lisa Murray, Chair



M. Guadalupe Corona, Community Development Clerk

