

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY APRIL 19, 2023
6:00 PM**

Commission Members Present: Commission Chair Lisa Murray, Dennis Nordfelt, Robbie Chaney and Stephen Cornelsen

Commission Members Present via Zoom: None

Commission Members Absent: Darren Glathar, Jane Mathisen, Craig Rasmussen and Jan Jonson

Staff Members Present: Planning and Zoning Administrator Sean Lewis, Community Development Clerk Megan Spurling, Recreation Director Michael Patton

Others Present: Ben Gordon, Clayton Holbrook, Brant Stevens and Morgan Stevens

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 15, 2023, Planning Commission meeting.

Planning Commission Member Dennis Nordfelt moved to approve the minutes from March 15, 2023. The motion was seconded by Planning Commission Member Stephen Cornelsen. All were in favor. The motion carried.

The Commission reviewed the minutes of the March 22, 2023, Planning Commission meeting.

Planning Commission Member Robbie Chaney moved to approve the minutes from March 22, 2023. The motion was seconded by Planning Commission Member Stephen Cornelsen. All were in favor. The motion carried.

WORK ITEM

ACTION ITEMS

Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Lot Split at 477 Ephraim Canyon Road, Ephraim, UT 84627. Brant and Morgan Stevens Applicant. – Sean Lewis, AICP, Planning and Zoning Administrator.

The applicants are splitting off a ½ acre piece to build their home. Mr. Lewis explained the conditions of approval as found in the staff report. Mr. Lewis also explained what is meant by extending the block system.

Planning Commission Member Dennis Nordfelt moved to recommend to Ephraim City Council a proposed Lot Split at 477 Ephraim Canyon Road, Ephraim, UT 84627, with the following conditions; the proposed lot split will be null and void if the City Council votes to not extend the block system as requested by Staff and the Planning Commission and the applicant shall install curb, gutter, and sidewalk before June 1, 2024 if the City infrastructure project is not completed as planned by December 1, 2023. Planning Commission Member Robbie Cornelsen the motion. All were in favor. The motion carried.

Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Final Plat for Phase II of the Country Dream Estates Subdivision located at approximately 1000 E. 1120 S., Ephraim. The applicant, Ben Gordon, is requesting the subdivision to divide portions of Assessor's Parcels S-6248x6 and S-6256x1, consisting of a total of 6.73 acres, into sixteen (16) separate properties each measuring between 0.32 acres and 0.36 acres. Ben Gordon Applicant. – Sean Lewis, AICP, Planning and Zoning Administrator.

Mr. Gordon submitted a subdivision plat. Mr. Lewis presented the application. Staff has no issues with the application, other than the secondary access on Red Knoll Lane needs to be improved for fire access. This would need to be improved before any certificate of occupancy and building permits can be issued. Mr. Lewis explained what is needed for secondary access. Mr. Gordon explained the future plans for more homes and the secondary access.

Planning Commission Member Robbie Chaney moved to recommend to Ephraim City Council a Final Plat for Phase II of the Country Dream Estates Subdivision located at approximately 1000 E. 1120 S., Ephraim with the following conditions; if the proposed secondary access utilizing the existing easements are not able to be improved to Ephraim County Road to meet minimum fire access standards, then an alternate secondary access shall be provided prior to issuance of any building permits within the proposed Plat B area and Staff and the applicant may make minor technical edits to the final plat prior to recordation.

Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.

Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Preliminary Plat for the proposed Ephraim Flats Subdivision located at approximately 250 S. 300 W., Ephraim. The applicant, Clayton Holbrook, representing Muddy Boys, is requesting the subdivision to divide portions of Assessor's Parcels S-776 and S-776x1, consisting of a total of 6.34 acres, into nineteen (19) separate properties each with 2-3 building sites measuring between 0.22 acres and 0.31 acres. Clayton Holbrook, representing Muddy Boys Applicant. – Sean Lewis AICP, Planning and Zoning Administrator.

A portion of this property was rezoned a couple of months ago. Mr. Lewis explained the proposed development. Mr. Lewis also went over the conditions of approval that city staff is recommending.

Mr. Holbrook explained that they have now purchased the property from Mr. Stevenson to help with road development. The city has addressed the secondary access for consistency amongst all applications. These will be market-rate homes and it has not been decided if these homes will be rent or sold.

Becky Welch lives on 400 West and asked questions about the width of the road and where it lies in relation to the plat. Mr. Lewis explained the road dedication requirements.

Planning Commission Member Stephen Cornelsen moved to recommend to Ephraim City Council a Preliminary Plat for the proposed Ephraim Flats Subdivision located at approximately 250 S. 300 W., Ephraim with the following condition; The applicant shall work with surrounding property owners and Ephraim City to ensure that areas outside of the applicant's frontage that may need to be graded or brought up to minimum standards are addressed prior to occupancy of any structures within the proposed subdivision. Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

There was a brief discussion on the training meeting that the Planning Commission had in March.

Mr. Lewis explained the recommendations and conditions on the staff report and using those when making a motion.

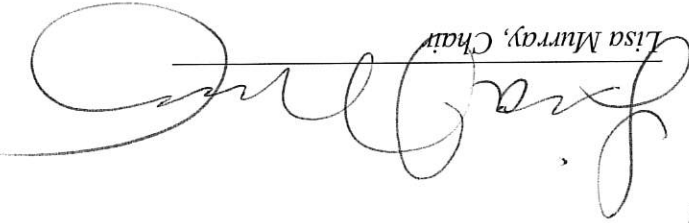
There is an application for a preschool/daycare. That will appear on the next scheduled meeting for discussion and possible recommendation. There will also be discussion regarding the use chart.

Planning Commission Robbie Chaney moved to adjourn the meeting at 7:09 pm. Planning Commission Member Dennis Nordflot, seconded the motion. All were in favor. The motion carried. Stephen

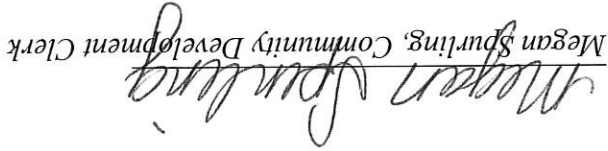
ADJOURNMENT

The annexation is moving forward, and zoning will be discussed in a future meeting. There was a report on several of the developments that are now moving forward. Mr. Lewis also briefly reported on the flood mitigation meeting that was held a couple of weeks ago.

Minutes approved on: 4/20/23


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk