

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
August 8, 2018**

Commission Members Present: Planning Commission Chair, Lisa Murray
Planning Commission Members Stephen Cornelsen, Darrin Glather, Larry Griffeth, and Craig Rasmussen

Staff Members Present: City Planner Bryan Kimball

Others Present: Robbie Layton

Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The minutes were pending.

REQUEST FOR HEIGHT WAIVER FOR A FENCE AT 421 SOUTH 50 EAST, TO BE USED AS A STATE OF UTAH IMPOUND YARD

Robbie Layton; owner of Layton Autobody, is requesting a fence height waiver, in order to contract with the State to run a State impound yard, and meet their fencing requirements of a six-foot site-obscuring fence. Robbie is also asking permission to take the fence to his property line, up to the curb and gutter. Planning Commission members have the ability to make a setback exemption, within the guidelines of City Code.

Robbie feels a site-obscuring fence will enhance his business, and help clean up the exterior of his building. Planning Commission members asked Planner Kimball if an impound yard was permitted in the zone the business was in. Robbie's business is located in the C-2 zone, and an impound yard is incidental to a car repair shop; and is therefore a permitted use. Typically, fencing is required for a car repair shop, so installing a fence would help bring Robbie's business into compliance. Although front fence requirements are limited to three to four feet, City Code allows property owners, on a corner lot, to decide the front and side of their building, so Robbie could decide where the front of his building is, and meet the fencing requirements accordingly.

Planning Commission members discussed leaving room for a future sidewalk, rather than allowing Robbie to place the fence all the way to the curb. Robbie said, according to County records, the road itself does show as having an owner. Should he be required to leave room for a sidewalk, the neighboring businesses should also have to do so. Planner Kimball said although the road shows no owner, the city maintains the road, and it falls under a prescriptive easement by use.

Robbie told Commission members, should a sidewalk ever need to be installed, he would be willing to move the fence at his own expense. Planning Commission members feel this situation

is a good fit for an exemption to allow a fence to be installed up to the property line, as long as it does not encroach into the site-triangle or nearby driveway, causing a safety hazard.

PLANNING COMMISSION MEMBER STEPHEN CORNELSEN MOVED TO RECOMMEND TO THE CITY COUNCIL ROBBIE LAYTON, OWNER OF LAYTON AUTOBODY, BE ABLE TO INSTALL A SIX FOOT SITE-OBSCURING FENCE UP TO HIS PROPERTY LINE WITH THE FOLLOWING STIPULATIONS; 1) A 10' X 10' SITE TRIANGLE BE PRESERVED ON THE SOUTHWEST CORNER OF THE PROPERTY, 2) A DEVELOPMENT AGREEMENT BE PUT TOGETHER, AND RECORDED AGAINST THE PROPERTY, STIPULATING IF A SIDEWALK IS EVER NEEDED THE OWNER AGREES TO MOVE THE FENCE BACK AT HIS OWN EXPENSE. CRAIG RASMUSSEN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Planner Kimball will forward the recommendation on to the City Council at their next meeting.

PLANNERS REPORT

Planner Kimball explained the paving of Canyon Road is being held up, due to a lawsuit filed by one of the bidders claiming it was an unfair bidding process.

The test well is running and everything looks good. Water samples will be obtained once the well is cleaned of debris, and the water has settled. The well has been running at 700 gallons a minute.

The Tunnel project hit a setback when the sub-contractor decided to pull out prior to finishing the job. The contractor is currently working to find a replacement. Concrete still needs to be poured, and the water pipe hung from the roof of culvert.

The City is still in need of more housing, to include single family, low income starter homes, and multi-family housing. A few contractors, previously approved for various multi-family housing projects, have backed out, and placed their property on the market, but prices are high.

The City recently hired Leah Romero to transition from City Treasurer to City Planner. Leah will be attending Planning Commission meetings as soon as the transition is complete.

ADJOURNMENT

STEPHEN CORNELSON MOVED TO CLOSE THE MEETING AT 7:30 PM. PLANNING COMMISSION MEMBER CRAIG RASMUSSEN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

The next meeting will be held the fourth Wednesday in September, 2018, to be held in the City Building.

Minutes approved on: _____

Lisa Murray, Chair

Attest:

Barbara T. Davies, PC Secretary