

MINUTES
PLANNING COMMISSION
EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JANUARY 9, 2019
6:00 PM

Board Members Present: Chair Lisa Murray, Larry Griffeth, Stephen Cornelsen

Board Members Excused: Darren Glather, Lemar Hanson, Rob Nielson, Dennis Nordfelt, Alma Lund, Craig Rasmussen

Staff Present: Community Development Director/City Engineer Bryan Kimball, City Planner Leah Romero

Others Appearing: Jan Jonson

CALL TO ORDER

The Ephraim Planning Commission convened on Wednesday, January 9, 2019, in the Ephraim City Hall Board Room. Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

III. STAFF MEMBER REPORT

Bryan Kimball, Community Development Director/City Engineer

The term limits of the Planning Commission were discussed. Limits have not been enforced as they should be. Some members are past their term and others have requested to be released. There needs to be a fully staffed board to ensure there is always a quorum present. A full board is eight members with two alternates.

Chair Lisa Murray, Stephen Cornelsen, and Larry Griffeth desire to stay on the Planning Commission. Lamar Hanson has requested to retire from the board after many years of service. Rob Nielson, Craig Rasmussen, Dennis Nordfelt and Alma Lund will be contacted regarding their membership. Suggestions were given for new members of the Planning Commission. Guest Jan Jonson stated that he would be willing to serve on the board. Existing members stated that it would be nice to have diversity of members; members from different parts of the City, more female members, etc.

The tunnel was not completed this year. The 10" water line is all that is remaining. Work was done into December to try and complete it. Negotiations are in the works to complete the project; the contractors have requested forty-one days to complete it.

The draft environmental assessment has been completed. Ephraim City has been awarded several grants and desires to complete as much work as possible on the water lines with the funds. There is still a lot of work to be done and requirements to be fulfilled before the work can start. Staff anticipates the new well to be done and in use by the end of May.

There were several breaks in the water lines this year. Part of the funding from the Corps of Engineers will be used to repair critical areas of the water system that need maintenance. Most of the work is directed towards making certain that there are measures in place to better deal with the type of situation Ephraim faced this past year with a broken main, broken well, and very low spring water at the same time.

Applications for projects have been submitted, they will be brought before the Planning Commission. Ben Gordon will have a conditional use application for a lot split. Plans are in the work for multi-family and student units located on Main Street where the old motel was torn down. Snow College is building a new athletic facility at the football stadium. An organic beef processing plant wants to come to town. Initial conversations sound like the business is proactive in addressing concerns that may be raised for this type of business. It would bring well-paying jobs to Ephraim. There is some concern over the water the business would use; the new well should cover the proposed usage as well as the business owner has stated that they would truck in water or purchase water rights to address the usage.

Ephraim is attractive to businesses because it is an opportunity zone and they will receive tax breaks and other incentives

ADJOURNMENT

There being no further business to come before the Planning Commission for consideration, meet was adjourned at 6:40 p.m.

The next regular Planning Commission meeting is scheduled to be held on January 23, 2019, starting at 6:00 p.m. in the Ephraim City board room.

MINUTES APPROVED:

Lisa Murray, Chair

Date

ATTEST:

Leah Romero, City Planner

Date