

MINUTES
PLANNING COMMISSION
EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 13, 2019
6:00 PM

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

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

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

Others Appearing:

CALL TO ORDER

The Ephraim Planning Commission convened on Wednesday, February 13, 2019, in the Ephraim City Hall Board Room. Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

I. APPROVAL OF MINUTES

A. APPROVAL OF AUGUST 8, 2018 MINUTES

The Board reviewed the minutes of the August 8, 2018 Planning Commission Meeting. Board Member Stephen Cornelsen pointed out that on the motion to approve the agenda item, the name of the board member making the motion was incorrect. As written, it was a combination of two different board member's names. Due to Board Member Dennis Nordfelt not being present at the meeting it was determined that if changed to the correct board member's name, Stephen Cornelsen, the minutes would be approved.

Board Member Larry Griffeth moved to approve the August 8, 2019 Planning Commission Minutes as presented with the change in name from Stephen Nordfelt to Stephen Cornelsen.

The motion was seconded by Board Member Stephen Cornelsen. The vote was unanimous. The motion carried.

B. APPROVAL OF OCTOBER 10, 2018 MINUTES

Board Member Stephen Cornelsen moved to approve the October 10, 2018 Planning Commission Minutes as presented. The motion was seconded by Board Member Larry Griffeth. The vote was unanimous. The motion carried.

II. BUSINESS

A. Lynn and Robin McAfee Conditional Use Permit Application – Basement rental located at 585 E Canyon Road.

The McAfee's applied to have a basement apartment in their home located at 585 E Canyon Road on 5 acres. The home is located in the RA Zone. Ephraim City Code allows for an accessory apartment in the RA zone as long as it is attached and the home is owner occupied. There must be a minimum of four parking spaces. The applicants meet these requirements. Staff recommends approval based on the conditions that the home remain owner occupied and the accessory apartment be occupied by one family or a max of two unrelated persons.

Discussion was had regarding what a City can regulate when it comes to accessory apartments i.e. business licensing, building code, fire inspections, etc. Recent State laws have lessened the regulation requirements on these types of dwellings, if they are owner occupied. Because the applicant meets all the requirements of Ephraim City code the application should be approved.

Board Member Jan Jonson moved to approve the Lynn and Robin McAfee CUP, the conditions of approval are that the home remains owner occupied and the accessory apartment be occupied by one family or a max of two unrelated persons. The motion was seconded by Board Member Stephen Cornelson. The vote was unanimous. The motion carried.

III. STAFF MEMBER REPORTS

Bryan Kimball, Community Development Director/City Engineer

Staff has been given preliminary drawings for a few projects, comments have been given but no further word has been heard.

Bids are coming in for the new well, drilling should start soon.

A Conditional Use Permit for the beef plant will be coming before the Planning Commission at the next meeting. It is a substantial application to consider and there may be opposition present at the meeting due to the type of business that will be conducted. Information will be sent out for the Planning Commission to review prior to the meeting. The Planning Commission needs to keep in mind the laws that must be followed regarding the approval of a Conditional Use Permit.

ADJOURNMENT

There being no further business to come before the Planning Commission for consideration, Board Member Larry Griffeth moved the Regular Planning Commission Meeting adjourn at 6:45 p.m. The motion was seconded by Board Member Stephen Cornelsen. The vote was unanimous. The motion carried.

The next regular Planning Commission meeting is scheduled to be held on February 27, 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