

MINUTES
PLANNING COMMISSION
EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
APRIL 10, 2019
6:00 PM

Board Members Present: Chair Lisa Murray, Larry Griffeth, Craig Rasmussen, Stephen Cornelsen, Alma Lund

Board Members Excused: Darren Glather, Jan Jonson, Rob Nielson, Dennis Nordfelt

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

Others Appearing: Jeremiah Blain

CALL TO ORDER

The Ephraim Planning Commission convened on Wednesday, April 10, 2019, in the Ephraim City Hall Board Room. Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

I. AGENDA

A. APPROVAL OF MINUTES

The Board reviewed the minutes of the February 13, 2019 Planning Commission Meeting.

Board Member Stephen Cornelsen moved to approve the February 13, 2019 Planning Commission Minutes as presented. The motion was seconded by Board Member Craig Rasmussen. The motion carried.

II. BUSINESS

A. CHAD OLSON REQUEST FOR COUNTY REZONE IN ANNEXATION BUFFER ZONE – SOUTH OF EPHRAIM, PARCELS #6276, 6309

Sanpete County received a request by Chad Olson via his representative Jeremiah Blain to rezone two parcels of land located within the Buffer Zone from RA1 and RA2 to BC (Business Commercial). Both parcels are located along Highway 89, south of Ephraim City.

Jeremiah Blain owns a billboard company and received authorization from Chad Olson to construct two billboards on his property, the parcels need to be rezoned to Business Commercial. Prior to final approval Sanpete County requires a signature and any input from Ephraim City as part of the rezone application when in the Buffer Zone.

In anticipation of future growth Ephraim has an annexation policy which shows an intent of annexing into the City greater than four miles south of Ephraim City. Ephraim City's General Plan shows commercial extending along Highway 89 which is in line with current zoning. Mr. Blain's request is in line with the intent of both of these policies.

City Engineer Bryan Kimball stated that Ephraim City code does allow for billboards, with size restrictions. Mr. Blain's billboard would be larger than allowed by the City. Sanpete County does not restrict on the size, if approved by the County the sign would be larger than Ephraim City would approve. If approved the sign would be grandfathered, should the property be annexed into Ephraim.

Board Member Steven Cornelsen moved to recommend to Sanpete County for approval, the change in zoning from RA1/RA2 to BC on Chad Olson's parcels #6276, 6309 located south of Ephraim City limits. The motion was seconded by Board Member Alma Lund. The motion carried.

III. STAFF MEMBER REPORTS

Bryan Kimball, Community Development Director/City Engineer

American Beef Processing, LLC officially withdrew their application due to some complications.

The drilling on the new well should be completed within a week's time. The plan is to blend the new well water with the existing well water in order to maintain low arsenic levels.

Interest has been expressed in bringing new subdivisions and businesses to Ephraim. No applications have been submitted. Some of the businesses would desire to go out to the new Industrial Zone in the SW area of Ephraim, it would require new infrastructure.

There have been some roadblocks with completion of the tunnel project. Staff is working through overcoming those roadblocks so that the tunnel can be completed.

Sanpete County will be paving a portion of Canyon Road over the summer.

ADJOURNMENT

There being no further business to come before the Planning Commission for consideration, Board Member Alma Lund moved the Regular Planning Commission Meeting adjourn at 6:46 p.m. The motion was seconded by Board Member Stephen Cornelsen. The motion carried.

The next regular Planning Commission meeting is scheduled to be held on April 24, 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