

**MINUTES**  
**PLANNING COMMISSION**  
EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**MAY 22, 2019**  
**6:00 PM**

**Board Members Present:** Larry Griffeth, Craig Rasmussen, Jan Jonson

**Board Members Excused:** Stephen Cornelsen, Darren Glather, Rob Nielson, Dennis Nordfelt, Alma Lund, Chair Lisa Murray

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

**Others Appearing:** Jeremiah Blain

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**CALL TO ORDER**

The Ephraim Planning Commission convened on Wednesday, May 22, 2019, in the Ephraim City Hall Board Room. Planning Commission Board Member Craig Rasmussen called the meeting to order at 6:00 p.m.

**I. BUSINESS**

**A. CHRISTIAN LEON WILLARDSSEN REQUEST FOR COUNTY REZONE IN ANNEXATION BUFFER ZONE FROM RA-1/RA-2 TO BC – NORTH OF EPHRAIM, PARCELS #5344, 5344X, 5341, 5342X**

Christian Leon Willardson requested a rezone via his representative Jeremiah Blain of property located north of Ephraim City limits in the Buffer Zone, from RA1 and RA2 to BC (Business Commercial). The rezone request meets with the Ephraim City General Plan as a Commercial Zone. Zoning the property located adjacent to Highway 89 as Commercial is the intent of Ephraim City.

Applicant is required to present the requested rezone to Ephraim City for any comment and a signature of approval as the property is located in the Buffer Zone.

The intent of the rezone is to place billboards on the property. In order to place a billboard Utah State and Sanpete County require that the property be zoned as Commercial.

Due to the inability to attend the Planning Commission meeting, Planning Commission Chair Lisa Murray and Board Member Stephen Cornelsen emailed an approval of the proposed rezone change. No official motion could be made because of a lack of a quorum.

***All board members present were in agreement to recommend to Sanpete County for approval, the change in zoning from RA1/RA2 to BC on Christian Leon Willardsen's parcels #5344, 5344x, 5341, and 5342x, located north of Ephraim City limits.***

## **II. STAFF MEMBER REPORTS**

### **Bryan Kimball, Community Development Director/City Engineer**

The drilling on the new well has been completed. The next step would be to test the capacity in order to size the pump.

Staff went to Salt Lake to request an extension of funding on the CIB (Community Impact Board) grant. There was a verbal agreement to extend the grant. The intent is to complete the tunnel by the end of the summer.

There is concern over flooding due to the high snow levels. Board Member Craig Rasmussen stated that he would be able to acquire around \$20,000 in emergency funding through his position with the Lion's Club if there is flooding that impacts 100 or more residents. The funding would cover equipment rentals, medical supplies, bottled water, etc. Measures have been taken by Ephraim City and Ephraim Irrigation Company to prepare for potential flooding.

Concern was also raised about potential landslides due to the moisture. Historically City water lines have been affected by landslides in the mountains. There are some subdivisions that could potentially lose water should that happen. There are plans in place to build the infrastructure to pump water to those subdivisions in the future should something like that occur.

## **ADJOURNMENT**

***There being no further business to come before the Planning Commission for consideration, Board Member Jan Jonson moved the Regular Planning Commission Meeting adjourn at 6:35 p.m. The motion was seconded by Board Member Larry Griffeth. The motion carried.***

The next regular Planning Commission meeting is scheduled to be held on June 12, 2019, starting at 6:00 p.m. in the Ephraim City board room.

**MINUTES APPROVED:**

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*Lisa Murray, Chair*

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*Date*

**ATTEST:**

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*Leah Romero, City Planner*

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*Date*