

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY APRIL 14, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Stephen Cornelsen

Commission Members Present via Zoom: Darren Glather

Commission Members Present via Phone: Craig Rasmussen

Commission Members Absent: Dennis Nordfelt, Jan Jonson

Staff Members Present: Community Development Director Bryan Kimball, City Planner Devan Fowles, Recorder Megan Spurling

Others Present: Wesley Thompson, Joseph Gallagher

Planning Commission Chair Lisa Murray called the meeting to order at 6:05 p.m.

Conditional Use Permit - Wesley Thompson – Review of a 6-unit multifamily development on property located at approximately 400 East 200 South in the R4 zone.

City Planner Devan Fowles addressed the Commission. The applicant is applying for a multifamily development and all multifamily is required to go through a conditional use permit. Devan referred to the map that was provided which shows 3 duplexes for a total of 6 units. The property is in the R4 zone, which is a high-density zone. He is well under the maximum number of units allowed. Part of the property is in the flood zone and there is a creek that runs through the west 1/3 of the property. The previous owners had the top 2/3, on the east side of the property, taken out of the flood zone. Any development that happens in the flood zone would have to get the proper flood channel approvals.

Community Development Director Bryan Kimball clarified the requirements for building in the flood zone. An updated map from FEMA was provided by the previous owner. Anything below the stream is still in a flood zone and above is out of the flood zone officially. Wesley Thompson's plan is to pipe the creek and allow that to reroute around the buildings. If it is done the staff feels comfortable. If any part of the creek is left open, a flood elevation certificate from an engineer or surveyor would be needed, which would state that what is being built is above the flood elevation. Any piping of the creek would need to match what comes through the road on 400 East.

Wesley Thompson addressed the Commission to explain his plans. He was not aware the west part is still in the flood zone. The plans on the west part are on hold for a couple reasons, one being building costs. Right now, only one unit would be built on the east side and it is out of the flood zone. A conditional use permit would still be needed. The plan is to rent it as a twin home or duplex. Originally the plan was to pipe everything, but those costs have also gone up. There is an engineer working on rerouting and landscaping it or piping it if the price goes down. The second phase, the west two pieces are not going to happen yet. Right now, the first twin home will be built and once rented, phase two would be considered. Each twin home is 4-bedroom, 3 bathrooms. Wesley talked to numerous people and saw a need for rentals to accommodate larger families. There will be a basement and one story.

Commissioner Steve Cornelsen asked if a conditional use permit is granted and only phase one is completed, will Wesley have to come back for another conditional use permit for phase two. Bryan clarified that staff is comfortable with approval being given for the first two units. It is difficult to give approval for the whole project when things are going to potentially change. It was suggested to move one of the buildings up so it would be out of the flood zone, but Wesley clarified he had originally planned to use that space for a driveway to exit on to 400 East and hoped to have 4 of the units share the same driveway. He is open to moving things around based on what an engineer says when the time comes to proceed.

Bryan reiterated the recommendation to grant a conditional user permit for the first phase and when things are more pinned down with how the second phase will proceed Wesley can come back to explain those plans. Wesley asked if the conditional use permit is for the ability to rent or the ability to build. It was explained that the conditional use permit was for the project and the property he is building now. Lisa stated it can be put in the condition the first building will be completed and then Wesley will come back later before the second phase is built, if the applicant is going to proceed with that. The applicant stated that phase two of the project would probably not happen for at least a year.

Bryan stated that part of meeting Staff recommendation would include a fence and other requirements for multifamily development. Staff and Commissioners discussed how a fence would be implemented where the whole project would not be completed at once. There are certain requirements for fencing and if phase 2 will be completed later that would leave fencing unfinished on the first phase. Improvements could be made on the one parcel which would include things like fencing and a sidewalk. Lisa said it made sense to just improve the part the applicant is working on right now, where it is two parcels. Steve commented that there may not be enough information. Lisa stated where Staff is giving their recommendations it should work. The applicant, Wesley Thompson, stated his plan is to fence the whole property and asked if there is a time frame it must be done in. Bryan said the fence is a condition of approval. By the time you take occupancy conditions of approval should be met. Wesley asked what type of fencing would need to be implemented. Bryan informed the applicant it needs to be 6-foot, sight obscuring, so a privacy fence where the sight is being blocked. Wesley provided the floor plans to show the Commissioners and Staff. There is a porch in front and a single car garage for each unit. The driveway will be poured wide enough for two vehicles. Further conversation was had about fencing and utilities. Bryan told the applicant to come in and plans could be made for both

of those things. Discussion was also had where the creek would be piped and how that would affect the location of the fence. These things would fall under Staff recommendation.

Planning Commission Member Steve Cornelsen moved to recommend the City Council approve Conditional Use Permit for phase one, the east most building consisting of two units, also conditioned with meeting Staff recommendation and City Codes Planning Commission Member Darren Glather seconded the motion. All were in favor. The motion carried.

The Estates at Ephraim Crossing Phase 2 Subdivision: Camino Verde Group – Review of The Estates at Ephraim Crossing phase 2 Subdivision, consisting of 14 lots at approximately 250 West 400 South.

Devan addressed the Commissioners and referred to the packet provided. This application was presented as 22 lots prior and was approved. The applicant has since revised their final plan to do 8 lots in phase one and 14 lots in phase 2, all consisting of the same footprint and plan as before. This will be a final approval from the Planning Commission if they choose to do so. The next meeting with the City Council would also be a final approval if they also choose to approve it. Lisa clarified that nothing in the initial plans have changed from the first approval. At first, 22 lots were noticed, reviewed, and approved but not recorded. Later, the applicant chose to scale the first phase back to only 8 of the 22 lots, which was noticed reviewed, approved, and then recorded. Now, we are simply approving the rest of the initial first phase, consisting of 14 lots.

Planning Commission Member Darren Glather moved to recommend the City Council approve The Estates at Ephraim Crossing Phase 2 Subdivision: Camino Verde Group – Review of The Estates at Ephraim Crossing phase 2 Subdivision, consisting of 14 lots at approximately 250 West 400 South. Planning Commission Member Steve Cornelsen seconded the motion. All were in favor. The motion carried

CANCELLED - Conditional Use Permit – Simon Properties LLC – Review of a 16-unit mixed use commercial/multifamily development on property located at approximately 58 East 450 North in the Business Park in the C2 zone.

PLANNER'S REPORT

Devan explained that there is a lot going on at the City right now. The date for the next meeting was discussed. This needs to be changed to accommodate the City Council as they had to move their meeting, due to a training they will be attending. It was decided the next meeting will be held Wednesday, March 28th at 5:00 pm. There are a lot of applications and proposals coming in right now and those will be outlined in a forthcoming email.

Bryan commented that everything was submitted to the state. There should be an operating permit for the new well very soon.

ADJOURNMENT

Planning Commission Member Craig Rasmussen moved to adjourn the meeting at 6:47 pm. Planning Commission Member Steve Cornelsen seconded the motion. All were in favor. The motion carried.

Minutes approved on: 4/29/21



Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk