

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY FEBRUARY 24, 2021
6:00 PM**

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

Commission Members Present via Zoom: Darren Glather

Commission Members Absent: Dennis Nordfelt and Craig Rasmussen

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

Others Present:

Planning Commission Chair Lisa Murray called the meeting to order at 6:07 p.m.

PUBLIC HEARING

Land Use Map Amendment: Advanced Properties – Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 700 North 155 East from Residential Agricultural Zone (RA) to General Commercial Zone (C2)

Devan addressed the commission. The main thing we look at when dealing with zone changes is if it falls into the general plan. Our general plan does have this property being rezoned up to a C2 in the future. The C2 zone is adjoining this property, the applicant is asking to extend the C2 zone over this property as well. There is quite a bit of commercial use in this area. This does fall within the general plan's future use.

Planning Commission Member Jan Johnson moved to recommend to close the Public Hearing. Planning Commission Member Steven Cornelsen seconded the motion. All were in favor. The motion carried.

BUSINESS

Land Use Map Amendment: Advanced Properties – Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 700 North 155 East from Residential Agricultural Zone (RA) to General Commercial Zone (C2)

No Comments.

Planning Commission Member Steve Cornelsen moved to recommend the City Council approve the Land Use Map Amendment: Advanced Properties – Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 700 North 155 East from Residential Agricultural Zone (RA) to General Commercial Zone (C2). Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried

General Plan Amendment: Paul Thompson – Petition to amend the Ephraim City General Plan on property located at approximately 550 West 800 South (Keisel Lane) from Industrial to Rural Residential/Agricultural (RR/A).

Devan addressed the commission. This was an item previously discussed and it was decided that more information from the airport board was needed. The airport board stated they did not have an issue as long they were outside the FAA buffer zone. If the applicant was within the buffer an aviation easement was requested so air craft could fly over that portion of the property.

Bryan explained this would be a height restriction for only the portion that might encroach. In this case it would not really affect anything on the property.

Troy Thompson referred to a power point presentation he prepared. The applicant said he addressed his concern about the noise level with Jeremy Hallows, former airport board chair, so he is not concerned about that. The southeast corner of the south lot is not within the 1000-foot flight path. The setbacks between buildings would push it further back. The applicant is willing to grant the aviation easement, even though no structures are in the flight path.

Lisa expressed that a big concern was the rezone created an island of zoning. In this industrial zone there would be just one residential area.

The applicant expressed they are trying to take land that isn't being used and make it useful. The applicant also expressed that this is not going to encroach on the ability to have an industrial park. It was expressed this is agricultural land and the applicant desires to keep using it as such and put houses on it as well. They would like to see the zoning changed so they can continue to improve the area. The applicant is willing to work together with Camino Verde to produce something that will benefit the city.

Paul Thompson spoke to the commission. This land has been in the applicant's family for years. The applicant's family would like to build more homes there but since the annexation and rezone it prohibits that. If the application to rezone is approved the applicant feels it would be a more productive use of the land. Paul spoke about the taxes they are paying and will potentially pay in the future on the land if homes are built. Paul expressed how he feels this will benefit the city. The applicant also spoke to the noise caused by aircraft at the airport. He expressed how the airport was there before homes were built and those purchasing or building on the land should know that there would be a certain amount of noise in the area. If his family were able to build homes on the land, they are aware of and would expect the noise that is created. Paul spoke about his family's long-standing relationship with the community. Paul also spoke about the city digging a trench on his property to access power for McDonald's when it was being built. His desire was to help the community. Within the last 10 days the applicant has sold adjoining property to Camino Verde.

Mike Ballard from Camino Verde expressed his appreciation for his dealings with the city. He also stated that Mr. Thompson has also been supportive. Mike also feels the applicant has been willing to be helpful and supportive to the community. Mike expressed his willingness to be cooperative and work something out with the city and Mr. Thompson. Mike stated Camino Verde will be supportive and will integrate the cities and the applicant's development into their overall planning.

In closing, the applicant feels that changing the zoning will be a far more productive use of the land for Ephraim.

Lisa Murray expressed her thanks to Mr. Thompson and his family for their lifelong commitment to Ephraim City. She also expressed her appreciation for the applicant addressing a lot of their prior concerns.

Steve Cornelsen stated that he and the rest of the planning commission are land owners here in Ephraim and expressed it is not their goal to dictate to people how to use their land. The purpose of zoning is to maintain a logical flow of similar types of land uses and to make provisions for future problems. Steve talked about how our airport is the only one in the county, it also has the smallest allowable buffer zone that the FAA allows. Steve also stated the airport needs to increase in size. Steve stated the commission wants to avoid making decisions today that make it impossible to have provisions for future growth. Having more industrial use than we need was in hopes to protect that area for future expanse of the airport.

Lisa explained that staff is open to the possibility to rezone the property as long as the property owner is aware of and agrees to the notion that the adjacent city property could become an industrial park with industrial uses. The property may be impacted if the airport expands or the airport buffer zone is adjusted in the future. The infrastructure will need to be addressed when the property develops.

The commission members talked about the ramifications of a rezone and what that will mean for the property owners and the surrounding land owners. Steve commented that if there is a future expansion of the airport and the runway, this property would likely be impacted, as well as future decisions of what could be done with the airport.

Devan stated one other item to consider and recommend to the City Council for review is possibly reviewing the industrial area and become more specific with the uses for that.

Bryan commented the future uses for the land are a consideration. As long as these things are understood the commission could go forward.

Planning Commission Member Steve Cornelsen moved to recommend the City Council approve a General Plan Amendment: Paul Thompson – Petition to amend the Ephraim City General Plan on property located at approximately 550 West 800 South (Keisel Lane) from Industrial to Rural Residential/Agricultural (RR/A). With the following recommendations to the City Council; one that they consider the airport may expand in the future and this property may be affected, two, that low density housing in an industrial zone would need a buffer zone between

them and a possible general plan modification. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Land Use Map Amendment: Paul Thompson - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 550 West 800 South (Keisel Lane) from Industrial (I) Zone to Residential Agricultural (RA) Zone.

No Comment.

Planning Commission Member Jan Johnson moved to recommend the City Council approve Land Use Map Amendment: Paul Thompson - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 550 West 800 South (Keisel Lane) from Industrial (I) Zone to Residential Agricultural (RA) Zone. With the understanding the City Council will be considering the potential impact of the airport as well as future industrial plans. Planning Commission Member Darren Glather seconded the motion. All were in favor. The motion carried

Conditional Use Permit: Joseph Withers – Conditional Use Permit for an attached accessory dwelling located at 992 East 960 So.

Devan explained the applicant would like to add a mother-in-law unit, this does require a conditional use permit. The applicant has submitted everything required. The plans do meet the development code and setbacks.

Joseph addressed the commission and stated this is for his mother-in-law. The applicant would like to build and have it ready for her in the next year or two. The dwelling will be about 850 square feet, attached to the existing home, but will not have an entry into the home.

Lisa explained the home must be owner occupied and meet setbacks. Steve asked about parking requirements, both Devan and Bryan confirmed there must be four parking spaces. The applicant does meet the parking requirements.

Planning Commission Member Jan Johnson moved to recommend the City Council approve Conditional Use Permit: Joseph Withers – Conditional Use Permit for an attached accessory dwelling located at 992 East 960 So. Planning Commission Member Steve Cornelsen seconded the motion. All were in favor. The motion carried.

Lot Split – Deborah Abbott – Preliminary review/approval for a proposed lot split at 179 East 200 North.

The applicant has called multiple times to make sure they were following the rules. Devan guided her to the ordinances. The survey was built according to those ordinances. Devan had one concern, on the west side of the property there are two lines, one is the surveyed property line and then the fence line. The applicant spoke with the adjoining property owner and they are ready to accept the fence line and not the survey line for the property. They are both going to have to do a quit claim deed to make sure the boundary lines are resolved.

There is a shared drive-way. Our code states that as long as it is a 16-foot driveway it can be shared for the center of the lot. The proposal is set up for one unit in the back. The applicant is in the R4 zone, but only intends to build one unit, even though the zone allows more. There were some concerns but as long as the applicant can meet the requirements we should approve.

Planning Commission Member Steve Cornelsen moved to recommend the City Council approve Lot Split – Deborah Abbott – Preliminary review/approval for a proposed lot split at 179 East 200 North. With the provision that the pending boundary line issue, be resolved. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried

PLANNER'S REPORT

Devan explained the things they are dealing with right now. He let the commission know that he will send them the report he sends to City Council about the things that are coming. It was also discussed that two alternates are needed for the Planning Commission. Some possibilities were discussed.

The commission further discussed the Thompson property. There are plans for the property next to it to be an industrial park. This will have to be acknowledged. Shaun talked about the Camino Verde property. They have been talking to the city and have exciting plans drawn up. Tomorrow is the groundbreaking at 12:30. Camino Verde is looking at future growth and what the city needs.

Farming will not affect the airport. Right now, the concern is meeting height requirements. Steve expressed that it would be helpful if the commission could have two maps, one of the current zoning and another of future zoning plans. It could then be referred to when applications come to them. This is available on the Ephraim City website and there will be some monitors provided in the future to be able to see this in future meetings. Devan went over the website and how to navigate to find the things the Planning Commission would like to see. Shaun also went over the zoning maps that are available on the website.

The rural community consultants are working with county right now to update their ordinances. A lot of the cities in Sanpete are planning on being involved. This would provide more ability to have a say in the buffer zones. Shaun explained this process and suggested the Planning Commission be involved in that.

The process of property being annexed was discussed. This usually happens when someone from the public requests it. Shaun looks forward to being able to work with the County on this.

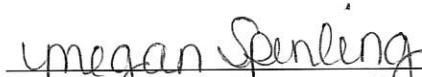
ADJOURNMENT

Planning Commission Member Jan Johnson moved to adjourn the meeting at 7:45 pm. Planning Commission Member Darren Glather seconded the motion. All were in favor. The motion carried.

Minutes approved on: 5/26/21


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk