

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, JANUARY 22, 2020
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Planning Commission members: Stephen Cornelsen, Darren Glather, and Jan Jonson.

Planning Members Absent: Larry Griffeth, Craig Rasmussen, and Dennis Nordfelt.

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

Others Present: Ben Gordon

Planning Commission Chair Lisa Murray conducted the meeting.

BEN GORDON - PROPOSED COUNTRY DREAM ESTATES SUBDIVISION - FINAL APPROVAL

Devan Fowles commented Staff recommends approval as long as Ben meets the conditions of P&Z and Ephraim City ordinances. Ben reported he spoke with Cory and Chad who watched and inspected the underground as it was installed. The only thing different from the plans is a lamppost that was originally drawn on a different location but had to be moved because of a fire hydrant on that corner which requires a 200' width around it. Lots are 1/3 acre with 125' frontages.

Bryan Kimball said the Board first reviewed the preliminary version of the subdivision two years ago and issued preliminary approval at that time. Infrastructure was still needed, but that has been done. Ben is not seeking final approval. Still needed are a final mylar and provisions for a financial guarantee. Utilities, drainage, curb and sidewalks in have all been completed. Bryan will assign final addresses. Primary and secondary access requirements have been met. Bryan reiterated that approval is recommended contingent on Staff recommendations.

Planning commission member Steve Cornelsen moved to approve Ben Gordon's proposed Country Dream Estates Subdivision contingent on final Staff recommendations and compliance with City codes. Planning Commission Member Darren Glather seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Bryan stated he is excited for the next phase of Danish Fields as well as Ben's and Kathryn's subdivisions; they fill three different niches of the market. Kathryn's lots are smaller, which is needful at this time. Condos are also coming in on Main Street. All these developments represent a good cross-section of demographics. Antonio came in today to discuss his subdivision, which

would include duplexes and fourplexes. With opposition shown at public meetings, he has backed off a little bit, but still plans to move forward.

EDC Utah tries to recruit businesses to Utah. Ephraim submitted for one business and made the short list. If it comes through, it would be a good-sized operation providing many jobs.

The water project is still under way, with finalized numbers for the well at about 400 gal/minute. We are currently researching other sources of water. Property was purchased with water from Rex Nielson. The well that came with the property is leaking more water than the other well can pump. Water samples came back good without being treated. We are researching options to increase production of the existing well. As long as it meets arsenic requirements, it is a great source of water. We might be able to get another 1,000 gal a minute out of the existing well.

Capital Facilities plans and impact fee studies for water, sewer, parks, etc. are currently under way. We are hoping to get 1,200 gallons out of Rex's well, and with a retrofit of the existing well, and the new well, we are happy with water production right now, though it won't be enough in the long-term. In about 15 years, we will need to purchase more water to keep up with the current growth. In the next 40 years, we have millions of dollars' worth of water to purchase to keep up with growth. We would like to do some feasibility studies to determine some good options for future opportunities.

It was asked whether the City will look at secondary water sometime in the future. Bryan said, "Absolutely." He would like to eventually discuss putting some of the existing ag wells into secondary water for irrigation. They wouldn't have to be drilled to culinary standards. If the City's top five water users could be served by secondary water, it would free up millions of gallons for residents, extending the life of the system.

ADJOURNMENT

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

Minutes approved on: _____


Lisa Murray, Chair

Attest:


Leigh Ann Warnock, Recorder