MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, MARCH 11, 2020
6:00 PM

Commission Members Present: Stephen Cornelsen, Craig Rasmussen, Dennis Nordfelt, Larry Griffeth, and Jan Jonson.

Planning Members Absent: Darren Glather, and Lisa Murray.

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

Others Present: Jeremy Andreason

Planning Commission Member Craig Rasmussen conducted the meeting.

JEREMY ANDREASON – FENCE HEIGHT WAIVER

Jeremy Andreasen has applied for a waiver of the fence height requirements in City ordinance for his business located at 350 North 200 West. He has also requested a setback decrease. Mountain West Seed Company has a new building by church on 200 W. Due to a high-pressure gas line on that property, he is unable to plant trees for privacy. A fence would be a better way to shield the property from neighbors and hide equipment. The building setback to the road is so close he would like to extend it out a little more, so the fence is not right on the building. The fence he is planning would be complementary to the church's fence. He plans a low split-rail fence in front and would landscape in front of the building. He is requesting a 7' fence because the road is higher than the property and he wished to keep it above eyesight.

Bryan showed plans for the property originally approved a year ago. The new building was originally shown as a connection to the existing building, and he was proposing to push that out to the sidewalk. We normally require reduced height in front of the setback area. This is not a front setback area and code allows the Planning Commission to adjust height requirements. Staff likes the idea of the higher fence to obscure the business in this residential neighborhood. The only concern is that a future sidewalk could still be installed.

The property boundaries have been in dispute for a long time. Every survey conducted has been different. Some show that 200 West is built on his property. He may or may not be requesting a setback adjustment because we're not sure where the property line is. Ordinance calls for a lower fence height in the front for safety reasons.

Bryan reiterated the Planning Commission has deciding authority in this case; it will not be going to the City Council.

Planning Commission member Larry Griffeth moved to approve a fence height waiver for the business located at 350 N 200 W and a 7' fence up against the sidewalk with 45 degree corners to increase visibility. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

GENERAL PLAN DISCUSSION

Survey from planning commission to help find what residents are looking for. Rural Community Consultants. Affiliated with Jones and DeMille in Richfield. They offer planning services and have access to all Jones and DeMille personnel, maps and GIS. 4 applications for RFP came in. Sunrise was a close second. They just finished all our impact planning for the City. The Council like this company because they had all the same qualifications as the other applicants, but they had more infographics and will do a website for the City to display all the planning stages, maps, and surveys.

We have asked them for a tight deadline Like to present to Council by the end of May or early June. stakeholder meetings, college, business owners, residents. need to determine strategy for these meetings. In the past did steering committee that met weekly to strategize. From there they established who the stakeholders were. Letters were sent saying you have been selected as a representative for your industry for a planning exercise. Like that process.

Planning Commission and Staff have been asked to fill out a questionnaire to see what the City is doing well and what you think could be done better. Asked all to spend some time answering those questions.

Would like to get the college involved before the students go home. Asked for volunteers to be on the steering committee. 2 from PC, Mayor and one Councilmember, Staff and one or two other people.

PLANNER'S REPORT

The condos where the old motel used to be should be starting soon. They plan to start out selling a few and renting the rest.

Danish Fields will be moving forward as will Kathryn Anderson. 13 units of cottages for married students are coming in behind Heritage Credit Union. 48 units going in on 300 E 200 S. Ben Gordon is getting ready for his final phase.

ADJOURNMENT

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

Minutes approved on: 8/26/2020

Lisa Murray, Chair

Attest:

~~*Leigh Ann Warnock, Recorder*~~
DEVAN FOWLES, CITY PLANNER