

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY June 10, 2020
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Planning Commission members: Jan Jonson

Commission Members Present via Zoom: Stephen Cornelsen, Darren Glather, Larry Griffeth, Craig Rasmussen, and Dennis Nordfelt

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

Others Present: Loren Steck, Mike Hansen from Rural Community Consultants

Planning Commission Chair Lisa Murray conducted the meeting.

LOT LINE ADJUSTMENT: LOREN STECK

Bryan Kimball reported Loren Steck has requested a lot line adjustment at his property located at 100 E 800 S and properties adjacent to that. Loren had a survey done which showed lot lines that were not correct. This affects properties for House of Glass, Loren Steck and Mr. Steck Sr. Property owners agreed to deed property to the City. When it was taken for recording, the County Recorder found a discrepancy on 100 E. Apparently, Ephraim City owns a row of property directly through the corner of Loren's house. It is in the best interest of all to make a lot line adjustment between Ephraim City and Loren Steck. The property will line up on the existing side of 100 E. After legal review, it was determined Ephraim City would sign a quit claim deed for this parcel to Loren Steck. The deed is not a vacation of right-of-way, simply a clarification of lot line adjustment. It is the recommendation of staff to approve a lot line adjustment between Ephraim City and Loren Steck.

Planning Commission Member Jonson moved to recommend the City Council approve a Quit Claim Deed for a lot line adjustment between the City of Ephraim and Loren Steck. Planning Commission Member Cornelsen seconded the motion. All were in favor. The motion carried.

Loren requested they make sure the 15' on the other side of the road is not included in his property. Bryan said he will need copies of all previous paperwork regarding the property.

GENERAL PLAN UPDATE

Mike Hansen updated the Commission on changes and additions made to the General Plan since the last update. They have been working on the visual side of the plan, adding maps and graphics. He reported that as soon as the Facebook ad expired, survey numbers ceased. Unless that picks up again, which is not expected, the text of the plan is up to date. Maps from 2020 have been incorporated for context in the future. The land use chapter has not changed in content more than

clean-up. They are still in need of a future land use map for incorporation. The transportation map has been updated and he requested the Commission pay special attention to the transportation chapter to make sure all is accurate. Information from Snow College has been added relating to future housing plans and changes to Campus Block. Editing is in process, but no fundamental changes are expected.

A work meeting is planned with the City Council to show them where the Planning Commission is going and see if they have any questions. For the public hearing, he suggested spreading the word to encourage people to review the document online beforehand, so they are prepared with questions and suggestions.

Great responses have been received from the stakeholders, Snow College, Sanpete County, business owners, etc.

PLANNER'S REPORT

The bid for the waterline project has been awarded. They will be installing a 10" waterline across the west side of town allowing for future growth and tying in of future wells planned to the north and south. Ephraim has the possibility to receive more funding from the Corp of Engineers.

It was asked if Ephraim is planning for a secondary water source. Bryan said we could look at using future wells for secondary water, but there are other priorities regarding water right now. The recent power outage west of town knocked off the Hydro which slammed shut and sent 800 pounds of pressure up the line, creating a major water break on the main transmission line. Close to a million gallons of water was lost before that could be diverted. That is an old line, and repairs occur frequently. The highest priorities for water include a new well and then replacement of the line in the canyon, so it is not a constant project. After that, we will look at secondary water or a new culinary well.

ADJOURNMENT

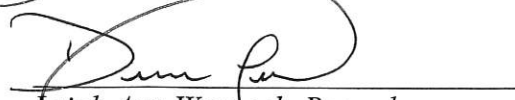
Planning Commission Member Jonson moved to adjourn the meeting at 6:52 pm. Planning Commission Member Griffeth seconded the motion. All were in favor. The motion carried.

Minutes approved on: 9/23/2020



Lisa Murray, Chair

Attest:



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