

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY AUGUST 26, 2020
6:00 PM**

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

Commission Members Absent: Darren Glather and Craig Rasmussen

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

Planning Commission Chair Lisa Murray called the meeting to order at 6:20 p.m.

Bryan Kimball announced that Larry Griffeth has taken a job outside of Ephraim and has asked to be removed from the Planning Commission. Lisa stated he would be missed.

APPROVAL OF MINUTES

The Planning Commission reviewed the minutes of the March 11, 2020, meeting. It was pointed out that Larry Griffeth's name was spelled incorrectly sporadically throughout the minutes. Bryan assured the Commission corrections would be made do the final document.

Planning Commission Member Cornelsen moved to approve the March 11, 2020 meeting minutes with the spelling corrections to Larry Griffeth's name. The motion was seconded by Planning Commission Member Jonson. All were in favor. The motion carried.

The Planning Commission reviewed the minutes of the June 24, 2020, meeting.

Planning Commission Member Nordfelt moved to approve the June 24, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Jonson. All were in favor. The motion carried.

The Planning Commission reviewed the minutes of the July 22, 2020, meeting.

Planning Commission Member Jonson moved to approve the July 22, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Nordfelt. All were in favor. The motion carried.

Bryan commented the General Plan has been approved by Council and it has been noted in the newspaper. At some point individual chapter reviews will take place, calling on more public comment. Now that it has been adopted, Bryan has been going over notes on the land use ordinance

to see what updates should be made. State land use laws change every year, putting our ordinance in non-compliance. Conditional use permits are one topic that has been discussed multiple times. If the approval process is administrative, that duty would fall to Staff or the Planning Commission. If legislative, it would go to the City Council for final approval. Ephraim neighbors and City Council still want to know what is going on. The State says we could make it permitted at the Staff level, but we would still have to spell out all conditions. Our Mayor and Council like to be involved and approval of conditional use permits has continued at the legislative level.

Legislature has stated they would like each City to have their ordinances spell out all the rules and follow those when approving CUPs. Developers have been caught after approvals from the Planning Commission, having made plans and investments and been shut down when neighbors complain. State suggests changes to state a city shall approve if the application meets all conditions. They also suggest you look at your permits and see if you can consolidate them, listing by category and spelling out the requirements for each. Developers have been pushing for Staff approval, not wanting to wait for planning and council meetings. They would still have to submit an address list of all neighbors within 200' of the property. Neighbors don't have to approve, but we encourage a one-on-one meeting with the developer and each neighbor. That seems to work much better than a public meeting. It's a "good neighbor" thing to do. Neighbors cannot stop a development but can express opinions and talk with Bryan about questions.

As laws swing further to the developers' side, the citizens are trying to take back some of that power. If something is approved by City Council, citizens may challenge it by referendum which goes on the ballot for public vote, possibly overturning decisions. Development influences legislature right now. A few cases in Utah have gone to Supreme Court.

Affordable housing is another topic being discussed by the legislature. Bryan feels Ephraim is ahead of the curve in that area but should still review to see if it could be improved.

Bryan reported on a presentation at a conference about how to make your code user friendly. It was suggested it be consolidated by category rather than spelling out every single use in the City. Bryan hopes to modify the land use ordinance in those areas.

We have put in substantial effort in the last year to update the master plans. Studies were begun two years ago. Council adopted them in January and then everything died when COVID hit. Bryan reviewed each section and explained the thinking behind them. Growth projections show Ephraim doubling or tripling in size within 20 years. The master plans establish a baseline level of service for each service offered by the City, and how to meet those levels.

Impact fees have not been raised in 20 years. Parks are expensive, and if cuts must be made, it's not going to be water. If growth pays for growth, it needs to be subsidized by impact fees. It is hard to balance between that and increased rates city-wide. We don't want to stifle growth, while at the same time we don't want to saddle existing residents with new growth burdens.

Discussion ensued regarding impact fee rates. The main focus of the discussion was fairly balancing infrastructure costs between developers and existing residents. Bryan encouraged the Commission to read through the impact fee documents and contact him for discussion and input

so they can be approved in City Council Meeting. Jan felt it would be good to reevaluate the rates each year to keep that balance in check.

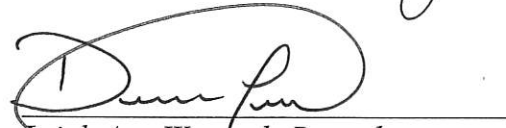
ADJOURNMENT

Planning Commission Member Jonson moved to adjourn the meeting at 7:40 pm. Planning Commission Member Nordfelt seconded the motion. All were in favor. The motion carried.

Minutes approved on: 9/23/2020


Lisa Murray, Chair

Attest:


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