

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY SEPTEMBER 23, 2020
6:00 PM**

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

Commission Members Absent: Darren Glather and Dennis Nordfelt

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

Others Present: Kathryn Anderson, Craig Poulson

Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the June 10, 2020 Planning Commission meeting.

Planning Commission Member Jan Johnson moved to approve the June 10, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Craig Rasmussen. All were in favor. The motion carried.

The Commission reviewed the minutes of the August 26, 2020 Planning Commission meeting.

Planning Commission Member Stephen Cornelsen moved to approve the August 26, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Johnson. All were in favor. The motion carried.

PUBLIC MEETING

Kathryn Anderson – Lot split at approximately 98 East 300 South.

Kathryn is proposing to split the west 70 feet of her current lot for a building lot. It does meet the square footage requirement for a single-family home in an R3. It is 70x113. Kathryn will be building a house to sell. Craig is in favor of getting rid of weed lots and building homes that will be kept up and maintained. There is an irrigation ditch on the north side of the road. Sidewalk has been added on the east side. There is one parcel East of the dentist office on the South side of the block that can possibly be built on. The rest of the block on the South side has a house on each parcel as it sits. There is sidewalk, curb, and gutter on the North side of the street for the whole block. On the south side, the West neighbor piped the ditch, did not put sidewalk in, but did pave the space between the road and his curb with asphalt. The only other sidewalk on the block is the frontage of the dentist office. Unless it is a large lot, the requirement and intention in

Ephraim City code is that the frontage is improved. There is no specific exemption in the Ephraim City codes to installing curb, gutter and sidewalk based on there being an existing irrigation ditch if the lot is smaller than 1 ½ acres. In the mid 90's the entire city voted to improve their frontage with curb, gutter and sidewalk. At the time if there was an irrigation ditch, it was left open and that is why there is not curb, gutter and sidewalk on this street. The most recent development on this street is the dentist office and improvements were required there. Utah Heritage Credit Union also did the same thing, as well as Larry Christensen. If the lot is less than 1 ½ acres, the trend/requirement has been to improve the frontage. The applicant was planning to pipe the culvert but not do a sidewalk because it would go into the neighbor's lot which is currently asphalt. The entire parcel before the split is 178x113, which is about .46 acres. The surrounding lots and their frontage were discussed. Continuity is a concern. The surrounding homes are developed so there is not a trigger to improve the frontage necessarily. It will not be uniform until a potential project comes through and does the entire street. The core of the city would look and feel more urban and as you move to the outskirts with larger lots, it is allowed to look more rural. This property is one of the walking paths to the school. As a way to try and get a path to the crosswalks there was a little bit of funding from the council to finish the sidewalk on the north side of the road. Eventually the preference is that this entire street has sidewalk on it. The council has approved a small amount of funding to help existing home owners get sidewalk in. The intent is to make it look uniform. A lot split or pulling a building permit is a trigger to the applicant making those improvements. There could at least be a conversation about some assistance for that. Long term consideration for the whole block has to be kept in mind. A bigger curb could potentially be made to take some of that irrigation water, depending on the volume of water. Other examples were discussed, including one by the elementary school. The ditch near the applicant is one of the larger ones and would need a sizeable curb to take all of that water. The applicant does not necessarily want a sidewalk, but it is a safety concern for pedestrians.

Craig Poulson asked if the improvements could be made at a later time. Bryan said there could be a delayed agreement, it has been done in the past. The applicant would get a quote now and then a break down a cost share and then agree to split the cost. A Special Improvement District is also a possibility. It would be a vote by the people affected. The lot split would require the frontage for both properties to be improved. Potential cost for the project was also discussed.

Staff understands this is a significant expense. The most recent precedent of the applications that have come in have improved their frontage, curb, gutter and sidewalk with pipe. This would be the preference of Staff. It would fulfill a long-term need. The irrigation company does not like culverts. If it obstructs the water, the irrigation company would take it out. It must be big enough to convey the water and not create problems. The irrigation company would not offer financial assistance.

The Commission feels that a cost share and/or financial guarantee would make the most sense. Cost for materials was discussed. The applicant and Commission talked about placement for the sidewalk. The applicant is concerned about the size of her yard if a sidewalk is put in. Bryan is envisioning a culvert in the ditch and put sidewalk, curb and gutter over the top. The only way to get around this would be to get a variance and the state has made it difficult to get. Bryan

explained the subdivision code and what qualifies as an exemption. Frontage improvement is a requirement in our code. For a financial guarantee, the expectation is that the applicant will do their due diligence and get a reasonable quote for the project and then pay in the form of a bond. When piping the ditch, we do require written approval from the irrigation company. Historically the irrigations company has not required clean outs or access points. Size specifications do need to come from the irrigation company. For the most part the lay of the road will be followed. Staff will look at the area with the Public Works director to get a feel for what needs to be done.

Planning Commission Member Stephen Cornelsen moved to recommend the City Council approve a lot split at approximately 98 East 300 South conditioned upon the owners working out an agreement with the City for the installation of curb, gutter, sidewalk, pipe and frontage on the property. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

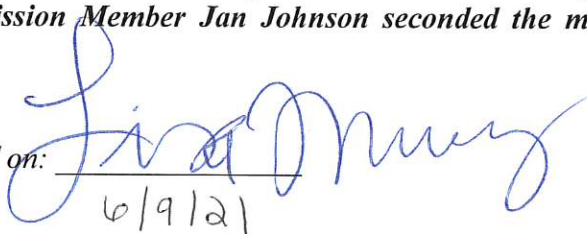
PLANNER'S REPORT

A 10-inch pipe on the whole west side of town is being installed to tie in the new well. When that is done there will be a 10-inch loop all the way around the City. There is one more block left on 300 North. The well that is being tied in right now should probably be online in about a month. The hope is to have the Rex Nielson well done by next summer. With the new well we will be adding about ½ million gallons a day. Since 2018 we are adding 1 million gallons of water a day to our supply. Hopefully in 4 years we will have added 3 million gallons of water a day in capacity. Surrounding towns have received grants to do secondary water. Ephraim needs a reservoir for long term viability. The City Manager, Shaun Kjar has actively been looking for sites. There will probably be a feasibility study done in the future and then funding could be applied for. We do have to have negotiations with the irrigation company. The City is good on water storage for right now. Our source is where we are at risk, as our springs are susceptible to the drought as well. Once both wells come online the City will be good for a while. Our springs do put out a lot of water in a good year. We are still pushing for redundancy to protect the water supply. Potential places for springs or ponds were discussed. The City has the Sanpitch River and our canyons for water sources. As we start to develop agriculture land, we can acquire the water. We charge an impact fee to help us purchase the water rights for future growth.

ADJOURNMENT

Planning Commission Member Craig Rasmussen moved to adjourn the meeting at 7:33 pm. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Minutes approved on: _____


6/9/21



Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk