

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY DECEMBER 9, 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: Kevin Christensen, Mike Ballard, Kelly Chappell

Planning Commission Chair Lisa Murray called the meeting to order at 6:19 p.m.

PUBLIC HEARING

Kevin Christensen - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 526 East 100 South from Single-Family Residential (R1) Zone to High Density Residential (R4) Zone.

This property is directly east of the Palisade Apartments. This property is currently allowed to be zoned up to R4 in the General Plan, the adjacent parcel previously described was zoned as Medium Density. This does match the General Plan and it does step down before getting to 600 East. The adjacent parcels are fairly large and they were noticed by certified mail and via our website.

Kevin Christensen explained he is looking to do some type of multi-family development or student housing. This property is about 2.15 acres. In a high density scenario, it is approximately 23 units per acre if you totally max it out, most likely it won't get that high because that doesn't account for parking, setbacks or landscaping.

Access is a concern. When a building permit is granted, the applicant would be required to improve the frontage aligning with the existing sidewalk West of his property. As the properties develop, they will complete the sidewalk along the frontage.

BUSINESS

Kevin Christensen - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 526 East 100 South from Single-Family Residential (R1) Zone to High Density Residential (R4) Zone.

No Comment

Planning Commission Member Stephen Cornelsen moved to recommend the City Council approve Kevin Christensen - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 526 East 100 South from Single-Family Residential (R1) Zone to High Density Residential (R4) Zone. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

Gary Anderson/Camino Verde Group - Final review and possible Final approval of The Estates at Ephraim Crossing phase 1, consisting of a 22 lot Subdivision at approximately 250 West 400 South.

This is slightly revised and more clearly shows where the phase line is. Originally, it was proposed to have 2 entrances off of 400 South. They have withheld parcel B on the west side, as this will be part of a future phase. There may be a potential lot line adjustment with city owned property.

Representatives of the Camino Verde group talked about how they will be gathering storm water in the area. This would go in during phase one and also serve the second phase. There has not been any further action on the access from main street to 400 South, though it has been discussed. Different options were brought up that could be possible solutions.

The County wants to partner with an economic development incentive to develop the industrial park property.

There is already sewer, water and power for a new well. The road will also be widened slightly along the applicant's frontage for a better sidewalk and new asphalt. The letter of credit is being worked on.

Planning Commission Member Jan Johnson moved to recommend the City Council approve Gary Anderson/Camino Verde Group - Final review and possible Final approval of The Estates at Ephraim Crossing phase 1, consisting of a 22 lot Subdivision at approximately 250 West 400 South. Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

There are some good things coming at Ephraim Crossing. There have been some concerned residents, but Bryan and Devan have taken the time to meet with them and explain what is happening. After they meet with them people feel a lot better and excited about the project. Camino Verde has been great to work with Ephraim City. Lot sizes vary but most of them will be around ¼ of an acre. The intent is to have an HOA but it has not been finalized yet. Some of the plans start the homes around 1300 square feet. Bryan explained the lot line adjustment that was talked

about earlier in the meeting. There is a trail that is purposed to go from the park, past the homes and to the grocery store.

Staff worked hard to get a grant for a trail going up the canyon road. They will also be applying CDBG grant for approximately \$250,000 to try and get a path on one side of the road. We are also looking at sidewalk, curb, gutter and overlay that goes up the canyon road. This would be up to a 1.5-million-dollar grant with a 6% match. This is a couple years down the road, but we chances are good to get funded for that.

Plans are moving forward with an All-Abilities park by the library. There will also be a new restroom and new sidewalks there. There also some proposals for a skate park at the Canyon View Park. There was also a meeting today to reestablish the frisbee golf course. Our Recreation Director is trying to promote a lot of different angles of recreation. The tax did go through with a 62% approval. This is an estimated \$100,000 a year for new recreational facilities.

A sewer re-line project is going to start in the next couple of weeks. There is some old pipe that needs to be repaired. Local businesses are being contacted to coordinate water shut off times.

An EDA application for the industrial park is being looked at. This would be money to bring infrastructure for economic development. There is about 110 acres for the industrial park. These would be sold in 5-10 acre lots to business looking to develop here.

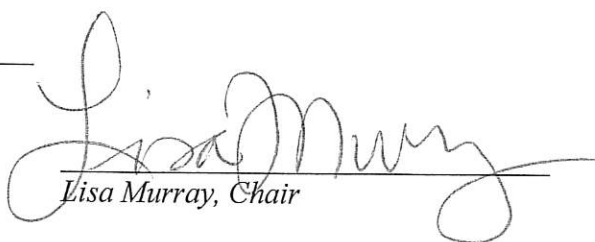
Ace Hardware is coming in. Phase 3 of Danish Fields is starting. Todd Alder's lots have almost all been sold. There are 14 lots in his development. The tiny homes behind Utah Heritage Credit Union and plans for the orthodontics office and their access off of 700 South were also discussed.

This will be the last meeting of the year.

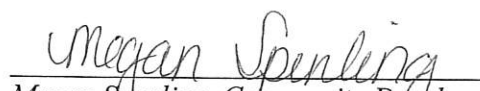
ADJOURNMENT

Planning Commission Member Craig Rasmussen moved to adjourn the meeting at 7:05 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