

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
March 14, 2018; 6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Councilmembers Stephen Cornelsen, Larry Griffeth, and Dennis Nordfelt

Commission Members Absent: LeMar Hanson, Alma Lund, Craig Rasmussen, Rob Nielsen

Staff Members Present: City Planner Bryan Kimball

Others Present:

Planning Commission Chair Lisa Murray conducted the meeting.

APPROVAL OF MINUTES

The minutes were pending.

ZONING FOR PROPOSED ANNEXATION – JACK BAILEY

Planning Commission members discussed possible zoning for the proposed Bailey annexation located behind East Point Subdivision, near the mouth of the canyon. Staff is recommending the zoning for the parcel be in accordance with the General Plan, and the surrounding zones of Residential-Agricultural (RA Zone).

PLANNING COMMISSION MEMBER DENNIS NORDFELT MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE BAILEY ANNEXATION, AND THAT IT BE PLACED IN THE RA ZONE AS PER STAFF RECOMMENDATION. PLANNING COMMISSION MEMBER LARRY GRIFFETH SECONDED THE MOTION. PLANNING COMMISSION CHAIR LISA MURRAY, COUNCILMEMBERS STEPHEN CORNELSEN, LARRY GRIFFETH, AND DENNIS NORDFELT VOTED IN FAVOR. THE MOTION CARRIED.

STAFF REPORT

Planner Kimball reported applications had been submitted to receive funding for a new well. The city was successful in receiving a loan from the State of Utah, along with a 10 percent loan and 10 percent cash match from the Division of Drinking Water. Originally, we asked for a 20 percent cash match; however, due to our being the first applicants this year, and because it is sure to be a dry water year, Board members did not want to give out too much money at the beginning of the year.

The new well is planned to be located on city owned property, southwest of town, using water rights previously purchased by the City. We have a pretty aggressive time-line, and hope to break ground for the project within the next couple of months. Normally, it takes one year to

obtain a well permit, but we are hoping to obtain one within four weeks, based on our being in jeopardy of a water supply shortage, unless a new well is brought on-line.

We are still waiting to hear in regards to other grant applications, one of which is a seventy-five percent grant from the Corp of Engineers; however, Congress has not yet passed their budget. We have also applied for a Water Smart Grant through the Bureau of Reclamation's Drought Mitigation program. In order to meet the drought mitigation requirements, the city added an aquifer storage component to the application. Aquifer storage involves drinking water being stored underground during low use winter months. We won't know if we received the Water Smart Grant for another month, and even if we do, the funds would not be available until next year; however, it is a 45 percent grant, which would cover a lot of expenses. Should the grant not be received, the city will move forward in obtaining a loan to start the project.

The Tunnel project, which has been on hold for a while, is moving forward again. The city was able to negotiate with the contractor to finish the job for less than what he asked for. Originally he wanted \$750,000 to complete the project, and because we only have \$440,000, we told him to take it or leave it. He decided to take it. The contractor will be putting in the waterline, as well as finishing the tunnel. Hopefully, everything will be wrapped up by the end of this summer.

Over the last six years, the city has taken on approx. ten-million dollars' worth of water projects, with only 1500 water connections to spread it over, so a water rate increase may need to happen to pay off the new loan. The preference would be to wait another year; however, because of historic lows in regards to snow pack, it needs to be started sooner. As a possible mitigation factor, there is still some potential to blend the existing well with spring water, in order to keep the arsenic levels low, and help us get through the summer.

ADJOURNMENT

PLANNING COMMISSION MEMBER LARRY GRIFFETH MOVED TO ADJOURN THE MEETING AT 6:45 PM. PLANNING COMMISSION MEMBER STEPHEN CORNELSEN SECONDED THE MOTION. THE MOTION CARRIED.

The next meeting is planned to be held on March 28, 2018 at 6:00 PM, in the Ephraim City Building.

Minutes Approved: _____

4/11/18


Planning Commission Chair

Attest: _____