

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
APRIL 11, 2018; 5:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Planning Commission Members Stephen Cornelsen, Larry Griffith, Alma Lund, and Craig Rasmussen

Staff Members Present: City Planner Bryan Kimball

Others Present: Jeremy Andreassen

Planning Commission Chair Lisa Murray conducted the meeting.

APPROVAL OF MINUTES

PLANNING COMMISSION MEMBER STEPHEN CORNELSEN MOVED TO APPROVE THE MINUTES OF THE MARCH 14, 2018 PLANNING COMMISSION MEETING AS CORRECTED. THE MOTION WAS SECONDED BY PLANNING COMMISSION MEMBER ALMA LUND. ALL VOTED IN FAVOR. THE MOTION CARRIED.

EXTENSION OF CONDITIONAL USE PERMIT FOR NEW BUILDING – JEREMY ANDREASEN

Resident Jeremy Andreassen is requesting an extension to his Conditional Use Permit, issued approx. one year ago, to expand his business and build a new shed. Jeremy told P&Z members he had not been able to proceed due to not meeting all the stipulations to receive an Economic Development grant he applied for last year. He has also been dealing with contractor delays; however, he anticipates meeting all the grant qualifications this year, as well as to receive a loan from the bank. In order to show forward movement, he is thinking of working on some of the landscaping for the project, and hopes to start actual construction in the next couple of months.

Ordinance requirements allow the City Planning Commission to issue a 6 month CUP extension where good cause is shown. Staff recommendation is to give the extension, based on Jeremy's making a good faith effort and continuing to take the steps needed to proceed with his project where he is able. Should he be given the extension, Jeremy asked if could work towards pulling the building permit within the six month time-frame, or if actual construction for the project needed to begin. Planner Kimball believes the key is to show progress in regards to the things Jeremy does have control over, such as starting the landscaping, as suggested earlier. Planning Commission members agreed.

Planning Commission member Larry Griffith suggested the city look at refining the ordinance somewhere down the road, and define what "substantial action" is; such as a percentage of the project needing to be completed, etc. Other Planning Commission members believe the ordinance as put together, gives more flexibility to their decision. Planner Kimball explained the

reason for the one year timeline is because circumstance and conditions change over time, and the need to re-evaluate the project would exist. In this case he believes Jeremy is doing what he can in order to proceed with the project.

PLANNING COMMISSION MEMBER ALMA LUND MOVED TO GRANT JEREMY ANDREASEN A SIX MONTH EXTENSION FOR A PREVIOUSLY ACQUIRED CUP TO BUILD A NEW SHED. PLANNING COMMISSION MEMBER CRAIG RASMUSSEN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Planner Kimball will work on putting together a letter to send to Jeremy granting the extension.

PLANNERS REPORT

Planner Kimball reported on the progress of the new well. It was hoped the well would be ready to go by late summer; however, the project has been delayed a few months due to the steps needing to be taken prior to receiving a loan; such as a resolution put in place by the City Council adopting the new water rates, in order to pay for the new well; obtaining easements; putting together the design; and obtaining bids for the project. State requirements include putting together a Source Protection plan to identify every possible source that could impact the well negatively; submittals and review time; a comment period; and another review. Once all this is finished, we hope to receive the actual operating permit from the State to turn on the well.

In the meantime the City is working on retrofitting the existing well to help lower some of the arsenic levels in the water. The hope is by perforating some of the gravel areas surrounding the well, and mixing current well water with the new water rights recently obtained by the city, it will reduce the arsenic levels. Improvement of the current well has been made a high priority in order to continue to provide water to residents by the end of the summer.

In regards to the snow pack, we are at sixty percent of normal. Actual precipitation has also been experiencing record lows. Currently the springs are flowing, and if the water is not used, it will just be wasted. Actual conservation efforts won't help until later in the summer when the springs drop off. One of the last phases planned for the city's water system include building an underground water storage facility to store excess water.

Planner Kimball explained City water rates had not gone up since 2010, yet the city had spent almost 10 million dollars upgrading the city's water system over the past several years. This is because the city was able to obtain several million dollars worth of grants, and pay off some loans by using some of the cities reserves. The surprise purchase this year of approx. 500 acre feet of water rights to be used to put into the new well, to handle growth, was the catalyst for the rate increase. The increased funds will go directly into the city's water system and no other city projects. Lots of time and thought went into how to spread the rates fairly across the board. The City will hold a public hearing and open house explaining how those numbers were reached.

ADJOURNMENT

Planning Commission member Alma Lund moved to close the meeting at 6:20 PM. Planning Commission member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

The next meeting will be held on the fourth Wednesday of this month at 6:00 PM, in the Ephraim City Building.

Minutes approved on: _____



Lisa Murray, Chair

Attest:

Barbara T. Davies, PC Secretary