

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
JULY 25, 2018; 6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Planning Commission Members Stephen Cornelsen, and Lamar Hansen

Staff Members Present: City Planner Bryan Kimball

Others Present: Casey Heywood

Planning Commission Chair Lisa Murray conducted the meeting.

APPROVAL OF MINUTES

PLANNING COMMISSION MEMBER LEMAR HANSEN MOVED TO APPROVE THE MINUTES OF THE MAY 23, 2018 PLANNING COMMISSION MEETING. THE MOTION WAS SECONDED BY PLANNING COMMISSION MEMBER STEPHEN CORNELSEN. ALL VOTED IN FAVOR. THE MOTION CARRIED.

ERIC AND KACIE HEYWOOD: REQUEST FOR CONDITIONAL USE PERMIT – BASEMENT RENTAL AT 298 SOUTH 100 WEST

Kacie and Eric Heywood are requesting a Conditional Use Permit to have a basement rental in their home located at 298 S 100 W. The Heywoods will continue to occupy the upstairs portion of their home. There is plenty of parking space on the property to meet the off-street parking requirement for rentals of 1 ½ parking spaces per bedroom. The 8000 square footage requirement can also be met. Should the Heywood's decide to rent both the upstairs and downstairs, they would need to meet the duplex requirements, to include the construction of a fence around the property, or equivalent landscaping. The occupancy requirements for an accessory apartment, for the zone they are in, consists of one family or two unrelated people. The City sent notices out to the neighbors concerning the request, and no responses were received back. Staff is recommending approval of the CUP.

PLANNING COMMISSION MEMBER STEPHEN CORNELSEN MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CONDITIONAL USE PERMIT FOR THE HEYWOODS TO HAVE A BASEMENT RENTAL IN THEIR HOME. PLANNING COMMISSION MEMBER LAMAR HANSEN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR.

Planner Kimball will forward the recommendation on to the City Council for their review.

PLANNER'S REPORT

Planner Kimball reported on the water situation for the town. Together, the city's water tanks have a five million gallon water storage capacity. Peak usage is four million gallons of water a day, which leaves only one million gallons for emergency fire storage. This is especially

worrisome due to the high fire season. The tanks are generally 100 percent spring fed; however, the spring levels dropped, and the city had to turn on the well-- which is now running 24/7. A leak was also found in one of the water-lines used to feed the tanks, which dropped the water levels especially low. The leak was fixed, and mandatory water restrictions were imposed within the community. Due to the restrictions, water usage was cut in ½, helping to fill the tanks. The town has plenty of water to drink, but still not enough to water the lawns. Once Snow College students return, more water restrictions may need to be imposed.

Planning Commission members asked if repair of the Ephraim Tunnel would help add to the city's water supply. Planner Kimball explained the project did not add any new water to the system, but was needed in order to protect the existing infrastructure.

It was hoped the new well would be on line this fall; however, it is a slow process, and the best we can do now is to hope for the new well to be finished by the end of this year. It is also hoped an operating permit will be received from the State by late winter or early spring. The town did receive a \$600,000 grant, because of the drought, to help build the new well. Of all the areas experiencing drought conditions this year, Sanpete has been labeled one of the worst.

ADJOURNMENT

PLANNING COMMISSION MEMBER LAMAR HANSEN MOVED TO ADJOURN THE MEETING AT 6:50 PM. COUNCILMEMBER STEPHEN CORNELSEN SECONDED THE MOTION. ALL VOTED IN FAVOR. THE MOTION CARRIED.

The next meeting is scheduled to be held on August 8, 2017, at 6:00 PM, to be held in the City Building.

Minutes approved on: _____



Lisa Murray, Chair

Attest:

Barbara T. Davies, PC Secretary