

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY OCTOBER 9, 2019
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Jan Johnson, Dairren Glather, Alma Lund, Dennis Nordfelt

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

Others Present: Antonio Jimenez, Paul Kimball

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

BUSINESS

Discussion of potential alternatives for Concept Plans relating to previous application for Antonio Jimenez

After some of the past meetings the City Council took the recommendation of the Planning Commission to wait for a complete update to the General Plan to grant the rezone. Antonio presented a concept drawing for the commission to see. There are multiple property owners interested in doing something similar to Antonio. The City Council wanted a revised recommendation based on the bigger picture.

Antonio addressed the Planning Commission to explain the plan for the project. The applicant is wanting to build duplexes and 4-plexes. If this is permitted in an R3 zone Antonio is amenable to that. Bryan stated that is allowed in an R3 zone. Antonio is taking into consideration the comments that he received in previous meetings. The duplexes and the 4-plex will be single-story and there will be green space on the property. Square footage and the number of bedrooms in the units were discussed. Antonio will be doing one building at a time but will eventually have all of the development in place. Bryan explained that the lots could be split and do an R2 on the east side and an R3 on the west side. Bryan also explained what is allowed in each zone and the lot size of each zone based on the type of unit built.

Under this scenario in an R2 or R3 there is a maximum of 2 or 4 units per parcel. The commission likes the direction of having something larger than single-family because it is needed. They also feel that aesthetically it would add to the area and are not considering an R4 which protects the area from large student housing. Antonio is doing a good job at considering the desires of the neighborhood.

Antonio also plans on widening the road and adding sidewalk across the frontage for the lot. Widening the road was discussed. As it stands the road will be widened along the frontages of properties being developed. Accommodations for future developments were considered. When the Council sees the concept drawings, they will have a greater understanding of what the plans and features are. The Planning Commission feels it will really improve that part of town.

The zoning on the Bailey property was discussed. RA is 1/3-acre lot size with 75 feet frontage. If the lot size is larger there would be animal rights. Bryan brought up the roadway connections and potential plans. It would be beneficial for Antonio to put a stub on the future 500 East to prevent the property from being land locked. Anything longer than 650 feet requires a second access. Possibilities for Mill Road were discussed. This is a narrow road and should be improved when development starts there. If there is more required for the development, the developer should be compensated. The city would most likely contribute to that improvement. The direction for traffic on Antonio's development was discussed. Without any signage more of the traffic will likely go west.

Any multi-family does require a fence around it. Antonio's plan does show trees around the property, which is helpful. Landscaping plans will have more detail when things are finalized. Planning Commissioner Alma Lund expressed to relay to Council that everything is accommodating to the planning and zoning rules. Under this scenario a subdivision is required and final approval of a rezone is needed, for the general plan and the zoning map. Normally every multi-family building is a conditional use permit. A PUD would shortcut and say the concept is approved in general and there is not a need to come back for a CUP for every building. Antonio is ready to start on this property. Bryan will keep working with Antonio and start moving forward on the details.

PLANNER'S REPORT

An update on the meat packing plant was requested. Bryan relayed he has not heard anything in about 2 months.

The tunnel is basically done. There will be a final walk-through next week. A couple of issues are still being worked out, but the concrete and culvert are in. Pipe is also hung and culinary water is going through it.

The well is also being worked on; it is currently being cleaned out. A water smart grant was received for \$645,000 to do the well and pipeline, these are both being worked on. A 2-million-dollar grant from the Core of Engineers was received and plans for the preliminary design are moving forward. An update was given on the Canyon Road going west on to Highway 89. Someone is still interested on moving forward on that. The Master and General plan would need to be amended for that. There are some concept drawings that will be submitted some time this fall.

Planning Commissioner Dennis Nordfelt asked about the General Plan. There is draft of the RFP (request for proposal) to go out. Bryan is hoping to get this done soon.

ADJOURNMENT

Planning Commission Member Alma Lund moved to adjourn the meeting at 7:04 pm. Planning Commission Member Larry Griffeth seconded the motion. All were in favor. The motion carried.

Minutes approved on: 10/23/21


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk