

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY NOVEMBER 13, 2019
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Alma Lund, Steven Cornelsen, Jan Johnson, and Dennis Nordfelt

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

Others Present:

Planning Commission Chair Lisa Murray called the meeting to order at 6:09 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission meeting. The date of the minutes they were reviewing was not mentioned.

Planning Commission Member Dennis Nordfelt moved to approve the meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Johnson. All were in favor. The motion carried.

BUSINESS

Discussion of the General Plan update.

Bryan is wanting to get feedback from the Planning Commission regarding updating the General Plan. They talked about a SWOT (strength, weaknesses, opportunities and threats) analysis. Each zone was covered.

Snow College is in the middle of town. Currently two blocks on either side of the campus is R4, high density. It steps down in density the further away from the college you get. R3, is medium density and up to a 4-plex is allowed on a parcel, R2 allows up to a duplex on a parcel and R1 is single-family homes only with fairly small lot sizes. RA (residential agriculture) is on the outskirts and animals are allowed if you have at least 2/3 of an acre. R1A is a historical overlay. Commercial typically extends from Main Street to ½ block East and West of Main Street and then the entire length of Main Street going North and South. C1 is the Central Business District Commercial Zone. C2 is the General Commercial Zone. All of the commercial zone is mixed-use, which means you can have both commercial and residential, up to R4, within that zone. The industrial zone is on the west side of town. Only industrial is allowed here and residential is prohibited.

RA (Rural Agriculture): Animal rights with the exception of pigs. This is where some of the new subdivisions are located. It does promote growth outside of the core of city. A real challenge is lack of infrastructure. As the city grows and expands some of the agriculture goes away and has a more urban feel. A cluster development might be a consideration so some of the open space could be preserved in that zone. We have an opportunity to come up with a plan that is buildable that allows developers to come in and take the projects on. There are certain niches for certain demographics and that needs to be kept in mind. We need a mix of housing options.

R1A (Historical Overlay): The intent is to try and preserve the history and culture of the original area, but there are not a lot of guidelines in this zone. There is some opportunity here to adjust the designation to better meet the intent.

R1 (Single-Family): This is where most families want to live. The lot sizes are smaller so more units can be built here. This zone does not allow animals. A lot of infrastructure is required to build in a R1 zone. In terms of property taxes a strict R1 neighborhood generally does not pay for itself. It is usually subsidized by the rest of the city. There is a need for it because it is affordable housing. Transient housing refers to rentals. A lot of people are renting out houses and some are not well maintained.

R2 and R3 (Medium Density): This covers about a two to four block stretch around the college. Most of the zone is in single-family housing. In order to get the density out of it, converting a house to a duplex or tearing it down and building new would be considered. There is a need for the duplexes or fourplexes. A problem in the past has been adequate parking.

R4 (High Density): Currently having approximately 23 units per acre is allowed. The current General Plan shrinks the available high-density zones. The density was increased previously to help accommodate growth where there are existing R4 zones. There is a need for it, for the school and for economics. One of the things that is beneficial is that Ephraim allows mixed-use in the commercial zones. Having the high density in commercial zones helps the businesses.

There is a big push to have more accessory dwelling units to help create more housing. If the accessory dwelling is attached and owner-occupied Ephraim allows it in every zone. If the unit is owner-occupied there is almost zero impact and alleviates a lot of the complaints that are usually received.

C1A (Overlay Zone Surrounding the College): This allows small businesses related to the college.

C1 (Downtown): This is where the main street project happened. This extends out to 300 North and 400 South and about a half of a block off of main street. The city received a grant to do the main street enhancement project. There is potential to receive additional funding to expand the downtown enhancement. Ephraim City partnered with the County to provide a matching grant for businesses to improve their facades. A lot of businesses have taken advantage of that. A challenge is that there is not a gathering space that is used well. You need foot traffic to support the businesses. A lot of cities are holding events downtown to increase that traffic.

C2: More uses are allowed in this zone. Businesses go where volume supports it. Volume is on main street. Businesses rely a lot on the few destinations in town. A challenge is lack of infrastructure and a limited access highway. UDOT would like a frontage road. If a limited access cannot be obtained, the next option is to aggressively pursue a frontage road.

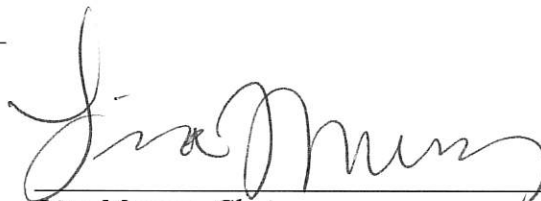
Industrial Park: Over 400 acres have been annexed southwest of town and most of it is zoned either commercial or industrial. There were complaints that there was not land available. Since then, Staff has been aggressive to allow additional land and opportunities. There is a high growth potential. Bryan went over the businesses and farms that are within the city limits.

A review of the road plan has been done recently. An affordable housing plan will be required by state law so that will need to be updated in the plan. The last time the general plan was updated the council put together a committee made up of representatives of key stake holders. They met often and were able to get a lot of participation from different key members of the community. This is something Staff would like to repeat. Bryan explained the timeline for getting the General Plan updated.

ADJOURNMENT

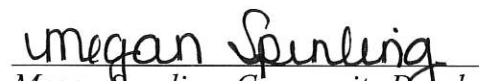
Planning Commission Member Jan Johnson moved to adjourn the meeting at 7:19 pm. Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

Minutes approved on: 6/23/21



Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk