

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY NOVEMBER 26, 2019
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Alma Lund, Steve Cornelsen, Larry Griffeth

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

Others Present: Amy Jorgensen, Kathryn Anderson, William Winters, C.R. Helson

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

PUBLIC HEARING

Petition to amend the General Plan Land Use Map at approximately 100 East 870 South from Rural Residential/Agricultural (RR/A) to Low Density Residential (LDR).

Kathryn would like to have ¼ acre lots instead of 1/3 acre lots. The intent is to subdivide and have ¼ acre lots on the parcel. There are concept sketches and Kathryn is looking at getting started in the spring time of 2020. Kathryn is proposing single-family homes. The subdivision is not being approved tonight, just the changes to the land use map. If this is approved plans will be submitted soon. The plans will include future space sufficient for the canyon road.

Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 100 East 870 South from Residential Agricultural (RA) Zone to Single-Family Residential (R1) Zone.

There were no comments regarding the zone change.

Planning Commission Member Alma Lund moved to close the public hearing portion of the meeting. Planning Commission Member Steve Cornelsen seconded the motion. All were in favor. The motion carried.

BUSINESS

Kathryn Anderson – Discussion and possible action to decide on the proposed amendment to the General Plan Land Use Map at approximately 100 East 870 South from Rural Residential/Agricultural (RR/A) to Low Density Residential (LDR).

The only difference in what is being proposed is the lot sizes. It is still intended as a single-family development, so in that regard it is continuing the neighborhoods that are already there. The corridor for the future road does need to be maintained. By allowing smaller lots it does allow more flexibility to accommodate that road. There are utilities available to the east and to the north west of the property. The concerns that have been brought up are workable. Allowing additional lots helps soften the impact of that larger road. The use remains the same. It is just extending that zone out a little further, just the density will be changing, but it doesn't change that much because it matches what is already adjacent to it. There is a large demand for smaller lots at this time because of cost. This fits well with the existing neighborhood.

Planning Commission Member Steven Cornelsen moved to recommend the City Council approve the proposed amendment to the General Plan Land Use Map at approximately 100 East 870 South from Rural Residential/Agricultural (RR/A) to Low Density Residential (LDR). Planning Commission Member Alma Lund seconded the motion. All were in favor. The motion carried.

Kathryn Anderson – Discussion and possible action to decide on the proposed rezone at approximately 100 East 870 South from Residential Agricultural (RA) Zone to Single-Family Residential (R1) Zone.

No comment.

Planning Commission Member Steven Cornelsen moved to recommend the City Council approve the proposed rezone at approximately 100 East 870 South from Residential Agricultural (RA) Zone to Single-Family Residential (R1) Zone. Planning Commission Member Larry Griffeth seconded the motion. All were in favor. The motion carried.

Amy Jorgensen – Action to decide on the proposed amendment to the approved Conditional Use Permit from remodeling the cinder block shed into a 3-unit studio apartment using the existing footprint, to remodeling the existing shed into a 2-unit studio apartment and the existing attached granary stone structure into a 1-unit studio apartment at 97 East 100 South.

Amy addressed the Planning Commission to explain her proposed project. Due to digging deep next to the stone being problematic and the expense it would be to secure it, the applicant is revising her plan. The applicant is now wanting to eliminate the basement unit. There will still be 3 units but one will now be in the granary. Everything is remaining the same, but just shifting it to the granary building.

Bryan recommends approval as approval was given previously.

Planning Commission Member Larry Griffeth moved to recommend the City Council approve the approved Conditional Use Permit from remodeling the cinder block shed into a 3-unit studio apartment using the existing footprint, to remodeling the existing shed into a 2-unit studio apartment and the existing attached granary stone structure into a 1-unit studio

apartment at 97 East 100 South. Planning Commission Member Alma Lund seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

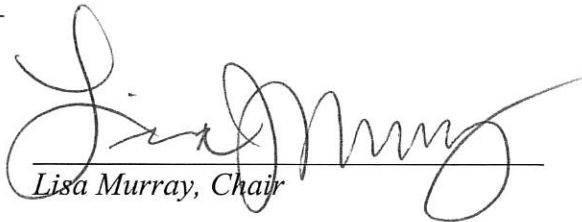
The Council approved a budget to help with the General Plan. Our City is not going to be very complex but Bryan expressed wanting to make sure what the city needs is received. Bryan went over the process of how the General Plan is adopted. The Commission went over the vision statement, historic summary and current demographic snapshot of the community, executive summary and land use sections. Updated numbers of residents and students are needed. Goals and strategies for land use was discussed. As plans for future growth are made the city will want to have a vision of what certain areas will look and feel like. An updated annexation plan would also be wise to have. By law, an affordable housing plan is also required. Strategies for trails, parks and recreational areas also need to be considered. Future roads will also need some due diligence. Building a sense of community where people can gather is also important. Historic preservation is also an item that needs to be considered.

With the current land use map, what does that mean for the current finances of the city? Residential will not pay for itself. Commercial is what subsidizes the city as far as the services it provides. Consider changes that can be made to the current zoning code to help reach the vision of Ephraim's future. Commissioner Stephen Cornelsen suggested putting water sustainability as a main topic to be looked at and considered. There is a water master plan. Different possibilities for landscaping, water preservation and storage facilities were discussed. Bryan also gave a report on how the well is going and what future plans are for adding more wells.

ADJOURNMENT

Planning Commission Member Alma Lund moved to adjourn the meeting at 6:55 pm. Planning Commission Member Larry Griffeth 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