

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY MARCH 25, 2020
6:00 PM**

Commission Members Present via Zoom: Planning Commission Chair Lisa Murray, Stephen Cornelsen, Larry Griffith, Jan Jonson, and Craig Rasmussen

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

Others Present via Zoom: Mike Hansen, Ryan Robinson, Larry Christensen, Kevin (?)

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

BUSINESS

Larry Christensen – Conditional Use Permit for a 13-unit multi-family housing project located at approximately 60 West 300 South.

Larry explained that the units will be built based on demand. These units will look a lot like the smaller homes across from Snow College football field on 400 East and 100 North. The units will be 702 square feet and have two bedrooms. They will have a metal exterior. The units are mostly intended for married housing. These will be directly west of Utah Heritage Credit Union. Bryan brought up the site plan to show the Commissioners. The neighbors have been notified and there have not been any official comments from them.

Access is a concern. The property will need a cul-de-sac, turn-around or some type of secondary access. Bryan went over potential solutions for this. Storm drain and sewer access possibilities were discussed, as well as requirements for fire hydrants and utilities. The frontage along 300 South will need to be improved with curb, gutter and sidewalk. A 6-foot fence around the perimeter of the property is also required. The fire department would prefer the applicant to negotiate an easement down the drive-way for the bed and breakfast home. If that is not possible there will need to be some type of turn around there. The applicant explained the property lines on the map that was provided and the landscaping that will be done. The units will be considered an apartment complex and will not be sold. The lot is approximately 1 ¼ or 1 1/3 of an acre and most of the property is zoned C1, which means there can be commercial, residential or high density residential. In high density up to 23 units per acre is allowed. The applicant explained what he is planning for the exteriors of the homes. Planning Commissioner Stephen Cornelsen explained the biggest concern for him is the access. Commission Chair Lisa Murray voiced that a CUP could be granted based on following staff recommendations. Staff would like to see a more final set of drawings before approval.

Planning Commission Member Craig Rasmussen moved to recommend the City Council approve Conditional Use Permit for a 13-unit multi-family housing project located at approximately 60 West 300 South for Larry Christensen based on the applicant resolving the sewer, fence, easement or driveway access, fire hydrants and submitting final drawings of the project to staff. Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

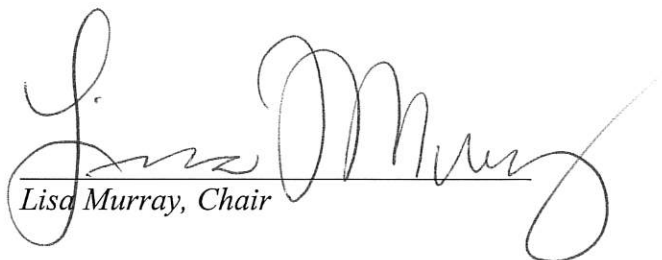
General Plan update:

GIS and GPS files have been sent to Mike and Ryan. They are starting to build some maps. The virus is making things a little difficult to move forward, but the potential to hold stake holder meetings virtually was discussed. Mike explained that they are still moving forward and finding the best ways to get feedback. The website is up, along with a community survey. Within the next week a rough draft will be up, including some explanation. Things will be opened up so people can contribute submissions. It is kind of interesting to keep things going when the world is shutting down, but the project will continue electronically as much as possible. The census, the website and story map were discussed. Planning Commissioner Stephen Cornelsen asked for clarity on what he was asked to write about. Mike and Ryan explained they want bullet points of the good and the bad of different areas in Ephraim and the vision that the Planning Commission has. Ephraim is interesting where there is growth potential on the inside and the outside. Mike and Ryan were hoping to have a draft of the plan by the end of May.

ADJOURNMENT

Planning Commission Member Craig Rasmussen moved to adjourn the meeting at 7:00 pm. Planning Commission Member Larry Griffith 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