

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY APRIL 8, 2020
6:00 PM**

Commission Members Present via Zoom: Planning Commission Chair Lisa Murray, Jan Johnson, Dennis Nordfelt, Stephen Cornelsen and Larry Griffith

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

Others Present via Zoom: Mike Hansen and Ryan Robinson

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

PUBLIC COMMENT

Sign Permit: The Original Garage (Jason Dotson) – Request for a monument sign located at 327 South Main.

The applicant has already placed a sign and then was informed that a sign permit was needed prior to putting a sign up. Bryan showed a picture of the applicant's sign. It was originally on the wall of the building but has been moved out to the front of the property. There is a lot of flexibility for a wall sign, but there are restrictions for a free-standing sign. Currently the applicant's sign is too large for what we allow, unless they qualify for a monument sign. The sign is an uneven sign with dimensions adding up to approximately 66 square feet. That is 10 feet over the allowable signage area. A monument sign is anything that is 6 feet tall or less. If the Planning Commission approves a monument sign that would give the applicant 68 square feet and they would qualify. Bryan explained the definition of a monument sign in Ephraim City's code. The maximum height for a monument sign is 6 feet and the applicant's sign is approximately 8 feet tall. Bryan also explained that there are limitations as to how many signs there can be and the applicant potentially has more than allowed. There was further discussion about the dimensions of the sign and what is allowed in the city code. Future signs and permitting them needs to be considered. There are a couple of signs around town that have been grandfathered in. There is not a general problem with the sign. The spirit of the code has been met, but not the letter.

Planning Commission Member Dennis Nordfelt moved to recommend the City Council approve The Original Garage (Jason Dotson) – Request for a monument sign located at 327 South Main on the condition the sign be lowered one foot. Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried

General Plan update with Rural Community Consultants

Mike Hansen and Ryan Robinson gave a project update about the General Plan. They explained to the commission which points to look over and how to make suggestions on the document. The project webpage can be found at ephraimcityplan.org and a lot has been added since the last meeting. Mike and Ryan went over the new history tab and other new things. The hope is to get the community to post their own historical pictures as well. There is also a local economy tab and they would like to have property values per parcel in this section. The stake holders' group was explained. Stake holders are those who understand what the map is, they think about the community as a whole, they are leaders in the school and business owners who have invested. We are looking for feedback and input from these individuals. Students also have a valuable perspective. Mike and Ryan are going to try and get Ephraim's student population to participate in some surveys as well. The Planning Commission and Staff are going to take a survey to provide feedback that Mike and Ryan are looking for. This will be emailed to them. Housing, Transportation, Economy, Parks and Public Safety and Preparedness will be the covered topics in the survey.

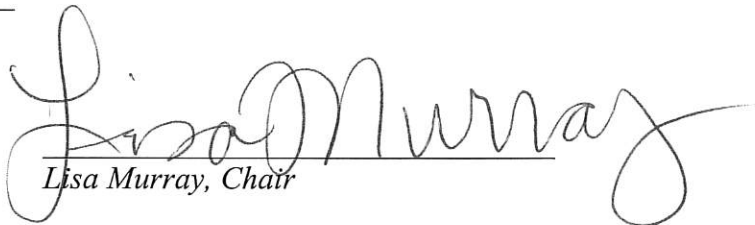
PLANNER'S REPORT

More clarification was given on how to proceed with the signs for The Original Garage.

ADJOURNMENT

Planning Commission Member Stephen Cornelsen moved to adjourn the meeting at 7:04 pm. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Minutes approved on: 4/23/21


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk