

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JUNE 9, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Jan Jonson, Dennis Nordfelt, Craig Rasmussen, and Jane Mathisen

Commission Members Present via Zoom: Stephen Cornelsen

Commission Members Absent: Darren Glather

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

Others Present: Steve Butterfield

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

APPROVAL OF MINUTES

The Commission reviewed the minutes of the September 23, 2020 Planning Commission meeting.

Planning Commission Member Jan Johnson moved to approve the September 23, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Dennis Nordfelt. All were in favor. The motion carried.

The Commission reviewed the minutes of the October 28, 2020 Planning Commission meeting.

Planning Commission Member Dennis Nordfelt moved to approve the October 28, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Johnson. All were in favor. The motion carried.

The Commission reviewed the minutes of the November 10, 2020 Planning Commission meeting.

Planning Commission Member Dennis Nordfelt moved to approve the November 10, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Johnson. All were in favor. The motion carried.

The Commission reviewed the minutes of the December 9, 2020 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the December 9, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Johnson. All were in favor. The motion carried.

The Commission reviewed the minutes of the January 13, 2021 Planning Commission meeting.

Planning Commission Member Jan Johnson moved to approve the January 13, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Craig Rasmussen. All were in favor. The motion carried.

The Commission reviewed the minutes of the May 26, 2021 Planning Commission meeting.

Planning Commission Member Dennis Nordfelt moved to approve the May 26, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Craig Rasmussen. All were in favor. The motion carried.

PUBLIC MEETING

Proposed boundary line adjustments in the Danish Fields Subdivision phase 2 and approval of phase 3.

Bryan welcomed the new planning commission member Jane Mathison. Jane introduced herself.

The Danish Fields subdivision phase 3 was approved approximately a year ago. Lot 35 A and 36 A had a misunderstanding of where the lot lines were. Fences were put in and rather than tear up the fence they decided to do a plat amendment. These two lots are on phase 2. Phase 3 was on the approval where the lot lines were prior, this approval would include the changing of those boundary lines as well.

Steve Butterfield explained the map and the new boundary line. Bryan explained the two things on the agenda. One is the amendment of plat 2, which would adjust the two lots. The second is the adoption of the final plat of phase 3. Phase 3 as drawn reflects the boundary line adjustment. Danish Fields was started about 2005 and is now moving forward again. All the underground infrastructure is in. The road is paved and curbing is in. There is already interest in the lots. This follows the plan from about 15 years ago, that was previously approved, with the exception of the boundary line adjustment and an easement being added out the northeast corner to allow the water connection to adjacent properties. Staff has no concerns with this and just want to make sure legal requirements are met.

Planning Commission Member Craig Rasmussen moved to recommend the City Council approve the proposed boundary line adjustments in the Danish Fields Subdivision phase 2 on lot 35 A and 36 A. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Planning Commission Member Dennis Nordfelt moved to recommend the City Council approve phase 3 of Danish Fields. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Planning Commission training by City Staff.

Bryan explained that four hours of training are required for the Planning Commission annually. The LUAU (Land Use Academy Utah) website was referred to for the training. A packet was also handed out to the commissioners. The points that were discussed are as follows:

1. The type of training that needs to happen
2. Powers and duties of the Planning Commission
3. Watched a video on the LUAU website called, "Top Ten Things every planning commissioner in Utah needs to know."
4. Appeal authority and Land Use authority
5. Knowing the code. Bryan and Devan will send out an email with different links to provide further information and training for the Planning Commission

Homes are being built in phase 2 of Ephraim Crossing. Camino Verde is following the rules that are in place. The city currently requires that the underground must be in. The road base must be all weather road base and fire hydrants must be working. Once those are in, they can pull permits to build the homes. The only exception we have given in the past for occupancy is if it is too cold for asphalt, then a bond or financial guarantee must be filed with the city.

Phase two of Warren Neilson is going in and all the lots are sold. The first building permit application was also received. Holman Orthodontics permit is about to be issued as well. It will be a very nice two-story building. There will also be spaces to rent.

The City Council approved the mixed-use by the eye center. The application has been submitted. They are getting close to building. Larry Christensen just applied for the next 8 tiny homes and will finish out the development there. Antonio's project on the east is currently on hold pending a boundary line dispute. Antonio has also presented an application to replace the trailers on 200 West with stick built tiny homes. The homes will be roughly the same footprint as a trailer, but it will be a significant upgrade.

Timeline for the temple will be very quick, but there has not been an official announcement of where it is going yet.

Ephraim Crossing is starting to get going on the town home portion. The town homes will go between the subdivision and main street behind IFA. There has not been any new information on the property south of the Dollar store where the old motel was. The possibility of a hospital being built was discussed; however, no applications have been received yet. A 3-story office building for Ephraim crossing is still planned. The applicant needs access off of the highway, so they are

trying to work with UDOT right now. The college is planning on expanding but it will be a little while before they do.

ADJOURNMENT

Planning Commission Member Jan Johnson moved to adjourn the meeting at 7:10 pm. Planning Commission Member Craig Rasmussen 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