

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY DECEMBER 23, 2019
6:00 PM**

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

Staff Members Present: City Planner Devan Fowles

Others Present: Steve Butterfield

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

BUSINESS

Steve Butterfield – Proposed 14 lot Danish Fields phase 3 subdivision.

Steve explained phase 3 of the subdivision. He referred to the map he brought to show where lots will be. Preliminary approval for phase 3 was previously granted and nothing has changed. Construction will start when the weather permits. Commission Chair Lisa Murray asked if the applicant was still planning to build a fence around the back of the property and Steve confirmed the plan is still to do that because there is no access there. The sidewalk will continue along the development. Devan will get back to the applicant as to when the fence will need to be completed. Staff recommendations have been submitted to Steve's engineer. Devan explained the water line that the staff would like to put in on the property. This project will not be signed until the mylar copy is received, addresses are verified and survey plans are completed. Staff would like to receive a financial guarantee that meets the requirements of the Ephraim City ordinance. This is normally a bond, but the applicant has a performance bond insurance, so he will dedicate cash funds to the project. The account will be at Cache Valley and Ephraim City will authorize the withdraw of funds. Staff recommends approval based on the conditions that the applicant complies with the final review of the construction drawing which will be done by Ephraim City Staff, submit the required documents for the financial guarantee, and comply with the final review of the survey. Commissioner Jan Johnson clarified the size requirements and the applicant confirmed that most of the homes will be larger than the minimum requirement. The units will be 1500 square foot minimum for the main level. The same CC&R's will be in effect for the whole project. The drainage for the project was also discussed. All three phases were designed to tie into each other. Tie in points are already in place from the other properties.

A public comment was made regarding concern about incorrect addresses being listed. The applicant clarified those were for the old phases. The addresses were on the preliminary phases on the plats before the city changed them. At this stage the addresses of phase one and two will not be affected. Bryan does understand the addressing issues and it is in the plans to fix those.

Planning Commission Member Dennis Nordfelt moved to recommend the City Council approve the proposed 14 lot Danish Fields phase 3 subdivision based on the drawings, financial, and sewer review Planning Commission Member Larry Griffeth seconded the motion. All were in favor. The motion carried.

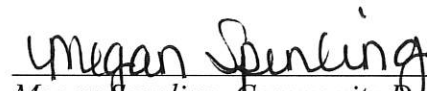
ADJOURNMENT

Planning Commission Member Alma Lund moved to adjourn the meeting at 6:25 pm. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Minutes approved on: 10/23/21


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk