

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JUNE 23, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Craig Rasmussen and Jane Mathison

Commission Members Present via Zoom: Jan Johnson

Commission Members Absent: Dennis Nordfelt, Stephen Cornelsen and Darren Glather

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

Others Present: None

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 October 9, 2019 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the October 9, 2019 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathison . All were in favor. The motion carried.

The Commission reviewed the minutes of the November 13, 2019 Planning Commission meeting.

Planning Commission Member Jane Mathison moved to approve the November 13, 2019 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 November 26, 2019 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the November 26, 2019 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 23, 2019 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the December 23, 2019 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathison . All were in favor. The motion carried.

The Commission reviewed the minutes of the March 25, 2020 Planning Commission meeting.

Planning Commission Member Jane Mathison moved to approve the March 25, 2020 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 April 8, 2020 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the April 8, 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 April 22, 2020 Planning Commission meeting.

Planning Commission Member Jane Mathison moved to approve the April 22, 2020 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 13, 2020 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the May 13, 2020 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathison . All were in favor. The motion carried.

The Commission reviewed the minutes of the May 27, 2020 Planning Commission meeting.

Planning Commission Member Jane Mathison moved to approve the May 27, 2020 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 June 9, 2021 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the June 9, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathison. All were in favor. The motion carried.

PLANNER'S REPORT

In the next meeting there will be a zone change request. Commission Chair Lisa Murray will not be at the next meeting. Staff is still working on Holman Orthodontics request on 700 South. It will be a large building and there will other renters in the office space. Holman Orthodontics originally had planned to go on 200 South, but there were some boundary line issues and potentially not enough space. The carwash has since purchased the property.

Quite a few zoning permits have been issued over the last week. There have been a total of 50 zoning permits issued already this year. The majority of the ones being received right now are for single-family dwellings. Larry Christensen will be starting on his other 8 units. Kenny Hardy is doing site prep for the office buildings, behind Papa Murphy's. There will be 2 buildings and 9 units. Shawn Layton is getting ready to submit his application for his previously approved units. From now until July 26th there will most likely be a lot of applications. July 27th is when the new impact fees go in to effect.

Commissioner Craig Rasmussen asked if the Council had considered it not very advantageous to be building during a drought and if restrictions will be put in place. Bryan explained that the City is able to keep up right now. The new well has been tested and the tests have come back clean. There are not restrictions right now, but they will probably be put in place by the end of the summer. The new well has been utilized for about a week. The real issues come when the springs start dipping down, they are holding for now. Commissioner Jane Mathison asked about banning non-usable turf like some places in Nevada have done. It has not been discussed yet, but it does depend on how long the drought lasts and how fast the growth comes. Desert landscape and zero scaping have been encouraged. There are still plans to get another well. Outdoor watering is the biggest usage. We are working on an updated water conservation plan to turn in to the state. Ephraim City has taken steps to conserve our water and adjust rates. The per capita use has gone way down. Water rates were updated and penalties enforced which has helped with the usage. Ephraim is a lot more conscious about water usage than it used to be.

Possible locations for the temple were discussed.

Planning Commission training by City staff.

Bryan presented videos for training from the LUAU (Land Use Academy of Utah) website.

1. The 10 Things Every Realtor Needs to Know About Land Use
 1. Know the Zoning Code
 2. Understand the Definition of a General Plan
 3. Learn the Function of a Planning Commission
 4. Know a Property Owners Rights Under the Community's Zoning Codes.

5. Learn How to Verify Property Information
 6. Learn When You Might be Liable
 7. Know and Understand the Term Subdivision
 8. Understand Conditional Use Permits
 9. Learn How to Rezone a Property
 10. Know What Signs You Can and Cannot Put Up
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2. What Hat Do You Wear?
 1. Legislative Decision
 2. Administrative Decision
 3. Quasi-Judicial Decision
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3. What Hat Do You Wear? Part 2
 1. Create and Recommend Changes to the General Plan
 2. Create and Recommend Changes to Ordinances
 3. Handle Assigned Administrative Matters ff Delegated to do So
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4. What Hat Do You Wear? Part 3
 1. Not Hold a Public Hearing for Every Adminsitrative Action
 2. Make Sure We Understand the Difference Between Public Clamor and Evidence
 3. Educate the Public on Their Role and How to Fulfill It

ADJOURNMENT

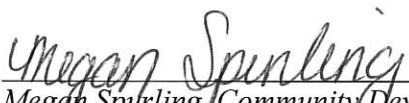
Planning Commission Member Craig Rasmussen moved to adjourn the meeting at pm. Planning Commission Member Jane Mathison seconded the motion. All were in favor. The motion carried.

Minutes approved on: 7/14/21



~~Lisa Murray, Chair~~ Stephen Cornelsen

Attest:



Megan Spurling, Community Development Clerk