

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JULY 14, 2021
6:00 PM**

Commission Members Present: Jan Jonson, Dennis Nordfelt, Acting Chair Stephen Cornelsen, and Jane Mathisen

Commission Members Present via Zoom: None

Commission Members Absent: Planning Commission Chair Lisa Murray, Craig Rasmussen, Darren Glather

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

Others Present: Paul Thompson, Sheila Bratton, Hunter Palmer, Brady Crane, Scott Barclay, Mike Ballard

Acting Planning Commission Chair Stephen Cornelsen called the meeting to order at 6:04 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the September 11, 2019 Planning Commission meeting.

Planning Commission Member Jan Jonson moved to approve the September 11, 2019 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathisen. All were in favor. The motion carried.

The Commission reviewed the minutes of the June 23, 2021 Planning Commission meeting.

Planning Commission Member Jane Mathison moved to approve the June 23, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

PUBLIC MEETING

General Plan Amendment: Camino Verde Group - Petition to amend the Ephraim City General Plan on property located at approximately 400 W 800 S from Industrial (I) to Commercial (C).

City Planner Devan Fowles explained this property is to the east of Mr. Thompson's property that was rezoned a couple months ago and referred to a picture of the future land use map. Yellow represents medium density residential; red is commercial and grey is an industrial zone. Mr. Thompson's property is an RA zone. There is a description in the packet provided by the applicant that Devan read. In the packet it describes what the applicant would like to do with a C2 zone.

David Michael Ballard (Mike Ballard) addressed the Planning Commission. Mike does not feel an industrial zone is the best zone to be next to RA. Next to Mr. Thompson's property there will be one-story senior housing and to the north, next to the City's industrial zone, there will be apartments. There are potential plans to have a convalescent pad in the far southwest corner. Commissioner Jane Mathisen asked what the timeline for building would be if the amendments on the agenda tonight were approved. Mike explained these plans are not on the immediate timeline. There is another buyer to the east with plans for a medical use building to be worked on first. Commissioner Dennis Nordfelt feels it is a great idea to have a higher density buffer between the commercial area and the future residential areas. The active senior living will be closer to the RA zone. Acting Chair Stephen Cornelsen asked about the property to the north, Mike confirmed it is an industrial zone owned by the City and understands it to be a future city park.

Paul Thompson addressed the commission. He owns 10 acres to the west of the property being discussed tonight. Paul plans to divide the 5 acres to south for his children and their future homes. Paul feels the zone change will be beneficial to him. He is concerned about potential uses on the property if it remains an industrial zone. Paul would much rather see what Camino Verde has planned and feels it will be beneficial for Ephraim City as well because of the roll back taxes that will be received.

Planning Commission Member Dennis Nordfelt moved to close the Public Hearing concerning the General Plan Amendment: Camino Verde Group - Petition to amend the Ephraim City General Plan on property located at approximately 400 W 800 S from Industrial (I) to Commercial (C). Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Land Use Map Amendment: Camino Verde Group - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 400 W 800 S from Industrial (I) to General Commercial (C2).

Devan Fowles explained the difference between the C1 and C2 zone.

Planning Commission Member Jan Jonson moved to close the Public Hearing concerning the Land Use Map Amendment: Camino Verde Group - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 400 W 800 S from Industrial (I) to General Commercial (C2). Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.

BUSINESS

General Plan Amendment: Camino Verde Group - Petition to amend the Ephraim City General Plan on property located at approximately 400 W 800 S from Industrial (I) to Commercial (C).

No Comments.

Planning Commission Member Jane Mathison moved to recommend the City Council approve the Petition to amend the Ephraim City General Plan on property located at approximately 400 W 800 S from Industrial (I) to Commercial (C). Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

Land Use Map Amendment: Camino Verde Group - Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 400 W 800 S from Industrial (I) to General Commercial (C2).

No Comments.

Planning Commission Member Dennis Nordfelt moved to recommend the City Council approve the Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 400 W 800 S from Industrial (I) to General Commercial (C2). Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

Conditional Use Permit – Camino Verde Group – Review of an 86-unit multifamily development on property located at approximately 150 W 500 S in the C2 zone.

Community Development Director Bryan Kimball addressed the Commission. The original plan had a mix of housing. The first 22 lots have already been approved. The town homes coming in are what is on the agenda tonight. This property is right behind the homes on 400 South, west of IFA. The property is 6.7 acres. The development will be broken into phases and not all built at once. However, the entire plan is being presented so everyone has a vision of what is going to be built. These are two-story town homes and each building has 4 units. Bryan showed the layout and a picture of what the town homes will potentially look like. He also explained the future road that will be developed and that it will eventually tie back in to Highway 89. The existing Larson Lane will be relocated to where this new road will be. Until that happens a road will be tied in to the existing Larson Lane, which will function as the secondary, emergency access and serving the backside of the development. This will create the ability to take some of the traffic off of the back road and bring it out to Larson Lane until the roads can be paved and UDOT approved. Formal approval from UDOT to put in another access road is still needed.

Mike Ballard shared a presentation of what the town homes will look like and phase one of the project. The picture he shared was everything north of Larson Lane. Larson Lane will be renamed to Ephraim Crossing Parkway. Mike also explained the plan for the road and access. The next two developments are going to be the town homes and a daycare. These town homes are for rent and not for sale. Bryan explained the parking requirements, which Camino Verde does meet. There will also be additional parking for visitors spread out through the development. Commissioner Jan Jonson asked where the town homes for sale will be and Mike explained they will be behind Therapy West and Hallows and Company. Mike shared a preliminary plan for phase 2 east of Highway 89. Commissioner Jane Mathisen asked what percentage of the units will be at market rate. Mike confirmed it will be all of them. Camino Verde is trying to market to tech companies in Utah and Salt Lake Counties to put remote offices in Ephraim because of the Snow College computer program. One company has already signed and will move 40 jobs here. Half of the jobs will be programming jobs paying 80,000 a year and the other half will be call center jobs, paying 30,000 to 40,000 a year. This home development is designed to support those jobs. Other services that the surrounding homes can benefit from were discussed.

Brady Crane voiced concern about the surrounding properties and the animals they have. Mike said there will likely be a disclaimer that potential renters sign acknowledging they understand what they are moving next to. Scott Barclay asked about what type of restaurants will be coming as there are already restaurants in the area that struggle. Mike explained they are looking at fast-food restaurants and they are not coming until the homes have been built. Mike explained they are being very thoughtful as to the selling of these properties. Camino Verde is not carelessly selling the properties. Concerns were brought up about the size of the current access road and the existing traffic. Mike explained the plans for the road and showed it on the provided presentation. Camino Verde has carefully listened to these complaints. The cul-de-sac has been moved and the goal is to push traffic on to 200 west. Roads and walkable paths will be there to discourage traffic on 400 south. Commissioner Dennis Nordfelt commented that Camino Verde has done some wonderful things to address these issues, but the issue mainly lies with the City. Mike also addressed where utilities will be placed.

Acting Chair Stephen Cornelsen explained with a CUP (Conditional Use Permit) if Camino Verde meets the stipulations in the code, then the Planning Commission is required to approve the request. Fencing is in the code and there is a plan for it.

Chet Nipko, present via Zoom, asked about construction and the bidding process being used for that. Chet would like to be considered for materials as he manages a local business in Sanpete County. Mike referred Chet to their website ephraimcrossing.com. Camino Verde is wanting to spread the work load out amongst the local businesses.

Brady Crane asked about the plans to provide water to these new facilities. Bryan explained what the city has done to provide water and what has taken place over the last few years. Roughly 1 ½ million gallons of water a day have been added since the well broke in 2018. The city received a 2 million dollar grant from the Core of Engineers. Property rights have also been purchased on the north end of town and the well there will be retrofitted. This should add about another 2 million gallons a day. This will give us capacity and room to grow. As long as the funding comes through, we should begin working on that this year. As farmers sell off their land it has the

ability to become municipal water that provides for a lot of the home use. There are long term plans in place and water will be there when it is needed. There are others wells lined up in the future. Bryan explained the future plans for adding more water. City Planner Devan Fowles explained the Utah Division of Water Rights are the ones with the authority and jurisdiction over the conversion of surface water to underground water approvals and how much underground water can be utilized by landowners. By implementing conservation, we have reduced our water supply demand by more 25%. Ordinances for landscaping are being considered. Zero scaping for new developments is encouraged. Being able to recover the water not being stored in the winter was also explained. Reservoirs were also discussed. Stephen Cornelsen addressed and explained that water has been discussed for years. It is because of this planning that there is access to the water we have currently.

Bryan went over the staff review. Camino Verde meets the code and requirements. There is a requirement and condition of approval for a site obscuring fence, at least 6 feet tall, around the perimeter of the property. Bryan explained the plans for curb, gutter and also parking. Bryan stated a condition of approval is that the road and emergency access will be part of phase 1 instead of phase 2. Mike confirmed that will be the case. This has been evolving over the last year and a half. Mike has been very accommodating and tried hard to be responsive to the concerns that have been raised. Staff feels good about this plan. Staff would recommend approval based on city code and meeting final staff recommendations for site civil design. Camino Verde should have PUD process for parcellation of the individual lots. Stephen Cornelsen asked if there will be an HOA or CC&R's. Mike said there will not, since they are going to remain the owners of the properties. The single-family homes and town homes for sale will have an HOA. Jane Mathisen asked if the sidewalks will have a planter strip or if they will be the wider sidewalk. Bryan clarified the exterior sidewalks, with frontage along public city streets will meet code and he recommends the interior sidewalks meeting ADA requirements.

Planning Commission Member Dennis Nordfelt moved to recommend the City Council approve the Conditional Use Permit – Camino Verde Group – Review of an 86-unit multifamily development on property located at approximately 150 W 500 S in the C2 zone based on meeting city code, a utility department review, meets final staff recommendation, that the access to Larson Lane be part of phase one and that parcelization go through PUD planning. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

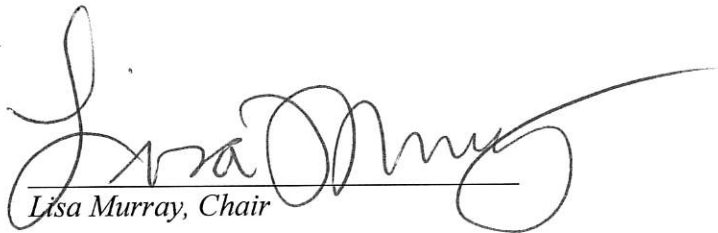
City Planner Devan Fowles addressed the Planning Commission and stated a lot of applications and proposals are coming in. Everything submitted is reviewed. Only about 5% to 10% of what comes to Community Development actually comes to fruition. Holman Orthodontics is planning on holding off a little bit. Construction will probably begin in the fall or next spring. Other possible construction was also discussed. Bryan explained that any type of restaurant would be a permitted use, so would not necessarily come before the Planning Commission. Religious buildings are permitted where residential homes are allowed.

Jan Jonson asked about the extension of Ephraim Canyon going west and how that will be affected by the new development at Ephraim Crossing. A 1.5-million-dollar grant to widen the road and add a sidewalk on both sides of the Canyon Road was awarded. Possible construction will begin in the summer or fall this coming year. Several applications were submitted, one for 3 million dollars to replace water lines in the canyon and we passed the first phase of approvals for that. A 4-million-dollar grant for road improvements was also applied for and the initial phase was passed. It would provide a stop light by Ephraim Crossing. Bryan explained another grant about getting some underground power as well. There are also plans to help preserve the forest as well. Jane Mathison asked about the elementary school and if they are planning for the growth at Ephraim crossing. The school district is the one to make the decision for this. There is discussion being had to plan for the growth that is coming.

ADJOURNMENT

Planning Commission Member Dennis Nordfelt moved to adjourn the meeting at 7:37 pm. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Minutes approved on: 7/28/21


Lisa Murray, Chair

Attest:

 CITY PLANNER
Megan Spurling Community Development Clerk