

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JULY 28, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Jan Johnson, Dennis Nordfelt and Jane Mathisen

Commission Members Present via Phone: Craig Rasmussen

Commission Members Absent: Stephen Cornelsen and Darren Glather

Staff Members Present: City Planner Devan Fowles

Others Present: Marc Taylor and Bonnie Nielson

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 July 14, 2021 Planning Commission meeting.

Planning Commission Member Jane Mathisen moved to approve the July 14, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

BUSINESS

AGENDA ITEM

Conditional Use Permit – Bonnie Nielson – Review of a 6-unit multifamily development on property located at approximately 63 W 300 N in the R4 zone.

City Planner Devan Fowles addressed the Planning Commission to go over the Conditional Use Permit (CUP). Staff did a review of this application and are recommending approval, based on a few conditions. Devan went over the conditions that need to be met. The turnaround at far south end of the property should be moved down to allow for the turn-around capability of a fire truck. A 20-foot set back would need to be maintained at the rear and front of the property. The Fire Department requested a fire hydrant at the entrance of the property. The Public Works department would also like some type of flush out, so stagnant water may be flushed out if there are not renters in the dwellings. A hard surfaced driveway is also a requirement from the Fire Department, per state code, section D 102.1 in the fire apparatus access roads. The property is in two separate parcels and to avoid being too close to property lines Staff would like the two

parcels combined in to one. The applicant has agreed to get it taken care of. Another requirement is to comply with the multi-family checklist, specifically parking. The same requirements Josh Peterson and Larry Christensen developed under will be followed, which is two spaces per unit. The applicant is aware of the requirement to improve the frontage of her property. Curb and gutter already exist. The installation of the sidewalk is still required prior to occupancy.

Planning Commissioner Jan Jonson asked if a lane was already established, to which Devan clarified there is a dirt lane through the property. There is one existing home and a duplex on the property. There is quite a bit of acreage and the applicant falls well beneath the maximum density requirement for an R4 zone.

Planning Commissioner Jane Mathisen asked for clarification on the parking that will be provided. The applicant, Bonnie Nielson explained the driveway will be able to accommodate two vehicles. There is also already adequate parking for the existing homes on the property. Devan explained that 20% of the lot does need to be landscaped, but there are not specific requirements and zero scaping is preferred. Devan also went over the code regarding site obscuring fences. Bonnie asked about the requirements for the fencing and those were explained to her.

Bonnie has also submitted zoning applications for this project as well. Zoning applications do expire after 6 months. As long as there is significant progress being made the application is still valid.

The surrounding properties, secondary access and a possible easement were also discussed. Devan also explained the flush out requirement to the applicant.

Planning Commission Member Dennis Nordfelt moved to recommend the City Council approve Conditional Use Permit – Bonnie Nielson – Review of a 6-unit multifamily development on property located at approximately 63 W 300 N in the R4 zone, with the conditions that the turnaround be moved north for fire truck access, the hydrant be placed at the entrance, a flush out be placed, the driveways be asphalt or concrete, the parcels be combined, the curb, gutter and sidewalk on the frontage be installed, proper fencing and the multi-family checklist completed. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Devan reminded the Planning Commission that impact fees went up on July 27th. He explained the pricing and where the changes were made. Planning Commission Chair Lisa Murray asked how Ephraim's impact fees compared to the rest of the state. Devan explained that a feasibility study has been done and if the same level of service is to be maintained the impact fees should go up to about \$21,000. City Council elected to go with \$14,000. This is quite a bit less than what was recommended by the engineers that did the study. Bryan did a comparison to other cities that have similar growth patterns and are similar in size. The cities up north are right around that \$21,000

mark. Cities down south are a little less but are beginning to raise theirs as well. The impact fees need to be comparable to the growth coming in so an unbearable amount is not placed on the existing citizens. Staff is working on getting the funding we have been awarded for the water projects and are trying to get the wells retrofitted and online sooner, along with other projects.

Devan also explained about the situation on 600 E 100 S. The road does need improvement. The owner of the subdivision on 100 S was contacted by staff and he is required to improve the road with asphalt. The agreement was that he and the owners to the south, the west and the southwest would improve that whole intersection at the same time.

Camino Verde was approved for their 86-unit townhomes. They are working on final plans to be submitted in the next month or so. 10 single-family dwelling unit zoning permits have been issued for their subdivision so far. Devan recorded Danish Fields, phase 3 with 14 lots on Monday. There will also be some Conditional Use Permits coming in the next couple of weeks. Commissioner Craig Rasmussen brought up the concern of new developments while water restrictions are going in to place. Devan explained that there is plenty of drinking water, but as far as outside water, restrictions will likely be going in to affect soon. Bryan Kimball, City Manager Shaun Kjar, Mayor John Scott and Public Works Director Jeff Jensen are the ones monitoring the springs and tanks. Things are in the works to handle the water for the future growth. Because of the improvements that have been made the impact are expected to remain similar to what the city has experience in the past. Other options for water sources were also brought up.

The time frame for when the temple location will be announced was also discussed. Once announced the project should go quickly.

ADJOURNMENT

Planning Commission Member Dennis Nordfelt moved to adjourn the meeting at 6:48 pm. Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.

Minutes approved on: 8/11/21


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk