

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY AUGUST 11, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Jan Johnson, Darren Glather, Stephen Cornelsen

Commission Members Present via Phone: Craig Rasmussen

Commission Members Absent: Dennis Nordfelt and Jane Mathisen

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

Others Present:

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 28, 2021 Planning Commission meeting.

Planning Commission Member Jan Jonson moved to approve the July 28, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Darren Glather. All were in favor. The motion carried.

PUBLIC MEETING

BUSINESS

Camino Verde Group: Proposed subdivision plat amendment for The Estates at Ephraim Crossing subdivision.

The only changes Camino Verde would like to make is adding signature blocks and designation of the wording Typical PUE (public utility easement). The signature block is specifically for Dominion Energy for utility sign off. The utility language was also changed. This is language Dominion Energy requires for their policies. Lots are not changing at all. Clarifying language is being added. To make changes to an already recorded plat, an amendment plat is required to update the public utility information.

Planning Commission Member Stephen Cornelsen moved to recommend the City Council approve Camino Verde Group: Proposed subdivision plat amendment for The Estates at Ephraim Crossing subdivision. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Devan Fowles reported that final inspections for Certificate of Occupancy were done on some new buildings this week. The Cottages on 4th East, Ace Hardware and Larry Christensen's units were inspected. The Nordic Pointe mixed-use project is getting started. Antonio Jimenez also started building his units. Further explanation was given about Antonio's project. Antonio is expecting to retain some of his existing tenants, just move them to a better structure. He also has some other properties he is wanting to develop.

Devan and Bryan also discussed the new road on 600 East, which will become 650 East. It is projected to go all the way to Mill Road. Stephen Cornelsen asked about some improvement to the road in the meantime. Bryan confirmed there are some conversations happening right now regarding that. The office buildings east of Papa Murphy's are still moving forward. Shaun Layton also submitted his zoning application for the 5 fourplexes approved by a CUP (conditional use permit).

There will also be some updates and changes to some of the ordinances. Bryan and Devan are meeting weekly with the City Attorney Brian Page to update and modify the language, as well as make other improvements. The final paperwork to close out the new well was also received this week. Ephraim has not had any required restrictions this year. The city has cut back more than 50% and the college has cut back about 30%. The biggest users have scaled back tremendously.

A representative from Congressman Stewart's office came and toured the city this week. They think the city could have some funding for both water and growth projects. Potentially a total of 7-million dollars in grant funding could be awarded. It still does have to be approved by Congress, but Staff has a positive view of the chances of being awarded the funding. Bryan also gave an update on some future projects up the canyon along with the springs and tunnel that are up there. Sending the water accumulated in the winter into the aquifer, along with an above ground reservoir is also on the radar. Priority right now is on the next well. The hope is to have Rex's Well online this next summer. It should produce an estimated 2-million gallons a day.

There are more units available for student housing this year. There is still a fair amount of interest in developing in Ephraim. Bryan and Devan point them towards things that have already been approved as something that could be modeled.

ADJOURNMENT

Planning Commission Member Darren Glather moved to adjourn the meeting at 6:51 pm. Planning Commission Member Jan Johnson seconded the motion. All were in favor. The motion carried.

Minutes approved on: 9/18/21



Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk

Lot Split - CVG

Single Lot Split

