

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY NOVEMBER 10, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Craig Rasmussen, Jan Jonson, Dennis Nordfelt, Jane Mathisen, and Stephen Cornelsen

Commission Members Present via Zoom: None

Commission Members Absent: Darren Glather

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

Others Present: Jeremiah Blain, Travis Thompson, Joseph Gallagher

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 27, 2021 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the October 27, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathisen. All were in favor. The motion carried.

PUBLIC MEETING

Final Plat Approval - Camino Verde Group: Phase 1 final plat approval of the multifamily development located at approximately 150 W. 500 S.

This application has been presented before and was previously approved. The plat is basically dedicating utilities and right of ways to Ephraim City. This will be phase 1 of the 86 units, the rest of the phases will come at a later time. The road is not yet Ephraim City property or Camino Verde property. There is a land swap currently in process. Staff recommendation, if the commission chooses to approve, is to approve with the stipulation of getting the land swap cleared prior to recording it officially. Devan explained where this property is. In future phases it has been proposed that if they want to split property up it would go through a PUD, which would come to the Planning Commission and City Council for approval.

Joseph Gallagher explained this is phase one of a larger development, the other phases will be plated as they become ready for construction. The roadwork is already underway. This is just

formalizing that Ephraim City has the easements for power, sewer and water under the roadways to be constructed.

Planning Commission Member Jane Mathisen moved to approve Final Plat Approval - Camino Verde Group: Phase 1 final plat approval of the multifamily development located at approximately 150 W. 500 S with the stipulation of the land swap completion before recording. Planning Commission Jan Jonson seconded the motion. All were in favor. The motion carried.

1 lot subdivision – Travis Thompson: Review and possible approval for a single large lot split located at approximately 235 S 400 W consisting of 2.34 acres in the RA zone.

The applicant has chosen to go with one lot and selling the rest of the property. Travis is going through the legal process of getting approved for a one lot subdivision, to be a buildable lot. The ordinance says curb and gutter shall be waived if the large lot requirement is met. Sidewalk requirement is up to the Planning Commission and City Council. The ability to wave the sidewalk is for future development. If the property is being split at a later date, then both lots would then be improved. Both the parent lot and child lot need to be improved when you do that. Staff is making sure that the width is wide enough to split and have two frontages. If this cannot be met the requirement from staff is that the sidewalk be required to be installed. Currently there is 132 ft. on 400 West. In a RA zone, where the applicant is, you need at 75 feet. Right now, it is not able to be split and get a second lot. Staff recommendation is to install sidewalk. Curb and gutter to be waved. Asphalt can be waved because of what it adjoins it. Staff also recommends that applicant dedicate at least a 45 foot right of way to the city or what is mated. Devan feels that it will be closer to 10-12 feet of dedicated right of way. This would be a condition of approval. If the property is ever split down lower than the requirement then curb, gutter and sidewalk.

Travis Thompson addressed the commission. The city doesn't own the road right now on 400 west. Devan explained it is pretty common, in these cases staff typically goes off of existing alignment. There may be cause to do a financial guarantee. Devan explained the financial guarantee to the applicant and also the alignment issues to be worked through. Meets and bounds is all that is required to be recorded on this type of a split.

Planning Commission Member Dennis Nordfelt moved approve 1 lot subdivision – Travis Thompson: Review and possible approval for a single large lot split located at approximately 235 S 400 W consisting of 2.34 acres in the RA zone. With the stipulation of dedicated space on east of lot for city right of way, signed development agreement if future lot split that reduces the lot size less the 1.5 acres, on improve with sidewalk and asphalt on the west side. Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.

Land Use Ordinance Amendment – Jeremiah Blain: Proposed amendment to allow storage units in multifamily residential zones by Conditional Use Permit.

The Planning Commission had previously asked for language to look at to potentially approve or modify this application. Devan and Bryan presented some things for the planning commission to look over. The idea behind the C2 stipulation is that residential is allowed and we don't want storage units on main street. Devan included this to discuss because right now it is allowed, if storage units are not wanted on main street the item needs to be discussed. Dennis asked about the landscaping requirement. Landscaping is a generic requirement included in the other ordinance. It was recommended to only require landscaping on the frontage. Craig is against storage units in a residential zone. Stephen brought up that it is interesting an example of this could not be found in any other towns. To keep storage units in commercial zones is still in close proximity because of our size. Craig discussed his concerns.

Jeremiah explained he feels he is being a good neighbor because this would create less impact than duplexes and there is a demand. If the application is not approved, he would try to make the property a commercial zone or subdivide the property and put duplexes in. The potential stipulations would restrict a lot of applicants from doing something similar in a residential zone. Devan recommended putting a frontage landscaping requirement. Devan explained the fence and sidewalk requirements. Jane expressed even with a fence landscaping should be required so it doesn't look like a box and out of place for the area. Jan feels like these should be in a commercial zone. Jane and Dennis were in favor of it as long as the appearance maintains a residential feel.

Devan explained the condition about shipping containers. A lot of the public were not happy with the look of using shipping containers as storage units. As a rule of thumb with ordinance changes is to start strict and then lessen it as you go. The Planning Commission went over the zoning map to show where in Ephraim the storage units could be.

A minimum of six feet from the sidewalk for landscaping. Devan feels that the 5% requirement for landscaping is a fair amount. Ordinance will be adopted for commercial zones even if this the application is not approved. The shipping container requirement is limited to the storage units in the residential zone, they can be placed in the Industrial zone.

Joseph Gallagher commented that storage units are not a residential use. He has land he purchased in a nearby residential zone and would prefer to keep them in commercial zones. He will be building storage units in a commercial zone, where he also has property.

Bryan explained the language of the ordinance. If you have a vote that looks like it will be a tie you can give it to city council to break the tie. You can agree with some points and disagree with others and that would be the recommendation. The modification to the ordinance for storage units in a commercial zone would have to be presented in another meeting.

Jeremiah explained he would like the internal roads be 20 feet wide instead of 26, so large trailers could not be brought in. Devan explained there are certain requirements to be able to do

that. Devan explained changes could potential be made as long as the road width meets national fire codes.

Planning Commission Member Dennis Nordfelt moved to approve Land Use Ordinance Amendment – Jeremiah Blain: Proposed amendment to allow storage units in multifamily residential zones by Conditional Use Permit in accordance with the stipulations talked about, with the same conditions applying in commercial zones. Jane Mathisen seconded.

A roll call vote was held.

*Commission members voting no; Stephen Cornelsen, Craig Rasmussen and Jan Jonson
Commission members voting yes; Lisa Murray, Jane Mathiesen and Dennis Nordfelt*

The vote was a tie and recommended to city council for further consideration.

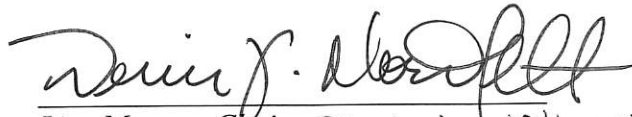
PLANNER'S REPORT

Bryan announced the grant that was awarded for Ephraim City water projects. It will be 1.2 million to develop the well. Bryan explained how they will break up the project. Construction for the well will begin this summer. The last 6 months alone we received 10 million dollars for water projects. Bryan will email out water projections. There will be a lot of ordinance changes presented over the next little bit.

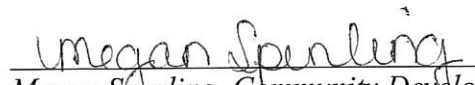
ADJOURNMENT

Planning Commission Member Dennis Nordfelt moved to adjourn the meeting at 7:49 pm. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

Minutes approved on: 12/18/2021


~~Lisa Murray, Chair~~ Dennis Nordfelt acting as chair

Attest:


Megan Spurling, Community Development Clerk