

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY DECEMBER 8, 2021
6:00 PM**

Commission Members Present: Craig Rasmussen, Jan Jonson, Dennis Nordfelt and Jane Mathisen,

Commission Members Present via Zoom: None

Commission Members Absent: Planning Commission Chair Lisa Murray, Darren Glather, Stephen Cornelsen

Staff Members Present: City Engineer Bryan Kimball, City Planner Devan Fowles

Others Present: None

Acting Planning Commission Chair Dennis Nordfelt called the meeting to order at 6:03 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the November 10, 2021 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the November 10, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathisen. All were in favor. The motion carried.

PUBLIC MEETING

Discussion regarding General Plan Amendments.

City Engineer Bryan Kimball explained the purpose of this meeting is to go over some of the topics to be discussed in the meeting on December 22nd. There are no action items tonight.

City Planner Devan Fowles presented the topics that will be in the next meeting.

1. The temple will have 4 items, under two applications on the next agenda. The application is to amend the general plan and the land use ordinance. The property for the temple is split into the R3 and RA zone. The temple would like to rezone the property to the zone that wouldn't require a Conditional Use Permit. They want the whole property to be in a R3 zone. They are also petitioning to adjust the road on 200 North.

The temple is planned to be higher than the 45-foot limit, so they are wanting a change in ordinance to make exception for temples. Staff is also considering including public buildings, such as medical facilities and other religious buildings.

Bryan gave some further explanation on the zones for the property. He also expounded upon the future road plan for 200 North and what the temple would like to do with that road. Bryan also explained the current exemptions for height requirements and what the change to the ordinance would be. The Planning Commission suggested maybe including hotels in the exemption for height requirements as well.

The road along 400 East will also be improved as the applicant will also do curb, gutter and sidewalk. The applicant as also mentioned doing sidewalk on the other side of the street as well. There has already been requests from citizens to the church to not block the road on 200 North. Bryan offered some possibilities that can be done with the road, such as cul-de-sacs to still allow traffic.

2. Andy Davis would like to do a tiny home development of 24 units. The property is currently in the R3 zone which allows a 4-plex per parcel. He would be asking to amend the general plan and the land use ordinance to allow high density residential in a R4 zone in that location. There are concerns from the residents about the width of the road and adding traffic to this if the application were approved. There have been requests to widen that road or at least put in a sidewalk. The need to widen several other roads in the city was also discussed.
3. Antonio Jimenez will also be coming in, probably in January, for a Conditional Use Permit for the mobile home park he purchased. He is making some much needed improvements to that property. Staff has agreed to work with him if he keeps the same number of units and the same footprint.
4. Simon Properties is under contract with Travis Thompson's land. They are purposing a rezone for a portion of that to R4. They are also wanting to do a tiny home development.

These items just discussed will be the things coming to the Planning Commission in the next couple of months. There are a lot of other things that are being done and completed. The buildings by Papa Murphy's are almost ready for occupancy. The road work is being started for the town homes at Ephraim Crossing. The city is moving the public works yard out to the new well area, there will be a public hearing in regards to the sale of the land.

Restaurants potentially coming to Ephraim were also discussed. Arby's is close to breaking ground. There will also be groundbreaking on some townhomes in the near future. The new well is also moving forward since being awarded a 1.2-million-dollar grant.

ADJOURNMENT

Planning Commission Member Jan Johnson moved to adjourn the meeting at 7:11 pm. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

Minutes approved on: 12/22/21


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk

