

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY DECEMBER 22, 2021
6:00 PM**

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

Commission Members Present via Zoom: None

Commission Members Absent: Darren Glather

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

Others Present: Chris Robbins, Makeesha Lopez, Robin Coltharp, Eric Geppelt, Kelly Crave, Reuel Reedar, Anneke Bahlmann, Caspian Bahlman, Michael McQuivey, Mary Patterson, Cecilia Braithwaite, Allen Braithwaite, Brent Peterson

Others Present via Zoom: Andy Davis and Leanne from Whitestone Villas

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 December 8, 2021 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the December 8, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

PUBLIC MEETING

Devan explained the first four items on the agenda. The public hearing was opened for the first four items on the agenda. Each item will be discussed and then voted on separately.

The applicant would like the whole property under one general plan zone and one land use zone. The temple will be taller than our ordinance allows. Devan went over the ordinance and what the change could potentially be.

The applicant, Eric Geppelt, addressed the Planning Commission and explained the application. The building up to the parapet is about 45 feet. The applicant requesting the future road on 200 North be amended now to eliminate any confusion. Commissioner Craig Rasmussen was concerned about the road

going east as it makes it difficult for the east side to be accessed if it is eliminated. Chair Lisa Murray clarified that they could amend the road and then at a later date figure out where the road will go.

Lisa opened the meeting up for public comment.

City Engineer Bryan Kimball explained each item that the applicants are applying for.

No public comment.

Planning Commission Chair Lisa Murray closed the public meeting.

General Plan Amendment: petition by Eric Geppelt to amend the Ephraim City General Plan on property located at approximately 550 E 200 N from Low Density Residential (LDR) to Medium Density Residential (MDR).

Planning Commission Member Craig Rasmussen moved to approve petition by Eric Geppelt to amend the Ephraim City General Plan on property located at approximately 550 E 200 N from Low Density Residential (LDR) to Medium Density Residential (MDR). Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.

General Plan Amendment: petition by Eric Geppelt to amend the Ephraim City General/Transportation Plan on property located at approximately 200 N.

Planning Commission Member Dennis Nordfelt moved to approve petition by Eric Geppelt to amend the Ephraim City General/Transportation Plan on property located at approximately 200 N. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

Land Use Map Amendment: petition by Eric Geppelt to amend the Ephraim City Land Use Map by rezoning property located at approximately 550 E 200 N from Residential Agricultural Zone (RA) to Medium-Density Residential Zone (R3).

Planning Commission Member Jane Mathisen moved to approve Land Use Map Amendment: petition by Eric Geppelt to amend the Ephraim City Land Use Map by rezoning property located at approximately 550 E 200 N from Residential Agricultural Zone (RA) to Medium-Density Residential Zone (R3). Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.

Land Use Ordinance Amendment: petition by Eric Geppelt to amend the Ephraim City Land Use Ordinance to allow additional height exemptions.

Planning Commission Member Jan Jonson moved to approve Land Use Ordinance Amendment: petition by Eric Geppelt to amend the Ephraim City Land Use Ordinance to allow additional height exemptions for medical emergency service, religious, public and quasi-public utility buildings, provided the City Council issues a Conditional Use Permit authorizing the same towers, water tanks, wireless and

television towers and silos. Planning Commission Member Dennis Nordflet seconded the motion. All were in favor. The motion carried.

PUBLIC MEETING

Bryan explained the application for Whitestone Villas. This property is directly east of the ball fields. There is a proposed 24-unit tiny home development wanting to go there. The property is close to 2 acres. Under the current zone a 4-plex per parcel is allowed. The applicant could split the parcel and have a maximum of 16 units under the current zone.

Leanne, with Whitestone Villas commented that they are looking forward to having more affordable housing in the Ephraim.

Mary Patterson expressed her concerns about this potential zone change. She expressed that 3rd north and 4th east is a very busy street, along with being very narrow. Mary is fine with a few houses going in but has a lot of concerns about having 24 units going in.

Cecilia Braithwaite owns part of the land across the street. She has concerns about the farmland. The land is sprayed, tilled and watered. A lot of dust is created and she is afraid of future complaints. She knows there is a need for low-income housing and would like to see it on the west side of town instead. The land is contracted for 8 more years to be farmed. She doesn't want this to be a high traffic area resulting in the property value going down.

Allen Braithwaite expressed similar concerns. He gave more thoughts on the road. He is also concerned about the water usage. Allen had concerns about low-income housing being put in.

Brent Peterson asked if the homes are going to be sold or rented. Andy from Whitestone commented the plan is to rent them. He expressed that renting is the only way they can maintain the high quality of living they want to provide. Brent sold the applicant the property. He read a letter he received from Todd Alder. Brent also expressed concern about the traffic and how fast people go on that road.

All the members of the public who spoke, expressed concern for the safety of the children who walk on those roads.

Andy Davis from Whitestone, expressed the whole goal is to provide affordable housing for young families, as they will have young children themselves, he feels this will actually help the flow of traffic as far as speed is concerned. He does understand the concern about increased traffic. The college owns the surrounding land. As development continues to happen the road will be improved. They want the atmosphere of good community development. The applicant really wants to create affordable housing. There is a difference between low income and young families that just don't make a lot of money right now. There will be zero tolerance for crime and deviant behavior.

Commissioner Jan Jonson asked about the size and dimensions of the homes. Andy explained they will be one bed, one bath and two beds, two bathrooms. They will also be about 600-700 square feet. Commissioner Jane Mathisen asked about sidewalk and widening the road on their half of the

property. Bryan explained the requirements to improve the applicant's side of the road along their frontage. Andy said they do they plan to do that. He believes the more pride put into the property the better the people and relationships will be between them and those that live in the homes. It will be a nice clean area. Bryan explained the irrigation ditch will need to be maintained. Jane asked about the status of sidewalk for the houses to the south. Brent does not have sidewalk in front of his house. There is some sidewalk on the Sterner's property.

Commissioner Craig Rasmussen said the existing tiny homes have been a positive experience thus far and they rent very quickly. He also gave an example of Antonino Jimenez improving the trailer courts.

Lisa asked that people be careful about how we refer to other human beings. Everyone has the right to quality housing regardless of their income level. Bryan gave a reminder that the decision is based on if it makes the community better overall.

Jan asked about rezoning the property and it being an R4 island. Bryan explained how they like to have a step-down process in the density and the surrounding properties. He feels the college is a good buffer. Eventually this area will develop and the roads will be improved.

Planning Commission Member Dennis Nodfelt moved to close the public meeting. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

General Plan Amendment: petition by Whitestone Villas LLC/Todd Alder to amend the Ephraim City General Plan on property located at approximately 355 N 400 E from Medium Density Residential (MDR) to High Density Residential (HDR)

Dennis thinks this is good for the city. Stephen believes this type of housing is needed in Ephraim, but is concerned about the location. The land will probably not be staying vacant, as the college has potential to develop the land. Lisa commented she has had positive experiences with the tiny homes that are near her. Jane commented that her experience is when people have their own walls they take better care of the property and are better neighbors.

Planning Commission Member Dennis Nordfelt moved to approve General Plan Amendment: petition by Whitestone Villas LLC/Todd Alder to amend the Ephraim City General Plan on property located at approximately 355 N 400 E from Medium Density Residential (MDR) to High Density Residential (HDR). Planning Commission Member Stephen Cornelesen seconded the motion. All were in favor. The motion carried.

Land Use Map Amendment: petition by Whitestone Villas LLC/Todd Alder to amend the Ephraim City Land Use Map by rezoning property located at approximately 355 N 400 E from Medium-Density Residential Zone (R3) to High-Density Residential Zone (R4).

No Comment.

Planning Commission Member Jane Mathisen moved to approve Land Use Map Amendment: petition by Whitestone Villas LLC/Todd Alder to amend the Ephraim City Land Use Map by rezoning property located at approximately 355 N 400 E from Medium-Density Residential Zone (R3) to High-Density Residential Zone (R4). Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

BUSINESS

Conditional Use Permit: Whitestone Villas LLC/Todd Alder has requested a conditional use permit from Ephraim City for a 24-unit multi-family housing project on property located at approximately 355 N 400 E.

Devan referred to the picture provided in the packet regarding the property. Stephen asked about the provisions for future road widening. Devan explained the process that will need to be followed to tie into the existing road, which should allow for two to five more feet. The road will need to be widened to the east. Code does require a 6-foot site obscuring fence. It was suggested a condition might be providing additional sidewalk.

Bryan went over the requirements of a conditional use permit. The fire code and width of the road that will be needed was discussed, along with the number of parking spaces for the units. There is not really a preference for curb. The applicant will go with city recommendation on curbs. Bryan went over other requirements, along with curb, gutter and sidewalk. The ditch that runs along the road was also discussed.

Planning Commission Member Craig Rasmussen moved to approve Conditional Use Permit: Whitestone Villas LLC/Todd Alder has requested a conditional use permit from Ephraim City for a 24-unit multi-family housing project on property located at approximately 355 N 400 E with the condition they comply with city ordinance and staff conditions. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Devan addressed the Planning Commission and let them know there are quite a few proposals and applications coming to the Planning Commission over the next few months. Devan will continue to send weekly emails to the commission so they are aware of what is coming. Antonio's project will be coming for PUD and CUP for a multi-family housing project. There will be a proposal for a 6-lot subdivision and also some storage units coming from other applicants. Devan showed the location of Arby's.

ADJOURNMENT

Planning Commission Member Stephen Cornelsen moved to adjourn the meeting at 7:57 pm. Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.

Minutes approved on: 1/26/22



~~Lisa Murray, Chair~~ Stephen Cornelsen
as acting chair

Attest:



Megan Spurling, Community Development Clerk