

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY FEBRUARY 9, 2022
6:00 PM**

Commission Members Present: Chair Lisa Murray, Stephen Cornelsen, Jane Mathisen, Jan Jonson

Commission Members Present via Zoom: City Planner Devan Fowles

Commission Members Absent: Darren Glather, Dennis Nordfelt, Craig Rasmussen

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

Others Present: Randy Bailey

Acting Planning Commission Chair Lisa Murray called the meeting to order at 6:14 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the January 26, 2022 Planning Commission meeting.

Planning Commission Member Jan Jonson moved to approve the January 26, 2022 meeting minutes as presented. The motion was seconded by Planning Commission Member Jane Mathiesen. All were in favor. The motion carried.

ACTION ITEMS

General Plan Amendment: Proposal to amend the Ephraim City General/Transportation plan on or adjoining properties located between 400 East to 700 East and 100 North to 300 North.

Bryan went over the things talked about in the last Ephraim City Planning Commission meeting. Different road alignments were discussed with most of the property owners being in attendance. Bryan went over the proposed future road layout. There was a meeting with the property owners

after the last planning commission meeting and what is proposed is what the property owners all agreed upon. This is what city staff will recommend.

Planning Commission Member Stephen Cornelsen moved to approve the General Plan Amendment: Proposal to amend the Ephraim City General/Transportation plan on or adjoining properties located between 400 East to 700 East and 100 North to 300 North according to the map provided. Planning Commission Member Jane Mathiesen seconded the motion. All were in favor. The motion carried.

DISCUSSION ITEMS

Discussion of adopting a cultural ordinance and overlay.

A conversation was had with business owners in the pioneer square, which includes, Granary Arts, Ephraim Co-op, Hansen House and the Bishop's Storehouse to preserve the historic overlay. This covers 4 blocks around Center Street and Mainstreet. Over the years it has been discussed how to preserve the pioneer feel in Ephraim. The area is a R1A zone. There are not a lot of restrictions or rules on what can and can't be done in that zone. There is an eclectic mix. Not everything in that zone matches the historic overlay definition. There is not a consensus as to what should be required. Right now, it is being asked that there be a cultural overlay for the area of Pioneer Square. There have been efforts to preserve some of the historic buildings in the area. The DUP (Daughter of the Utah Pioneers) have taken on renovating the Hansen House. The name change in the zoning designation would be as a cultural overlay.

There is not any other language as far as an ordinance is concerned, but having that designation can be helpful when applying for grants. The Planning Commission suggested designating certain buildings and not necessarily the whole area. Commissioner Stephen Cornelsen expressed concern over restricting the rights of property owners.

The Church of Jesus Christ of Latter-Day Saints used to own some of the buildings but the city has them at this point. Bryan went over some of the other buildings that could be affected by the change. Currently this area is in a commercial zone. Right now, the committee is wanting to start with the name designation for the purpose of receiving grants to help preserve the buildings. Commissioner Jane Mathisen presented possibly giving business owners or home owners in the area the option to opt in to that overlay. She also suggested providing incentives to opt in to the overlay. Stephen Cornelsen brought up possibly having different tiers that could opt into as far as preservation goes. Chair Lisa Murray stated this is not about restricting the types of businesses in the area, but keeping a certain aesthetic look of the building. Bryan went over what the letter from the historic committee will most likely entail. Stephen Cornelsen would like to see some goal dates for the next steps to be taken.

Bryan will speak with the committee and bring back some goals for the area and some language for an ordinance to be considered by the Planning Commission.

PLANNER'S REPORT

City Engineer Bryan Kimball reported that bids on improvements for the well are coming back. A lot of the drillers in the state were contacted. There was not any interest. Two bids came back after extending the application. Bryan went over the process of converting an agricultural well to a municipal well and some of the things that will need to be done to improve the well. The hope is to start that work in March or April. Bryan explained some of the grants that we have received funding from and went over what the grant funding will be used for. A lot of it will be going into preserving and adding water as well as road improvement.

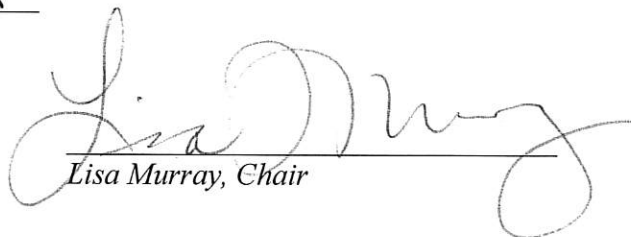
Possible uses for the land behind the Bishop's Storehouse was discussed. The historic committee met to discuss what could be done. We have possible volunteers to make some improvements on the Ephraim Co-op.

Bryan went over the roads and the plans on the south end of town. These things were presented in our last meeting. Discussed the roads that are UDOT jurisdiction. Bryan talked about the funding shortage for roads.

ADJOURNMENT

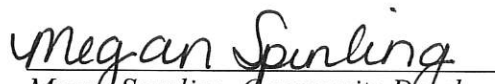
Planning Commission Member Stephen Cornelsen moved to adjourn the meeting at 6:58 pm. Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

Minutes approved on: 2/23/22



Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk

