

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY FEBRUARY 23, 2022
6:00 PM**

Commission Members Present: Chair Lisa Murray and Jane Mathisen

Commission Members Present via Zoom: Jan Jonson and Craig Rasmussen

Commission Members Absent: Darren Glather, Dennis Nordfelt, Stephen Cornelsen

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

Others Present: Joseph Gallagher, Mike Ballard, Jeff Knowlton, Daisy Willson, Clayton Holbrook (Zoom) and Joe Taylor (Zoom)

Acting Planning Commission Chair Lisa Murray called the meeting to order at 6:10 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the February 9, 2022 Planning Commission meeting.

Planning Commission Member Jane Mathisen moved to approve the February 9, 2022 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

DISCUSSION ITEMS

Muddy Boys: Discussion of possible development and road alignment at approximately 250 S 300 W.

Devan gave an explanation of the process the applicant must go through to get the project approved. There would be a subdivision plat amendment, an amendment to the general transportation plan, a zone change, and a CUP (Conditional Use Permit). Devan showed a map of the general plan to give an idea of the road alignment. The applicant is requesting to switch the pocket park and the road. The current zone is RA and the general plan shows the property allowing up to medium density residential which is R3. The applicant feels it would be a good buffer from industrial to single family housing. They would like to have an 18-lot subdivision,

with a triplex on each lot. There would be two bedrooms per unit. The other options would be approximately 16 single family homes. They prefer triplexes to provide some more affordable housing.

Joe Taylor, who is a part owner in this project, presented further explanation on what they would like to do with the road. Devan likes the idea of the road change. It will be a full road and will be realigned with the grid. There just will not be curb, gutter and sidewalk on the east side of the road. Commissioner Jane Mathisen asked if property owners have been talked to and if they have expressed any concerns. The Stevenson's and Roberto have been reached out to. The land owners are not wanting to participate. There is some benefit for Roberto as far as the road goes. Devan went over the ordinance that if it is over 650 feet you need a secondary access. If other land owners are not on board there is a possibility of a cul-de-sac. The goal was to try and comply with the master plan. The developer would be improving the majority of the road, which is beneficial to the city. Bryan asked about the potential cost of the relocation of the park. Clayton Holbrook has reached out but hasn't heard anything back. Chair Lisa Murray feels it is a good project as long as the park is worked out. Jane feels the same. She would like to know if city staff is comfortable with it, along with the cost of it before voting. The cost was a concern for public works department, but there have been other discussions that offset that concern.

Bryan explained that the subdivision will come with noticing surrounding land owners. The Planning Commission is in favor of the park remaining. The park needs to be comparable if it is going to be relocated. Commissioner Craig Rasmussen feels that there should be a clause that the park should be reestablished within a certain time frame so it isn't put off. The other commissioners felt that was a good point. Devan reminded the applicant that the frontage along 400 west would need to be improved.

PLANNER'S REPORT

The next Planning Commission meeting will be a large one. Devan discussed the items that will be on the agenda for the meeting on March 9th, 2022. Devan went over an easement that is in question. The city attorney will be at the next meeting to help add clarity for some of the items to be voted on. There is a plat amendment on the agenda and the commission will need to verify the boxes are checked and recommend based on what they feel is the best approach. Some permits to be issued were also discussed.

The owner of the pawn shop wants to put storage units in behind the property. According to the recent ordinance it would not be allowed because it is within a ½ block of main street. There will also be a couple annexations in the next couple of meetings, both of them involve city properties. Several other housing projects were also discussed. There are also a couple of annexations involving city property that will be brought up in some of the upcoming Planning Commission meetings.

Concern about a traffic light was brought up. The city is in process of trying to get a better traffic count for the area. Ephraim Crossing will be building a few more houses before more commercial

comes in. There are grants city staff is applying for to connect Ephraim Crossing to the canyon road. Discussed the all-abilities park and the skate park and the time frame for both. 39-unit condo coming in where the old motel used to be, another CUP will be needed as their previous one has expired. Antonio Jimenez is almost done with his first phase but needs a PUD for another project.

Bryan went over the snow pack from the last storm and how that affects us. Bryan explained the city is about to award on the bid on the well. Hoping to get it going in the next couple of weeks.

ADJOURNMENT

Planning Commission Member Jane Mathisen moved to adjourn the meeting at 7:15 pm. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

Minutes approved on: 3/9/22



Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk

Option 1

- Future proposed 300 West. YELLOW
- Applicant proposing to install a full sized asphalt road and curb, gutter, sidewalk on the west side of the road. RED
- Existing extension of future 200 South. BLACK
- Proposed relocation of park. GREEN
- Applicant to install dedicated through road. BLUE

Legend

- Existing Park
- Future Planned 200 N
- Option 1
- Required
- Through Road

