

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY MAY 25, 2022
6:00 PM**

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

Commission Members Present via Zoom: None.

Commission Members Absent: Darren Glather and Craig Rasmussen

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

Others Present: Randy Bailey (via Zoom), Teri Forbes, Jim Hartley, Betty Jo Hartley, Rashelle Durrant, Logan Moffett, Weston Giles, Phillip Murray and Vickie Murray

Acting Planning Commission Chair Lisa Murray called the meeting to order at 6:02 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the April 27, 2022 Planning Commission meeting.

Planning Commission Member Jane Mathisen moved to approve the April 27, 2022 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

PUBLIC HEARING

Zone Change from RA (Residential Agricultural) to R1 (Low Density Single Family) at approximately 150 N 700 E – Randy Bailey

Betty Jo Hartley- Betty Jo had questions about a low-density zone. She also had concern about having her name correct on the addressing. The notice for this application was sent to her home but was addressed to the previous owner. Megan and Bryan explained that steps had been taken to correct this.

Teri Forbes-Teri expressed concern about the future plans for the property. She would like an easement in the back of the property to be considered. She and other neighbors have gates in the back of their properties that they use for their large animals and for access to fix potential irrigation problems.

Randy Bailey-Randy stated that he is willing to address Teri's concern at a later date when plans are being made for the property. The purpose of tonight's meeting is to request a rezoning for smaller lot sizes.

Planning Commission Member Stephen Cornelsen moved to close the public meeting. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

ACTION ITEMS

Zone Change from RA (Residential Agricultural) to R1 (Low Density Single Family) at approximately 150 N 700 E – Randy Bailey

Planning Commission member Stephen Cornelsen commented that this application does fit within the general plan. The applicant has tried to comply with the general plan, so staff doesn't have any concerns. Bryan explained the access for the future project.

Planning Commission Member Dennis Nordfelt moved to approve Zone Change from RA (Residential Agricultural) to R1 (Low Density Single Family) at approximately 150 N 700 E – Randy Bailey. Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.

Conditional Use Permit for 80-unit multifamily development at approximately 200 E 700 N- Logan Moffett Request by Logan Moffett to review a proposed multi-family development consisting of 24 townhomes and for 14-plex apartments at 150 E 700 S.

The two lot split for this property was recently approved. This will go in the north lot. Bryan went over the location and what surrounds the property. He also showed the site plans from the provided packet.

Logan Moffett addressed the commission and explained his application. Bryan went over the parking requirements and the applicant does meet them. Bryan explained there would be a fence requirement on the west and south side. Bryan said staff has reviewed it and utilities look clean. The applicant will break ground depending on when he can get cement, he is hopeful it will be this summer. The utilities will be started once there is full approval.

Concerns were expressed from the public about widening the road. Bryan explained the process for improving frontage and widening roads. Teri Forbes expressed concern about the schools, police, fire and planning for that growth. Bryan explained impact fees and some of the plans that are being made for growth. Fees are based off of an engineering study.

Jim Hartley asked if these homes will be government subsidized. Logan confirmed that they will not be. Members of the public also expressed concerns about having enough jobs for the people that will be moving into these developments.

Planning Commission Member Jan Jonson moved to approve Conditional Use Permit for 80-unit multifamily development at approximately 200 E 700 N- Logan Moffett Request by Logan Moffett to review a proposed multi-family development consisting of 24 townhomes and for 14-plex apartments at 150 E 700 S. Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

Conditional Use Permit for a 39-unit multifamily development at approximately 330 N Main-Happy Valley Homes (The Colony)-Mike Hatch- This item has been approved in the past, but the application expired. Applicant is renewing/reapplying for the same plans, no changes have been made from the original application.

Bryan explained this is what was previously approved. Nothing has changed, their application just expired.

Planning Commission Member Jane Mathiesen moved to approve Conditional Use Permit for a 39-unit multifamily development at approximately 330 N Main-Happy Valley Homes (The Colony)-Mike Hatch- This item has been approved in the past, but the application expired. Applicant is renewing/reapplying for the same plans, no changes have been made from the original application. Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

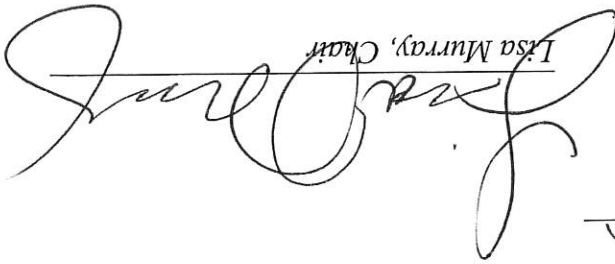
Bryan reported on the well and the improvements that have been made. This well will probably be online next summer. The annexations are still being worked on. There has also been interest in bringing jobs here.

There will possibly be development on the north end of town, north of Wal-Mart. Scandinavian Days is this week. The application for next phase of Ephraim Crossing will be coming soon. The city is still looking for a replacement for Devan. The job will be readvertised again.

ADJOURNMENT

Planning Commission Member Jan Jonson seconded the motion. All were in favor. The motion carried.

Minutes approved on: 10/22/22


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk