

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JUNE 22, 2022
6:00 PM**

Commission Members Present: Chair Lisa Murray, Jane Mathisen, Jan Jonson, Craig Rasmussen and Robbie Chaney

Commission Members Present via Zoom: None

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

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

Others Present: Amy Strate (via Zoom), Jenna Larsen, Kelly Larsen, Jim Hartley, Betty Jo Hartley, Miriam Bean, Kent Bean, Brigham Bean, Connor Thompson, Penny Kittelsrude, Phil Murray, Vickie Murray, Kristy Sego, Dan Sego, Phyllis Thompson, (a name I could not distinguish was also recorded as present.)

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 May 25, 2022 Planning Commission meeting.

Planning Commission Member Jane Mathisen moved to approve the May 25, 2022 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

The Commission reviewed the minutes of the June 8, 2022 Planning Commission meeting.

Planning Commission Member Jane Mathisen moved to approve the June 8, 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 R1 (Low Density Single Family) to R2 (Medium Density) at approximately 580 East 100 North – Amy Strate

Amy Strate addressed the commission to explain her desires. She wants to be able rent her home as a duplex, so has requested a higher density to be able to do that.

City Engineer Bryan Kimball went over what is allowed in the current zone and what would be allowed if the zone change were approved. There was a staff report provided that Bryan went over to give background to the commission and to those members of the public present. An R2 zone allows for a maximum of two units.

Kelly Larsen- Asked the difference between an accessory dwelling and a duplex. Bryan gave an explanation.

Connor Thompson- Asked where there are other areas in the city where there is spot zoning. He also asked what the future plan is and if there can be an explanation. Bryan went over several areas in the city where there are zones within a zone. He explained the step-down process and how the city tries to put compatible uses next to each other. Bryan went over the future plan on the Ephraim city website.

Penny Kittelsrude- Penny asked Amy if she lived in the home, because she believes two separate families that lived there for about 6 years. Amy explained when she lived there and when others have been living there.

Kelly Larsen- Commented that to his knowledge Amy has never lived in the home. He believes it has been a two-family dwelling for about four years. Kelly stated he has been working with Ephraim city police and was told that the property has until July 5th to come into compliance or have possible fines. He also went over some of the code for accessory dwellings and duplexes.

Planning Commission Chair Lisa Murray asked if Amy can rent as a single-family home and Bryan explained the uses allowed in the current zone.

Vickie Murray- Asked about a precedent being set if they change one property to R2 and not the rest. She would like it stay R1. Vickie also voiced concern about a travel trailer parked there, but has since been moved.

Miriam Bean- Had concerns about the different zone and eventually everything becoming a higher density. She would like it to stay R1.

Commissioner Jan Jonson asked about the future plan. Bryan said the intent is not to plow down single-family homes, but to create more housing options for the college.

Connor Thompson- Connor stated he understands there are certain times when spot zoning is appropriate. He would like to hear from the planning commission regarding the issue.

Kristen Sego- She feels that if a precedent is set it will just continue to spread. Kristen also voiced safety and parking concerns. Kristen does not have concerns if the home is owner occupied and feels that would be more appropriate.

Dan Sego- Expressed concern that this property has been an issue for some time and would like to know why it has taken so long to come to a conclusion.

Betty Jo Hartley- Expressed that she hadn't heard from the Planning Commission. Lisa explained the process of a public hearing.

Phyllis Thompson- Concerned about a precedent being set.

Commissioner Craig Rasmussen explained the planning commission did not initiate this application. He let the members of the public in attendance know that when an application is submitted, they are required to go through the due process.

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

ACTION ITEMS

Zone Change from R1 (Low Density Single Family) to R2 (Medium Density) at approximately 580 East 100 North – Amy Strate

The Planning Commission each voiced how they felt about the application. Craig expressed concern over spot zone and Jan commented that after seeing the property he is also not in favor of a zone change.

Jane thanked everyone for coming and participating in this process. She explained the process of the planning commission and how they vote.

Lisa explained the difference between a legislative and administrative decision. She also expressed changing the zone for this property sets bad precedent.

Planning Commission Member Craig Rasmussen moved to deny Zone Change from R1 (Low Density Single Family) to R2 (Medium Density) at approximately 580 East 100 North – Amy Strate, due to spot zoning and the applicant still having other options to rent the property. Planning Commission Member Robbie Chaney seconded the motion. All were in favor. The motion carried.

Commission Chair Lisa Murray explained the process of this application now going before the Ephraim City Council on July 20, 2022.

PLANNER'S REPORT

Bryan gave an update on the well. Converting the well will probably happen later this fall. Bryan is working on funding with the Core of Engineers. The well should come online in the spring of 2023, hopefully in time for summer.

Bryan has been meeting regularly with representative of the LDS church regarding the temple. They are working out the site plan. One of the agreements was for them to stub water, sewer and power, so they have been working to sort that out. Bryan expects a site plan in a few days. There should be a groundbreaking in August.

The city is annexing the city yard down at the dog pound. The process for annexation has changed so some adjustments had to be made so that code was being followed. There is another annexation, north of Wal-Mart being worked on. There are some utility issues out there. The further north you go the harder it is to tie into the sewer.

Bryan talked about Ephraim Crossing's next step. The Public Works yard tested as non-hazardous material. It has been certified by the state and just waiting for that in writing now.

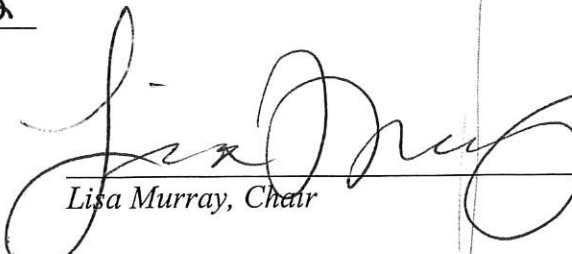
A UDOT study for the new roads at Ephraim crossing to come in was just finished. There has been a lot of conversation with UDOT.

Bryan reported the spring flows are good and water looks good for now.

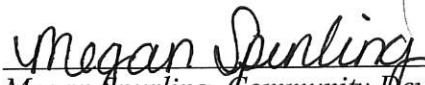
ADJOURNMENT

Planning Commission 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: 7/13/22


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk