

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JULY 13, 2022
6:00 PM**

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

Commission Members Present via Zoom: None

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

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

Others Present: Joseph Gallagher, Pablo Hernandez, Cecilia Hernandez, Steve Brandt, Brady Crane via Zoom, Sean Lewis via Zoom

Acting 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 June 22, 2022 Planning Commission meeting.

Planning Commission Member Robbie Chaney moved to approve the June 22, 2022 meeting minutes as presented. The motion was seconded by Planning Commission Member Craig Rasmussen. All were in favor. The motion carried.

ACTION ITEMS

Conditional Use Permit- Pablo Hernandez, detached accessory dwelling located at approximately 630 North Main. The applicant would like to convert his current shop into an apartment to live in and then rent his current home.

Bryan gave a brief explanation of the application. Pablo explained that he would like have two bedrooms on one side and single bedroom on the other for his mother and father-in-law. He will likely use the current home for family or possibly rent it.

The property is in the C2 zone. The applicant meets the minimum lot size requirements and there is plenty of room for parking. He also meets the square footage requirement. Bryan explained the fence requirement. There were some concerns about access to a fire hydrant and the driveway access for the fire department. Bryan would like separate water and sewer laterals because of the unique situation of the current home and the property to the east. A separate meter would also be needed for the new dwelling.

Planning Commission Member Jane Matheisen moved to approve the conditional use permit application for Pablo Hernandez detached accessory dwelling located at approximately 630 North Main on the following conditions; a 6 foot site obscuring fence be installed around the sides and rear of the property, separate water and sewer lateral for the accessory dwelling, a separate meter installed, a new fire hydrant installed, an access width of 26 feet for the driveway and 20% landscaping on the lot. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

Conditional Use Permit-AT&T has requested to co-locate on an existing cell tower on the property located at approximately 1780 East and 6500 North.

There is an existing cell phone tower owned by Verizon at this property. Bryan went over the existing ordinances for this. The applicant will also be adding a shop to house their equipment and will be antennas added. Staff is good with the application as long as there is an adequate width to access some of the things the city is housing on their property.

Steve Brandt expressed some concerns about the size of the existing property and how this would fit there. Public Works Director, Jeff Jensen also had the same concern. Steve Brandt was also concerned about being able to expand the dog pound in the future.

Planning Commission Member Robbie Chaney moved to approve Conditional Use Permit- for AT&T to co-locate on an existing cell tower on the property located at approximately 1780 East and 6500 North, with the condition of leaving a 26 foot right of way and to resolve any current building issue with the dog pound. Planning Commission Member Jane Mathisen seconded the motion. All were not in favor. The motion carried. Robbie, Lisa and Jane vote yes and Craig votes no.

Final Approval-Ephraim Crossing Phase 3 Subdivision located at approximately 450 South 200 West consisting of 12 lots.

Jospeh Gallagher explained the application. These are all single-family homes and they exit onto 200 west out the south end. 200 West will extend to Larson Lane in the master plan. Bryan went over the future road plans and there are multiple places where it will tie into main street.

Brady Crane had questions about when the access would be provided as there are traffic concerns. Bryan explained that it is in process with UDOT in highway access. There are plans for those future roads. Bryan explained that the city is waiting on funding, but is optimistic that the road will be in as soon as next year.

Joseph said that they will be paving some of the road in the next couple of weeks. UDOT is affecting the timing as far as when construction on the main road can begin.

Bryan explained it is on the city's radar to improve access on 400 south. There will also be some additional signage in place, in the way of a stop sign or a four way stop. Craig Rasmussen brought up the option of speed bumps. Bryan explained that it is not preferable for fire access or snow plows, but there will be some conversation on the signage.

Robbie asked Brady for some clarification on his concerns. Craig asked if conditions have been met from the first phases of this project. Bryan explained that the applicant has been good to accommodate the city's requests.

Planning Commission Member Craig Rasmussen moved to approve the Final Approval-Ephraim Crossing Phase 3 Subdivision located at approximately 450 South 200 West consisting of 12 lots. Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.

DISCUSSION ITEMS

Discussion of West Christensen annexation and future zoning.

Bryan went over the property in the proposed annexation. There will be about 30 acres annexed into the city. Bryan went over the current zoning and the zoning in the future plan for the surrounding properties. Typically, you follow the future plan.

Bryan wanted to open some discussion to see if the future plan still made sense. Whatever is there currently can be maintained. Current structures can be grandfathered. Brady asked about utilities. Bryan explained the process for that. Lisa feels it makes sense to keep it an industrial zone.

Planning Commission Member Craig Rasmussen moved to approve the West Christensen annexation with the zoning being Industrial to match the current zoning of the surrounding properties and in accordance with the future plan. Planning Commission Member Jane Mathisen seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Groundbreaking for the temple was announced and will be held on August 27th, 2022.

Bryan gave updates on the well, Wendy's and Arby's.

Jane asked about conversations with the school district in regards to a larger elementary school. Bryan said he has not been privy to any recent conversations but they are aware of the growth and they are trying to plan for that.

There have been concepts for the land north of the Walmart. We are still moving forward on the annexation but it is taking longer than expected.

ADJOURNMENT

Planning Commission Craig Rasmussen moved to adjourn the meeting at 7:00 pm. Planning Commission Member Robbie Chaney seconded the motion. All were in favor. The motion carried.

Minutes approved on: 7/27/22


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk