

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY JULY 27, 2022
6:00 PM**

Commission Members Present: Chair Lisa Murray, Darren Glather Robbie Chaney and Jan Jonson

Commission Members Present via Zoom: None

Commission Members Absent: Stephen Cornelsen, Dennis Nordfelt, Jane Mathisen and Craig Rasmussen

Staff Members Present: City Engineer Bryan Kimball, Community Development Clerk Megan Spurling, Sean Lewis via Zoom

Others Present: Steve and Peggy McCosh

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 July 13, 2022 Planning Commission meeting.

Planning Commission Member Darren Glather moved to approve the July 13, 2022 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

ACTION ITEMS

Conditional Use Permit-Steve and Peggy McCosh have requested a CUP to add an attached accessory dwelling to their home located at approximately 370 E 750 S.

Peggy McCosh explained her application. Peggy would like to add a 500 square foot addition to her home for her sister to live in. She is working with a contractor and has had an engineering survey.

The home will be owner occupied and there is parking in the garage.

Bryan explained the requirements for the zone and for accessory dwelling units. Bryan let the applicant know that city staff recommends not going any closer to the property line than the existing home.

Planning Commission Member Jan Jonson moved to approve Conditional Use Permit for Steve and Peggy McCosh to add an attached accessory dwelling to their home located at approximately 370 E 750 S. Planning Commission Member Darren Glather seconded the motion. All were in favor.

Conditional Use Permit- Jordan Rittmeyer has requested a CUP to rent his property located at approximately 410 S 300 E in the R2 (Medium Density Residential) zone, as a duplex.

Bryan read Jordan Rittmeyers's letter he provided explaining his application. The applicant meet the minimum lot size requirement and he has been advised he would need adequate parking. To be compliant with the city's fence requirement the applicant does need to make the fence on the south side site obscuring.

The city did receive a complaint about the trees on the corner. Those will need to be trimmed so that they do not cause impede the vision of those driving.

Planning Commission Member Robbie Chaney moved to approve the conditional use permit application for Jordan Rittmeyer to rent his property located at approximately 410 S 300 E in the R2 (Medium Density Residential) zone, as a duplex with the conditions of the sight obscuring fence being completed on the south side and trimming the trees on the corner. Planning Commission Member Darren Glather seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Bryan has been reviewing the site plan for the temple. He is hoping to get staff comments to them by tomorrow. They are still planning on breaking ground at the end of the month.

Arby's did pay the impact fees. They are working on other stores and once those are done, they will move to working on the Ephraim store. Wendy's is waiting for site plans, but they are still planning on moving forward.

Bryan gave an update on the well. The springs have held up better this year. The well will probably be used as we approach the final stretch of summer. Things are still moving forward with the new well. Right now, the well is being sized for a new pump.

The grant funding for Canyon Road came available July 1. Designing has begun and the project will go out to bid this winter. The plan is to start construction next spring.

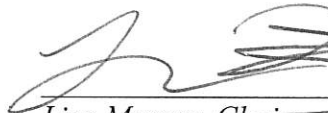
There is still interest in the property on the north side of town. There could be development like the city is currently seeing on the south end of town.

Bryan gave an update on the annexation.

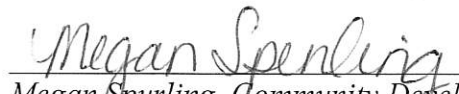
ADJOURNMENT

Planning Commission Jan Jonson moved to adjourn the meeting at 6:30 pm. Planning Commission Member Darren Glather seconded the motion. All were in favor. The motion carried.

Minutes approved on: 8/10/2022


Lisa Murray, Chair Jane Mathisen
Acting as Chair

Attest:


Megan Spurling, Community Development Clerk



Whitney Land Split

Updated automatically every 5 minutes

Ephraim City Council/Concerned Residents,

I am writing this letter to inform you that I plan on splitting up my property. The property that I currently own is .46 acres at 541 South 400 East, Ephraim, UT, 84627. My current home resides on the north side of the property. I have proposed to split my property into 2x.23 acre parcels. My current home will reside on the north parcel, and the south parcel will not have any development until I decide to build a new home. I have worked with Lance Anderson, who is a surveyor with Cache Landmark to determine the feasibility of this proposal. He has determined that this is an acceptable proposal and does not violate any current Ephraim City ordinances. The main reason for splitting up this property is to sell the current home I'm living in and build on the south parcel.

I appreciate your consideration of this proposal.

Sincerely,

Whitney
Wilkinson