

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY AUGUST 10, 2022
6:00 PM**

Commission Members Present: Dennis Nordfelt, Jan Jonson, Robbie Chaney, Craig Rassmussen, and Jane Mathisen acting as chair.

Commission Members Present via Zoom: None

Commission Members Absent: Lisa Murray, Darren Glather, Stephen Cornelsen

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

Others Present: None

Acting Planning Commission Chair Jane Mathisen called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

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

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

ACTION ITEMS

Subdivision Plat Amendment- Whitney Wilkinson has petitioned to amend the Sunset Estates subdivision located at approximately 541 S 400 E in the R1 zone.

Bryan read the letter the applicant provided and showed a map of the property for the proposed amendment. Bryan also gave a history of the subdivision. The applicant does meet the minimum lot size, frontage and setback requirements. The only staff concern is making sure utilities are connected accurately. The future roads surrounding the property were also discussed.

Planning Commission Member Dennis Nordfelt moved to approve the Subdivision Plat Amendment- Whitney Wilkinson to amend the Sunset Estates subdivision located at approximately 541 S 400 E in the R1 zone. Planning Commission Member Jan Jonson seconded the motion. All were in favor.

2 Lot Subdivision- Whitney Wilkinson has requested a two-lot subdivision located at approximately 541 S 400 E, consisting of a total 0.45 acres in the R1 zone.

Approved based on meeting city requirements and it will improve the use of the lot.

Planning Commission Member Jan Jonson moved to approve the 2 Lot Subdivision- Whitney Wilkinson has requested a two-lot subdivision located at approximately 541 S 400 E, consisting of a total 0.46 acres in the R1 zone. Planning Commission Member Robbie Chaney seconded the motion. All were in favor. The motion carried.

PLANNER'S REPORT

Welcoming Sean Lewis, as the new Planning and Zoning Administrator, to the city staff.

Some of the projects coming up will keep us busy this winter. City staff is currently waiting for an agreement from UDOT for progress on Canyon Road. Bryan explained the plan for the sidewalk. Eventually the road will come down to main street. Funding for the road connecting to Ephraim Crossing was also received. Oversight for the project will be done by UDOT. This could be in construction next year. Bryan also reported that he is working on funding for the east leg as well. The funding has been applied and he is waiting to hear back.

The well is still being worked on. Bryan is hoping to work with the Core of Engineers for the second phase. The hope to have the well online this coming spring, along with fixing some of the water lines come off of the canyon.

Bryan gave an update on some of the projects the Recreation Department has been working on and also the site plan for the new temple to be constructed in Ephraim.

Bryan also relayed he is still receiving a lot of interest in the lots north of Wal-Mart.

ADJOURNMENT

Planning Commission Dennis Nordfelt moved to adjourn the meeting at 6:42 pm. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

Minutes approved on: 8/24/22


Lisa Murray, Chair

Attest:


Megan Spurling, Community Development Clerk

