

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY MAY 27, 2020
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray and Craig Rasmussen

Commission Members Present via Zoom: Jan Johnson, Larry Griffith and Steve Cornelsen

Commission Members Absent: Darren Glather and Dennis Nordfelt

Staff Members Present: Community Development Director Bryan Kimball, City Planner Devan Fowles

Others Present: Mike Hansen, Ryan Robinson, Mike Ballard

Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

PUBLIC COMMENT

General Plan update with Rural Community Consultants

Mike Hansen referred to the map of the General Plan that will be used tonight. The goal tonight is to get feedback on the Future Land Use map. Opportunity areas and constrained areas for the economy will also be discussed tonight. The end result will be a map of the city.

Mike went over the surveys that have been presented to the public online. There were a lot of topics that the public could vote on. There is a survey specifically for students and more feedback is needed on this.

The options to be included in the economics and capacity analysis chapters were discussed. Commission Member Craig Rasmussen brought up concerns about water availability. Bryan explained that millions of dollars' worth of water rights have been acquired over the last 5 years, but more is needed. The master plan says the city needs to acquire a lot more water in the future. There is not enough capacity currently given the fluctuation of our springs. Right now, the focus is wells. A long-term goal for the master plan would be a reservoir for water management. Further investment in redundancy and resiliency is needed. The high-water table is on the south west and west area of town. In a wet year there are problems, this prevents a lot of expansion further west. Southwest is generally going to be a commercial zone.

The Future Land Use map was shown. A zoning map has to be very clear where the different zones are, the Future Land Use map is not the opposite but it is close. It shows general patterns and trends. It serves as justification. Our current Future Land Use map is simple. What is the big picture for land use? If there is something not already identified, State statute states the default is

agriculture or the least bundle of rights until the general plan can be amended. It would be good to point out on the map the potential airport expansion area. Staff wants to protect the industrial zone around the airport, while allowing it to develop. Conflicting uses should not be encouraged. For long-term planning the goal is to preserve the industrial and commercial corridor. Bryan explained the C2 zone and what is allowed. C1 is our downtown zoning area and it is more restrictive. When commercial is pointed out on the Future Land Use map it will specify the two kinds of commercial zones. There is a lot of industrial on the map, it would be worth looking into what we want to take out of the industrial zone and move to residential or some other option. Ephraim City has also acquired farm land for the water rights, it would be wise to preserve some of the existing land for farming. Providing your own water for development rights is something that is done in larger cities, Ephraim is not quite there yet. The verbiage that the city will favor developers who bring their own water rights will be added. It does not make it mandatory yet, but incentivizes having it.

Mike expressed that he would hope the Planning Commission takes the mantra that they are not hear to say no, but we are here to say yes in a way that works for everyone.

600 East by the college is single-family and west of that is medium density, there are some land owners that are hoping for a higher density in that area. There are some transition struggles here. This was addressed before, but no decision was made.

In the annexation area there is more industrial going north. Farther north is right on the line of the city limits. The commercial corridor will be continued here. There is an industrial operation, Bailey Farms, out there and we don't want to zone them out. East of main street on 100 East is preferred to be preserved as industrial. It was discussed specifying the types of industrial that could go in that area, so it is conducive to the surrounding properties.

In other communities' available infrastructure, land and location are looked at as possible opportunity areas or what potential problems there may be. The Commissioners were asked to look at the map and circle part of the town with potential and/or opportunity. In the southwest there are opportunities for industrial parks. On the outskirts of town there is a lot of undeveloped land which is likely to be the next thing to be looked at. In terms of economic development along the highway corridor has huge opportunity.

Talked about areas where the city can expand to and opportunities for trails. There is not a lot of opportunity to build in the C1 zone. There may be opportunities to rebrand or remodel, but not a lot of new construction. A fishing pond connected to some trails was also discussed. New recreation facilities will probably be on the ballot for election this fall in order to pass a RAP (recreation, arts, parks) tax. The city has a need for field and gym space. The schools are growing and it's getting harder to use their facilities. Places where potential fields and recreational facilities could go was also talked about. Right now, a swimming pool is not needed, but it may be something that is a future need.

In the 90's the citizens voted to have curb, gutter and sidewalk put in. We would like to preserve walkability. It will probably be a while before we have a bus system, but there is a non-profit company that takes people to doctor's appointments and other things. There are rumors of a hospital going in, it would be wise to have on our radar to expand our medical facilities and options. A hospital could potentially go in the industrial park, the commercial subdivision or

close to the clinic. A medical plaza would be beneficial to our community. A potential place for a hospital was discussed. It was also mentioned that the future road plan needs to be looked at as things change. Growth studies have been done and there is an estimation that Ephraim's population could more than double our population in the next 20 years. It makes sense that Ephraim City would have the medical facilities to support the population.

Concerns were expressed about getting to the industrial park from the highway. 400 South is not a good industrial traffic road. 600 South could be a viable option. UDOT would probably require going perpendicular to the highway. Making 800 South a primary intersection was brought up as a possibility. Mike Ballard spoke and said that he just bought land in that area and is willing to make the road as large as needed.

The original plan tries to connect destinations. Snow College and the mouth of the Canyon are both destinations. There is an interest in getting a trail on the Canyon Road. The future plan is to have more trails, possibly a trail that goes to Manti. An 80,000-dollar grant was received to put in bike trails.

Half of the housing stock is owner and half are rental. There is a section that projects where Snow College thinks they are going to go with development. With the demand for student housing, it makes the city more sophisticated in terms of multi-family. There is a lot of interest in housing for students. There has also been a shift in the market for married couples and that demand is growing. There is a need for quality housing in Ephraim.

Risk in Ephraim was discussed. The fire department is progressive in supplying equipment. The existing flood zone was pointed out, as the map has been updated and sent to FEMA. Our canyon infrastructure is at risk. There could be potential landslides. This is why there is a push for redundancy in the water supply. Historical sites that need to be preserved were also pointed out.

The 4-year software engineering program that Snow College instituted was discussed. There are technology companies that want to move out of Utah County to some of these smaller communities that are growing. There are workforce incentives from Snow College for these programs. We want those who graduate from these programs to stay in our community. There is opportunity to position ourselves as a rural tech community.

ADJOURNMENT

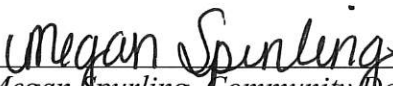
Planning Commission Member Craig Rasmussen moved to adjourn the meeting at 8:08 pm. Planning Commission Member Larry Griffith seconded the motion. All were in favor. The motion carried.

Minutes approved on: 6/23/21

A large, stylized handwritten signature in black ink, likely belonging to Larry Griffith, is written over a horizontal line.

Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk