

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY SEPTEMBER 11, 2019
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Jan Johnson, Dennis Nordfelt, Craig Rasmussen

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

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 August 14, 2019 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the August 14, 2019 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Johnson. All were in favor. The motion carried.

PUBLIC MEETING

Discussion of Ephraim City Roads

One of the things that has come up with the recent development is our roads and the future plan for them. Bryan showed the last update that was presented of the future road plan in the General Plan. The blue lines represent potential future roads, the brown lines are potential truck route roads, the orange lines are what was deemed as high priority roads previously and yellow lines were the city boundaries at the time. When looking at the map one can see that some roads have been built or progress has been made. Bryan spoke about the businesses that have come in and developed some of the roads and also discussed some of the roads that have been paved.

Bryan went over the access that is allowed from the highway. As too many accesses come on to the highway it causes friction for traffic and limits the ability to move traffic through. There can be access at every intersection but if commercial access is needed it must be bought. Bryan explained how the access is bought and how the value is determined. The access to the highway is a critical piece.

In 2000 Ephraim City did a master road plan. UDOT laid out a grid section. All of the future grids are approved access points to the highway. One of the things required at the time was space for a future connection. Bryan went over the map and the access that was laid out along with approved intersections and signals.

Bryan briefly discussed the map from 2004. There have been some people exploring their options right now, both current owners and individuals looking to purchase. The thinking is that a straight route to Canyon Road is a better situation for trucks pulling trailers as opposed to residential neighborhoods with narrow roads and children playing. Bryan gave examples of how access points are in other towns. He also spoke to future developments here and how the roads should be done. The main access point for the future industrial park was discussed. It is not an ideal situation for truck traffic. Bryan pointed out the requirements and preferences of UDOT. Different scenarios were discussed for signals and options for that narrow road leading to the industrial park. There are limited abilities to widen the road, different options were brought up and discussed, while trying to consider the needs of the existing homes and businesses.

Bryan brought up the possibility of City funding and grants to help accomplish these things. Safe pedestrian access is also a consideration. Some of the difficulties are getting the surrounding land owners on board with the possible solutions. Landscaping might mitigate the concerns of having a large road in the back of existing land owner's lots. The Planning Commissioners voiced their preferences on the potential road plans based on the maps that Bryan provided.

Some of the potential developments that were discussed in previous meetings were brought up and Bryan gave some clarification as to what the developers intend to do.

The Planning Commission feels like we are moving in a good direction with these plans. There are some areas where right of way needs to be acquired. The next step is to amend the street plan.

PLANNER'S REPORT

The City Council tabled Antonio's plan and sent it back to the Planning and Zoning Commission for recommendation after more information from the surrounding land owners is received. The City Council would like the Planning Commission to address road width and traffic circulation. The City Council approved the sign ordinance.

ADJOURNMENT

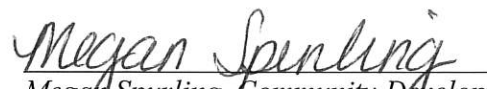
Planning Commission Member Craig Rasmussen moved to adjourn the meeting at 7:05 pm. Planning Commission Member Dennis Nordflet seconded the motion. All were in favor. The motion carried.

Minutes approved on: 7/14/21



~~Lisa Murray, Chair~~ Stephen Cornelsen

Attest:


Megan Spurling, Community Development Clerk