

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, December 13, 2023
6:00 PM**

Commission Members Present: Planning Commission Members Jan Jonson, Larry Smith, Chevi Sutton, and Desiree Funk.

Commission Members Present via Zoom: None

Commission Members Absent: Lisa Murray, Dennis Nordfelt, Robbie Chaney, Stephen Cornelsen and Darren Glathar.

Staff Members Present: City Engineer Bryan Kimball.

Others Present:

Planning Commission Member, Jan Jonson called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the November 29, 2023, Planning Commission meeting.

Planning Commission Member Larry Smith moved to approve the minutes from November 29, 2023, with current and previous changes. The motion was seconded by Planning Commission Member Chevi Sutton. All were in favor. The motion carried.

DISCUSSION ITEM/ PLANNER'S REPORT

Discussion on Land Use and Future Master Plan

City Engineer Bryan Kimball provides some background on Camino Verde Group, an investment group out of Las Vegas interested in developing in Ephraim City. They have acquired a lot of land and are interested in developing depending on what is needed in the city. He informed them that a mix of affordable, married, and family housing is needed, and they have been very responsive to what was asked for. He stated a grocery store, retail, restaurants, office buildings for future jobs of Snow College Students. IHC has purchased property that was previously owned by Ephraim City (Public works yard), 7 States Recycling, and the other piece was acquired from a private landowner. The hospital will probably break ground in 2025, even though the newspaper printed headlines as potentially sooner than that. City Engineer Bryan

Kimball states the land is not vacant and the public works yard must be relocated and rebuilt on 400 West before anything may move forward. Camino Verde Group has been actively trying to recruit businesses for the area. There is potential for specialty services to be provided and nursing classes with the hospital in the area. He demonstrates the concept plan for apartments, town homes, condos, possible senior living community, flex commercial area, and additional homes.

City Engineer Bryan Kimball states that with the new growth comes the challenge of providing infrastructure. The city has worked with Congressman Chris Stewart, and they have received two grants totaling \$7 million dollars to help with Ephraim Crossing Street (800 South) where a future phase will tie into Ephraim Canyon. Construction is expected to start in late 2024. An additional grant of \$3 million dollars for replacing water lines in the canyon was also secured with the help of Congressman Stewart, with construction starting late 2024. Additional grants of \$2.5 million dollars for trying new waterlines into our new well and \$750 thousand for improvements to our sewer treatment facilities have also been obtained. This is in addition to previous grants totaling \$4 million dollars for a new skate park, sidewalk improvements on the canyon road, and a new well which were all just recently completed this past year. Staff has worked very hard to help secure these grants so that we can do these important projects without dramatically increasing the monthly utility rates or taxes for our citizens and we've been fortunate to have received them.

ADJOURNMENT

Planning Commission Member Larry Smith moved to adjourn the meeting. Planning Commission Member Desiree Funk seconded the motion. All were in favor. The motion carried.

Minutes approved on:

1/10/24



Lisa Murray, Chair

Attest:



M. Guadalupe Corona, Community Development Clerk