

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, April 9, 2025
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray; Board Members; Jan Jonson, Chevi Sutton, Carol Jacobson, Desiree Funk, and Larry Smith

Commission Members Present via Zoom: None

Commission Members Absent: Darren Glathar

Staff Members Present: City Engineer Bryan Kimball, City Planner Megan Spurling and Community Development Clerk Guadalupe Corona, City Manager Katie Witt, and City Council Member Dennis Nordfelt

Others Present: Mike Ballard, Todd Alder, Shelley Keisel, Kirt Magleby, Brian Baker, Kristen Mortensen, Brody Lambert, Bryce and Camille Warby

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

APPROVAL OF MINUTES

The Commission reviewed the minutes of March 26, 2025, the Planning Commission meeting.

Planning Commission Member Larry Smith moved to approve the minutes from March 26, 2025, as amended. The motion was seconded by Planning Commission member Jan Jonson. All were in favor. The motion carried.

PUBLIC HEARING- AGENDA ITEM

Planning Commissioner Chair Lisa Murray opens the public hearing to review the proposed Mill Hill West Phase 1.

Mill Hill West Phase 1: The applicants, Todd Alder and James Boud, are requesting a subdivision to divide a portion of Assessor's Parcels S-798, consisting of a total of 4.43 acres, into 4 parcels, with parcels being between .25 acres and .24 acres for the purpose of building single family homes.

Megan states the infrastructure is already in place, the lots just needed to be divided and record the plat for the subdivision. Staff members have made comments, redlined the plat, and the applicant has already made the changes on the four lots. Todd Alder confirms he is not building the homes, just selling the lots. Larry asks if the lot size is consistent with the

surrounding lots, Megan confirms the lots are consistent with the ones in the area. Bryan confirms the lots are in the R4 zone, allowing apartments or multi-family housing to be built, however no applications have been received. Carol agrees it would be appealing to sell those lots to have them developed. Cami Warby from the public states she does not oppose the lots, however she expresses her concern regarding the 100 South road being too narrow, and it narrows the closer it gets to 400 East. She states the school buses are not able to turn unless there are no vehicles on 400 East, showing it's not wide enough for the current traffic. She states there is no room for the road to be widened to as there are buildings currently in place on both sides and there is currently an issue regarding parking along 400 East. Bryan states that the frontage will widen the road as it is developed. The owner of Snow Garden Apartments currently has a fence in place, and they have been approached previously regarding allowing the road to be widened and they have not been agreeable.

Planning Commissioner Carol Jacobson made a motion to close the public hearing. Chevi Sutton seconded the motion. All were in favor. The motion carried.

Discussion is being held regarding the road on 100 South being too narrow, Todd states Jim Boud has signed off to allow the expansion of the road on his side along with Antonio Jimenez and Kevin Christensen along the South side. Bryan states that this road has been in the works for a while, and they do have most property owners on board because one property recently changed ownership. There is still one property owner not willing to agree to widen the road. He states that everyone wanting to develop will be required to work with the frontage and development of the road.

Planning Commissioner Jan Jonson made a motion to accept and recommend to the City Council the proposal for the Mill Hill West Phase 1 for applicants Tom Alder and James Boud for parcel S-798 to be divided into four parcels. Planning Commission Member Carol Jacobson seconded the motion. The motion carried.

Planning Commissioner Chair Lisa Murray opens the public hearing to review the proposed code change request minimum lot size and width requirements.

Code Change Request minimum lot size and width requirements: The applicant Mike Ballard, CVG-Ephraim South, LLC is proposing the creation of a new zoning district, tentatively designated as R1B. This proposed zone would permit a minimum lot size of 3,000 square feet and require a minimum lot frontage of 40 feet.

Megan presents the current code for the R3 & R4 zones, she states they have met with some developers that have some interesting concepts that may be a benefit to Ephraim City. She believes it's a great option to still have single family homes while increasing the density without apartment complexes. A presentation is shown of the 12,000 sq foot lots from a YouTube link provided.

Kirt Magleby with FLEX Homes is present, he states this a way to get affordable housing. These homes are built with the option to make affordable expansions to the two-story homes for about \$300,000-350,000. He states there is lots of flexibility for multi-family and none for single-family homes, which would help. He states they have some projects in Nephi,

Grantsville, Eagle Mountain, and some are out of state in Idaho. He states the code makes it difficult to build this type of home, due to the size of the lots.

Megan re-introduces Kristen Mortensen who made a similar project in Bluffdale. Kristen states that their lots were smaller, providing the alley driveway, and a small side yard.

Greg Magleby with FLEX homes provides a handout of examples of the designs of these homes, to help create buildable affordable homes. Megan states that the Ephraim Code does not require a garage for homes being built, they do require a covered parking space for multi-family housing. These homes can grow with your families as changes are needed, parking can be between 3-5 spaces. Chevi asks if the fire department has approved these homes, Bryan states this has not been reviewed by the fire department as it is re-zone proposal and no application for the homes has yet been received. Megan states there will be access to these homes on all sides. Greg Magleby states they would like to help with the mayor's request for affordable housing for families and young adults. He states they would like to have a few of these developments approved to build for future building.

Brian Baker from the public asks if this type of development is appropriate for our community. He understands that we do need affordable housing.

Brody Lambert with Elevation Construction states they need smaller lots in order to make the homes more affordable. Everyone is taking cuts in order to make this more affordable for everyone and to make it work. He states if it's not single-family homes being built like this it will be more town homes being built. He states Nephi has not rejected the project; however, they also do not have the zoning to build these types of homes now.

Megan states it may be suggested to be an overlay zone. The board members express their reasons for being in favor, against, and vote on the idea of this code change.

Planning Commissioner Chevi Sutton made a motion to close the public hearing. Larry Smith seconded the motion. All were in favor. The motion carried.

Planning Commissioner Larry Smith made a motion to recommend to the City Council the code change request minimum lot size and width requirements from applicants Mike Ballard from CVG in proposing the creation of a new zoning district, tentatively designated as R1B, which would permit a minimum lot size of 3,000 square feet and require a minimum lot frontage of 40 feet. Planning Commission Member Carol Jacobson seconded the motion. Roll call vote is taken. Larry aye, Chevi aye, Carol aye, Desiree nay, and Lisa nay. The motion passes 3 votes in favor, 2 vote against. The motion carried.

DISCUSSION AGENDA ITEMS

Code Change Request for Multi-Family Parking Requirements:

Megan reviews the parking options and the applicant's proposal handout provided to the board and public. She asks the board members for feedback and suggestions, Mike Ballard as the applicant states they are more interested in parking for apartment communities which have 50 units or more, not for any other unit type.

PLANNER'S REPORT

City Planner Megan Spurling informs the board there is no report.

ADJOURNMENT

*Planning Commission Member Chevi Sutton moved to adjourn the meeting at 9:02 pm.
Planning Commission Member Carol Jacobson seconded the motion. The motion carried.*

Minutes approved on: _____



Larry Smith, Chair-Interim



M. Guadalupe Corona, Community Development Clerk