

**MINUTES OF A REGULAR MEETING  
OF THE EPHRAIM CITY PLANNING COMMISSION  
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH  
WEDNESDAY, May 28, 2025  
6:00 PM**

***Commission Members Present:*** Planning Commission Chair Lisa Murray, Board Members; Larry Smith, Chevi Sutton, and Desiree Funk

***Commission Members Present via Zoom:*** None

***Commission Members Absent:*** Carol Jacobsen and Darren Glathar

***Staff Members Present:*** City Engineer Bryan Kimball, City Planner Megan Spurling and Community Development Clerk Guadalupe Corona

***Others Present:***

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

**APPROVAL OF MINUTES**

The Commission reviewed the minutes of May 14, 2025, the Planning Commission meeting.

***Planning Commission Member Larry Smith moved to approve the minutes from May 14, 2025, with minor changes. The motion was seconded by Planning Commission member Chevi Sutton. All were in favor. The motion carried.***

**PUBLIC HEARING- ACTION ITEMS:**

*Planning Commission Chair Lisa Murray opens the public hearing to review the proposed items: a General Plan Amendment, a Rezone, and a code change.*

**CVG Ephraim South LLC - R1B General Plan Amendment:** The applicant seeks to amend the Ephraim City Zoning Map for Assessor's Parcel S-6195 which encompasses approximately 8.3 acres. Currently, this parcel is designated within R2 and Commercial zoning districts. The applicant proposes to rezone the entire property to R1B to develop this property for future residential on 3000 square foot lots.

Megan informs the board this is in the newly created zone close to 400 South, they will have 3000 sq. foot and 5000 sq. foot lots with single family homes. There is current development going in the area, single family homes will be going into this development with the smaller lot sizes. The General Plan Amendment must be done first, to change it to R1B and then a rezone may be done. Megan presents a site map of the proposed area and are being mindful as to where

this type of zone is approved. Staff have discussed this type of zone as a good buffer between the multi-housing and is specific to this development only. Discussion is held regarding the setbacks.

**CVG Ephraim South LLC- R1B Rezone: The applicant seeks to amend the Ephraim City Zoning Map for Assessor's Parcel S-6195 which encompasses approximately 8.3 acres. Currently, this parcel is designated within R2 and Commercial zoning districts. The applicant proposes to rezone the entire property to R1B to develop this property for future residential on 3000 square foot lots.**

Mel Jacobson is present and asks about the proposed size of the homes going on these lots. Megan confirms they are two-story homes. The video of the proposed homes is shown for the proposed area. Mike explains the green space shown is for community use and will be a park developed by the HOA. The concern is brought up about the garbage services and where cans be placed. Kyle Parry from the public states his in-laws handle garbage services and have a concern about all the vehicle and trailers parking on the roads.

**Off Street Parking Requirement Code Change: This proposed code amendment aims to revise the off-street parking requirements for residential developments.**

Megan informs the board that Camino Verde did request parking changes, the proposal was denied and some things missing from the code were noticed. She reviews the current and proposed off-street parking for all dwellings. The parking will be decided if they are  $\frac{3}{4}$  of a mile from the main campus of the college-on-College Avenue. She states they may not go below the condominium parking requirements as there is no public transit and where there are more amenities. Discussion is held regarding what is allowed for occupancy for multi-family or single-family homes. Megan states we do add those conditions to the business license and are mainly complaint driven.

**Planning Commissioner Larry Smith made a motion to close the public hearing. Planning Commission Member Desiree Funk seconded the motion. The motion carried.**

**Planning Commissioner Larry Smith made a motion to recommend to the City Council the proposed R1B General Plan Amendment to amend the Ephraim City Zoning Map for Assessor's Parcel S-6195. Planning Commission Member Chevi Sutton seconded the motion. The motion carried.**

**Planning Commissioner Chevi Sutton made a motion to recommend to the City Council the proposed changes for the R1B Rezone to amend the Ephraim City Zoning Map. Planning Commission Member Desiree Funk seconded the motion. The motion carried.**

**Planning Commissioner Larry Smith made a motion to recommend to the City Council the proposed Off-Street Parking Requirement Code Change as stated in the staff report with clarity on where the .75 mile begins. Planning Commission Member Chevin Sutton seconded the motion. The motion carried.**

## PLANNER'S REPORT

City Planner Megan Spurling introduces states she has received application for a few single-family homes to be built. We are still waiting for approval on new planning commission board members.

## ADJOURNMENT

*Planning Commission Member Chevi Sutton moved to adjourn the meeting at 7:42 pm. Planning Commission Member Larry Smith seconded the motion. The motion carried.*

Minutes approved on: Aug. 13, 2025



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Lisa Murray, Chair

M. Guadalupe Corona

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M. Guadalupe Corona, Community Development Clerk