

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

Commission Members Present: Planning Commission Chair Lisa Murray, Board Members; Chevi Sutton, Larry Smith, Scott Swenson, and Joe Howe.

Commission Members Present via Zoom: None

Commission Members Absent: Carol Jacobsen, Desiree Funk and Darren Glathar are excused.

Staff Members Present: City Planner Megan Spurling and City Engineer Bryan Kimball. Community Development Clerk Guadalupe Corona is excused.

Others Present:

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

PUBLIC HEARING- ACTION ITEMS:

Planning Commission Chair Lisa Murray opens the public hearing to review the proposed item: the Oberg Rezone

Oberg Rezone- The applicants, Craig and Diane Oberg, are requesting the Amendment to the Ephraim City Zoning Map to rezone property located near 200 N and 400 W to the Industrial (I) Zone for the purpose of expanding their current business. The property is currently zoned General Commercial (C2).

Megan informs the board that Oberg's began the request about one year ago, they would like the current property zoned to industrial to continue the expansion of their operations. The Oberg's are not present. Megan states they own CO Buildings and will submit zoning permits if they are approved. It currently meets the future plan, so a General Plan amendment is not needed for those parcels. Larry asks if this is approved, if all of their land will be in the industrial zone? Megan confirms it will be, unless they purchase more property in the future. Paul Freeman from the public expresses his concern about the restriction on affordable living that can be purchased or affordable. Megan explains that the homes will be on smaller lots, making it a little more affordable. Board members agree it would help if the Oberg's were present to answer questions regarding their plans to mitigate noise. Larry Smith would like to thank Mr. Freeman for his input on this item and his willingness to compromise on what would work for everyone. The question arises if it is possible to table the item until the applicant is present to answer questions.

Planning Commissioner Larry Smith made a motion to close the public hearing. Planning Commission Member Joe Howe seconded the motion. The motion carried.

Chair Lisa Murray agrees that tabling the item would be good until more information is received and concerns are addressed by the applicants. Bryan and Megan explain the Land Use Matrix provided, as to what is permitted in what zone. Larry and Scott agree that things could be worked out between the parties.

Planning Commissioner Joe Howe made a motion to table the proposed Oberg Rezone, until the parties attempt an agreement and applicants can address all concerns. Planning Commission Member Scott Swenson seconded the motion. The motion carried.

Cedar Point Subdivision- The applicant, Joseph Gallagher with CVG-Ephraim South LLC, is requesting the subdivision to divide a portion of Assessor's Parcel 6198, consisting of approximately 2 acres, into 12 parcels, ranging between .139 and .191 acres for the purpose of a single-family subdivision.

Megan informs the board of the area where the subdivision will be located and where other subdivisions are within this area that have been previously approved. She confirms these lots will be larger; they will not be included in the 3,000 sq foot lots. The smallest lot is just over 6,000 sq feet and the biggest is just over 8,000 sq feet. They had some minor changes to be fixed before the mylar could be printed. There are some conditions of approval, such as adhering to subdivision code and improvement, streetlights, ordinance, coordinate with the power department and Fire Chief before installation of curb, gutter, and sidewalk, just some other technical details. Joseph Gallagher informs the board that the road construction has began on 480 South. Joe states he continues to hear about the concern of water being available for the increased development. Bryan confirms the city has enough water and sewer capacity for the continued growth.

Planning Commissioner Larry Smith made a motion to approve the Cedar Point Subdivision with the conditions of approval as stated in the staff report. Planning Commission Member Joe Howe seconded the motion. The motion carried.

Bryan asks Megan regarding the amended phase 3 parcel vacation; does it require a second motion? A motion to amend the plat and another to approve the plat? Bryan suggests with the new changes to the state code, that a motion is made on the partial vacation.

Planning Commissioner Chevi Sutton made a motion to recommend the vacation of lot 12 in phase 3 to the city council. Planning Commission Member Joe Howe seconded the motion. The motion carried.

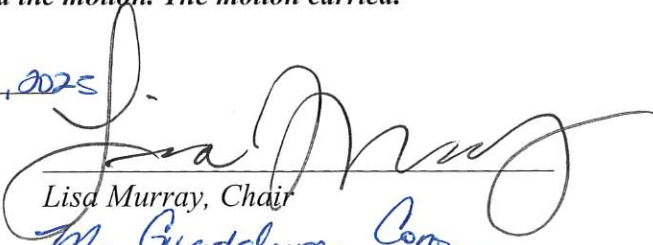
PLANNER'S REPORT

City Planner Megan Spurling informs the board that the police department is cracking down on code enforcement. Discussion is held regarding roads, round-a-bouts, and stop lights.

ADJOURNMENT

Planning Commission Member Scott Swenson moved to adjourn the meeting at 7:00 pm. Planning Commission Member Joe Howe seconded the motion. The motion carried.

Minutes approved on: Aug 27, 2025


Lisa Murray, Chair


M. Guadalupe Corona, Community Development Clerk