

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, June 11, 2025
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Board Members; Carol Jacobsen, Chevi Sutton, and Scott Swenson.

Commission Members Present via Zoom: None

Commission Members Absent: Larry Smith, Desiree Funk, and Darren Glathar are excused.

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

Others Present:

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

APPROVAL OF MINUTES

The Commission postponed the minutes of May 28, 2025, the Planning Commission meeting.

The approval of the minutes is tabled for the next meeting.

PUBLIC HEARING- ACTION ITEMS:

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

CVG and Walkin' T Ranch General Plan Amendment: The applicants, CVG-Ephraim South LLC and Walkin' T Ranch, are requesting an amendment to the Ephraim City General Plan and Zoning Map. The proposed changes include Rezoning property located near 400 South and 800 West from Agricultural (AG) to Residential Agricultural (RA). Rezoning property located along Kiesel Road, west of 400 West, from Residential Agricultural (RA) to General Commercial (C2).

Megan informs the board that currently the property that CVG owns has just been rezoned to future C2. Paul Thompson with Walkin' T Ranch owns the property that has been rezoned to Residential Agriculture, he'd like to give his children lots to build homes. Megan has provided a copy of the airport overlay zone to the board members. She explains the State would like to

avoid residential homes being built in the overlay zone. CVG and Paul Thompson would like to switch parcels; Paul Thompson would like to build single family homes in RA and CVG would like C2 for the high density/commercial property. Bill Brown, who lives on Kiesel Lane, expresses his concerns with high density residential in Ephraim. Kyle Parry from the public informs the board he's not in favor of or against the item; however, the rule changes on properties are a concern. His concern is if he purchased property and wanted to live on a dirt road and then rules were changed, and the property is turned into a subdivision or something else.

Planning Commissioner Carol Jacobson made a motion to close the public hearing. Planning Commission Member Chevi Sutton seconded the motion. The motion carried.

Chevi Sutton states he sees the surrounding C2 zone surrounding the RA parcel, he'd like to keep the gradation in mind close to Highway 89. Megan states the property in question is between two property owners and not Ephraim City, they are allowed to make requests and changes to their own property. It is the purview of the Planning Commission board to decide if it fits the surrounding properties. Discussion is held regarding high density housing and neighboring zones.

Planning Commissioner Chevi Sutton made a motion to recommend to the City Council the approval of the proposed CVG and Walkin' T Ranch General Plan Amendment by this board as stated in the staff report. Planning Commission Member Carol Jacobson seconded the motion. Roll call vote is taken. Chevi aye, Lisa aye, Scott aye, Carol aye. The motion carried.

Planning Commissioner Scott Swenson made a motion to recommend to the City Council the approval of the zone change for CVG and Walkin' T Ranch as stated in the staff report. All in favor. The motion carried.

ROSY Home Lots Subdivision: The applicant, Josph Gallagher with CVG Ephraim South LLC, is requesting the subdivision to divide a portion of Assessor's Parcels S-6198, consisting of a total of 5.65 acres, into 36 parcels, with each parcel being between .069 acres and .116 acres for the purpose for the purpose of building single family homes on 3,000 square foot lots.

Megan informs the board that this is a preliminary concept, changes have been made as per the City's request. Discussion has been had regarding improvements, utilities, streets, and other requirements for 36 lots. Conditions of approval, road completion, and road improvements are addressed for the subdivision. This item is not required to go before the City Council; it may be approved tonight.

Planning Commissioner Carol Jacobson made a motion to approve the ROSY Home Lots Subdivision with the conditions of approval as stated in the staff report. Planning Commission Member Scott seconded the motion. The motion carried.

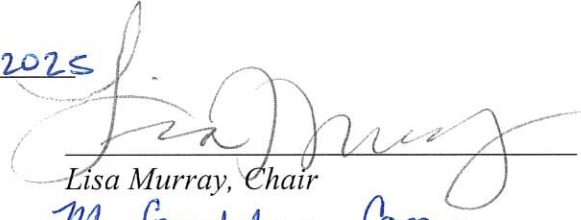
PLANNER'S REPORT

City Planner Megan Spurling informs the board that she has received a couple more applications, one being for Muddy Boys development. Two applications have been received for new subdivisions north of the subdivision just approved tonight, and application has been received for townhomes behind Hallows. Elevate Physical Therapy by the Eye Center of Ephraim is now open.

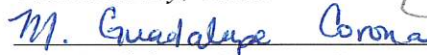
ADJOURNMENT

Planning Commission Member Chevi Sutton moved to adjourn the meeting at 7:05 pm. Planning Commission Member Scott Swenson seconded the motion. The motion carried.

Minutes approved on: Aug. 13, 2025

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Lisa Murray, Chair

A handwritten signature in blue ink, appearing to read "M. Guadalupe Corona", is written over a horizontal line.

M. Guadalupe Corona, Community Development Clerk