

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, September 10, 2025
6:00 PM**

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

Commission Members Present via Zoom: None

Commission Members Absent: Desiree Funk and Darren Glathar

Staff Members Present: City Engineer Bryan Kimball and City Planner Megan Spurling, Community Development Clerk Guadalupe Kenison, and City Council Liaison Dennis Nordfelt.

Others Present: Joseph Gallagher, Kristine Mortensen, Mike Ballard-present via Zoom, Mel Jacobson

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

APPROVAL OF MINUTES

The Commission reviewed the minutes of August 27, 2025, the Planning Commission meeting.

Planning Commission Member Larry Smith moved to approve the minutes from August 27, 2025 with a minor change to the date. The motion was seconded by Planning Commission member Carol Jacobson. All were in favor. The motion carried.

PUBLIC HEARING- ACTION ITEM:

Planning Commission Chair Lisa Murray opens the public hearing to review the proposed items: Canyon Town Home Subdivision Phase 1 and CVG Rezone.

Canyons Town Home Subdivision Phase 1- The applicant, Joseph Gallagher with CVG-Ephraim South LLC, is requesting the subdivision to divide a portion of Assessor's Parcel S-817, consisting of approximately 1.488 acres, for the purpose of developing townhomes.

Megan informs the board that the conditional use permit was noticed a while ago, the proposed area is behind Hallows and Therapy West. This is the first phase which will include 19 townhomes, she covers some of the conditions of approval for this item. The interior roads will be private roads, they will be 24 feet wide, will require no parking signs, and enforced by the HOA to allow fire/emergency vehicles. Fencing will be required as per phase 1 requirements. Staff have reviewed this item, and it does meet city standards for approval.

Bryan informs the board that this area has been in the works for a long time, they have been responsive to the City's requests and amended the plan and is in a better place.

It is asked how tall the homes will be. Kristine confirms that these townhomes will be 2-story homes, with a flat roof, 2-car garage, and a Scandinavian modern gable look. Megan informs the board members that the homes may not be taller than 35 feet and the homes will be on 60 West.

CVG Rezone- The applicant, Mike Ballard on behalf of CVG-Ephraim South LLC, are requesting the Amendment to the Ephraim City Zoning Map to rezone property located near 400 S, Between 350 W and 800 W to the General Commercial (mixed use) (C2) Zone for the purpose of developing homes and commercial businesses. The property is currently Industrial (I).

Megan clarifies to the board that the property owners are CVG Ephraim South LLC for this item and recently rezoned to C2 in a land swap. She explains the proposed zone change to the board, to possibly avoid several rezones with every project. She confirms it does meet the zones for the future Master Plan. Megan explains where potential businesses, charter school, hotel, homes, and commercial areas are within the CVG development are.

Melvin Jacobson from the public asks if a new administration would be subject to change the political climate in Ephraim and some of the issues being discussed around town upon a new council or new mayor. Lisa informs him that a request may be entered to change, however it does need to follow the same process of being approved by the Planning Commission Board and City Council. Melvin states there are a lot of concerns with the Ephraim Crossing Development. He asks if there is a way that things could be changed back after they've been approved? Lisa informs him that the change can only be requested by the owner of the property, no one can make changes to their property without their request.

Megan states a zone change cannot be reversed. When multi-family developments come before both the planning commission and city council board it is under a conditional use permit application. They do have the ability to vote against the proposed development.

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

Scott Swenson chooses to recuse himself, as his property is adjoining the proposed subdivision.

Planning Commissioner Chevi Sutton made a motion to recommend the approval of the proposed Canyon Town Home Subdivision Phase 1 with the conditions of approval as per the staff report. Planning Commission Member Carol Jacobson seconded the motion. The motion carried.

Planning Commissioner Larry Smith made a motion to recommend the approval to the City Council of the proposed CVG Rezone, located near 400 South, between 350 W and 800 W to the General Commercial (mixed use) (C2) Zone for the purpose of developing homes and commercial businesses. This will help the Ephraim Crossing Development move forward, complete the re-zone all at once, and aligns with the Ephraim City General Plan. It will prevent having to approve small chunks of re-zones. Planning Commission Member Scott Swenson seconded the motion. The motion carried.

DISCUSSION ITEM

Bike Path Feasibility-

Carol was able to attend the presentation, found it very informative and she is in favor of the bike path. Larry agrees to be in favor; he did share some of the same concerns and reservations presented at the presentation. However, he would like the concerns to be figured out and still go through the bike path. Chevi agrees to be in favor of the bike path; he had some concerns that weren't voiced. Him and Carol are not in favor of the route being taken; between Manti and Ephraim, it will change the culture and things out of our purview. He's concerned about the route through 100 East, will there be a crosswalk at every intersection? Will it affect property values along the route?

Lisa asks where will they find the room for the route? Bryan states that 100 East is one of the wider roads and space can be used for this.

Discussion is held regarding the proposed route for the bike path, flow of traffic, and running past the college. Carol informs the members their input would be helpful as it is in the preliminary stages.

The members discuss other bike paths throughout the state and their design.

Councilman Nordfelt expresses he is in favor the bike path.

Scott Swenson states he is in favor of the bike path, however, is not in favor of the pathway running through Ephraim.

Bryan states he has addressed the pathway with Jones and DeMille and asked about going near the west road by the foothills. He was informed the direction given was the Highway 89 Corridor backbone to connect communities with a large master trail.

PLANNER'S REPORT

City Planner Megan Spurling passes out information packets regarding the PID as there have been questions regarding the PID, information and an interview with Bryan Kimball has been posted to help clarify some questions. Larry and Carol state they have seen misinformation being posted and passed along by others. Carol states her future home will be Ephraim Crossing and agrees it is good to clarify the misinformation being spread. Bryan states there is a lot of information, and some people choose not to listen. He passes around some information on the Inland Port and provides a quick overview to board members. Bryan states the people that are misinformed and complaining have not been present in any of the many meetings held.

Megan clarifies that nobody's taxes have increased because of the PID, she states they call her and ask her information on the PID or to meet at the City Hall. She lets them know this is not sponsored by the City and meetings are not held at the city hall. This is the first PID in our county but not in the state.

ADJOURNMENT

Planning Commission Member Joe Howe moved to adjourn the meeting at 7:30 pm. Planning Commission Member Chevi Sutton seconded the motion. The motion carried.

Minutes approved on: Sept. 24, 2025



Lisa Murray, Chair



M. Guadalupe Kenison
M. Guadalupe Kenison, Community Development Clerk