

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, August 27, 2025
6:00 PM**

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

Commission Members Present via Zoom: None

Commission Members Absent: Carol Jacobsen and Darren Glathar

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

Others Present: Craig Oberg, Paul Freeman, Curt Magelby, Zane Osborne-Security National, and Ryan Biddulph

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

APPROVAL OF MINUTES

The Commission reviewed the minutes of July 9, 2025, the Planning Commission meeting. Megan provides some clarification regarding the motion made by Chevi Sutton, regarding the vacation of phase 3 parcel 12.

Planning Commission Member Larry Smith moved to approve the minutes from July 9, 2025. The motion was seconded by Planning Commission member Joe Howe. All were in favor. The motion carried.

The Commission reviewed the minutes of August 13, 2025, the Planning Commission meeting.

Planning Commission Member Joe Howe moved to approve the minutes from August 13, 2025. The motion was seconded by Planning Commission member Larry Smith. All were in favor. The motion carried.

PUBLIC HEARING- ACTION ITEM:

Planning Commission Chair Lisa Murray opens the public hearing to review the proposed item: 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 this item was on the agenda for July 9th, however, it was tabled as the applicant was not present to give a better explanation of what the plan was. Megan states the property owner to the East has concern of the noise with his plan for a residential development. She states they recommended that the two property owners address the concerns and try to find a solution. Both Craig and Paul, the property owner to the East, are present for any questions.

Craig Oberg states they own CO Buildings and would like to expand the business, they would like to do a 60-foot setback from the property line and have come in agreeance with Paul, the neighbor to the east.

Desiree Funk has joined the meeting.

Craig Oberg explains the property line and the proposed expansion of his business. Paul Freeman the neighbor states he owns three acres to the east of Craig. He confirms they have agreed to a 60-foot setback and an eight-foot fence, which they will share the cost on the fence to the west. Megan informs Craig and Paul that a fence over 6 feet does need city council's approval, if approved and is presented the city council they may request the eight-foot fence.

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

Planning Commissioner Larry Smith made a motion to recommend the approval to the City Council the proposed Oberg Rezone as per the staff report. Planning Commission Member Joe Howe seconded the motion. The motion carried.

AGENDA ITEM

Discussion-Magleby Group: ROSY Home Project

Kurt Magleby is present to present the project of the FLEX homes, named after early Pioneers from the area. Each home will have a different style, with a different elevation. He presents the pricing structure; it is meant to be affordable.

Zach Osborne with Security National informs the board of grants that are available for first time home buyers and builders.

PLANNER'S REPORT

City Planner Megan Spurling informs the board there will be a subdivision and a rezone on the next agenda. Focus groups will be gathered to see how we can help our local businesses in October. Jones & Demill are doing a bike path feasibility study, trail going from Centerfield to Fairview. A meeting was held with the new owners of Zipflow, which is used for permits and business licenses. They will try their best to help make it a more pleasing experience to work with. The new hotel is open for business; they may have a grand opening in October. Barbara Jorgenson has opened an Art Gallery in an old home that she has renovated it, local artists will have their art there including her.

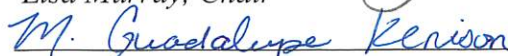
ADJOURNMENT

Planning Commission Member Joe Howe moved to adjourn the meeting at 7:25 pm. Planning Commission Member Chevi Sutton seconded the motion. The motion carried.

Minutes approved on: Sept. 10, 2025



Lisa Murray, Chair



M. Guadalupe Kenison, Community Development Clerk