

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, January 14, 2026
6:00 PM**

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

Commission Members Present via Zoom: None

Commission Members Absent: Scott Swenson and Darren Glathar

Staff Members Present: City Engineer Bryan Kimball was present via Zoom. City Planner Megan Spurling, and City Council Liaison Jack Dalene and Community Development Clerk Guadalupe Kenison are present.

Others Present: Matt & Molly Anderson, Joseph Gallagher, Robin McAfee, Tiffany Bown, Matthew Phier, Darren Olsen, Robert & Jennie Henningson, Cameron Nielsen, Bonnie Nielsen, Kyle Parry, Mike Ballard, Lizzie Coltharp, Tara Sparks, Cassie Sparks, Ben Sparks, Deanna McCurdy, Amy Larsen, and Victor Muñoz.

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

APPROVAL OF MINUTES

The Commission tabled the approval of the minutes from December 10, 2025, until the next Planning Commission meeting.

PUBLIC HEARING- ACTION ITEM:

Planning Commission Chair Lisa Murray opens the public hearing to review the proposed item: Southtowne Homes Subdivision

Southtowne Homes Subdivision: The applicants, Matt and Molly Anderson with Towne Theatre Corp, are requesting the subdivision on Assessor's Parcel S-831X, consisting of approximately 2.55 acres, for the purpose of developing 27 townhomes. They will demolish the existing theater to accomplish this.

Megan informs that mixed use housing is permitted in the C2 zone currently, the zone was approved about 30 years ago by the city council. The city has gone over this project with the architects and the engineers several times to make sure everything was in alignment with the city code. Megan shows the board members and the public the findings and facts for the proposed project. She states the conditions of approval for a subdivision that are in alignment with city code and city standards. The city reviewed and approved a plan set that was submitted on December 17, 2025, any work done from another plan set is subject to removal at the applicant's expense. She states that construction on the subdivision must begin within one year of approval, re-application will be required if work has not commenced by that time and it must meet the current city code and construction standards. All roads and frontages must be improved to city standards, prior to occupancy and this includes asphalt, curb, sidewalk for all of phase one. The phase must act as a stand-alone project prior to occupancy. The city states the road width must be 24 feet and fire code states 26 feet, because this is a private road it can be 24 feet however cars may not be parked on the street to allow emergency access. Off-street parking is being provided by the applicant plus guest parking. A six-foot-tall sight-obscuring fence must be installed prior to occupancy due to the multi-family development requirements with the first 20 feet from the public street being only three feet tall. Street signs such as stop, address, and speed limit signs are required to be put in by the applicant prior to occupancy. Streetlights within the subdivision must meet the dark sky ordinance and installed prior to occupancy for

safety and lighting. Old water lines that are not being used in the development must be terminated at the main. She states what is required for landscaping, utilities, and demolishing permits.

Molly and Matt Anderson are present. They informed the board and public at the decline they have seen since COVID in movie theaters, they were looking for a better use for the property. Several options have been reviewed and believe townhomes is the best choice, to be sold off separately. Molly states that the builders are also present if any question arises. The units will be three bedrooms with two baths and an unfinished basement, up to 1900 sq feet without the basement being finished. There will be an option on the floor space and the garage size for different family needs. The homes will be listed for about \$360,000, same as the homes at the north part of Ephraim City. She states there are schools, parks, and soon the hospital within walking distance. They will keep the Towne Theater open in the center of town and will look at increasing showtimes and accommodate the community. There is guest parking, and a grassy area with benches since parks are close to the development. There will be an HOA for this subdivision. The development will start with the two buildings on the west side. The developers did state the wall facing the highway will be concrete and more appealing to look at.

Megan states that all applications must be accepted, reviewed and provided with the same process by the city. The city can only guide developments as per the code, the city council is the only body that can change the rules allowed in certain areas. If rules are met by the applicant and developers, the city may not deny the requests. The city does have every department head review the applications and confirm they meet their portion of the code. The city is not allowed to dictate what can be done with personal property or overstep on property rights.

Public Comment:

Tiffany Bown supports growth and the development, however, has a real concern for the traffic and safety at the intersection at 700 South. Lisa Murray states the road is dictated by UDOT and the city does have a stop sign there; things may change once these homes go in. Tiffany states she has heard that this road will turn into a right turn only lane.

Megan lets them know that certain numbers must be factored into the impact as to what is currently there. UDOT would probably not approve a traffic light at 700 south since there will be one a 750 south and UDOT does not usually approve lights so close together.

Mike Ballard states they also support the development as they see a need for housing in the area. They are developing to the South of this property, and they were informed by UDOT that a median may be put in to stop people from turning left and will be a right turn only intersection. He states a market study has been done of the area and more housing is needed.

Amy Larsen owns property to the north of the proposed development; her concern is that drainage is properly piped out as they have had previous issues with their land being flooded by another neighboring subdivision after a storm. She is also concerned about the traffic and illegal U-turns at 700 S.

Megan informs the board and public that Bryan, the City Engineer texted her who is on Zoom, he states that the city has added a storm drain in the sump after that storm and this development will add another pond.

Luitenant Cragun informed the board and public that law enforcement has been present at 700 S. and will be observing the traffic.

Deana McCurdy asks where the statistics are that state this much housing is needed and where the jobs are for the people buying these homes. Megan lets her know that people who attempt to develop usually do market study and could come in phases. City Manager Katie states that the city does not provide the number or study and it is builder beware and more jobs are wanted in Ephraim. Deana asks what about the schools? Lisa Murray states their enrollment has decreased. Tiffany Bown states the school district has purchased property for future growth.

Kyle Parry states one of his concerns is parking on the road; it is stated that parking will not be allowed on the road and cars end up on the road. Megan explains how parking is required and explains in our table and must be applied across the board.

Victor Muñoz says they've worked with Molly and Matt and feel sad to see the theater go. He says his business has been affected by previous construction being done on the roadways. They would like some notice about road closures so they may know how to proceed with their employees and customers. Megan states a condition of approval will be added to provide notice to neighbors when construction or road closures happen.

Kurt Parry asks why the city changed the minimum width of the road; he refused to approach the podium. He asks why roads are not 35 feet wide? He states parking is not an issue, it's the narrow roads causing problems and wants it fixed before it causes more problems. Megan informs Kurt what is required to make the road up to code and any change requested will need to be a code change and determined with the City Council. City Manager Katie states once that change is implemented it makes the roads very expensive to maintain. Kurt Parry is invited to come to share his thoughts at next Wednesday's City Council meeting.

Faylynn Warnick with the Chamber of Commerce states they have been in a meeting where the employers have stated they have lost employees due to the lack of housing. She is supportive of the proposed development and at the same time sad to see the theater go. She states she has a business in her neighborhood that park their trucks on the street.

Megan states city roads are allowed, however if a card is prolonged parking or during the snow removal season it may be enforced.

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

Lisa states the traffic is a good point but not a condition of approval for the proposed development.

Planning Commissioner Chevi Sutton made a motion to vote to approve the Southtown Homes Subdivision for applicants Matt and Molly Anderson with the conditions of approval identified by staff of Ephraim City. Planning Commission Member Carol Jacobson seconded the motion. The motion carried.

Roll call vote is taken. Larry aye, Chevi aye, Lisa aye, Joe aye, Desiree aye, and Carol aye. Motion passes unanimously.

Planning Commission Chair Lisa Murray opens the public hearing to review the proposed items: Watkins Subdivision Amendment, Code Update- R4 Requirements in the C2 Zone, and Code Amendment- High Density Housing Requirements

Watkins Subdivision Amendment: The applicants, Shalise Watkins and Kurt Parry, are requesting to combine parcel S-880x into Lot 13 in the Sunset Estate Subdivision to make one lot consisting of .82 acres. Parcel 880x will become a part of the Sunset Estates Subdivision. The Watkins also sold a piece of parcel of 880x to Kurt Parry, which will amend his lot.

Megan states this item has come before the board once and there is just one adjustment. She states that when the Watkins purchased that property, they sold a portion of it to Mr. Parry. They are just wanting to adjust the lot lines, which requires an amendment to the subdivision.

Code Update-R4 Requirements in the C2 zone: Adding this to the setback table for clarity, uniformity and to match other sections of our code.

Megan states that code has always required any residential developments to adhere to the R4 requirements for high density. Complaints have been received stating they are not listed in the setback table and confusing. The city would like to add that language there as well.

Code Amendment-High Density Housing Requirements

Megan states that because of upcoming developments, staff and the previous city council would like to avoid a sea of townhomes or apartments. It was proposed to require 1,000 feet of separation between the same type

of development and in addition the requirement will be added to the development there must be mix or variety of multi-family type of housing after 30% is met.

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

Planning Commissioner Joe Howe made a motion to recommend approval of the Watkins Subdivision Amendment. Planning Commission Member Carol Jacobson seconded the motion. The motion carried.

Planning Commissioner Carol Jacobson made a motion to table the Code Update-R4 Requirements in the C2 zone until the next meeting. Planning Commission Member Larry Smith seconded the motion. The motion carried.

Planning Commissioner Larry Smith made a motion to table the Code Amendment-High Density Housing Requirements until the next meeting. Planning Commission Member Joe Howe seconded the motion. The motion carried.

PLANNER'S REPORT

City Planner Megan Spurling states the Rosengard Subdivision, a CUP, and some apartment complexes will be on the next agenda.

Katie informs the board members that this board is the CEO board for a project being handled by the Chamber of Commerce. This board will be the one to review the process being done by the Chamber of Commerce.

A welcome sign has been discussed for a while for the north and south end of Ephraim City. Discussion has been held regarding the type of sign and would need to work with UDOT again. A roundabout is mentioned as an idea. Subdivision requests have been coming in frequently, normally a decline is seen in the winter and that was not the case this year.

ADJOURNMENT

Planning Commission Member Joe Howe moved to adjourn the meeting at 8:00 pm. Planning Commission Member Chevi Sutton seconded the motion. The motion carried.

Minutes approved on: Jan. 28, 2026



Lisa Murray, Chair



M. Guadalupe Kenison, Community Development Clerk