

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, June 24, 2026
6:00 PM**

Commission Members Present: Planning Commission Pro-Tem Chair Larry Smith, Board Members; Carol Jacobsen, and Anna Johnson

Commission Members Present via Zoom: Tyra Taylor

Commission Members Absent: Scott Swenson, Chevi Sutton, Joe Howe, and Desiree Funk

Staff Members' Present: City Engineer Bryan Kimball, City Planner Megan Spurling, Community Development Clerk Guadalupe Kenison, City Manager Katie Witt, and City Council Member Jack Dalene.

Others Present: Mike Ballard, Amy & Jesse Chidester, Greg Pyne

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

APPROVAL OF MINUTES

The Commission reviewed the minutes of June 10, 2026, the Planning Commission meeting.

Planning Commission Member Carol Jacobson moved to approve the minutes from June 10, 2026. The motion was seconded by Planning Commission member Anna Taylor. All were in favor. The motion carried.

PUBLIC HEARING ACTION ITEMS:

Planning Commission Pro-Tem Chair Larry Smith opens the public hearing to review the proposed item:

Amy Chidester: The applicant is proposing to amend the previously approved Sunrise Village on 7th Subdivision for the purpose of converting the remaining units to condominiums.

Megan informs the board members that this is previously approved plat on 700 North, there are currently two existing buildings, and the plan was for five. The applicant would like to convert the remaining apartments to condominiums to be allowed to be sold. This application is to amend the plat, and they would each individually have their own parcel number and be individually metered.

Jesse Chidester states the required changes for a condo would be made, each building will be able to be sold from \$290,000- \$325,000.

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

Bryan asks that a condition of approval be added to the list of conditions stating the applicant will follow all parking requirements for condos.

Planning Commissioner Tyra Taylor made a motion to approve the amendment of the previously approved Sunrise Village on 7th Subdivision to convert the remaining building as condos. Planning Commission Member Anna Johnson seconded the motion. The motion carried.

PLANNER'S REPORT

City Planner Megan Spurling informs the board members that the city has requested that residents please refrain from personal fireworks, due to the state requirements and extremely dry conditions. She reminds the board members of the upcoming open house on July 7th to discuss future density and housing goals in Ephraim. The Planning Commission Board members will give presentations and information regarding the city zones. There will be a public hearing, allowing residents 2-3 minutes per comment to encourage respectful dialogue.

Bryan clarifies that the city council did not implement the drought pricing. Jack Dalene states it was tabled by the city council but may be brought up on a future agenda. The city is hoping that with some education, residents will conserve water themselves as a decline in water usage has already been seen.

A welcome to the new board members here with us today Anna Johnson and Tyra Taylor.

ADJOURNMENT

Planning Commission Member Tyra Taylor moved to adjourn the meeting at 6:30 pm. Planning Commission Member Carol Jacobson seconded the motion. The motion carried.

Minutes approved on: July 8, 2026

Larry Smith
~~Lisa Murray, Chair~~ Larry Smith, Pro-tem Chair

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