



**NOTICE and AGENDA OF A REGULAR MEETING  
OF THE EPHRAIM CITY PLANNING COMMISSION  
June 14, 2023, 6:00 PM**

**Notice** is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 14th day of June 2023 to begin promptly at 6:00 PM at Ephraim City Hall located at 5 South Main, Ephraim, Utah.

The public is also invited to participate by joining the meeting online by contacting City Staff prior to the meeting. Please note that as with all public meetings, this event will be recorded and made publicly available.

**AGENDA**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**

**5/24/23**

- 3. ACTION ITEM**

Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Final Plat Approval for the proposed Ephraim Flats Subdivision located at approximately 250 S. 300 W., Ephraim. *Clayton Holbrook, representing Muddy Boys Applicant. – Sean Lewis AICP, Planning and Zoning Administrator.*  
[Click here to view staff report](#)

- 4. PLANNER'S REPORT**
- 5. ADJOURNMENT**

*Requests for accommodations and interpretive services must be made three (3) working days prior to this meeting. Please contact the City Recorder's office at (435) 283-4631. Individuals may also request information and assistance via fax to (435) 283-4867.*

*Date Posted: June 9, 2023*

*Posted By: Community Development Department*

**MINUTES OF A REGULAR MEETING  
OF THE EPHRAIM CITY PLANNING COMMISSION  
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH  
TUESDAY MAY 24, 2023  
6:00 PM**

***Commission Members Present:*** Commission Chair Lisa Murray, Dennis Nordfelt, Stephen Cornelsen, Jane Mathisen and Jan Jonson

***Commission Members Present via Zoom:*** None

***Commission Members Absent:*** Robbie Chaney, Darren Glathar and Craig Rasmussen

***Staff Members Present:*** Planning and Zoning Administrator Sean Lewis, City Engineer Bryan Kimball

***Others Present:***

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

**APPROVAL OF MINUTES**

The Commission reviewed the minutes of the May 9, 2023, Planning Commission meeting.

***Planning Commission Member Jan Jonson moved to approve the minutes from May 9, 2023. The motion was seconded by Planning Commission Member Jane Mathisen. All were in favor. The motion carried.***

**WORK SESSION**

**Discussion regarding Sandridge Development.**

Planning and Zoning Administrator reported that the North Fields Annexation was approved by the Lieutenant Governor.

Sandridge Development wants to develop with inside the annexation. Mr. Lewis presented the conceptual site plan.

The first phase of the development will be the residential units. There would be approximately 200 units once done. Phase 2 closest to Highway 89 will be retail. The third lot would consist of self-storage. It is projected to be quite a large development. The zone for the proposed development is C2.

Don Meacham addressed the Planning Commission and presented his conceptual plans. He has already conducted a lot of studies in preparation for this development. A lot of the leg work has been done while waiting for the annexation to be completed. The developers would like to begin with community areas first.

The townhomes will be for purchase. There will be green space for tenants and a separate dog area. The retail space will be one level. The apartments will possibly be 2 or 3 levels. There was also discussion on how to phase the commercial space into residential space. Commissioner Cornelsen asked the developers to be cognizant of the north and east sides of the development as it will be very visible coming into town.

City Engineer Bryan Kimball presented concepts on infrastructure. All of that will need to be piped. Mr. Kimball presented different options for sewer and water, etc.

The applicant will submit his application, and this will formally come before the Planning commission most likely in June.

Commissioner Jonson suggested eateries for the area. Commissioner Mathisen asked questions about sidewalks and where children will be able to walk home after getting off the bus. The developer spoke about some of his ideas.

## **PLANNER'S REPORT**

The Village at Ephraim Crossing are looking for inspection of their townhomes. There should be occupants in the next few weeks.

Mr. Lewis gave an update on current applications for businesses coming to Ephraim. He discussed growth and how to manage it.

There was also a reminder to come to the meeting on scheduled nights. There will be several seats opening in the next month or so. If there are recommendations for people to fill those seats, please let Mr. Lewis know.

Mr. Kimball gave an update on the well and the work being done on Canyon Road. The Ephraim Crossing intersection is being designed. There was also an update on the flow of water and possible flooding concerns. Mr. Kimball said that we are in a good position and the peak will be in the next couple of weeks.

## ADJOURNMENT

*Planning Commission Dennis Nordfelt moved to adjourn the meeting at 6:59 pm. Planning Commission Member Stephen Cornelsen seconded the motion. All were in favor. The motion carried.*

Minutes approved on: 6/14/23

  
Lisa Murray, Chair

Attest:

  
Megan Spurling, Community Development Clerk