

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

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

Commission Members Present via Zoom: None

Commission Members Absent: Chevi Sutton, Carol Jacobsen, and Darren Glathar

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

Others Present:

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

The following minutes reflect the best recollection of the meeting proceedings, as the meeting recording is inaccessible.

APPROVAL OF MINUTES

The Commission reviewed the minutes of October 22, 2025, the Planning Commission meeting.

Planning Commission Member moved to approve the minutes from October 22, 2025. The motion was seconded by Planning Commission member. All were in favor. The motion carried.

ACTION ITEM:

Home Occupation Business License Request – The applicant, Wendel Smith, proposes to hold massage therapy classes at his home two days per week. This request pertains solely to the educational aspect of massage therapy, as Ephraim City does not allow massage businesses to operate out of a residence.

Megan informs the board that Wendel Smith would like to hold classes at the home until a commercial space is found. The applicant is currently looking for a commercial space to move into.

Planning Commissioner Larry Smith made a motion to approve the request to hold classes in the applicant's home, however no massages are to take place in the home. Planning Commission Member Joe Howe seconded the motion. The motion carried.

DISCUSSION ITEMS:

Airbnb/Short-Term Rental Regulations – Discussion regarding potential regulations for short-term rental businesses and whether the City should adopt any specific guidelines.

Discussion is held regarding short-term rental (STR) activity, discuss regulatory concerns, and consider potential policy options related to platforms such as Airbnb.

Townhome Proximity Requirements – Discussion on the proximity of townhome developments and whether the City should consider implementing minimum distance requirements between them.

Discussion is held regarding existing townhome proximity requirements, including minimum separation distances between buildings, setbacks from adjacent properties, and spacing relative to single-family residences. The purpose of the discussion was to evaluate whether current standards remain appropriate given development trends, density goals, and neighborhood compatibility concerns. Staff and board members reviewed current zoning requirements governing minimum distances between townhome structures and neighboring properties.

PLANNER’S REPORT

City Planner Megan Spurling provides the planners report.

ADJOURNMENT

Planning Commission Member moved to adjourn the meeting. Planning Commission Member seconded the motion. The motion carried.

Minutes approved on: Jan. 28, 2020



Lisa Murray, Chair



M. Guadalupe Kenison, Community Development Clerk