

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, February 11, 2026
6:00 PM**

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

Commission Members Present via Zoom: Scott Swenson

Commission Members Absent: Darren Glathar

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

Others Present: Mike Ballard, Joe Gallagher,

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

APPROVAL OF MINUTES

The Commission postponed the review and approval of the minutes of January 28, 2026, the Planning Commission meeting.

DISCUSSION ITEMS:

DEBRIEF FROM PREVIOUS MEETINGS

Megan reviews the procedure for public meetings, roles of the chairperson, and board members. Discussion was held regarding how to handle difficult meetings. Board members asked clarifying questions from previous two meetings.

TOWNHOME PROXIMITY LANGUAGE / GREENSPACE/AMENITIES REQUIREMENTS FOR HIGH DENSITY HOUSING

Megan and the commission discuss the appropriate language, concerns about greenspace and amenities for the residents and the architectural design.

PLANNER'S REPORT

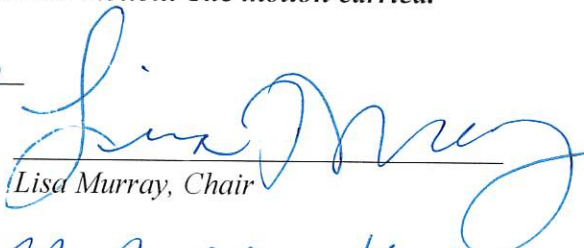
UPCOMING AGENDA ITEMS

City Planner Megan Spurling informs the board of the status of the stoplight on 700 North and that the applications for Burger King & Costa Vida have been received.

ADJOURNMENT

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

Minutes approved on: 3.11.2026



Lisa Murray, Chair



M. Guadalupe Kenison, Community Development Clerk