

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, August 26, 2026
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Board Members; Larry Smith, Carol Jacobsen, Desiree Funk, and Anna Johnson Pettit.

Commission Members Present via Zoom:

Commission Members Absent: Joe Howe, Scott Swensen, Eddy Christensen, and Tyra Taylor.

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

Others Present:

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

APPROVAL OF MINUTES

The Commission reviewed the minutes of August 12, 2026, the Planning Commission meeting.

Planning Commission Member Larry Smith moved to approve the minutes from August 12, 2026 with the changes suggested earlier. The motion was seconded by Planning Commission member Carol Jacobsen. All were in favor. The motion carried.

DISCUSSION ITEM:

Potential Code Updates:

Megan provides the board members with topics and items that have come up in the open house and focus group regarding the city code. She provides a list of potential code updates, the first is residential uses in commercial areas. Some concerns have come up regarding the condos that are between the liquor store and the autobody shop. Megan has received suggestions to prohibit residential units in recorded commercial subdivisions and asks the board members for their thoughts.

Larry asks if these suggestions have just been received from the open house and the focus group, and if this also reflects the staff's opinion.

Megan states there are some items that the staff would also like to see pass, she states staff can make recommendations and the planning commission and city council will approve.

Discussion is being held regarding the current residential units in the 700 North development area, the neighboring businesses and their previous opposition. Discussion is held with residential uses being permitted with a required commercial component, limiting building heights to two stories for mixed-use buildings on Main Street and three stories elsewhere, and implementing 20% landscaping requirements for mixed-use developments facing Main Street.

Desiree joined the meeting at 6:15pm.

Megan discusses with the board members the possibility of allowing a conditional use permit for accessory apartments.

Discussion is held regarding zoning requirements for Main Street, proposing to limit buildings to two stories instead of three to maintain consistency with the existing street feel. He noted that while three-story buildings could still be allowed in other areas or behind Main Street, the restriction would specifically apply to the Main Street frontage. The discussion also covered landscaping requirements, with staff suggesting a minimum of two trees along the frontage to meet R4 zoning standards. The board members agreed to cap buildings at three stories for strictly commercial use and two stories for mixed-use buildings with residential components. Staff expressed support for implementing historic design requirements, suggesting buildings should reflect pioneer-style architecture with materials like oolite stone, though noted that enforcement should come from the Historic Preservation Board rather than planning and zoning. Conversation ended with a discussion about potentially eliminating or reducing the 25% reduced parking requirement for mixed-use buildings, due to practical challenges with business and residential parking overlap.

PLANNER'S REPORT

Bryan provided updates on several infrastructure projects, including a water pipeline replacement at Lower Canyon delayed until October 1st due to water service requirements, and a UDOT project to widen roads between IFA and 700 South expected to begin construction mid to late next summer. He announced a \$1.7 million grant to overlay 100 North from Main Street to 600 West to support growing truck traffic from CO building, with construction potentially starting by end of summer.

Megan informed the board about implementing new state regulations for detached accessory dwelling units and addressing community feedback about improving planning and zoning transparency, with plans to gather suggestions for better communication methods.

Katie addresses the questions regarding the community survey.

ADJOURNMENT

Planning Commission Member Larry Smith moved to adjourn the meeting at 7:30 p.m. Planning Commission Member Desiree Funk seconded the motion. The motion carried.

Minutes approved on: Sept. 9, 2020

Larry Smith
~~Lisa Murray, Chair~~ Larry Smith, Protem Chair

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