

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, September 9, 2026
6:00 PM**

Commission Members Present: Planning Commission Pro-Tem Chair Larry Smith, Board Members; Carol Jacobsen, Anna Johnson Pettit, Eddy Christensen, and Tyra Taylor.

Commission Members Present via Zoom:

Commission Members Absent: Lisa Murray, Joe Howe, Scott Swensen, and Desiree Funk.

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

Others Present:

Planning Commission Pro-Tem Chair, Larry Smith called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of August 26, 2026, the Planning Commission meeting.

Planning Commission Member Carol Jacobsen moved to approve the minutes from August 26, 2026, with the grammar changes suggested. The motion was seconded by Planning Commission member Tyra Taylor. All were in favor. The motion carried.

DISCUSSION ITEM:

Potential Code Updates:

Megan provides a list of potential code updates; an overview of Accessory Dwelling Units is provided. The Commission discussed the following topics: Definition of an Accessory Dwelling Unit; whether ADUs should be permitted as an accessory use in residential zones; owner-occupancy requirements; maximum size and square footage of an ADU; required setbacks; parking requirements; whether the ADU may be attached to or detached from the primary residence; maximum number of ADUs permitted per property; short-term rentals and whether ADUs may be used as short-term rental units; utility connections; and the impact on surrounding properties and neighborhood character.

The commission discussed the proposed density standards and how the standards may apply to future residential development. Megan reviewed the proposed density calculations and whether the standards should be based on acreage. Members discussed the potential impacts of increased or decreased density on existing neighborhoods, traffic, parking, utilities, emergency services, and overall community character.

Megan stated that the community believes the area is growing too quickly. Developers discussed density during the focus group and agreed with reducing the proposed density. The Commission expressed agreement with the proposed reductions if local developers believe the standards will be workable. The Commission noted that if the numbers are not favorable after the standards are approved and adopted, they may be reviewed and amended in the future.

Discussion was held regarding eliminating reduced parking requirements for bicycle racks. The Commission preferred that bicycle racks be included as an amenity that may be required rather than allowing them to reduce the required number of parking spaces.

Megan explained that the proposed standards could provide greater flexibility in housing options while maintaining compatibility with surrounding neighborhoods and the City's overall development goals.

The Commission discussed proposed standards intended to encourage a variety of housing types and unit configurations within multifamily developments. Megan stated that Board Member Desiree was unable to attend the meeting but had expressed her thoughts and appreciation regarding the new proposed maximum unit numbers for apartments and townhomes. Desiree was not in favor of potential density credits, open-space incentives for affordability, or landscaping incentives.

PLANNER'S REPORT

Megan states she does not have any information for this report.

Larry stated that he had recently received additional information regarding the bike trail that had been discussed several years ago. He attended a presentation earlier that day and was informed that funding may be available to assist municipalities with the maintenance costs associated with the trail. Larry stated that there was disappointment upon learning that Manti City, Ephraim City, and the County had declined grant funding to construct the trail because they did not see a way to provide for the ongoing maintenance costs.

City Manager Katie and City Council Member Jack confirmed that UDOT had withdrawn and canceled the project because they were not prepared to proceed. Katie stated that UDOT is going back to the drawing board and is still considering the project. Katie explained that the City Council had discussed the project and agreed that if UDOT constructs the trail, UDOT should be responsible for maintaining it. Katie also stated that the community survey conducted by the city showed significant support for bike and walking trails.

Discussion was held regarding possible options for maintaining the trail. Larry will obtain additional details regarding the presentation and the funding information that was provided.

ADJOURNMENT

Planning Commission Member Anna Johnson Pettit moved to adjourn the meeting at 7:15 p.m. Planning Commission Member Tyra Taylor seconded the motion. The motion carried.

Minutes approved on: Sept. 23, 2026


Lisa Murray, Chair


M. Guadalupe Kenison, Community Development Clerk