

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, September 23, 2026
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Board Members; Larry Smith, Carol Jacobsen, Joe Howe, Anna Johnson Pettit, and Eddy Christensen.

Commission Members Present via Zoom: Mike Ballard

Commission Members Absent: Scott Swensen, Desiree Funk, and Tyra Taylor.

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: Joe Gallagher and Kristine Mortensen

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

APPROVAL OF MINUTES

The Commission reviewed the minutes of September 9, 2026, the Planning Commission meeting.

Planning Commission Member Eddy Christensen moved to approve the minutes from September 9, 2026, with the grammar changes suggested. The motion was seconded by Planning Commission member Carol Jacobson. All were in favor. The motion carried.

DISCUSSION ITEM:

Potential Code Updates:

Megan provides a list of potential code updates; an overview of the R1B zone is addressed. The allowing of ADU's in this zone is addressed and the developers have suggested it being a conditional use permit requirement. There is a concern about the property size and may not be doable with the size of the lot. Setbacks are addressed, utility easements, design elements and variation and prices and affordability affected by the lot size. Maximum density of six units per acre and the intention to provide a transition between single-family and multi-family development. Megan states a density number could be set now and changed later if they see it does not fit.

Mike Ballard is on Zoom; believes the density number being made for R1B may make it ineffective.

Megan confirms there is not currently a density number set in our city code. Bryan states it has been around eight units per acre but not set as per code. He states this will not replace single family homes; other developments will be coming that have been previously approved.

Larry Smith does not agree with the maximum density cap of 6 units but does like the added amenities. Discussion is held that the board could approve the density cap at a number now for a certain acreage. Bryan confirms a certain number of units is allowed per acre, just not written in code.

Lisa and board members would like this brought up to the City Council Members and get their input on the maximum density cap.

Megan provides an overview of the R1C zone, it would be a new transition zone of up to 6,500 square feet lots. It would not allow multi-family units, smaller lots for smaller homes. Carol likes the proposed size for the minimum lot size. The Butterfield development is on smaller lots and between 8,000-10,000 square feet, they have confirmed they will all be single family home lots.

Kristine Mortensen states they did a development in Bluffdale, she provided an overview of the development and what it included.

Megan asks the board members to consider if a development like this is what Ephraim has a demand for now or if it fits. Board members agree that 6,500 square feet would be fitting for the moment for this zone. Larry asks why short-term rentals are prohibited in an ADU, Megan states the City Council has also addressed this topic. She states it does not help provide affordable housing and is not fit for vacation rentals. Ephraim does have a few dozen licensed short-term rental and more that we are trying to get licensed.

Water Discussion and Historic Preservation will be postponed for right now; there is a city board being created for Historic Preservation.

Discussion is held regarding proposed housing variety in multi-family developments, a maximum of 60% of the total development, the remaining must consist of a different housing type. It would require a buffer through development.

Discussion is held regarding current landscaping and amenities. Larry does encourage bike racks be added to the list even if parking is not reduced.

Megan states they would like to eliminate the 25% reduced parking benefit for mixed use commercial and residential units. It has not been successful; the rotation of parking is not working out for the residents or the businesses. Megan confirms tandem parking is allowed but nothing is written in the code, she'd like three spaces for every five units for guest parking be provided. Several complaints have been received about parking from their HOA.

PLANNER'S REPORT

Megan confirms Costa Vida and Burger King are still moving forward. Bryan states there were some issues with the utilities, but they have been resolved and moving forward. Bryan provides an update on the water line project and the water usage in the city.

ADJOURNMENT

Planning Commission Member Larry Smith moved to adjourn the meeting at 7:51 p.m. Planning Commission Member Joe Howe seconded the motion. The motion carried.

Minutes approved on: Oct. 14, 2020



Lisa Murray, Chair



M. Guadalupe Kenison, Community Development Clerk