



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
October 22, 2025, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 22nd day of October 2025 to begin promptly at 6:00 PM at Ephraim City Hall located at 5 South Main, Ephraim, Utah.

The public is also invited to participate by joining the meeting online by contacting City Staff prior to the meeting. Please note that as with all public meetings, this event will be recorded and made publicly available.

AGENDA

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES- 9/24/25**
3. **PUBLIC HEARING ACTION ITEMS-**
 - a. **Code Amendment-** Ephraim City seeks to add clarity for those who wish to develop under the “large lot subdivision” requirements. [Click here for staff report.](#)
 - b. **Subdivision Amendment-** The applicant, Shalise Watkins, is requesting to combine parcel S-880x into Lot 13 in the Sunset Estate Subdivision to make one lot consisting of .82 acres. Parcel 880x will become a part of the Sunset Estates Subdivision. [Click her for staff report.](#)
4. **PLANNER'S REPORT**
5. **ADJOURNMENT**

Requests for accommodation and interpretive services must be made three (3) working days prior to this meeting. Please contact the City Recorder's office at (435) 283-4631. Individuals may also request information and assistance via fax to (435) 283-4867.

Date Posted: October 17, 2025 Posted By: Community Development Department