



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
December 10, 2025, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 10th day of December 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- 10/22/25**
3. **ACTION ITEM-**
 - a. **Home Occupation Business License Request** – The applicant, Wendel Smith, proposes to hold massage therapy classes at his home two days per week. This request pertains solely to the educational aspect of massage therapy, as Ephraim City does not allow massage businesses to operate out of a residence.
4. **DISCUSSION ITEMS-**
 - a. **Airbnb/Short-Term Rental Regulations** – Discussion regarding potential regulations for short-term rental businesses and whether the City should adopt any specific guidelines.
 - b. **Townhome Proximity Requirements** – Discussion on the proximity of townhome developments and whether the City should consider implementing minimum distance requirements between them.
5. **PLANNER'S REPORT**
6. **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: December 8, 2025 Posted By: Community Development Department