



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
January 14, 2026, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 14th day of January 2026 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 Zoom meeting online by following this link

<https://us02web.zoom.us/j/87093667704?pwd=jeJVacxztl1lbU5uob6C5d1shRJLej.1>

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- 12/10/25**
3. **PUBLIC HEARING ACTION ITEMS-**
 - a. **Southtowne Homes Subdivision:** The applicants, Matt and Molly Anderson with Towne Theatre Corp, are requesting the subdivision on Assessor's Parcel S-831X, consisting of approximately 2.55 acres, for the purpose of developing 27 townhomes. They will demolish the existing theater to accomplish this. [Click for staff report](#)
 - b. **Watkins Subdivision Amendment:** The applicants, Shalise Watkins and Kurt Parry, are 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. The Watkins also sold a piece of parcel of 880x to Kurt Parry, which will amend his lot. [Click for staff report](#)
 - c. **Code Update-R4 Requirements in the C2 zone.:** Adding this to the setback table for clarity, uniformity and to match other sections of our code. [Click for staff report](#)
 - d. **Code Amendment-High Density Housing Requirements**
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: January 8, 2026 Posted By: Community Development Department