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COURTESY NOTICE OF PUBLIC HEARING

Approximately: Larson Lane and 800 W

Public notice is hereby given that the Ephraim City Planning and Zoning Commission, in accordance with Sections 10.04.060 and 10.20.060 of the Ephraim City Municipal Code, will conduct a public hearing to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed amendment to the Ephraim City Zoning Map.

The applicant, Mike Ballard with CVG-Ephraim South LLC is requesting the Amendment to the Ephraim City Zoning Map to rezone property located near Larson Lane and 800 W to the Industrial (I) Zone for the purpose of adding to the Industrial Zone to promote business growth. The property is currently zoned Agricultural (A). This rezone requests aligns with Ephraim City's Future Land Use Map

The public hearing will be held:

Wednesday, February 25, 2026

beginning at 6:00 p.m.

Ephraim City Hall

5 South Main Street, Ephraim, Utah 84627

Should the Planning Commission recommend approval, the City Council is expected to review and possibly give final approval for the Amendment to the Ephraim City Zoning Map on Wednesday, March 4, at 6:00 PM at Ephraim City Hall.

Interested parties may attend in person or electronically via zoom. Those wishing to attend electronically should notify Ephraim City Staff prior to 3:00 p.m. of the day of the meeting. For further information, or to request a meeting link, please contact Megan Spurling, City Planner, 5 South Main Street, Ephraim, Utah 84627; call at (435) 283-4631; or email mspurling@ephrain.gov.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Ephraim City at (435) 283-4631 at least 24 hours prior to the meeting.

Posted: February 12, 2026

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Pursuant to Section 10-9a-205 of Utah State Code, the following information is provided regarding the proposed change in zoning:

Properties affected by the proposed zoning change include:

Parcel ID #: 6106, 6106X, 6106X1, 6106X2, 6106X3, 6106X4, 6106X5, 6106X6, 6106X7, 6106X8, 6118 and 6325X
Owner: CVG Ephraim South LLC
Current Zone: Agricultural
Proposed Zone: Industrial (I)

The owner of any real property within the area proposed to be amended on the Zoning Map may file a written objection to the inclusion of their property to the Ephraim City Council. Written objections must be submitted no later than 10 calendar days after the public hearing scheduled to be held on July 9, 2025. All submitted objections will be provided to the Ephraim City Council, the municipal legislative body. Written objections shall be mailed or delivered in person to:

Megan Spurling, City Planner
Ephraim City Hall
5 South Main Street
Ephraim, UT 84627

Please scan the provided QR Code to view the Ephraim City Land Use Matrix showing the current zone and the proposed zone for the subject property. The uses listed below in the I column would be available as uses on the subject property. Uses shown in the C2 column would no longer be available as uses on the subject property.



Property Requested to be Rezoned to Industrial

6106, 6106X, 6106X1, 6106X2, 6106X3, 6106X4, 6106X5, 6106X6, 6106X7, 6106X8, 6118 and 6325X

Legend

 Property Currently Zoned Agricultural

 Property Currently Zoned Agricultural

Google Earth

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1000 ft

County Parcel Map

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