



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
February 25, 2026, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 25th day of February 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 attending 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- 1/28/2026 & 2/11/2026**
- 3. PUBLIC HEARING ACTION ITEMS-**
 - a. CVG Rezone:** 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** [click for staff report](#)
 - b. Update to the Setback Table-**The update would add language to the setback table to add clarity to residential developments in the C2 zone.
- 4. DISCUSSION ITEMS-**
 - a. Airbnb Requirements**
 - b. Greenspace/Amenities requirements for high density housing**
 - c. Project on 200 West**
- 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: February 23, 2026 Posted By: Community Development Department