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COURTESY NOTICE OF PUBLIC HEARING

Approximately: 250 W 490 S and 275 W 500 S

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 250 W 490 S and 275 W 500 S to the R1B Zone for the purpose ensuring consistency with the established single-family residential development to the north. It will serve as a transitional zone between higher density residential and commercial zones. The property is currently zoned R2 and is a step down in density. This rezone requests aligns with Ephraim City's Future Land Use Map as low density residential.

The public hearing will be held:

Wednesday, March 11, 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 18, 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 26, 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 #: 6197, 6197X and Parcels 302, 303, 304, 305, 306, 307, 308 and 309 of the Estates of Ephraim Crossing
Subdivision Phase 3
Owner: CVG Ephraim South LLC
Current Zone: R2
Proposed Zone: R1B

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.



Area to be Rezoned

To be finalized with subdivision application.



