



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
March 11, 2026, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 11th day of March 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 & 2/25/2026**
- 3. PUBLIC HEARING ACTION ITEMS-**
 - a. CUP-Marz Kennel License:** The applicant, HAU YI MARZ, is requesting a Conditional Use Permit to obtain a kennel license, to temporarily house and care for animals. The applicant would provide the needed care and then seek to find homes for the animals. The animals would be housed indoors and would receive all vaccinations and be spayed or neutered when appropriate. [click for staff report](#)
 - b. Rezone Request-CVG Ephraim South R2 to R1B:** 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. [click for staff report](#)
 - c. Parry General Plan Amendment:** The applicant, Cody Parry, is requesting an amendment to the General Plan to rezone parcel S-625x3 from R3 to C2. The Ephraim City Future Land Use Map shows this property remaining Medium Density Residential. If approval is granted for a General Plan Amendment, the applicant will request a rezone and would like to use the property to establish a RV Park for public use. [click for staff report](#)
 - d. Rezone Request-Parry R3 to C2:** The applicant, Cody Parry, is requesting a rezone to the current Ephraim City zoning map, to rezone parcel S-625x3 from R3 to C2. The Ephraim City Future Land Use Map shows this property remaining

Medium Density Residential. If approval to rezone the property is granted, the applicant would like to use the property to establish a RV Park for public use. [click for staff report](#)

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: March 6, 2026 Posted By: Community Development Department