



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
June 10, 2026, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 10th day of June 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- 5/13/26**
- 3. PUBLIC MEETING ACTION ITEMS-**
 - a. **Conditional Use Permit-May Duplex:** The applicant, Devon May, is requesting a Conditional Use Permit to convert his existing home into a duplex. The home is already equipped with separate entrances, 6-foot site obscuring fencing and 4 off street parking spaces at 330 South Main Street. [click for staff report](#)
- 4. PUBLIC HEARING ACTION ITEMS-**
 - a. **Subdivision Approval-Ephraim Crossing Estates Phase 5:** The applicant, Joseph Gallagher with CVG-Ephraim South LLC is proposing to subdivide a portion of parcel S-6195 into 5 single-family lots ranging from 6,000-7,000 square feet. [click for staff report](#)
 - b. **Subdivision Approval-The Crossing Retail A:** The applicant is proposing to subdivide a portion of parcel S-6183x1 into 3 lots for the purpose of developing a commercial subdivision. [click for staff report](#)
- 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.