



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
July 8, 2026, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 8th day of July 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- 6/24/26**
- 3. PUBLIC HEARING ACTION ITEMS-**
 - a. Subdivision Approval-The Crossing Hotel Parcel: The applicant is proposing to subdivide a portion of parcel S-6183x into 1 lot for the purpose of developing a commercial subdivision to build a hotel. [click for staff report](#)
- 4. PUBLIC MEETING ACTION ITEMS-**
 - a. Conditional Use Permit-The Perry House Duplex: The applicant is requesting a Conditional Use Permit to use their existing home as a duplex at the referenced location. In Ephraim City, all multi-family residential developments are required to obtain approval through a Conditional Use Permit process. [click for staff report](#)
 - b. Conditional Use Permit- Rocca Bella Landscaping Supply Yard: The applicant is requesting a Conditional Use Permit to use this property to open a landscaping supply yard. This use requires a conditional use permit in this zone. [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.