



**NOTICE and AGENDA OF A REGULAR MEETING  
OF THE EPHRAIM CITY PLANNING COMMISSION  
JANUARY 11, 2022, 6:00 PM**

**Notice** is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 11th day of January 2023 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 joining 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**

**12/14/2022**

**3. ACTION ITEMS**

- a.** Public hearing to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed amendment to the Ephraim City Zoning Map to rezone property located near 505 E. 100 N. from Residential Agriculture (RA) to Single-family Residential (R1)., Lynn Poulson, Applicant. – Sean Lewis, AICP, Planning and Zoning Administrator. – [Click here to view Staff Report](#)
- b.** Public hearing to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed amendment to the Ephraim City Zoning Map to rezone property located near 250 S. 300 W. from Residential Agriculture (RA) to Medium Density Residential (R3). Clayton Holbrook representing Muddy Boys, Applicant. – Sean Lewis, AICP, Planning and Zoning Administrator. – [Click here to view Staff Report](#)

**4. NON-ACTION ITEM**

- a.** Discussion regarding future multi-family development near 250 S 300 W. Clayton Holbrook representing Muddy Boys, Applicant. – Sean Lewis, AICP, Planning and Zoning Administrator. – [Click here to view Staff Report](#)

**5. PLANNER'S REPORT**

**6. ADJOURNMENT**

*Requests for accommodations 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: January 6, 2022*

*Posted By: Community Development Department*