



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
APRIL 12, 2023, 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

3/15/23

3/22/23

3. WORK ITEM

a. Report and presentation from Recreation Director Michael Patton.

4. ACTION ITEM

a. Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Lot Split at 477 Ephraim Canyon Road, Ephraim, UT 84627. Brant and Morgan Stevens Applicant. – Sean Lewis, AICP, Planning and Zoning Administrator. – [*Click here to view Staff Report*](#)

b. Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Final Plat for Phase II of the Country Dream Estates Subdivision located at approximately 1000 E. 1120 S., Ephraim. The applicant, Ben Gordon, is requesting the subdivision to divide portions of Assessor's Parcels S-6248x6 and S-6256x1, consisting of a total of 6.73 acres, into sixteen (16) separate properties each measuring between 0.32 acres and 0.36 acres. Ben Gordon Applicant. – Sean Lewis,

AICP, Planning and Zoning Administrator. - [Click here to view Staff Report](#)

- c. Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Preliminary Plat for the proposed Ephraim Flats Subdivision located at approximately 250 S. 300 W., Ephraim. The applicant, Clayton Holbrook, representing Muddy Boys, is requesting the subdivision to divide portions of Assessor's Parcels S-776 and S-776x1, consisting of a total of 6.34 acres, into nineteen (19) separate properties each with 2-3 building sites measuring between 0.22 acres and 0.31 acres. 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: April 7, 2023

Posted By: Community Development Department