



**NOTICE and AGENDA OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
June 14, 2023, 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 12th day of July 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**

6/14/23

3. ACTION ITEM

- a.** Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed amendment to a Conditional Use Permit issued on August 4, 2021. The applicant proposes to amend the CUP to allow for one additional unit, to bring the total to 7, located at approximately 56 W 300 N., Ephraim. *Bonnie Nielson 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 Conditional Use Permit. The applicant is proposing to build a two-story accessory building totaling 847 square feet, located at approximately 237 S. Main Street, Ephraim. *Kevin Whatcott, 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 Conditional Use Permit. The applicant is proposing to convert an existing single-family home into a

duplex, located at approximately 87 S 200 E, Ephraim. *Diana Huntsman, Applicant-Sean Lewis AICP, Planning and Zoning Administrator.*
[Click here to view staff report](#)

- d. Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Preliminary Plat Approval for the proposed Ephraim Crossing Phase 4 Subdivision. The Applicant is proposing to divide Assessor's Parcel S-782 into three (3) separate lots each measuring between 0.30 acres and 0.38 acres. Each of the lots would front onto 375 W or 450 S, located at approximately 445 S 375 W. *Joseph Gallagher, representing Camino Verde Group Applicant-- Sean Lewis AICP, Planning and Zoning Administrator.*
[Click here to view staff report](#)
- e. Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Preliminary Plat Approval for the proposed Sand Ridge Farms Subdivision. The Applicant is proposing to divide Assessor's Parcels S-5358, S-5376, & S-5358x4 into three (3) separate lots each measuring between 1.64 acres and 20.28 acres. The subdivision plat is required to dedicate public rights-of-way between the three existing parcels, located at approximately 1100 N Main St. *Dave Priest and Chris Colgrove, representing Sand Ridge Farms Applicant-Sean Lewis AICP, Planning and Zoning Administrator.*
[Click here to view staff report](#)
- f. Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Preliminary Plat Approval for the proposed Mill Hill South Subdivision
[Click here to view staff report](#)

4. PLANNER'S REPORT

5. 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: July 7, 2023

Posted By: Community Development Department