

**NOTICE and AGENDA OF A REGULAR MEETING OF THE EPHRAIM CITY
PLANNING COMMISSION
December 22, 2021 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 22nd day of December, 2021 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 with the information provided below. Please note that as with all public meetings, this event will be recorded and made publicly available.

Join Zoom Meeting

<https://us02web.zoom.us/j/89487703567>

Meeting ID: 894 8770 3567

One tap mobile

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Find your local number: <https://us02web.zoom.us/j/89487703567>

AGENDA

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. 12/8/2021**
- 3. PUBLIC HEARING**
 - a. General Plan Amendment:** petition by Eric Geppelt to amend the Ephraim City General Plan on property located at approximately 550 E 200 N from Low Density Residential (LDR) to Medium Density Residential (MDR).
 - b. General Plan Amendment:** petition by Eric Geppelt to amend the Ephraim City General/Transportation Plan on property located at approximately 200 N.
 - c. Land Use Map Amendment:** petition by Eric Geppelt to amend the Ephraim City Land Use Map by rezoning property located at

approximately 550 E 200 N from Residential Agricultural Zone (RA) to Medium-Density Residential Zone (R3).

- d. **Land Use Ordinance Amendment:** petition by Eric Geppelt to amend the Ephraim City Land Use Ordinance to allow additional height exemptions.
- e. **General Plan Amendment:** petition by Whitestone Villas LLC/Todd Alder to amend the Ephraim City General Plan on property located at approximately 355 N 400 E from Medium Density Residential (MDR) to High Density Residential (HDR).
- f. **Land Use Map Amendment:** petition by Whitestone Villas LLC/Todd Alder to amend the Ephraim City Land Use Map by rezoning property located at approximately 355 N 400 E from Medium-Density Residential Zone (R3) to High-Density Residential Zone (R4).

4. BUSINESS

- a. **Conditional Use Permit:** Whitestone Villas LLC/Todd Alder has requested a conditional use permit from Ephraim City for a 24-unit multi-family housing project on property located at approximately 355 N 400 E.

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: December 21, 2021
Posted By: Devan Fowles, Planner*