

**COUNCIL MEMBERS**

Margie Anderson

Tyler Alder

Greg Boothe

Richard Wheeler

Alma Lund

**MANAGER**

Shaun Kjar

**COMMUNITY DEVELOPMENT**

**DIRECTOR/ENGINEER**

Bryan Kimball

**RECORDER**

Leigh Ann Warnock

# EPHRAIM CITY CORPORATION

JOHN SCOTT, MAYOR

5 South Main, Ephraim, Utah 84627



**PLANNER**

Devan Fowles

**TREASURER**

Candice Maudsley

**FINANCE DIRECTOR**

Steve Widmer

**POLICE CHIEF**

Aaron Broomhead

**POWER DIRECTOR**

Cory Daniels

**PUBLIC WORKS DIRECTOR**

Chad Parry

July 15, 2021

Bonnie Nielson has requested a conditional use permit from Ephraim City for a 6-unit multi-family housing project on her property located at approximately 57 W 300 N.

The Planning Commission will review this request at their next meeting, scheduled for 6:00 PM on Wednesday, July 28, 2021 at the Ephraim City Hall building and over zoom conference. The zoom conference details will be posted on the Ephraim City Hall East and West facing doors as well as on the Public Notice Website 24 hours prior to the Planning Commission meeting. If the Planning Commission recommends approval of the conditional use permit application to the City Council, the City Council is expected to review and possibly give final approval for the application on Wednesday, August 4, 2021 at 6:00 PM at the Ephraim City Hall building.

If you have comments or questions, please feel free to call me at (435)283-4631.

Thank you,

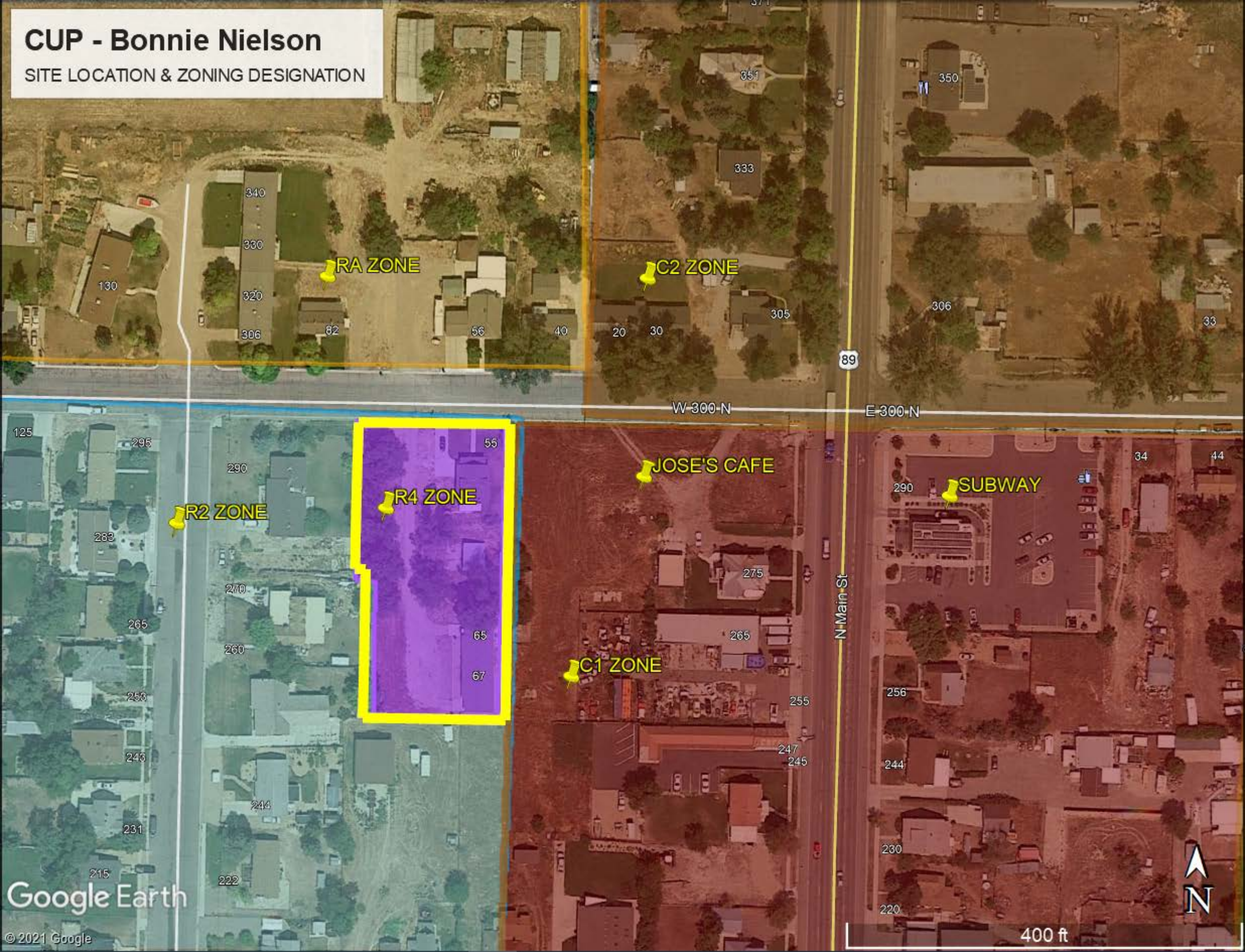
Devan Fowles  
Ephraim City Planner

## Conditional Use Description

The proposed project is to build 6 (six) small single family homes. The work involved will be excavation, cement work, framing, plumbing , electrical, roofing, dry wall, and finish work, road construction, landscaping. This work will be done for the most part during day time hours. There will be a slight increase in the traffic on 300 North. Pedestrians will be able to use a side walk from the project site to the mainstreet.

# CUP - Bonnie Nielson

SITE LOCATION & ZONING DESIGNATION



RA ZONE

C2 ZONE

R2 ZONE

R4 ZONE

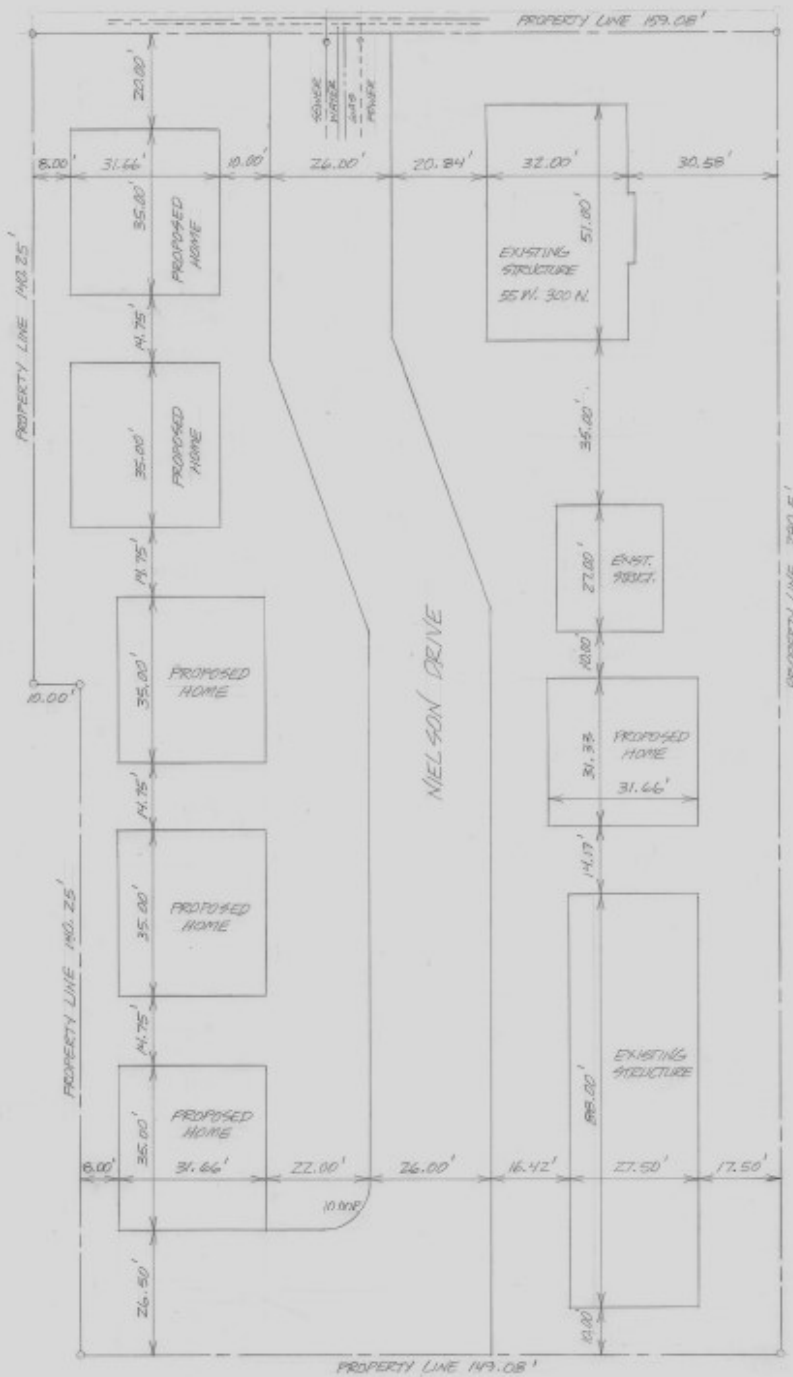
JOSE'S CAFE

SUBWAY

C1 ZONE



300 NORTH STREET



SITE PLAN

NIELSON'S SIMPLY LIVING HOMES		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: GEP
DATE:		REVISED:
SITE PLAN		
		DRAWING NUMBER: