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Greg Boothe
Richard Wheeler
Alma Lund
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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

December 10, 2021

1. Ephraim City has received a petition 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).
2. Ephraim City has received a petition 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).
3. Whitestone Villas LLC 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.

Additional information regarding these zones and conditional use permits can be found in the following ordinance references.

10.16.040 Residential Zones (D & E)
10.12.070 Conditional Uses

Also found at the following weblinks -

https://ephraim.municipalcodeonline.com/book?type=ordinances#name=10.16_ZONING_DISTRICT_REGULATIONS

https://ephraim.municipalcodeonline.com/book?type=ordinances#name=10.12.070_Conditional_Uses

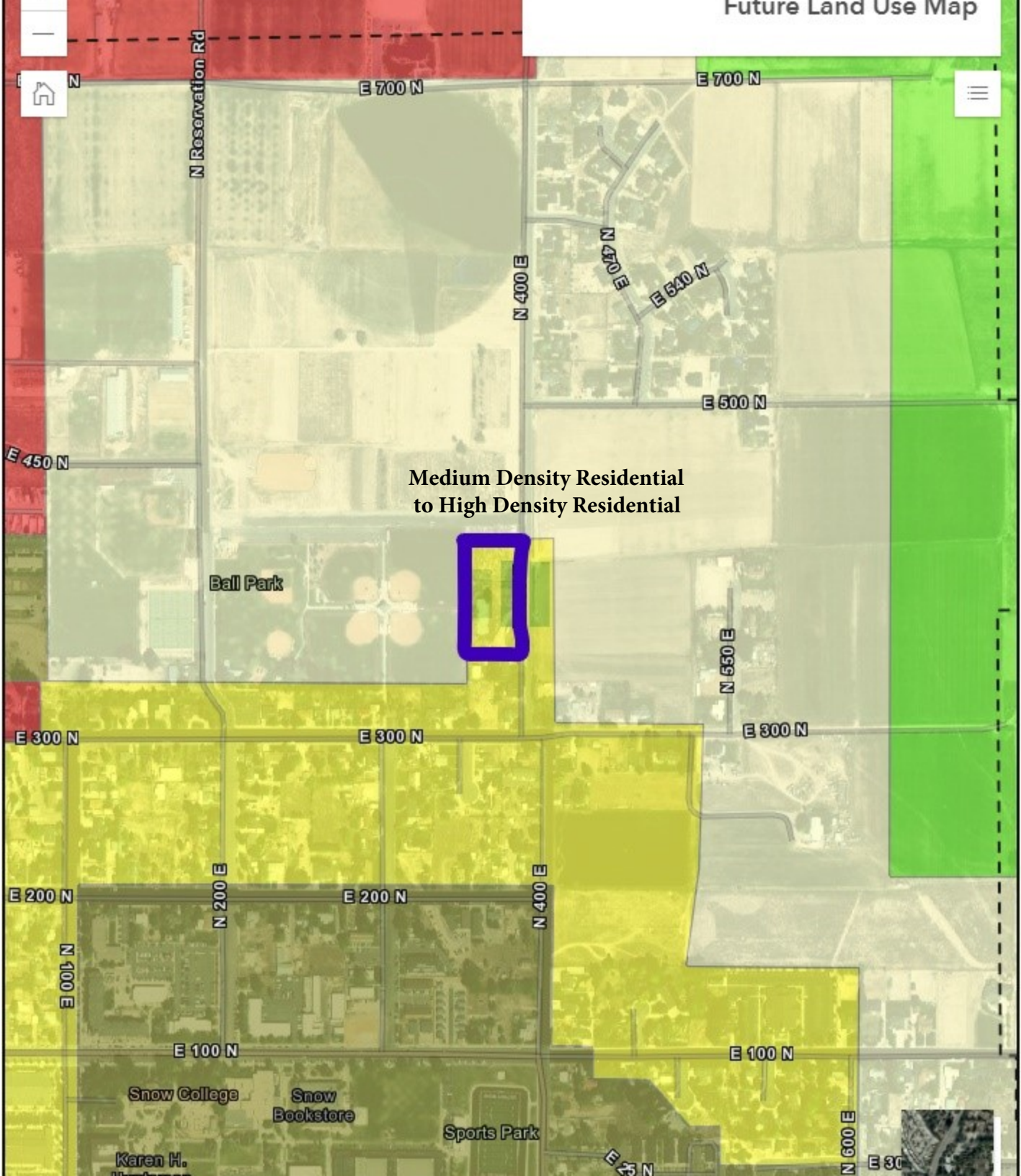
The Planning Commission will review these requests at their next meeting, scheduled for 6:00 PM on Wednesday, December 22, 2021 at the Ephraim City Hall building and over zoom conference. The zoom conference details will be posted on the Ephraim City Hall East and West facing doors as well as on the Public Notice Website 24 hours prior to the Planning Commission meeting. If the Planning Commission recommends approval of the General Plan, Land Use Map amendments and conditional use permit to the City Council, the City Council is expected to review and possibly give final approval for those applications in the next available City Council meeting at the Ephraim City Hall building.

According to Utah Code Annotated chapter 10-9a-205 (b)(v), (vi) and (vii), any property to be rezoned may send a written objection, no later than 10 days after the day of the first public hearing to the amendment, to 5 South Main, Ephraim, UT 84627, which will then be provided to the City Council.

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

Thank you,

Devan Fowles
Ephraim City Planner
Attach.



Medium Density Residential
to High Density Residential

Ball Park

Snow College

Snow
Bookstore

Sports Park






Karen H.

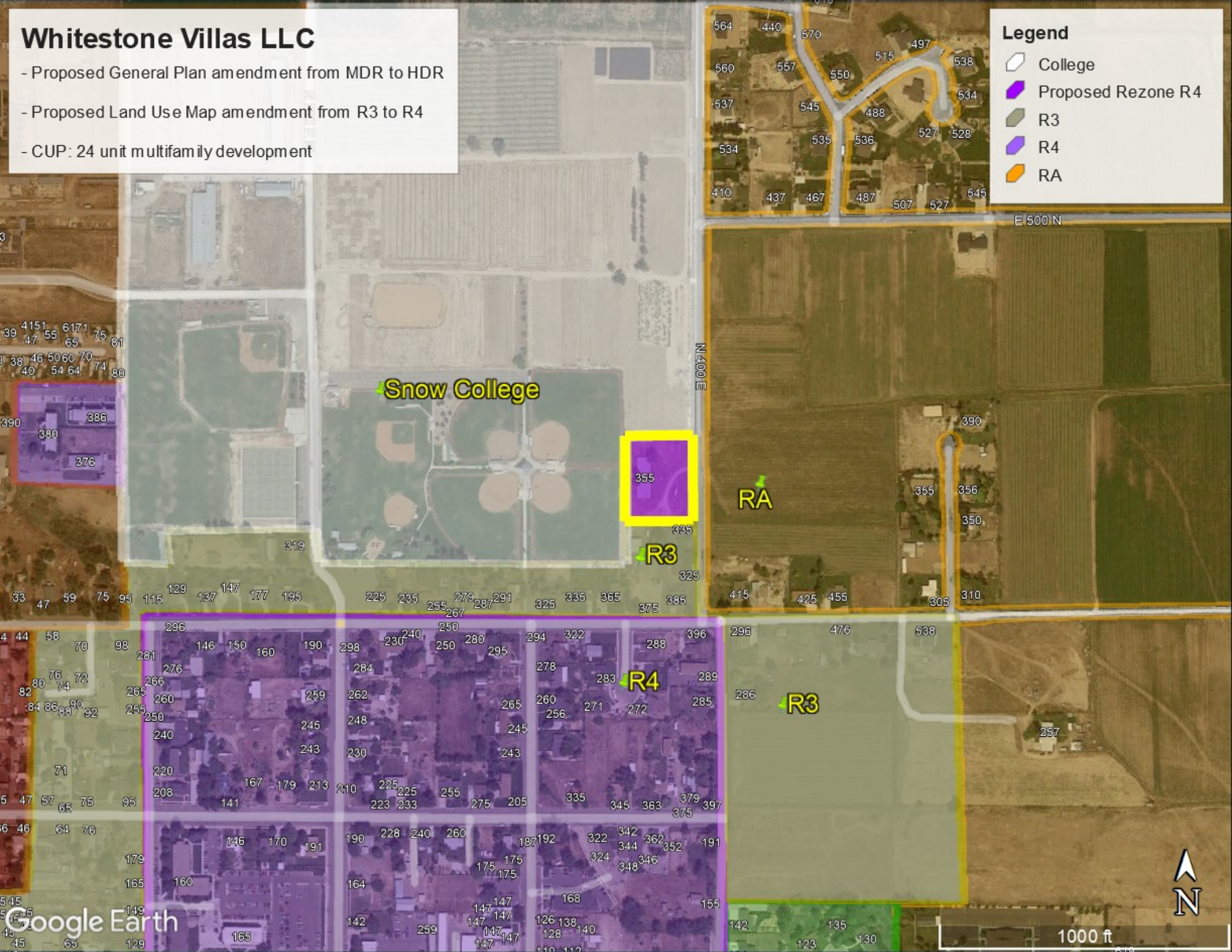


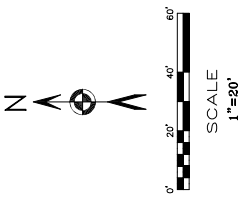
Whitestone Villas LLC

- Proposed General Plan amendment from MDR to HDR
- Proposed Land Use Map amendment from R3 to R4
- CUP: 24 unit multifamily development

Legend

-  College
-  Proposed Rezone R4
-  R3
-  R4
-  RA



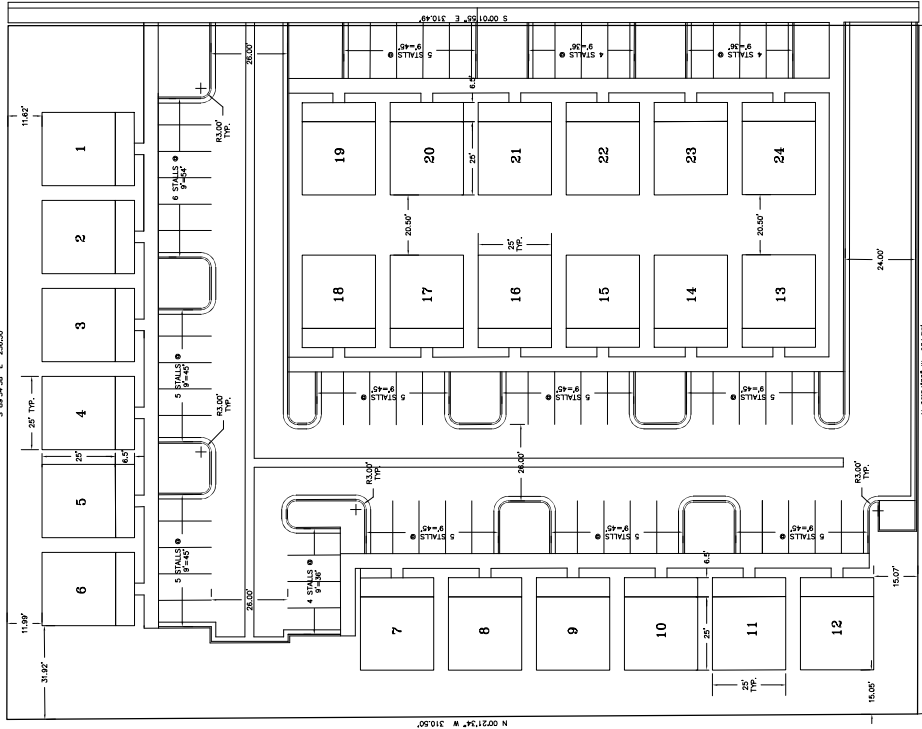


LEGEND

- PROPERTY LINE
- CONTINUING CENTERLINE
- PROPOSED CURB AND GUTTER
- SECTION LINE
- SECTION CORNER

DATA TABLE:
 ALL STALLS SHALL BE 10'0" WIDE BY 24'0" DEEP.
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400 EAST STREET



STATE OF IOWA
S-613

BRUCE PETERSON
S-61441

STATE OF IOWA
S-417

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES BEFORE ANY CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE ANY CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE ANY CONSTRUCTION.
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24. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE ANY CONSTRUCTION.

STATE OF IOWA
S-417

SHEET 2 OF 8 SHEETS

WHITESTONE VILLAS
 PHASE 5.1, PART 2.1, CROWN CITY SURVEY
 CROWN CITY, IOWA 52001
 1467 2007

SITE PLAN

LUDLOW ENGINEERING & ASSOCIATES
 Subdivisions • Boundary Surveys • City, Lot, Survey • ALTA Surveys
 Claim Surveys • Control Networks • Construction Surveys • Topography
 Civil • Streets • Construction • Site Plans • Road Design
 1467 South Main, North, Iowa 52001 (515) 621-3987

PROJECT NO.: JE-2021
 DATE: JUL 2021
 SHEET: 1 OF 20
 DRAWN: B. LUDLOW
 CHECKED: B. LUDLOW
 APPROVED: B. LUDLOW

REVISIONS
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 4. _____
 5. _____
 6. _____