

**NOTICE and AGENDA OF A REGULAR MEETING OF THE EPHRAIM CITY
PLANNING COMMISSION
March 9, 2022 6:00 PM**

Notice is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 9th day of March, 2022 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/83851397837?pwd=czBOTlZuMGt4NnFoQjNnalFyeHB6dz09>

Meeting ID: 838 5139 7837

Passcode: 526889

One tap mobile

+13462487799,,83851397837#,,,,*526889# US (Houston)

+16699009128,,83851397837#,,,,*526889# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 838 5139 7837

Passcode: 526889

Find your local number: <https://us02web.zoom.us/j/83851397837?pwd=czBOTlZuMGt4NnFoQjNnalFyeHB6dz09>

AGENDA

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. 2/23/2022**
- 3. PUBLIC HEARING**
 - a. General/Transpiration Plan Amendment - Muddy Boys:** Petition to amend the Ephraim City General/Transportation Plan on property located at approximately 200 S 300 W going south to approximately 275 South 300 West.
 - b. Subdivision Plat Amendment - Muddy Boys:** Petition to amend the Hidden Creek subdivision located at approximately 200 S 300 W.

- c. **Land Use Map Amendment - Muddy Boys:** Petition to amend the Ephraim City Land Use Map on property located at approximately 235 South 400 West from Residential Agricultural (RA) to Medium Density Residential (R3).
- d. **Ordinance Amendment – Preston Pritchard:** Petition to amend the Ephraim City Land Use Ordinance regarding storage units in proximity to Highway 89.
- e. **Ordinance Amendment – Preston Pritchard:** Petition to amend the Ephraim City Land Use Ordinance regarding construction over utility easements.
- f. **Subdivision Plat Amendment – Swag Properties, LLC:** Petition to amend the Wakara Point Subdivision Plat that proposes to vacate the public access easement across the west property line of lot 11.

4. ACTION ITEMS

- a. **2 lot Subdivision – Geoff Dearing:** Review and possible preliminary approval for a two-lot subdivision located at approximately 150 E 700 N consisting of a total 10 acres in the C2 zone.
- b. **General/Transpiration Plan Amendment - Muddy Boys:** Petition to amend the Ephraim City General/Transportation Plan on property located at approximately 200 S 300 W going south to approximately 275 South 300 West.
- c. **Subdivision Plat Amendment - Muddy Boys:** Petition to amend the Hidden Creek subdivision located at approximately 200 S 300 W.
- d. **Land Use Map Amendment - Muddy Boys:** Petition to amend the Ephraim City Land Use Map on property located at approximately 235 South 400 West from Residential Agricultural (RA) to Medium Density Residential (R3).
- e. **Ordinance Amendment – Preston Pritchard:** Petition to amend the Ephraim City Land Use Ordinance regarding storage units in proximity to Highway 89.
- f. **Ordinance Amendment – Preston Pritchard:** Petition to amend the Ephraim City Land Use Ordinance regarding construction over utility easements.
- g. **Subdivision Plat Amendment – Swag Properties, LLC:** Petition to amend the Wakara Point Subdivision Plat that proposes to vacate the public access easement across the west property line of lot 11.

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: March 8, 2022

Posted By: Community Development Department