

COUNCIL MEMBERS

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Lloyd Stevens
Dennis Nordfelt
Chad Parry

Anthony Beal
Alma Lund

MANAGER
Katie Witt

**COMMUNITY DEVELOPMENT
DIRECTOR/ENGINEER**
Bryan Kimball

RECORDER
Candice Maudsley

EPHRAIM CITY CORPORATION

JOHN SCOTT, MAYOR

5 South Main, Ephraim, Utah 84627



CITY PLANNER

Megan Spurling

TREASURER

Aubrey Adams

FINANCE DIRECTOR

Jon Knudsen

PUBLIC SAFETY DIRECTOR

Colby Zeeman

POWER DIRECTOR

Cory Daniels

PUBLIC WORKS DIRECTOR

Jeff Jensen

COURTESY NOTICE OF PUBLIC MEETING

**EC CANYONS TOWN HOMES LOT SPLIT
LOCATED JUST BEHIND THE SOUTHTOWN
PLAZA ON 700 S.**

Public notice is hereby given that the Ephraim City Planning and Zoning Commission, in accordance with Sections 11.24.030 and 10.20.060 of the Ephraim City Municipal Code, will conduct a public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed lot split for EC Canyons Town Homes located just behind the Southtown Plaza on 700 S.

The applicant, Jospheh Gallagher with Camino Verde Group, is requesting the subdivision to divide a portion of Assessor's Parcels S-817, consisting of a total of 9.70 acres, into 4 parcels, with parcel being between 1.44 acres and 2.041 acres for the purpose of building townhomes.

The public meeting will be held:

Wednesday, March 26, 2025

beginning at 6:00 p.m.

Ephraim City Hall

5 South Main Street, Ephraim, Utah 84627

Interested parties may attend in person or electronically via zoom. Those wishing to attend electronically should notify Ephraim City Staff prior to 3:00 p.m. the day of the meeting. For further information, or to request a meeting link, please contact Megan Spurling, City Planner, 5 South Main Street, Ephraim, Utah 84624; call at (435) 283-4631; or email mspurling@ephraim.gov

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Ephraim City at (435) 283-4631 at least 24 hours prior to the meeting.

Posted: March 13, 2025

Published: March 13, 2025— *Ephraimcity.org and Utah Public Notice Website*

EC Canyons Town Homes

Located just behind Southtown Plaza on 700 South

Legend

Los Amigos Mexican Restaurant

700 S

30 E

Proposed Lot Split Location

Google Earth

Image © 2025 Airbus



600 ft

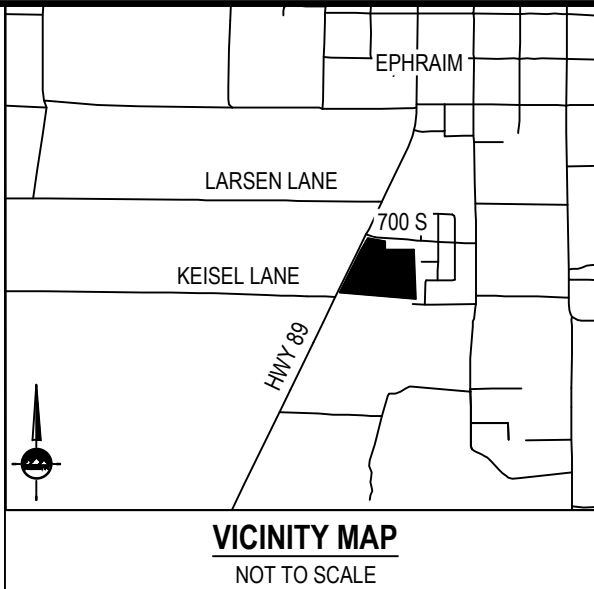
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C25	600.00'	469.06'	44°47'31"	N41°30'36"W	457.21'
C26	150.00'	88.39'	33°45'48"	N19°00'25"E	87.12'
C27	178.00'	85.62'	27°33'31"	N15°54'16"E	84.79'
C28	751.63'	91.00'	6°56'13"	N48°27'00"W	90.94'
C29	178.00'	19.28'	6°12'17"	N32°47'11"E	19.27'
C30	15.00'	22.54'	86°04'40"	N7°09'01"W	20.47'
C31	642.00'	366.60'	32°43'04"	N33°49'49"W	361.64'

EC CANYONS TOWN HOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
EPHRAIM CITY, SANPETE COUNTY, UTAH

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER AS NOTED
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PHASE 2 BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- SECTION TIE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITED COMMON AREA



NOTES:

- ALL PRIVATE STREETS AND ALL LIMITED COMMON AND ALL COMMON AREAS WITHIN PARCELS C AND D ARE DEDICATED AS PUBLIC UTILITY EASEMENTS. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

SURVEYOR'S CERTIFICATE

I, _____ do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. _____ as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as _____ and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

DATE _____

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Ephraim City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON" and "COMMON AREA" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

EC CANYON TOWN HOMES

I/we hereby dedicate all parcels, utility easements, and areas as depicted on this plat, in accordance with the terms set forth under the Utility Dedication and Reservation of Common Areas sections. The private streets and common areas within the development are intended solely for the use of residents and are not dedicated for general public access.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: JOSEPH GALLAGHER, Chief Construction Officer
CVG-EPHRAIM SOUTH, LLC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of SANPETE

On the _____ day of _____ A.D., 20____.

By: Joseph Gallagher, Chief Construction Officer
CVG-EPHRAIM SOUTH, LLC

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that JOSEPH GALLAGHER, as Chief Construction Officer CVG - Ephraim South, LLC signed the Owner's Dedication, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

By: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EPHRAIM, COUNTY OF SANPETE, ACTING AS THE LAND USE AUTHORITY, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 20____.

BY: MAYOR JOHN SCOTT
ON BEHALF OF EPHRAIM CITY COUNCIL LAND USE AUTHORITY

EC CANYON TOWN HOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
EPHRAIM CITY, SANPETE COUNTY, UTAH

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PLANNING AND COMMISSION THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN



CAMINO VERDE GROUP
2831 ST ROSE PARKWAY, STE 257
HENDERSON, NV 89052
CONTACT:
MIKE BALLARD
Phone: 702-467-0789



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TODDLE
Phone: 435-643-3590
CEDAR CITY
Phone: 435-885-1453
SALT LAKE CITY
Phone: 801-250-0252

SHEET 1 OF 1

PROJECT NUMBER : 97802.2
MANAGER : KLC
DRAWN BY : DMF
CHECKED BY : DB
DATE : 2/4/25