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JOHN SCOTT, MAYOR

5 South Main, Ephraim, Utah 84627



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July 2, 2021

Dear Ephraim City Property Owner,

1. Ephraim City has received a petition to amend the Ephraim City General Plan on property located at approximately 400 W. 800 S. from Industrial (I) to Commercial (C).
2. Ephraim City has received a petition to amend the Ephraim City Land Use Map on property located at 400 W. 800 S. from Industrial (I) to General Commercial (C2).

Additional information regarding these zones can be found in the following ordinances references.

10.16.070 Industrial Zone

10.16.060 (C) Commercial Zones

Also found and this weblink -

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

You have been identified as an owner of property located near the properties under consideration, and are receiving this notice per requirements of Ephraim City regarding General Plan and Land Use amendments. The Planning Commission will review these requests at their next meeting, scheduled for 6:00 PM on Wednesday, July 14, 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 and Land Use Map amendments to the City Council, the City Council is expected to review and possibly give final approval for those applications on Wednesday, July 21, 2021 at 6:00 PM 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.

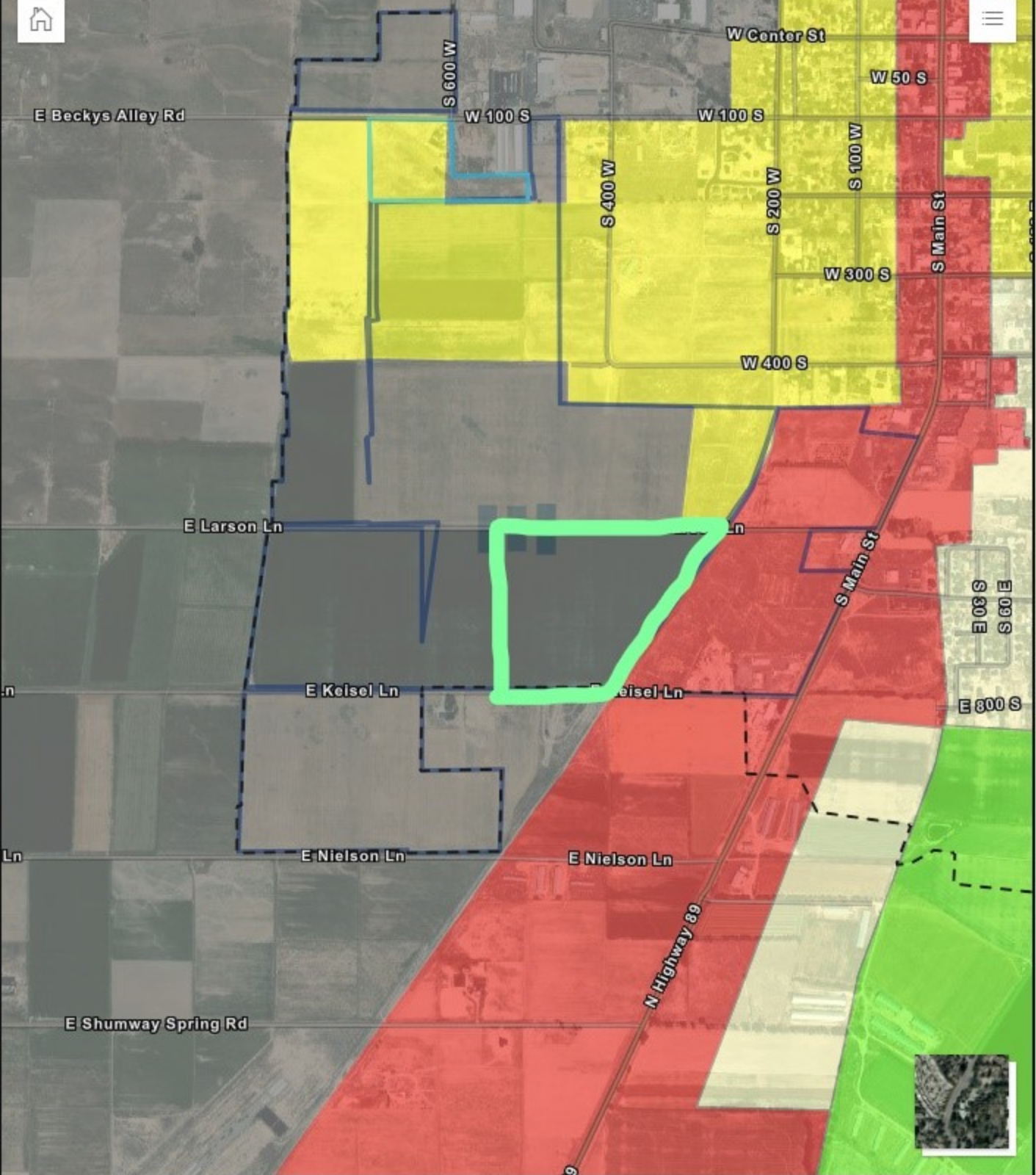
You are not required to attend the public meetings mentioned above, nor are you required to respond to this notification. This is simply a courtesy notice for a rezone application involving land that may be located near your property.

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

Thank you,

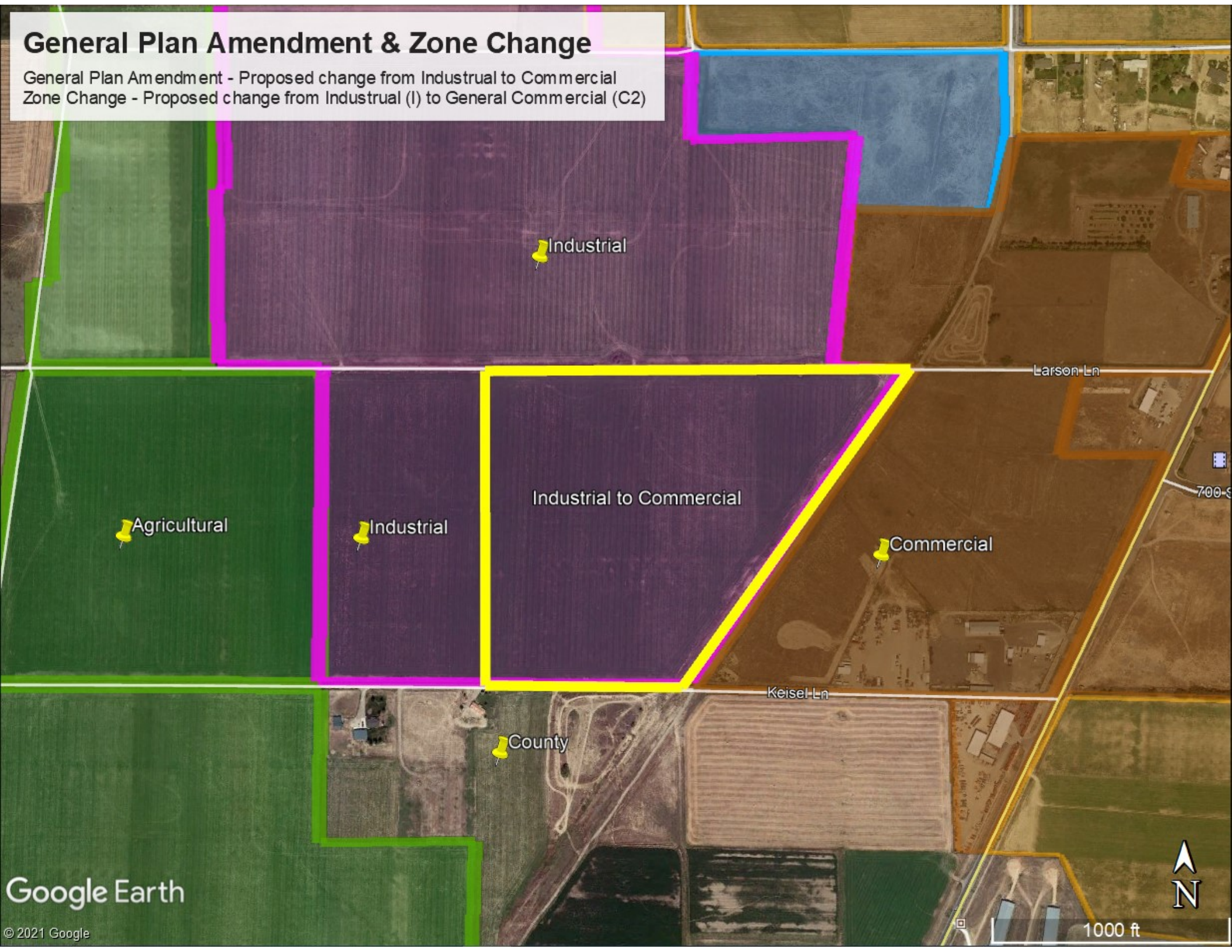
Devan Fowles
Ephraim City Planner
Attach.

Future Land Use Map



General Plan Amendment & Zone Change

General Plan Amendment - Proposed change from Industrial to Commercial
Zone Change - Proposed change from Industrial (I) to General Commercial (C2)



Industrial

Larson Ln

Agricultural

Industrial

Industrial to Commercial

Commercial

Keisel Ln

County



1000 ft

Project Description

We seek to change the zoning on the former Thompson land from industrial to C2. The City recently zoned the parcels to the southwest west of our land to low-density residential. Our plan is to put higher density residential as a buffer to our commercial business park proposed on the east of the site. We plan to put apartments, senior active-adult housing, potentially a convalescent home and medical office on the site.