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5 South Main, Ephraim, Utah 84627



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NOTICE OF PUBLIC HEARING

POULSON REZONE

Approximately 505 E. 100 N.

Public notice is hereby given that the Ephraim City Planning and Zoning Commission, in accordance with Sections 10.04.060 and 10.20.060 of the Ephraim City Municipal Code, will conduct a public hearing to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed amendment to the Ephraim City Zoning Map.

The applicant, Lynn Poulson, is requesting the Amendment to the Ephraim City Zoning Map to rezone property located near 505 E. 100 N. from Residential Agriculture (RA) to Two-family Residential (R2). Please refer to page 2 of this notice for further information.

The public hearing will be held:

Wednesday, December 14, 2022

beginning at 6:00 p.m.

Ephraim City Hall

5 South Main Street, Ephraim, Utah 84627

Should the Planning Commission recommend approval, the City Council is expected to review and possibly give final approval for the Amendment to the Ephraim City Zoning Map on Wednesday, January 4, 2023, at 6:00 PM at Ephraim City Hall.

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. on the day of the meeting. For further information, or to request a meeting link, please contact Sean Lewis, Planning and Zoning Administrator, 5 South Main Street, Ephraim, Utah 84624; call at (435) 283-4631; or email sean.lewis@ephraimcity.org.

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: November 30, 2022

Published: November 30, 2022 – Ephraimcity.org and Utah Public Notice Website

Pursuant to Section 10-9a-205 of Utah State Code, the following information is provided regarding the proposed change in zoning:

Properties affected by the proposed zoning change include:

Parcel ID #: S-608x9
Owner: Lynn Poulson
Current Zone: Residential Agriculture (RA)
Proposed Zone: Two-family Residential (R2)

The owner of any real property within the area proposed to be amended on the Zoning Map may file a written objection to the inclusion of their property to the Ephraim City Council. Written objections must be submitted no later than 10 calendar days after the public hearing scheduled to be held on December 14, 2022. All submitted objections will be provided to the Ephraim City Council, the municipal legislative body. Written objections shall be mailed or delivered in person to:

Sean Lewis, Planning and Zoning Administrator
Ephraim City Hall
5 South Main Street
Ephraim, UT 84627

The following selection from the Ephraim City Land Use Matrix shows the current zone and the proposed zone for the subject property. The table only displays instances where the zoning differs for specific uses. Should the Amendment to the Ephraim City Zoning Map be approved by the Ephraim City Council, the uses listed below in the R2 column would be available as uses on the subject property. Uses shown in the RA column would no longer be available as uses on the subject property.

For the complete Land Use Matrix including all uses for all zoning districts please visit <https://ephraim.municipalcodeonline.com/book?type=ordinances#name=10.20.030> [Table B: Land Use Matrix](#)

Table B: Land Use Matrix

P= Permitted, C= Permitted by Conditional Use, Blank=Not Allowed

	R2	RA
Agricultural industry or related business		C
Animal hospital		C
Apiary-beehives (More than 5 beehives)		C
Cell Phone Towers – see Radio, TV and Cell Towers		C
Cemetery		P
Dairy		C

Dams and reservoirs		C
Dude ranch, family vacation ranch		C
Dwelling, Accessory Apartment (see definition)	P	C
Dwelling, Congregate Residence. Multiple tenant dwelling (more than four individuals) in an existing structure, subject to current parking requirements; ECC 10.20.050 Table D, with an occupancy of up to the lesser of two people per bedroom or 10 people per building (see definitions.) (2006)	C	
Dwelling, two-family (duplex)	C	
Egg candling, sales, or processing		C
Elderly Facilities as defined and articulated by Utah Code §§ 10-9a-103, 10-9a-516, 10-9a-517, 10-9a-518, 10-9a-519	P	
Farm or ranch housing		C
Farms devoted to raising and marketing of livestock, chickens, turkeys or other fowl or poultry, fish or frogs; including wholesale and retail sales; pigs and hogs excluded		C
Florist shop		C
Fruit or vegetable stand		P
Golf Course	C	P
Greenhouse, nursery; plant materials; soil & lawn service		C
Hatchery		C
Honey extraction		C
Kennel		C
Laundry, automatic self-help	C	
Milk distributing station; sale of dairy products, excluding processing/bottling		C
Mortuary	C	
Office, Low Impact Business or Professional (see definition)	C	
Personal agriculture, including grazing and pasturing of animals		P

Privately owned utility transmission lines which serve inter-regional areas		C
Public stable, riding academy or riding ring, horse show barns or facilities		P
Radio, Television, and Cell phone towers (2006)		C
Seed/feed store		C
Taxidermist		C
Veterinary		C