



STAFF REPORT

To: Ephraim City Planning and Zoning Commission
From: Sean Lewis, Planning and Zoning Administrator
Date of Meeting: June 14, 2023
Type of Item: Subdivision
Process: Administrative Review

RECOMMENDATION: Staff has reviewed the application for compliance with all standards in the Ephraim City Municipal Code and found that it meets the minimum required for approval. Accordingly, staff recommends that the Ephraim City Planning and Zoning Commission review the proposed Ephraim Flats Final Plat and recommend approval of the Final Plat to the Ephraim City Council.

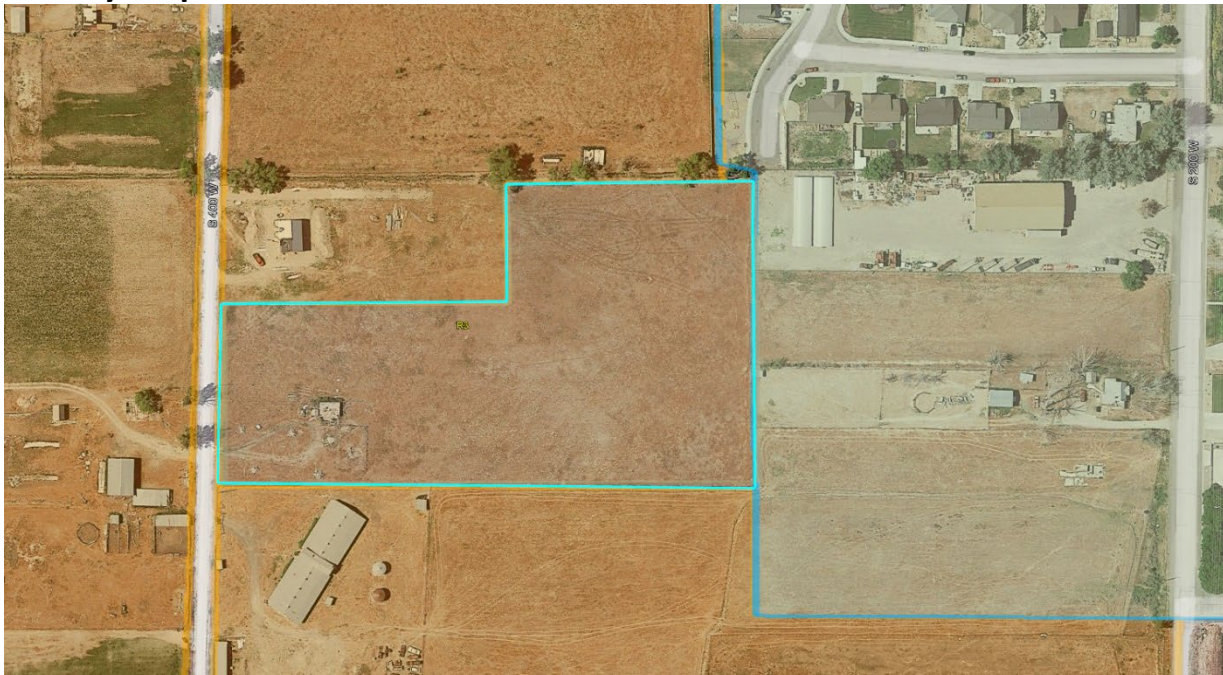
Project Description

Project Name: Ephraim Flats Final Plat
Applicant(s): Clayton Holbrook
Property Owner(s): 422 West LLC
Location: Approximately 250 S. 300 W.
Zone District: Medium Density Residential (R3)
Parcel Number and Size: S-776, 5.48 Acres
S-776x1, 0.86 Acres
(6.34 total acres)
Type of Process: Administrative
Final Land Use Authority: City Council

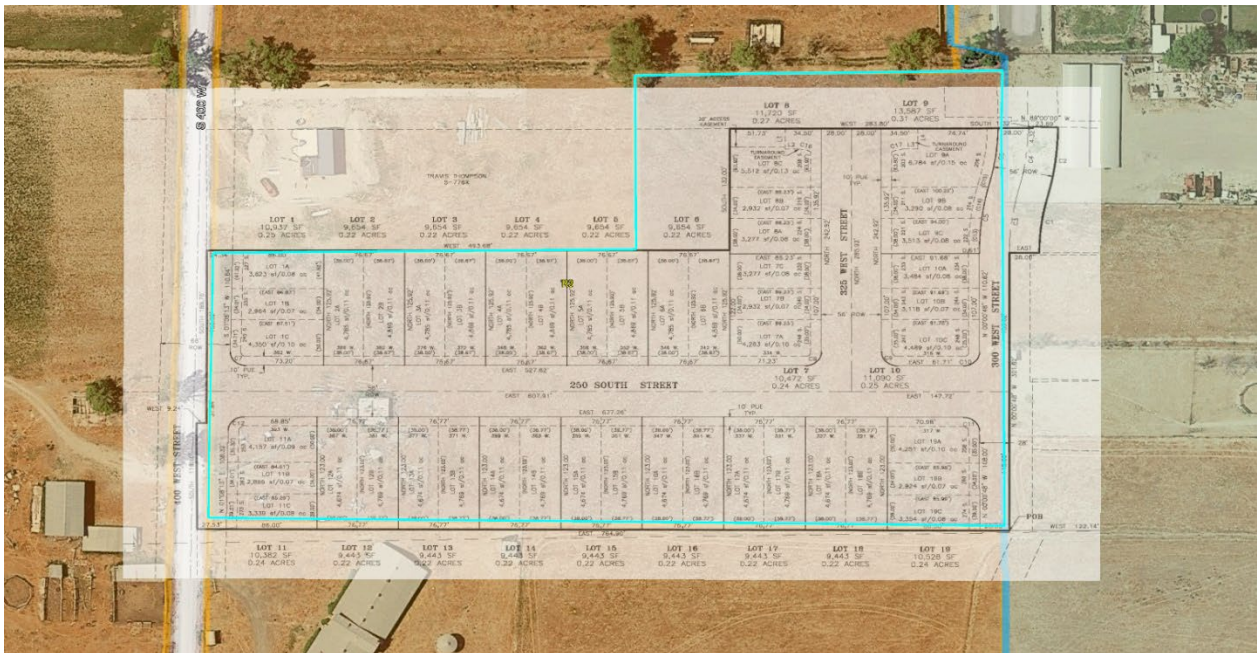
Proposal

The Applicant is proposing to divide Assessor's Parcels S-776 and S-776x1 into nineteen (19) separate properties each with 2-3 building sites measuring between 0.22 acres and 0.31 acres. Each of the lots would front onto new roads 250 South, 325 West, and extending 300 West. Secondary access would be across 400 West that will need to be upgraded to comply with current fire standards.

Vicinity Map



Proposed Configuration



Analysis and Findings

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed Final Plat to the City Council.

Title 11 of the Ephraim City Code provides the standards which should be met to divide property within the city. Section 11.24.030 of the Code provides standards for the recommendation of approval of the Final Plat to the City Council. Staff has verified that the proposed Preliminary Plat complies with the Standards.

Secondary Access:

Due to the number of new units and the length of the new 250 S, a secondary access point will be required for this subdivision. The proposed secondary access will be the existing 400 W which is currently not improved to City Standards. While the applicant will be improving 400 W along their frontage with asphalt, curb, gutter, and sidewalk, Staff is requesting a Condition of Approval that the applicant work with surrounding property owners and Ephraim City to ensure that areas outside of the applicant's frontage that may need to be graded or brought up to minimum standards are addressed prior to occupancy of any structures within the proposed subdivision.

Recommendation

Staff recommends that the Commission consider the issues outlined in this report regarding the proposed Final Plat and vote to recommend that the Ephraim City Council approve the Ephraim Flats Subdivision Final Plat based upon the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. 422 West LLC is the fee title owner of record for Parcels S-776 and S-776x1.
2. Parcel S-776 is 5.48 acres in size.
3. Parcel S-776x1 is 0.86 acres in size.
4. Parcels S-776 and S-776x1 are located at Approximately 250 S 300 W
5. Parcels S-776 and S-776x1 are currently zoned Medium Density Residential (R3)
6. The applicant is proposing to subdivide Assessor's Parcels S-776 and S-776x1 consisting of a total of 6.34 acres, into nineteen (19) separate properties each with 2-3 building sites measuring between 0.22 acres and 0.31 acres.
7. The Ephraim City Development Review Committee has met and recommended approval of the Preliminary Plat to the Ephraim City Planning and Zoning Commission.
8. The Ephraim City Council voted to follow the recommendation of the Ephraim City Planning and Zoning Commission and voted to approve the Preliminary Plat on May 3, 2023

Conclusions of Law

1. Based upon the findings of fact listed above, the proposed Ephraim Flats Preliminary Plat is compliant with the standards as described in the Ephraim City Municipal Code.

Conditions of Approval

1. The applicant shall work with surrounding property owners and Ephraim City to ensure that areas outside of the applicant's frontage that may need to be graded or brought up to minimum standards are addressed prior to occupancy of any structures within the proposed subdivision.

Attachments

Exhibit A - Proposed Final Plat