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5 South Main, Ephraim, Utah 84627

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**COURTESY NOTICE OF PUBLIC HEARING**

**ROSENGARD SUBDIVISION  
LOCATED AT APPROXIMATELY 225 N 200 W**

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 hearing to discuss and possibly approve a request regarding a proposed Flex Home subdivision located at approximately 225 N 200 W.

The applicant and current owner of the property, Paul Freeman, with Lancaster Development LLC, is requesting the subdivision to construct 34 single-family flex homes, on Assessor's Parcel S-669.

*See attached location and layout.*

The public meeting will be held:  
**Wednesday, January 28, 2026**  
**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](mailto: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: January 16, 2026

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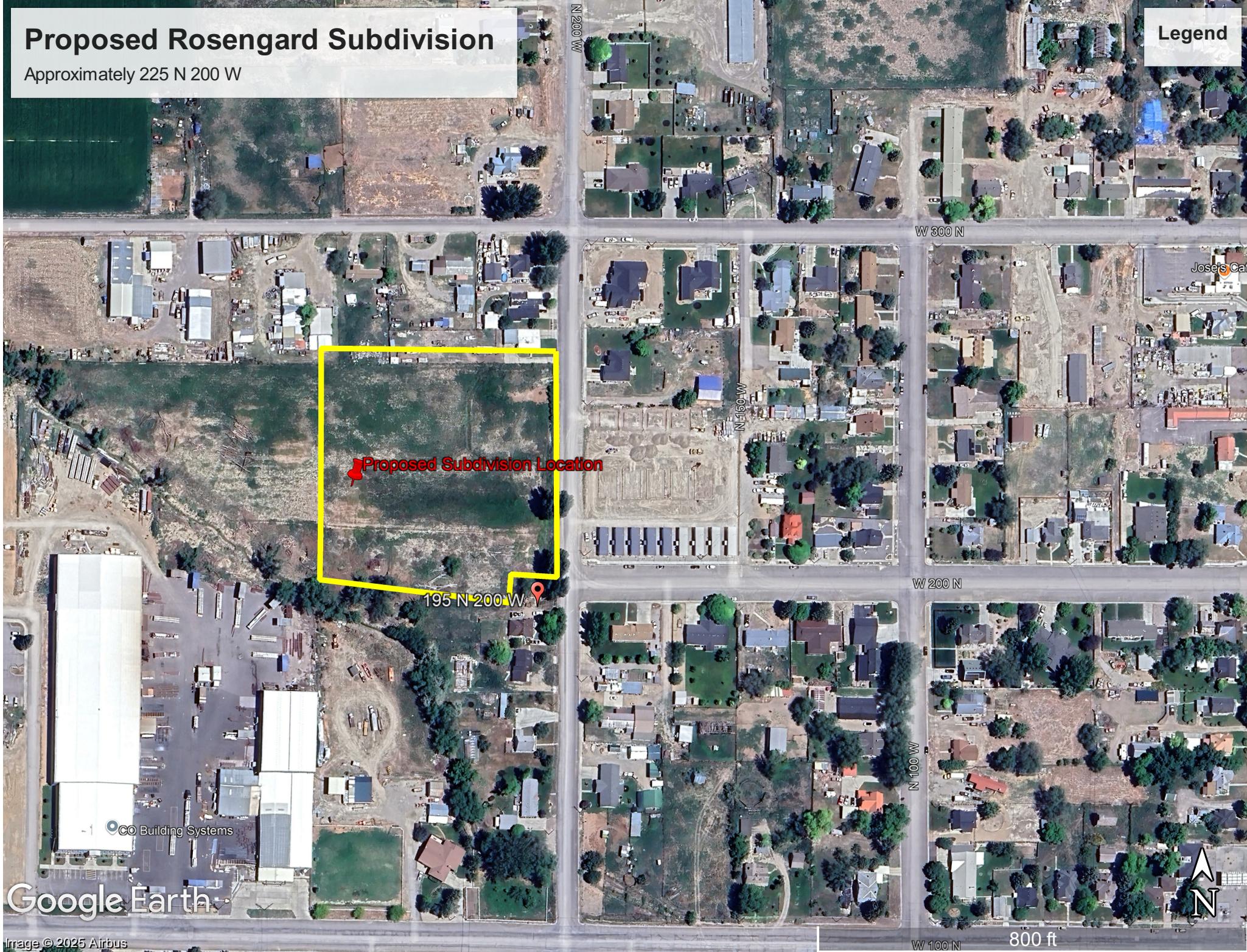
SUB-26-002

*ephraim.gov \*435-283-4631*

# Proposed Rosengard Subdivision

Approximately 225 N 200 W

Legend



Google Earth

Image © 2025 Airbus

