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Dennis Nordfelt
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Katie Witt

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Bryan Kimball

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Candice Maudsley

EPHRAIM CITY CORPORATION

CHIRS LARSEN, MAYOR

5 South Main, Ephraim, Utah 84627



CITY PLANNER

Megan Spurling

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Aubrey Adams

FINANCE DIRECTOR

Jon Knudsen

PUBLIC SAFETY DIRECTOR

Colby Zeeman

POWER DIRECTOR

Cory Daniels

PUBLIC WORKS DIRECTOR

Jeff Jensen

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@ephrain.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

Published: January 16, 2026— *Ephraim.gov* and *Utah Public Notice Website*

Proposed Rosengard Subdivision

Approximately 225 N 200 W

Legend

Proposed Subdivision Location

195 N 200 W

CO Building Systems

Google Earth

Image © 2025 Airbus

W 300 N

N 150 W

W 200 N

N 100 W

W 100 N

800 ft



U:\0_LEI_PROJECTS\2025-0029-0029 FREEMAN PROJECT- EPHRAIM\300\DWG\FINAL\25-0029 (S101-101) SHEETS.DWG 12/19/2025 2:58 PM



VICINITY MAP



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TABULATIONS

TOTAL AREA	130,935 SF 3.01 AC
LOT AREA	27,805 SF 0.64
DELUXE UNIT	15 UNITS
BASE UNIT	19 UNITS
TOTAL UNITS	34 UNITS
COMMON AREA	48,195 SF 1.11 AC (37%)
PARKING STALLS	103 STALLS
GARAGE STALLS	4 STALLS
TOTAL PROVIDED STALLS	107 STALLS
REQUIRED STALLS	4.0 STALLS/UNIT = 60 STALLS
DELUXE UNIT	2 STALLS/UNIT = 38 STALLS
BASE UNIT	98 STALLS
TOTAL REQUIRED	

NOTE:
PARKING STALLS DEDICATED TO EACH UNIT TYPE SHALL BE NUMBERED ACCORDING TO THEIR RESPECTIVE UNIT NUMBERS. DEVELOPER TO DETERMINE STALL NUMBERS AS DEVELOPMENT PROGRESSES

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX-SS	SS	SEWER PIPE
EX-SM	SM	SEWER MANHOLE
EX-SO	SO	SEWER SERVICE
EX-W	W	STORM DRAIN PIPE (RCP)
EX-W	W	STORM DRAIN MANHOLE
EX-W	W	CURB INLET
EX-W	W	COMBO BOX
EX-W	W	4"x4" CATCH BASIN
EX-W	W	3"x3" CATCH BASIN
EX-W	W	INLET/OUTLET W/ GRATE
EX-W	W	CULINARY WATER PIPE
EX-W	W	45" PIPE ELBOW (W)
EX-W	W	22.5" PIPE ELBOW (W)
EX-W	W	11.25" PIPE ELBOW (W)
EX-W	W	FIRE HYDRANT
EX-W	W	SERVICE & METER (W)
EX-W	W	PRV (W)
EX-W	W	AIR-VAC VALVE (W)
EX-W	W	BLOW-OFF (W)
EX-W	W	TEMP. BLOW-OFF (W)
EX-W	W	VALVE (W & SW)
EX-W	W	TEE
EX-W	W	CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
EX-PI	PI	45" PIPE ELBOW (PI)
EX-PI	PI	22.5" PIPE ELBOW (PI)
EX-PI	PI	11.25" PIPE ELBOW (PI)
EX-PI	PI	SINGLE SW SERVICE
EX-PI	PI	DUAL SW SERVICE
EX-PI	PI	AIR-VAC VALVE (PI)
EX-PI	PI	BLOW-OFF (SW)
EX-PI	PI	TEMP. BLOW-OFF (PI)
EX-PI	PI	STOP SIGN
EX-PI	PI	STREET SIGN
EX-PI	PI	MONUMENT
EX-PI	PI	FENCE
EX-PI	PI	STREET LIGHT
EX-PI	PI	POWER POLE
EX-PI	PI	DITCH
EX-PI	PI	FIBER OPTIC
EX-PI	PI	GAS
EX-PI	PI	OVERHEAD POWER
EX-PI	PI	FLOW ARROW
EX-PI	PI	CONTOURS

DEVELOPER / OWNER

LANCASTER DEVELOPMENT
CARE OF KNIGHTON ARCHITECTURE
(801) 592-1582

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

ROSENGARD



CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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NOT FOR
CONSTRUCTION

ROSENGARD
EPHRAIM, UTAH

COVER

REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-
7	-

LEI PROJECT #:

2025-0029

DRAWN BY:

MJV

DESIGNED BY:

BCT/TLC

SCALE:

1"=20'

DATE:

12/19/2025

SHEET

101