

**COUNCIL MEMBERS**

Loren Steck  
Troy Birch  
Jack Dalene  
Dennis Nordfelt  
Anthony Beal  
**MANAGER**  
Katie Witt  
**COMMUNITY DEVELOPMENT DIRECTOR/ENGINEER**  
Bryan Kimball  
**RECORDER**  
Candice Maudsley

**CITY PLANNER**

Megan Spurling  
**TREASURER**  
Aubrey Adams  
**FINANCE DIRECTOR**  
Jon Knudsen  
**PUBLIC SAFETY DIRECTOR**  
Colby Zeeman  
**POWER DIRECTOR**  
Cory Daniels  
**PUBLIC WORKS DIRECTOR**  
Jeff Jensen

# EPHRAIM CITY CORPORATION

CHRIS LARSEN, MAYOR

5 South Main, Ephraim, Utah 84627



## NOTICE OF PUBLIC HEARING

### APARTMENTS AT EPHRAIM CROSSING LOCATED AT 400 W AND FUTURE 500 S (approx.)

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 Conditional Use Permit for a proposed apartment complex.

The applicant, Mike Ballard, with CVG-Ephraim Apartments One, LLC, is requesting a Conditional Use Permit to build a multi-family development. The applicant is proposing to build a 164-unit, market rate, apartment complex to support workforces from future businesses in the area as well as Snow College.

The public hearing will be held:

**Wednesday, January 28, 2026**

**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 Conditional Use Permit on Wednesday, February 4, at 7:00 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. of 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 84627; 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.

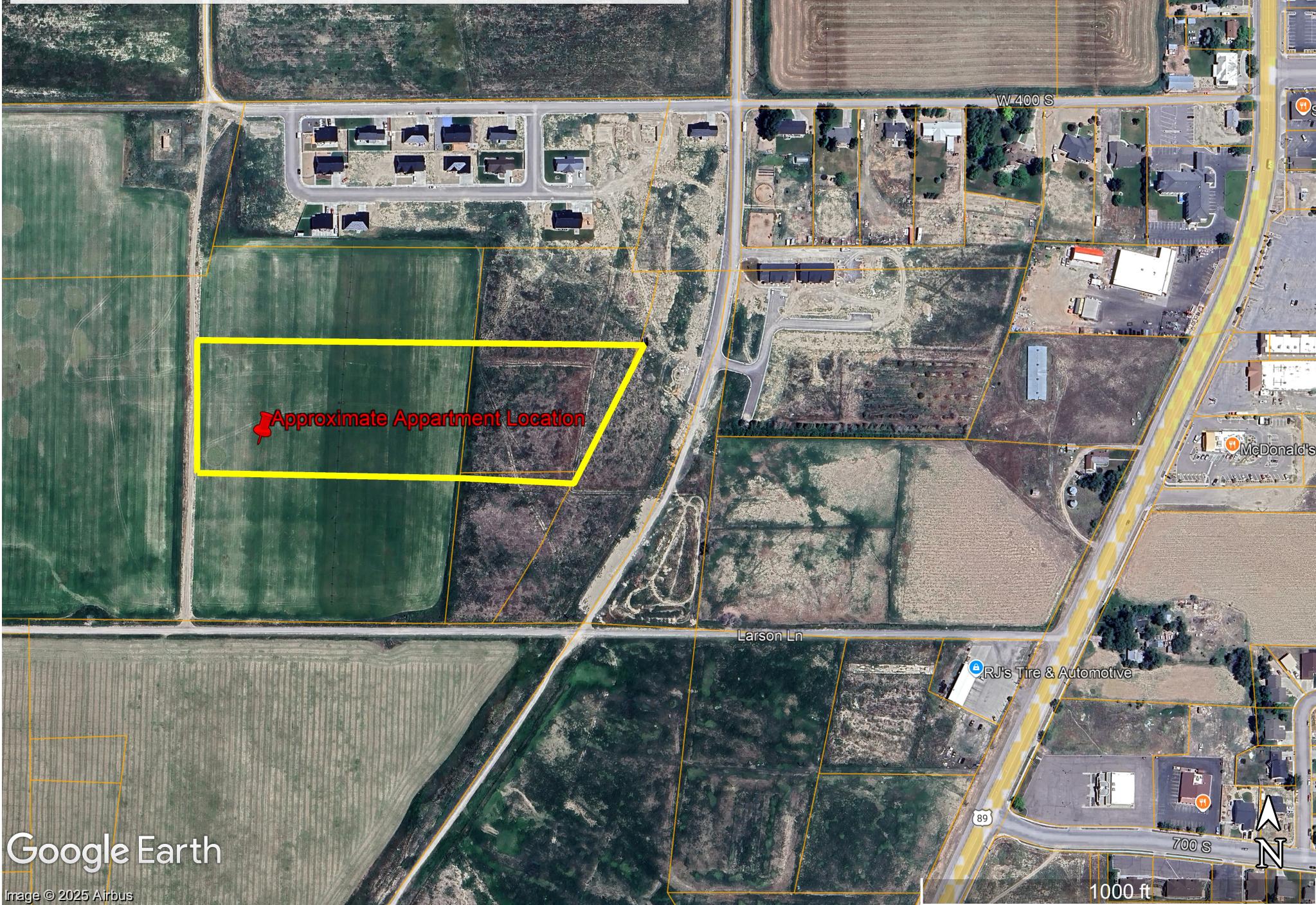
Posted: January 16, 2026

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

# Proposed Location for Ephraim Apartments

Approximately 400 W and future 500 S

Legend



# Site Plan

## BUILDING LEGEND:

BUILDING #1	3 STORES	11 UNITS	38,000 S.F. (GROSS)
BUILDING #2	3 STORES	11 UNITS	38,000 S.F. (GROSS)
BUILDING #3	3 STORES	11 UNITS	38,000 S.F. (GROSS)
BUILDING #4	3 STORES	11 UNITS	38,000 S.F. (GROSS)

## PARKING:

### 1:8 SPACES PER BEDROOM

PARKING REQUIRED:	SPACES / UNIT	# UNITS	SPACES
3 BDRM UNITS:	4.9	X	12
2 BDRM UNITS:	3	X	10
1 BDRM UNITS:	1.5	X	10
STUDIO UNITS:	1.5	X	12

TOTAL REQUIRED PARKING: 142 @ 100% 108 @ 40%

TOTAL PROVIDED SPACES: 237 SPACES (INCLUDING 5 ADA)

INTERNAL ROAD WIDTHS: 24 FEET (TYP.)

## UNIT COUNT:

1ST LEVEL	3 BDRM UNITS:	12	1298 SF	7%
2ND LEVEL	2 BDRM UNITS:	10	1,003 SF	24%
1ST LEVEL	1 BDRM UNITS:	10	688 SF	48%
2ND LEVEL	STUDIO UNITS:	32	324 SF	20%
	TOTAL:	164	3,313 SF	100%

## SITE INFO:

TOTAL PARCELS:	1 PARCEL
TOTAL SITE ACREAGE:	5.98 ACRES
TOTAL NUMBER OF UNITS:	162 UNITS
UNITS PER ACRE:	27 UNITS/ACRE
CURRENT ZONING:	MULTI-FAMILY
TYPE OF CONSTRUCTION (UNITS):	TYPE V-A FULLY SPRUNGED
TYPE OF OCCUPANCY:	SINGLE FAMILY

## SETBACKS:

500 SOUTH ST	20 FEET
400 WEST ST	10 FEET
SOUTH PROPERTY LINE	10 FEET
EAST PROPERTY LINE	10 FEET

## GROSS S.F. OF BUILDINGS

TOTAL BUILDING GROSS S.F.	127,072 S.F.
CLUBHOUSE (1 STORY)	4,000 S.F.

500 SOUTH ST

400 WEST ST



SITE PLAN CONCEPT

1" = 30'-0"

