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# 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@ephrain.gov](mailto: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

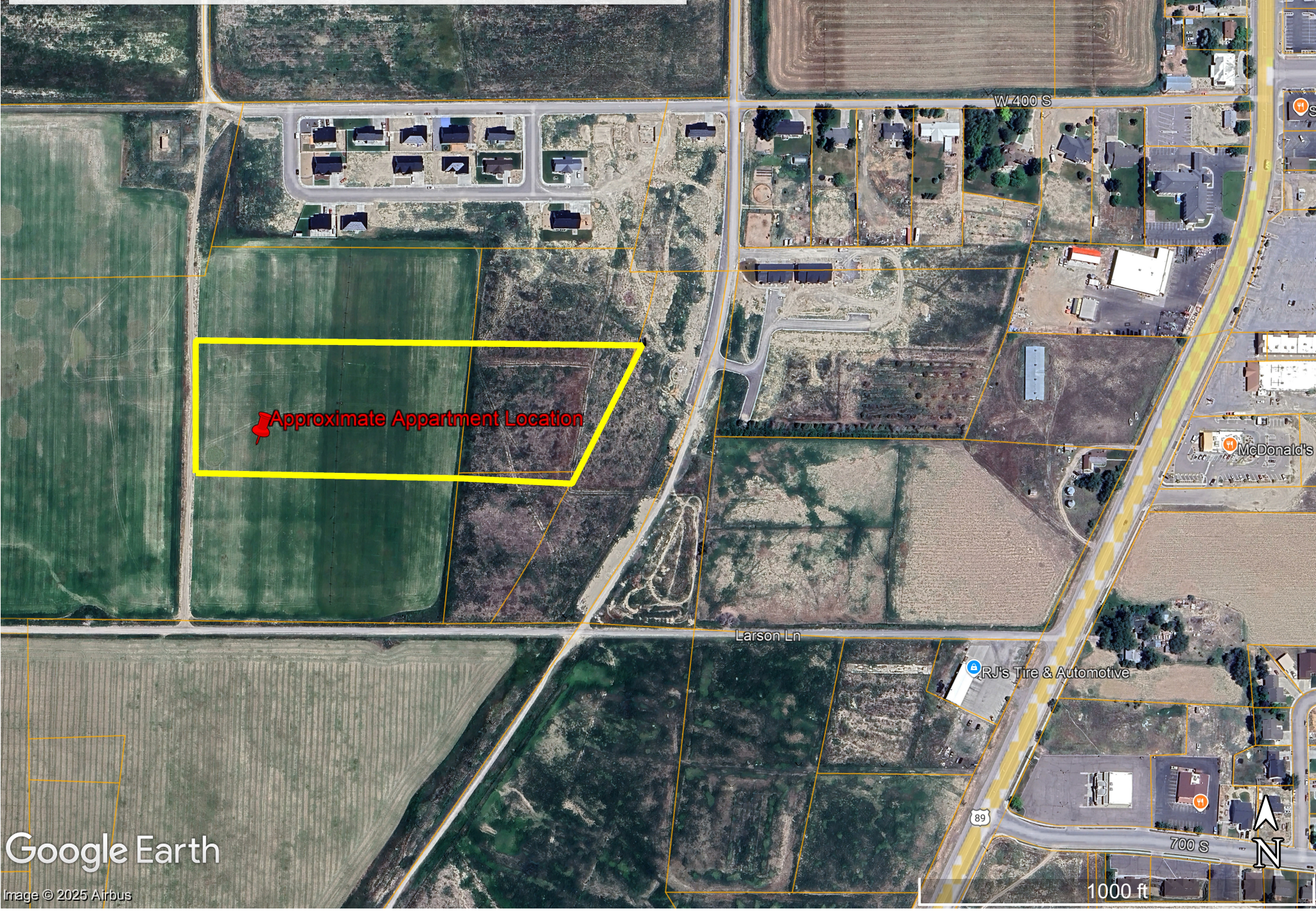
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# Proposed Location for Ephraim Apartments

Approximately 400 W and future 500 S

Legend



Google Earth

Image © 2025 Airbus



# Site Plan

## BUILDING LEGEND:

BUILDING #1:	3 STORES	41 UNITS	38,000 S.F. (GROSS)
BUILDING #2:	3 STORES	41 UNITS	38,000 S.F. (GROSS)
BUILDING #3:	3 STORES	41 UNITS	38,000 S.F. (GROSS)
BUILDING #4:	3 STORES	41 UNITS	38,000 S.F. (GROSS)

## PARKING:

1.9 SPACES PER BEDROOM

PARKING REQUIRED:	SPACES / UNIT	# UNITS	SPACES
3 BEDRM UNITS:	4.5 X	12	= 54
2 BEDRM UNITS:	3 X	40	= 120
1 BEDRM UNITS:	1.5 X	80	= 120
STUDIO UNITS:	1.5 X	52	= 78
TOTAL REQUIRED PARKING:			342 @ 100%
			186 @ 54%
TOTAL PROVIDED SPACES:			337 SPACES (INCLUDING 5 ADA)
INTERNAL ROAD WIDTHS:			24 FEET (TYP.)

## UNIT COUNT:

3 BEDRM UNITS:	12	1,290 SF	7%
2 BEDRM UNITS:	40	1,063 SF	24%
1 BEDRM UNITS:	80	888 SF	49%
STUDIO UNITS:	52	324 SF	20%
TOTAL:	184		100%

## SITE INFO:

TOTAL PARCELS:	1 PARCEL
TOTAL SITE AREA:	5.96 ACRES
TOTAL NUMBER OF UNITS:	182 UNITS
UNITS PER ACRE:	37 UNITS/ACRE
CURRENT ZONING:	M1.11 FAMILY
TYPE OF CONSTRUCTION (UNITS):	TYPE V-A FULLY SPRUNGLED
TYPE OF OCCUPANCY:	SINGLE FAMILY

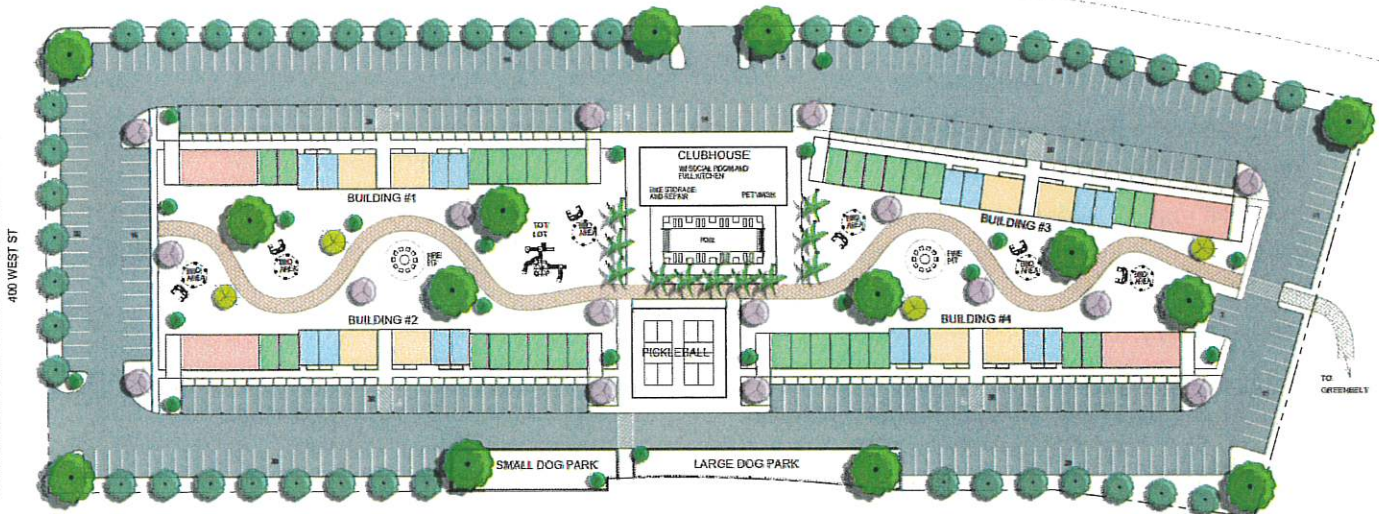
## SETBACKS:

500 SOUTH ST	25 FEET
400 WEST ST	10 FEET
SOUTH PROPERTY LINE	15 FEET
EAST PROPERTY LINE	10 FEET

## GROSS S.F. OF BUILDINGS

TOTAL BUILDING GROSS S.F.	137,072 S.F.
CLUBHOUSE (1 STORY)	4,560 S.F.

500 SOUTH ST



SITE PLAN CONCEPT

1" = 30'-0"

