



**NOTICE and AGENDA OF A REGULAR MEETING  
OF THE EPHRAIM CITY PLANNING COMMISSION  
January 28, 2026, 6:00 PM**

**Notice** is hereby given that the Ephraim City Planning Commission will hold a public meeting on the 28<sup>th</sup> day of January 2026 to begin promptly at 6:00 PM at Ephraim City Hall located at 5 South Main, Ephraim, Utah.

The public is also invited to participate by attending the meeting online by contacting City Staff prior to the meeting. Please note that as with all public meetings, this event will be recorded and made publicly available.

**AGENDA**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES- 12/10/25 & 1/14/26**
- 3. PUBLIC HEARING ACTION ITEMS-**
  - a. Apartments at Ephraim Crossing:** 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. [Click for staff report](#)
  - b. Rosengard Subdivision:** 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. [Click for staff report](#)
- 4. PLANNER'S REPORT**
- 5. ADJOURNMENT**

*Requests for accommodation and interpretive services must be made three (3) working days prior to this meeting. Please contact the City Recorder's office at (435) 283-4631. Individuals may also request information and assistance via fax to (435) 283-4867.*

*Date Posted: January 26, 2026    Posted By: Community Development Department*