

COUNCIL MEMBERS

Loren Steck
Bud Powell
Jack Dalene
Dennis Nordfelt
Anthony Beal

MANAGER

Katie Witt

COMMUNITY DEVELOPMENT

DIRECTOR/ENGINEER

Bryan Kimball

RECORDER

Candice Maudsley

EPHRAIM CITY CORPORATION

CHRIS LARSEN, MAYOR

5 South Main, Ephraim, Utah 84627



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

NOTICE OF PUBLIC HEARING

44 PLEX APARTMENT PROJECT LOCATED AT APPROXIMATELY 625 N 200 E

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, is requesting a Conditional Use Permit to build a multi-family development. The applicant is proposing to build a 44-unit, rental, apartment complex.

The public hearing will be held:
Wednesday, August 12, 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, September 9, 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.

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: July 30, 2026

Published: July 30, 2026 – *Ephraim.gov* and *Utah Public Notice Website*

Approximately 625 N 200 E

Proposed location of 44-plex apartment complex

Legend

 44-Plex Apartment Complex Location

 44-Plex Apartment Complex Location

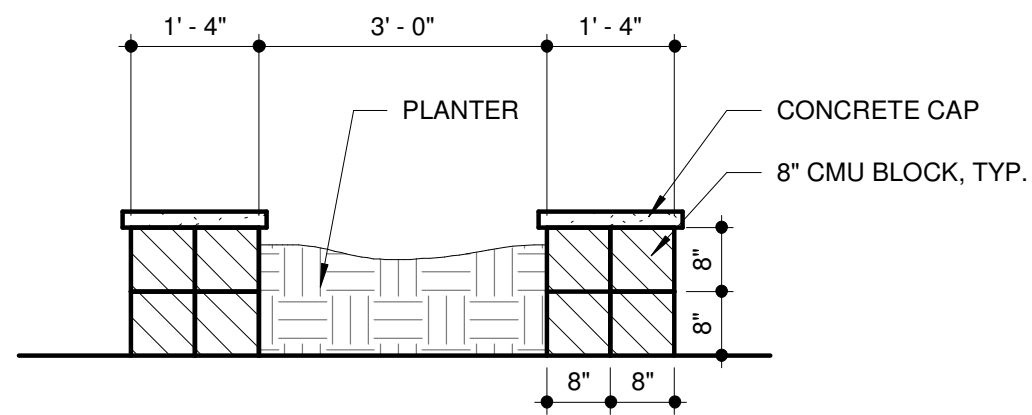
Google Earth

Image © 2026 Airbus



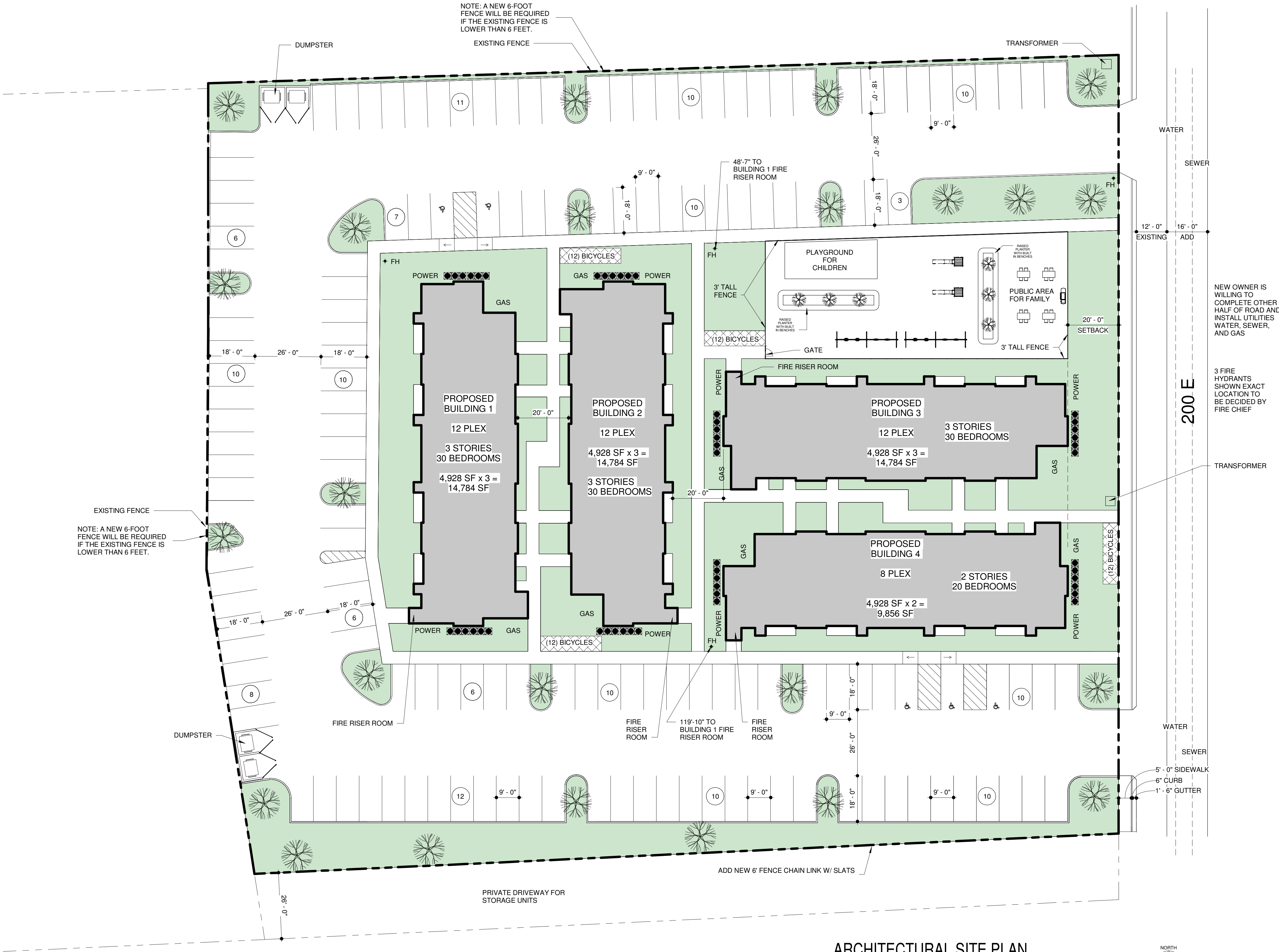
600 ft

7/21/2026 11:45:13 AM K:\Drawings 2025\2025-077 The Reserve 44 units opt\44 units (3 stories + 2 stories) (1).rvt



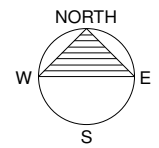
SECTION OF RAISED PLANTER WITH BUILT IN BENCHES

SCALE 1/2" = 1'-0"



ARCHITECTURAL SITE PLAN

SCALE 1" = 20'-0"



Ephraim Municipal Code
10.16.050 Commercial Zones
10.16.040 Residential Zones

C2 ZONE

Density calculation	
Units	Lot size required (In SQ. FT.) 101,185 SF
First unit	6,000 SF
2-9 units	8 units x 2,000 SF per units = 16,000 SF
1500 SF / unit	101,185 SF - 16,000 SF - 6,000 SF = 79,185 SF
52 ALLOWABLE UNITS	79,185 SF / 1,500 SF per units = 52.79 units
	44 units provided

PARKING CALCULATIONS					
USE	UNITS	FORMULA per Ephraim City Code 10.20.050	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
DWELLING UNITS	110 BR	1 space per 1.5 bedroom	165	149	5 REQUIRED 5 PROVIDED

10% REDUCTION IN REQUIRED PARKING IS ALLOWED IF 1 BICYCLE PARKING SPACE PER UNIT IS PROVIDED
165 SPACES X 0.1=16.5 SPACES
149 SPACES REQUIRED, 149 SPACES PROVIDED

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	19,712	18
LANDSCAPE	32,975	30
HARDSCAPE	57,120	52
TOTAL SITE	109,807	100

NOTE: LANDSCAPING AREA SQUARE FOOTAGE INCLUDES GRASS AND AMENITY AREAS.

REVISIONS
DATE

ARCHITECTURAL COALITION

PRELIMINARY
NOT FOR
CONSTRUCTION

Copyright 2020
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION

44 UNIT APARTMENT COMPLEX
FOR FAMILY RENTAL HOUSING

700 N Reservation Rd, Ephraim, UT 84627

SHEET NO.
A-0.7

DATE
04/19/2026

PH: 801-491-0275
962 West 800 North, Orem Utah, 84057

7/21/2026 11:45:18 AM K:\Drawings 2025\2025-077 The Reserve 44 units opt\44 units (3 stories + 2 stories) (1).rvt



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-6 FOR WALL TYPE DETAILS

REVISIONS
DATE

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

Copyright 2020
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

44 UNIT APARTMENT COMPLEX
FOR FAMILY RENTAL HOUSING

700 N Reservation Rd, Ephraim, UT 84627

SHEET NO.
A-1.1

DATE
04/19/2026