



STAFF REPORT

To: Ephraim City Planning and Zoning Commission
From: Megan Spurling, City Planner
Date of Meeting: April 9, 2025
Type of Item: Code Change Request minimum lot size and width requirements
Applicant: Mike Ballar, CVG-Ephraim South, LLC
Process: Legislative Review

Application Overview

The applicant is proposing the creation of a new zoning district, tentatively designated as R1B. This proposed zone would permit a minimum lot size of 3,000 square feet and require a minimum lot frontage of 40 feet.

Proposed Code Change

In designated zones, residential lots may have a minimum street frontage width of 40 feet, in compliance with standard zoning regulations for setbacks, building height, and lot coverage. The minimum lot size for single-family homes will be 3,000 square feet. Setbacks should be considered at 10 feet or 15 feet for the front and rear, with side setbacks of 5 feet or 6 feet.

Amending the municipal code to permit 40-foot-wide residential lots with a minimum lot size of 3,000 square feet will support housing affordability, optimize land use, and promote sustainable community development. This approach is consistent with prior approvals, and it is now time to formalize it as standard policy.

Current City Code for Residential Zones

Zone	Min. Lot Size	Max. Density	Min. Width	Front Yard	Side Yards	Rear Yard	Maximum Height of Main Bldgs.
R1	8,000 sq. ft. (0.184 acres)	1 unit per parcel	75'	20'	8'	20'	two and one-half stories or 35'
R1A	8,000 sq. ft. (0.184 acres)	1 unit per parcel	75'	20' *	8'	20'	two and one-half stories or 35'
R2	8,000 sq. ft. (0.184 acres)	17.8	70'	20'	8'	20'	two and one-half stories or 35'
R3	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
R4	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
RA	0.33 acres	3	75'	20'	8'	20'	two and one-half stories or 35'

Staff Recommendation

- Staff believes this could offer more attainable housing, providing an alternative to multi-family housing.
- Staff recommends a 15-foot setback for the front and rear of the property.
- Staff recommends a 6-foot setback for the sides of the property.
- Staff supports a 40-foot frontage requirement.
- Staff supports a 3,000 square foot lot size.
- Staff recommends creating this as its own zone, which could be requested for other projects and have additional designations around the city.

Staff Concerns

- Ensuring proper access for emergency services.
- Confirming that garbage collection can be facilitated through the alley access designation.

Examples

<https://youtu.be/35StyAKDrhY>



CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
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www.lei-eng.com

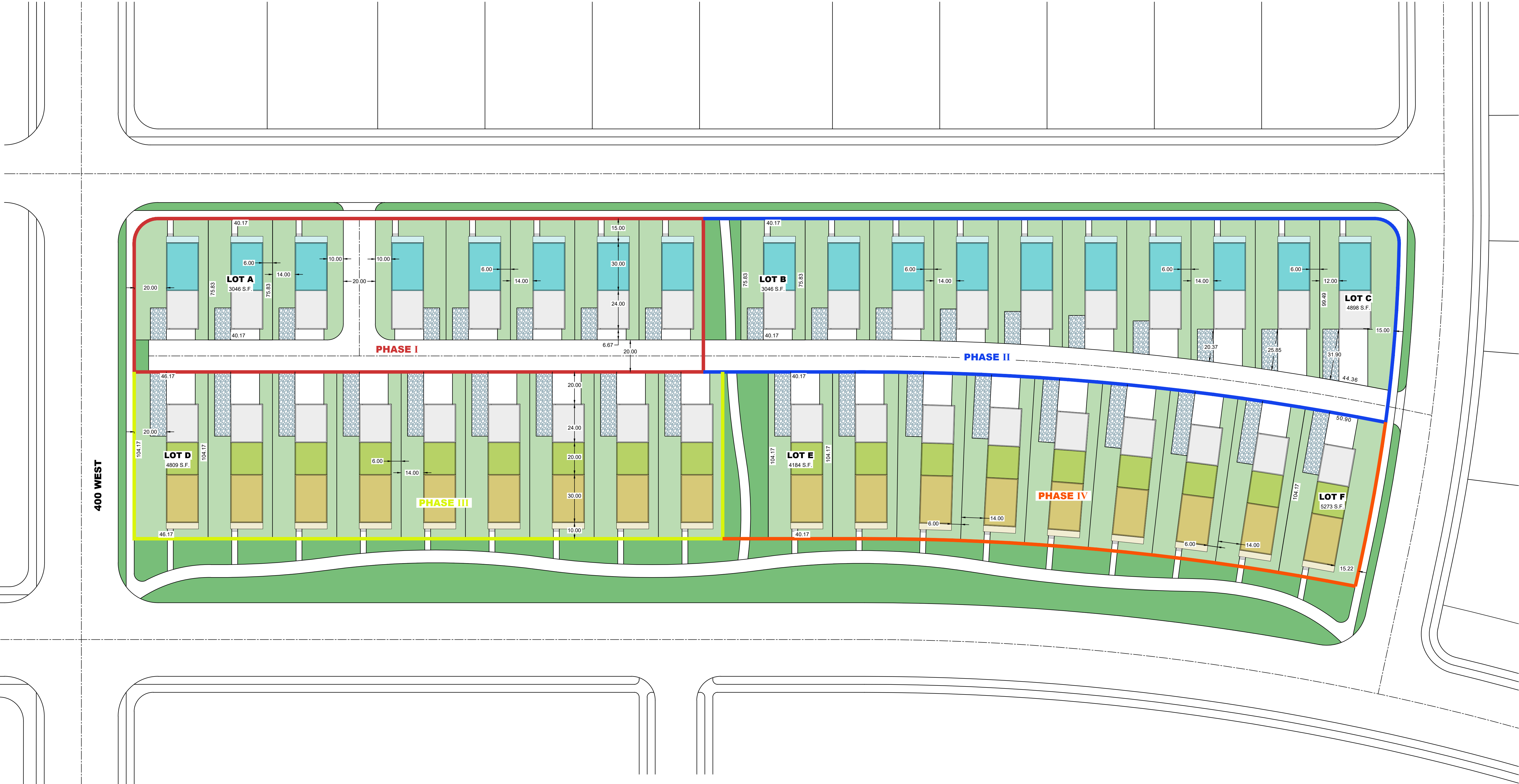
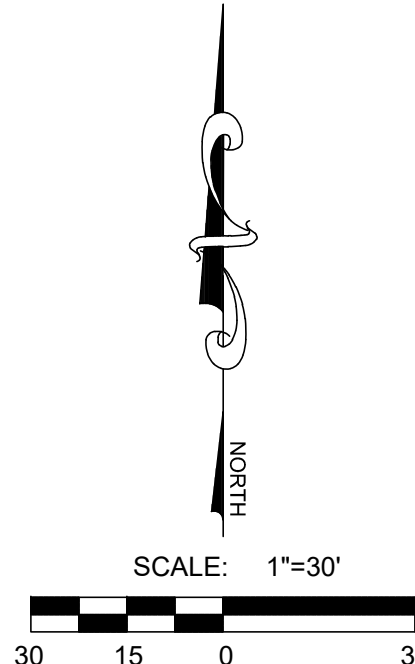
NOT FOR
CONSTRUCTION

EPHRAIM CROSSING
EPHRAIM CITY, UTAH
CONCEPT PLAN

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:
2025-0000
DRAWN BY:
BLS
DESIGNED BY:
GDM
SCALE:
1"=30'
DATE:
4/4/2025

SHEET
1



Smaller Lot Size

Bluffdale

Legend

Hidden Falls Way

Coyote Gulch Way

1000 W

Google Earth

Image © 2025 Airbus

200 ft

