

ORDINANCE NO. 2026 - 03

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH,
AMENDING SECTION 10-7-21 OF THE LAVERKIN CITY CODE.

WHEREAS, the City Council of LaVerkin, Utah has previously enacted Section 10-7-21 of the LaVerkin City Code; and

WHEREAS, said City Council now deems it necessary and desirable to amend the provisions of said Section 10-7-21; and

WHEREAS, said City Council having determined, after notice and public hearing as required by law, that said amendment to Section 10-7-21 is in the best interests of the residents of the City of LaVerkin,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that Section 10-7-21 of the LaVerkin City Code shall be, and is hereby, amended as follows:

1. Section 10-7-21 B is hereby amended in its entirety to read as follows:

B. Minimal Requirements for Internal Accessory Dwelling Units (IADUs):

1. *An IADU shall comply with all applicable building, health, and fire codes.*
2. *The City:*
 - a. *Prohibits the installation of a separate utility meter for an IADU;*
 - b. *Requires that an IADU be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;*
 - c. *Must be attached to the primary dwelling (see definitions)*
 - d. *Requires a primary dwelling:*
 - (1) *To include one additional on-site parking space for an IADU, regardless of whether the primary dwelling is existing or new construction; and*
 - (2) *To replace any parking spaces contained within a garage or carport if an IADU is created within the garage or carport;*
 - e. *Prohibits the creation of an IADU within a mobile home as defined in Section 57-16-3, Utah Code Annotated (1953, as amended) and Section [10-1-6](#) of this Code;*
 - f. *To the extent any may exist within the City, prohibits the creation of an IADU if the primary dwelling is served by a failing septic tank;*
 - g. *Prohibits the creation of an IADU if the lot containing the primary dwelling is six thousand (6,000) square feet or less in size;*
 - h. *Except in accordance with the provisions of Section [10-7-20](#) of this Code relative to Bed and Breakfast facilities, prohibits the rental or offering the rental of an IADU for a period of less than thirty (30) consecutive days; and*

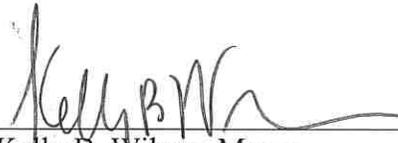
i. Prohibits the rental of an IADU if the IADU is located in a dwelling that is not occupied as the owner's primary residence.

2. Except as modified hereby, all provisions of 10-7-21 B of the LaVerkin City Code shall remain in full force and effect.

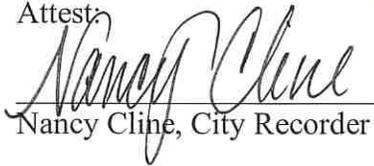
BE IT FURTHER ORDAINED that this ordinance shall take effect at the earliest possible time after publication or posting, as required by Utah law.

PASSED AND APPROVED by the City Council of LaVerkin, Utah, this 21st day of January, 2026.




Kelly B. Wilson, Mayor

Attest:


Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the 21st day of January, 2026, whereupon a motion to adopt said Ordinance was made by Darren Prince and seconded by John Valenti.

A roll call vote was then taken with the following results:

NAME	VOTE
<u>John Valenti</u>	<u>yes</u>
<u>Amanda Barr</u>	<u>yes</u>
<u>Scot Pectol</u>	<u>yes</u>
<u>Darren Prince</u>	<u>yes</u>
_____	_____


Nancy Cline, City Recorder