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NOTICE OF PUBLIC HEARING

CODE AMENDMENT TO CHANGE THE ROAD WIDTH REQUIREMENT ON PRIVATE ROADS

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 proposed amendment to the Ephraim City code which would change the road width requirement on private roads from 24 feet to 26 feet. This requested change is to align with International Fire Code Requirements.

The public hearing will be held:

Wednesday, March 25 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 Amendment regulations regarding the road width requirement on Wednesday, April 1, 2026, at 6:00 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 84624; call at (435) 283-4631; or email 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: March 12, 2026

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**EPHRAIM CITY
ORDINANCE ECO 26-0A**

NOW THEREFORE, be it ordained by the Council of the Ephraim City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “11.20.060 Large Lot Subdivisions” of the Ephraim City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.20.060 Large Lot Subdivisions

A. Applicability:

1. This Section shall apply only to applications consisting of two (2) or fewer large lots that meet the minimum lot size requirements herein.
2. This process is not intended to apply to multi-lot subdivisions.
3. Large lot subdivision approval shall not be permitted for multi-lot subdivision developments located within, adjacent to, or abutting existing platted subdivisions.
4. Exception: An application for a single residential lot may qualify for a large lot subdivision if the parcel is at least one and one-half (1.5) acres in size, even if the property is located within, adjacent to, or abutting an existing platted subdivision, provided that the applicant installs public improvements along a minimum of seventy-five (75) feet of frontage directly in front of the dwelling.
5. Improvement Requirements: Any applicant seeking large lot exceptions under this section shall comply with the applicable inner-layer subdivision improvement requirements if the property is located within, adjacent to, or abutting a platted subdivision.
6. Proximity to Improvements: If the subject property is located within one hundred fifty (150) feet of existing public improvements, the applicant shall be required to either install frontage improvements for at least seventy-five (75) feet in front of the dwelling or extend improvements to connect with the nearest existing frontage improvements, whichever is greater.

B. **Layered Zone Boundaries:** This Section applies to Large Lot subdivisions in the following areas:

1. **Inner Layer** (Urban):

- a. Any real property located within the following describe geographic area:

- (1) 700 South heading east to 500 East heading north to 500 North heading west to 200 West heading south and ending at 600 South.

2. **Middle Layer** (Suburban):

- a. Any real property located within the following describe geographic area:
 - (1) 1000 South heading east to 700 East heading north to 800 North heading west to 400 West heading south and ending at 1000 South.

3. **Outer Layer (Rural):**

- a. Any real property located within the following describe geographic area:
 - (1) Any real property located within Ephraim City that lies beyond the “Middle Layer” and any future annexed areas.

C. **Development Requirements:** The following standards and development requirements apply specifically to Large Lot subdivisions:

1. **Inner Layer:** All real property developed within this layer shall comply with the existing development code currently in place.
2. **Middle Layer:** All real property developed within this layer shall comply with the existing development code currently in place. However, in the case of a Large Lot development the following frontage improvements shall be required:
 - a. Verification submitted to the City Planner that the lot to be developed is in fact at least one and a-half acres in size.
 - b. Curb and gutter shall be waived but must provide a swale and provide evidence to the City Planner of adequate storm drainage. Owner may choose to install full improvements.
 - c. Must have frontage on an improved asphalt road at least 264 feet in width. However, the Planning Commission and City Council may waive the asphalt requirement if the large lot subdivision frontage is contiguous with other unimproved roads. Improvements apply only to main, existing roads. Does not apply to possible future roads.
 - d. Must provide a sidewalk or other acceptable walking trail/path.
 - e. Must dedicate at least a 40 foot right of way to City.
 - f. Setbacks sufficient to preserve a 66 foot corridor.
 - g. Properties over 1 ½ acres may be required to improve frontage if adjacent to existing improvements and justified by pedestrian need as decided by the Land Use Authority.
3. **Outer Layer:** All real property developed within this layer shall comply with the existing development code currently in place. However, in the case of a Large Lot development the following frontage improvements shall be what is required:
 - a. Verification submitted to the City Planner that the lot to be developed is in fact at least one and a-half acres in size.
 - b. Curb and gutter shall be waived but must provide a swale and provide evidence to the City Planner of adequate storm drainage. Owner may choose to install full improvements.
 - c. Must have frontage on a 264 foot road improved adequately to allow access for emergency vehicles. At a minimum this will require gravel.

- d. Sidewalks may be waived in lieu of a dirt or gravel walking trail.
- e. Must dedicate at least a 40 foot right of way to the City.
- f. Setbacks sufficient to preserve a 66 foot corridor

D. Large Lot Subdivision Approvals and Exceptions:

- 1. Must be approved by the Land Use Authority.
- 2. The frontage improvements required will be determined by what layered zone the subdivision is within. If the subdivision lies within two or more layered zones then the requirements for the most restrictive layer shall be applied to the subdivision. (I.e., if a subdivision crosses from the middle zone into the outer zone then the entire subdivision must comply with the requirements of the middle zone.)
- 3. Exceptions may be given for the outer two layers. Those with large lots in middle zones may be required to improve their frontage. Those with small lots in outer zones may be allowed to waive frontage improvements in exchange for a bond for improvements.

SECTION 2: AMENDMENT “11.24.040 Streets” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

11.24.040 Streets

All existing and proposed roads within, adjacent to, or directly impacted by the proposed development shall meet existing Construction Standards or be upgraded to meet these standards unless otherwise approved by the City Council due to unusual circumstances or terrain.

- A. Major Streets: Arterial, collector, and local streets shall conform to the width designated in the Ephraim City Construction Standards. Half streets along the boundary of land proposed for subdivision or within any part of a subdivision will not be permitted. (See also paragraph B,2)
- B. Grading and Surfacing: All on-site streets dedicated to the public shall be graded and surfaced, from curb to curb, in accordance with the standards and specifications of Ephraim City.
 - 1. In subdivisions within the established block system of Ephraim City, with previously- surfaced streets, the developer shall surface the area from the existing oiled surface to the curb and gutter with asphalt pavement in accordance with Ephraim City Construction Standards.