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5 South Main, Ephraim, Utah 84627



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NOTICE OF PUBLIC HEARING

CODE AMENDMENT – SHORT TERM RENTAL REQUIREMENTS

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 regarding short term rental requirements in Ephraim City. *(see attached changes)*

The public hearing will be held:

Wednesday, May 13 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 short term rentals on **Wednesday, May 20th, 2026, 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 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: May 1, 2026

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**EPHRAIM CITY
ORDINANCE ECO 26-07 (NCM EDITS)**

AN ORDINANCE ENACTING SHORT-TERM RENTAL REGULATIONS

**AN ORDINANCE ENACTING TITLE 3, CHAPTER 36, SECTION 060
REGARDING SHORT-TERM RENTAL LICENSES**

WHEREAS, Ephraim City would like to license and regulate their short-term rentals so that housing prices do not become exorbitant; and

WHEREAS, the City would like to have short-term rentals with local property management in case emergencies arise; and

WHEREAS, municipalities across the country have been negatively affected by unchecked, unregulated, and exponential short-term rental growth.

WHEREAS, the City Council finds these amendments to be in the best interest of the City and its citizenry.

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

SECTION 1: **AMENDMENT** “3.36 LANDLORD REGISTRY LICENSE” of the Ephraim City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.36 LANDLORD REGISTRY LICENSE

AFTER AMENDMENT

3.36 LANDLORD REGISTRY LICENSE

SECTION 2: **ADOPTION** “3.36.060 Short-Term Rental Licenses” of the Ephraim City Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

3.36.060 Short-Term Rental Licenses (Non-existent)

AFTER ADOPTION

3.36.060 Short-Term Rental Licenses(*Added*)

A. In addition to those requirements set forth in other parts of the City Code, Short-Term Rental Licensees shall abide by the following regulations: 1. **Local Management Requirement:** Each short-term rental shall designate a local property manager. The manager’s name and current contact information shall be listed on the business license. The designated contact must be available to respond to complaints or concerns in a timely manner. 2. **Owner-Occupied Licensing Requirement:** Short-term rental licenses shall be issued only to the legal owner of record of the property or unit. Subletting or licensing by non-owners is prohibited. 3. **Developments with Ten (10) Units or Fewer:** In any development consisting of ten (10) dwelling units or fewer—including but not limited to subdivisions, condominium projects, townhome developments, apartment complexes, and planned unit developments (PUDs)—no more than one (1) unit may be licensed as a short-term rental. 4. **Developments with More Than Ten (10) Units:** In any development consisting of more than ten (10) dwelling units — including but not limited to subdivisions, condominium projects, townhome developments, apartment complexes, and planned unit developments (PUDs) — no more than ten percent (10%) of the total units may be licensed as short-term rentals at any given time. 5. **License Cap and Waitlist:** Once the maximum number of short-term rental licenses has been issued within a development, no additional licenses shall be granted. Applicants may reapply only if an existing licensed unit ceases operation and the license becomes available. 6. **Business License/Transient Room Tax:** A short term rental must have a business license and fire inspection. Business licenses must be renewed annually. Each short-term rental will be required to obtain a sales tax number so a transient room tax may be collected. The city reserves the right to halt rentals if non-compliant

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: EFFECTIVE DATE This Ordinance shall shall become effective 20 days after publication or posting or 30 days after final passage by the governing body, whichever is closer to the date of final passage

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

Chris Larsen, Mayor, Ephraim City

Candice Maudsley, Recorder,
Ephraim City