

COUNCIL MEMBERS

Jack Dalene
Loren Steck
Dennis Nordfelt
Anthony Beal
Bud Powell

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

CODE AMENDMENT – INTERNAL AND EXTERNAL ACCESSORY DWELLING UNITS

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 internal and external accessory dwelling units. The proposed changes include, but are not limited to, ADU restrictions on lots less than 5000 square feet, restricting ADU's from being used as short-term rentals, utility requirements and being a permitted use on single-family lots with 11000 square feet or more.

The public hearing will be held:

Wednesday, October 28 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, November 4, 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@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: October 2, 2026

Published: October 2, 2026 – *ephraim.gov* and *Utah Public Notice Website*

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

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

SECTION 1: **ADOPTION** “10.16.090 Accessory Dwelling Units” of the Ephraim City Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

10.16.090 Accessory Dwelling Units (Non-existent)

AFTER ADOPTION

10.16.090 Accessory Dwelling Units(*Added*)

~~DADU's are not permitted on single family lots less than 6,000 square feet. Detached ADU's Cannot subdivide~~

A. Purpose and Intent. The purpose of these regulations is to provide accessory long-term residential units in conjunction with primary single-family detached dwellings located on individual lots or parcels. Accessory Dwelling Units (ADUs) provide a long-term subordinate residence that can serve as an additional dwelling space for family members or others and can aide in providing an affordable housing option within established neighbors with minimal impacts on adjacent properties or the overall neighborhood. The regulations herein are intended to minimize the impact of an accessory unit on neighboring properties and maintain the residential character of a neighborhood in which they are located. The regulations are intended to promote the health, safety, and welfare or property owners and residents of an ADU.

B. Definitions:

1. Detached Accessory Dwelling Unit (DADU) - An accessory dwelling unit that is not attached to or within a primary single-family detached dwelling and located on the same lot or parcel as the primary single-family detached dwelling.
2. Internal Accessory Dwelling Unit (IADU) - An accessory dwelling unit created within the footprint of a single-family detached dwelling.

C. General ADU Standards.

1. ADUs are permitted as an accessory use to a legal conforming single-family detached dwelling located on a single lot or parcel within all primarily residential zones.
2. ADUs shall comply with all applicable building, health, and fire codes.
3. No more than one ADU (IADU or DADU) shall be permitted on a lot or

parcel.

4. The owner of a lot or parcel where an ADU is located shall reside in the single-family detached dwelling or the ADU as their primary residence. Upon application for an ADU the owner(s) shall complete and submit an owner occupancy affidavit attesting to the occupancy of either unit as the primary residence of the owner(s) of the property.
5. Occupancy of any ADU shall be limited to a single family as defined by Ephraim City Code.
6. An ADU shall maintain the same address as the primary single-family detached dwelling with the addition of "Unit B."
7. A construction of a new ADU or a conversion of an existing structure into an ADU shall require a zoning permit from Ephraim City.
8. Parking Provisions. Two off street parking spaces shall be provided for the ADU, beyond what is required for the primary residence.
9. Any parking spaces displaced by the construction of an ADU (i.e., parking within a garage or carport displaced after the construction of an ADU within the garage or carport) shall be replaced to meet the requirement above.
10. The required parking shall be paved with an asphalt or concrete surface and shall not be in tandem with parking required for the primary dwelling unit.
11. Utilities. ADUs shall not operate on separate utility meters from the primary dwelling and shall not be permitted on a property with a failing septic tank.
12. ADUs shall not be used as a short-term rental.

D. IADU Standards.

1. An IADU shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
2. An IADU shall not be permitted on a property zoned single-family with a total lot size of less than 5,000 square feet.
3. The main residence on a parcel with a DADU must be owner occupied at least 180 days out of the year. The primary residence may not be rented in the owner's absence. A DADU shall not be rented for less than 90 consecutive dan IADU shall not be rented for less than 90 consecutive days.
4. A minimum of two off-street parking space shall be provide in addition to those required by the primary residence.
5. An IADU may be occupied by no more than two adults and their children without restriction on number.
6. An IADU shall not be rented for less than 30 consecutive days.
7. IADUs shall not be permitted on multi-family lots, such as townhomes, duplexes, apartments and condominiums.

E. DADU Standards.

1. A DADU is permitted on any lot or parcel that is:
 - a. 11,000 square feet or larger;
 - b.
 - c.
 - d. A DADU is not permitted;
 - e. A DADU on a lot greater than 6,000 square feet and less than 11,000

square feet must obtain a Conditional USe permit.

f. A DADU must be on a lot that already has a single-family detached dwelling that is a permitted use on the lot or parcel.

2. A DADU is only permitted are only permitted on single-family lots.

3. A legally existing accessory structure on a qualifying lot or parcel may be converted to a DADU, pending compliance with this section and all applicable building, health, and fire codes.

4. A DADU shall be designed consistent with the design of the single-family dwelling on the lot or parcel on which it is located.

5. Size. DADU shall be limited to no larger than 50% of the footprint of the primary dwelling (including a garage) or 1,200 square feet, whichever is smaller. The size of a two-story DADU with a garage space on the first story (loft DADU) shall be measured by the livable area and not include the square footage of the first story garage.

6. A DADU shall not be located in a front-yard area of a lot or parcel.

7. A DADU shall comply with the following setback regulations:

<u>a.</u>		DADU Type	
		<u>Single Story</u>	<u>Two Story</u>
Setback Type	Side Yard	<u>Same side and rear yard setbacks for primary dwelling as required by the underlying zone.</u>	<u>Increased to meet the rear yard setback for primary dwellings as required by the underlying zone</u>
	Rear Yard		<u>Same rear yard setbacks for primary dwelling as required by the underlying zone.</u>

8.

9. The maximum height of a DADU shall be the height of the primary single-family detached dwelling or 25 feet, whichever is less. The maximum height of a DADU is measured to the peak roof line.

10. Parking. DADUs shall provide an additional 2 off-street parking spaces beyond what is required for the primary residence.

11. A DADU shall not be located within a public utility easement or any other recorded easement.

12. A DADU shall not be permitted if a utility service that is a system

improvement (including sanitary sewer, culinary water, electrical, or storm water, to which the DADU is required to connect) does not have sufficient capacity to support the addition of the DADU to the utility service system improvements.

13. The main residence on a parcel with a DADU must be owner occupied at least 180 days out of the year. The primary residence may not be rented in the owner's absence. A DADU shall not be rented for less than 90 consecutive days.
14. Prohibited Structures. The following structures are prohibited for the use or construction of a DADU: recreational vehicles, travel trailers, trailers, mobile homes, or any other temporary structure that cannot be placed on a permanent foundation and comply with all other standards outlined herein. A DADU must rest on a permanent foundation.
15. A DADU may be occupied by no more than two adults and their children without restriction on number.
16. A lot with a DADU must have a minimum landscaping requirement that 20% of the lot be landscaped.
17. A lot with a DADU cannot be subdivided.
18. A DADU must first obtain a zoning permit from Ephraim City and a building permit through Sanpete County prior to beginning construction.
19. Penalty. In addition to applicable remedies for correction of non-compliance found in Ephraim City Code and in the Utah Code, The City may hold a lien of up to \$100.00 per day against a property that contains an ADU if the ADU is in violation of any of the provisions of Utah Code 10-21-304, as amended, or of any provisions of this section. The lien shall be removed after the violations are resolved.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

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

Presiding Officer

Attest

Chris Larsen, Mayor, Ephraim City

Candice Maudsley, Recorder,
Ephraim City