

**EPHRAIM, UTAH**  
**ORDINANCE NO. 22-12**

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE REGARDING  
CONSTRUCTION OVER UTILITY EASEMENTS.**

**WHEREAS**, Ephraim City desires clear and consistent rules governing zoning regulations in Ephraim City; and

**WHEREAS**, Ephraim City has adopted Chapter 10: Land Use Regulations to govern the development and use of land in Ephraim; and

**WHEREAS**, Ephraim City desires to amend its Land Use Regulations to provide clearer guidance relating to construction over utility easements;

**NOW, THEREFORE, BE IT RESOLVED** by the Ephraim City Council that the Ephraim City Land Use Code 10.12.020(I)(2) addressing construction over utility easements is hereby amended as follows:

**I. Yards Unobstructed – Exceptions:**

2. In no case shall a *building*, stoop, cantilever, eave, or other projection extend into any designated easement for public utilities, drainage, access, etc. *unless waived by the City Council due to unusual circumstances with consideration for applicable State codes, requirements from the affected utilities and the City Engineer, any affected neighboring properties, and mitigation measures to ensure long-term durability for utility infrastructure.*

**PASSED APPROVED AND ORDERED PUBLISHED** by the Ephraim City Council this 16<sup>th</sup> day of March, 2022 and becomes effective upon publication.

**EPHRAIM CITY**



**SEAL**

  
\_\_\_\_\_  
**JOHN SCOTT, Mayor**

ATTEST:

  
LEIGHANN WARNOCK, City Recorder

**MAYOR'S APPROVAL**

Passed with Mayor's approval  \_\_\_\_\_

Passed over Mayor's disapproval \_\_\_\_\_

Mayor neither approved or disapproved \_\_\_\_\_

**COUNCIL VOTE**

Alma Lund	Aye <input checked="" type="checkbox"/>	Nay _____
Richard Wheeler	Aye <input checked="" type="checkbox"/>	Nay _____
Margie Anderson	Aye <input checked="" type="checkbox"/>	Nay _____
Lloyd Stevens	Aye <input checked="" type="checkbox"/>	Nay _____
Tyler Alder	Aye <input checked="" type="checkbox"/>	Nay _____