Meeting Minutes
Ephraim City Council
City Council Chambers, Ephraim City Hall
5 South Main, Ephraim, Utah
September 17, 2025
6:00 pm

Roll Call

Members Present
John Scott, Mayor
Lloyd Stevens, Mayor Pro Tem
Margie Anderson
Anthony Beal
Troy Birch
Dennis Nordfelt

Members Excused

Staff Present

Katie Witt, City Manager
Candice Maudsley, City Recorder
Bryan Kimball, Community Development
Megan Spurling, Planner
Shane Davis, Sexton
Jon Knudsen, Finance Director
Jeff Jensen, Public Works Director
Michael Thompson, Library Director
Colby Zeeman, Police

Call to Order, Pledge, and Invocation

The Ephraim City Council Meeting, having been properly noticed, was called to order at 6:00 p.m. by Mayor Scott.

The Invocation was offered by Council Member Birch.

The Pledge of Allegiance was led by Council Member Anderson.

Public Comment

No public comment presented.

Presentations

Ephraim City Proclamation 25-02 Amy Jorgenson

Mayor John Scott read aloud the proclamation honoring Amy Jorgenson for her service to Ephraim City through the Granary Arts Center.

<u>Consent Agenda</u>

Consent Agenda Items

1. **Approval of Warrant Register**
2. **Approval of September 3, 2025, Minutes**

Councilmember Nordfelt moved to approve the Consent Agenda. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

<u>Study Agenda</u>

Review Cemetery Ordinance Revisions

Cemetery Sexton Shane Davis discussed proposed revisions to the cemetery ordinance, highlighting concerns with plant stands and excessive decorations that interfere with mowing and maintenance. Memorial Day decorations will be removed the following Monday. Shane will update the cemetery banner to clearly indicate that decorations must be removed by the Monday following Memorial Day. City staff will communicate cemetery ordinance revisions through Ephraim City's social media platforms, YouTube channel, and monthly newsletter, especially prior to Memorial Day.

<u>Action Agenda</u>

Ephraim City Resolution 25-19 Skyline Corridor Area Amendment

The Council discussed and approved Resolution 25-19, amending the Skyline Corridor Area to include four contiguous parcels owned by Camino Verde. Jenna Draper with the Utah Inland Port explained that the parcels were inadvertently left off the original designation and consist of vacant land suitable for future development.

Councilmember Anderson moved to approve ECR 25-19 an amendment to the Skyline Corridor Area. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

Camino Verde Group Rezone

CVG-Ephraim South LLC, has requested a Zoning Map amendment to rezone property near 400 S, between 350 W and 800 W, from Industrial (I) to General Commercial (C2) to allow for residential and commercial development. Staff reviewed the application and found it compliant with City Code requirements. The Planning Commission unanimously approved the zoning change at their last meeting and recommended forwarding the request to the City Council with a recommendation for approval.

The Commission discussed the proposal in the context of the City's Master Plan, noting that the C2 zone aligns with future land use planning by allowing a mix of commercial and residential uses. It was clarified that if the property owner later wants the R1B zone rezoning requests would still be required. Approximately 49 acres of city owned land in the area, including the Public Works yard, will remain zoned industrial, with 20 acres designated for industrial use in the CVG plan. Additional industrial areas are also identified in the County.

Councilmember Birch expressed concern about the loss of industrial zoning and its potential impact on attracting manufacturing businesses. Staff clarified that the C2 zone can serve as a buffer between industrial and residential areas and allows for some light manufacturing.

The discussion emphasized that rezoning requests must be consistent with the General Plan, and in some cases, two applications may be required if both the zoning map and general plan need amendment. It was also noted that the City has been working on a comprehensive master plan for six years and wishes to implement zoning changes in line with that plan, rather than approving developments piece by piece. Future residential subdivisions will be reviewed by the Planning Commission under new state rules, while commercial subdivisions and multi-family will continue to require City Council review. Businesses locating in the C2 zone that meet City Code standards may be approved at the staff level.

Councilmember Nordfelt moved to approve the CVG rezone to C2. The motion was seconded by Councilmember Anderson, the motion carried with Anderson, Nordfelt, and Beal voting yes, and Birch and Stevens voting no.

Ephraim City Resolution 25-20 Procurement Policy

The Council reviewed the new procurement policy, with Finance Director Jon Knudsen explaining the tier structure and updated monetary thresholds; the Council then unanimously approved Resolution 25-02, adopting the updated procurement policy with revised tier thresholds and post-purchase evaluations.

Councilmember Beal moved to approve ECR 25-20 Procurement Policy. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.

Council Reports & Appointments

Councilmember Stevens moved to appoint Sarah Thomas, Kevin Taylor, Katie Tolen, and Gail Tingey for a four-year appointment to the Historic Preservation Board. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

Councilmember Birch moved to appoint W. Scott Hansen for a three-year appointment to the Cemetery Board. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

Dennis Nordfelt

- Reported that grading on the pickleball courts has begun, the Planning Commission is unanimously in favor of a bike trail, and members are needed for the Scandinavian Festival Board.

Anthony Beal

- Reported that the Library Board is updating the consortium agreement and discussing ways to participate in the America250 celebrations. He noted the Youth City Council will host the Fall Festival next Saturday at Pioneer Park and oversee the activities.

Troy Birch

- Reported that the Veteran's statue project at the cemetery is moving forward.

Mayor Scott

- Mayor Scott reported that he and the Manti Mayor met with the County Commissioners regarding the airport interlocal agreement, and he also discussed redistricting with Senator Owens. He made a statement regarding the Charlie Kirk assassination, announced that Ephraim will receive a Healthy City Award during the ULCT Conference, and noted that he, Councilmember Stevens, and Councilmember Anderson will be featured in a retirement video for elected officials at the conference.

City Manager Report

- The October 1st Council meeting will be canceled due to Council and staff attending the ULCT Conference.

Closed Session

Councilmember Stevens moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of discussing (b) collective bargaining. A roll call vote was called. Voting yes: Councilmembers Nordfelt, Stevens, Beal, Anderson, and Birch. The vote was unanimous. The motion carried.

The Closed Meeting began at 6:48 p.m.

At 7:02 p.m. Councilmember Anderson moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.

Adjournment

There being no further business to come before the Council for consideration, Councilmember Beal moved the Regular Council Meeting adjourn at 7:03 p.m. The motion was seconded by Councilmember Nodfelt. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, October 15, 2025, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

John Scott, Mayor

10-15-25
Date

ATTEST:

Candice Maudsley, City Recorder

10-15-25
Date