

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 4, 2026
7:00 PM

CALL TO ORDER & ROLL CALL

The Ephraim City Council Meeting, having been properly noticed, was called to order at 7:00 p.m. by Mayor Larsen.

MEMBERS PRESENT

Chris Larsen; Mayor, Dennis Nordfelt; Mayor Pro Tem, Anthony Beal, Troy Birch, Loren Steck, Jack Dalene (Zoom)

MEMBERS EXCUSED

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Colby Zeeman; Police Chief, Jeff Hermansen; Fire Chief

PLEDGE AND INVOCATION

The Invocation was offered by Marilee Larsen.

The Pledge of Allegiance was led by Jessica Arnoldson.

PUBLIC COMMENT

- No public comment presented.

PRESENTATIONS

Fire Chief Jeff Hermansen presented an update on Fire Department operations and activities. He reported that the department responded to 84 fire calls in 2024, 74 calls in 2025, and 9 calls so far in 2026. The department currently has 19 members. Fire inspection activity included 201 inspections in 2024, 192 inspections in 2025, and 46 inspections completed to date in 2026. Chief Hermansen noted that several businesses in 2025 benefited from having properly functioning fire extinguishers during fire incidents. Firefighters completed 618 hours of training. The department maintains an average 7.5-minute response time, the fastest in the county. Chief Hermansen reported that seven members attended fire school in St. George, including five new firefighters.

Upcoming HazMat and Firefighter I & II classes will be hosted by the department. The Chief also reported that a new fire engine is scheduled for completion this spring and will be equipped with approximately \$50,000 in equipment. The engine was funded through a CIB grant and county funding.

Due to ongoing drought conditions, Council discussed the need to determine whether fireworks will be banned this year, noting that a decision should be made by the end of March. Chief Hermansen also reported that, due to a new state law, all cities will be required to adopt a Wildland Urban Interface (WUI) code.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A) APPROVAL OF WARRANT REGISTER

B) APPROVAL OF JANUARY 21, 2026 MINUTES

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

STUDY AGENDA

A) BACKING POLICY

The Council reviewed the vehicle parking and backing policy. Fire Chief Jeff Hermansen answered Council questions regarding employee training related to safe backing procedures. Staff presented a parking and backing policy template provided by the City's insurance carrier. The policy was reviewed by the Council and will be brought back at the next City Council meeting on the action agenda for consideration.

ACTION AGENDA

A) CONDITIONAL USE PERMIT-CVG-EPHRAIM APARTMENTS

Community Development Director Bryan Kimball explained that the applicant, Mike Ballard with CVG-Ephraim Apartments One, LLC, is requesting a Conditional Use Permit to construct a 164-unit, multi-family apartment complex intended to support the workforce of future businesses in the area as well as Snow College. Staff and the Ephraim City Planning Commission reviewed the application for compliance with the Ephraim City Municipal Code and found that it meets the minimum requirements for approval. The Planning Commission unanimously recommended approval, subject to the following conditions:

1. A 6-foot site-obscuring fence shall be installed along the sides and rear of the property. The minimum requirement is chain-link fencing with privacy slats.
2. A minimum of 1.5 parking spaces per bedroom shall be provided, and all parking areas shall be paved.
3. Separate utility meters shall be required for each unit unless otherwise approved.
4. A minimum of 20% of the lot shall be maintained as landscaped or open green space. Water-wise landscaping is strongly encouraged.
5. Outdoor lighting shall be provided for safety and must be dark-sky compliant.

6. All infrastructure improvements, including asphalt, curb, gutter, and sidewalk, must be completed in the first phase, which shall function as a standalone phase.
7. Frontage improvements along 400 West and 500 South shall be completed, and paved access to the site shall be provided.
8. The applicant shall work with the Ephraim City Development Review Committee to ensure proper emergency access.
9. The development shall comply with all Ephraim City codes and standards. Impact fees will be assessed as part of the zoning permit application.

Mr. Ballard presented renderings and site plans for the project, including proposed park and green space amenities. He requested two variances: one related to the site-obscuring fencing near park areas and the City well, and another to allow consolidated electrical metering using an alternative system rather than individual meters for each unit. Mr. Ballard stated that the project would utilize four primary electrical meters instead of individual meters for each unit and agreed to provide additional information at a future meeting.

Councilmember Beal raised concerns regarding drought conditions and the impact of new development on water resources. Staff explained that indoor water use remains relatively stable, while outdoor irrigation presents the greatest demand during summer months.

Discussion also included fencing placement, green space design, and pedestrian connectivity. Staff explained that site-obscuring fencing would be required on the south and east sides of the property, while street-facing and front areas would not require fencing. The project includes a proposed green belt with walking paths and would be maintained by a commercial community association.

Councilmember Nordfelt moved to approve the Camino Verde Group CUP with the conditions of approval giving Staff flexibility to determine fencing and metering. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

B) EPHRAIM CITY RESOLUTION 26-01 VEHICLE POLICY

The Council reviewed a revised vehicle policy that was rewritten following feedback provided by the City Council at the previous meeting.

Councilmember Steck moved to approve ECR 26-01 revising the City vehicle policy. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.

COUNCIL APPOINTMENTS

Councilmember Birch moved to re-appointment to a five-year term on the Utilities Board Lorna Larson & Kelly Larsen and to appointment to a four-year Historical Board term Jill Nielson. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.

CITY MANAGER REPORT

- The Strategic Plan is moving forward, and staff have begun taking action steps toward the established goals.

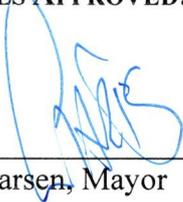
- An upcoming UAMPS county meeting will be held in Fairview in February
- The City Manager has been monitoring and participating in legislative policy committee activities.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting adjourn at 7:59 p.m. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, February 18, 2026, starting at 7:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:



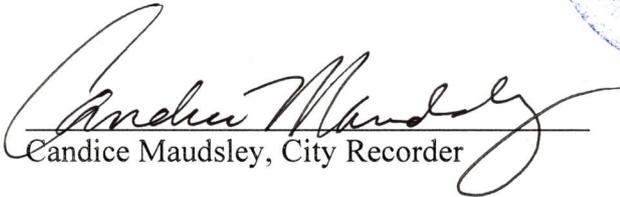
Chris Larsen, Mayor

18 FEB 26

Date



ATTEST:



Candice Maudsley, City Recorder

2-18-26

Date