



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA**  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, March 4, 2026  
7:00 PM

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Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live on YouTube.

To participate in the public comment period or any scheduled public hearings, please email [cmaudsley@ephrain.gov](mailto:cmaudsley@ephrain.gov) before 3:00 PM on the day of the meeting.

Live Stream on YouTube at 7:00 P.M.

<https://www.youtube.com/@EphraimCityUtah/streams>

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## **7:00 PM**

### **CALL TO ORDER**

- 1) ROLL CALL
- 2) PRAYER OR THOUGHT
- 3) PLEDGE OF ALLEGIANCE.

### **PUBLIC COMMENT**

Members of the public may address the Council on items related to City business or the current agenda. A comment form must be submitted to the Mayor prior to the meeting. Comments are limited to three minutes per person. The Council cannot take action during this portion of the meeting but may respond briefly, refer the matter to staff, or place it on a future agenda. Please state your name and city of residence for the record.

**I. Consent Items**

A. Ratification of Warrant Register between February 12, 2026, and February 26, 2026

Pages 4-7

B. Approval of February 18, 2026, City Council Meeting Minutes

**II. Study Agenda**

Pages 8-10

A. Ephraim City Ordinance 26-02 Utah Wildland Urban Interface (Thomas Peterson, DNR)

Pages 11-13

B. Fire Inspection Ordinance (Jeff Hermansen)

Pages 14-20

C. Road Width Change from 24' to 26' (Megan Spurling)

D. Sidewalk Requirement on Public Streets (Megan Spurling)

Page 21

E. Greenspace/Amenities Ordinance (Megan Spurling)

Page 22

F. Short-term Rentals Ordinance (Megan Spurling)

**III. Action Agenda**

Pages 23-28

A. Ephraim City Resolution 26-04 Return to Work Policy (Candice Maudsley)

Pages 29-31

B. Awarding of HVAC Bid (Jordan Howe)

Pages 32-42

C. Camino Verde Group Rezone (Megan Spurling)

Pages 43-45

D. Ephraim City Ordinance 26-03 Update to the Setback Table (Megan Spurling)

**IV. City Manager Report**

**CLOSED SESSION**

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

**ADJOURNMENT**

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

## **CERTIFICATE OF POSTING**

I, the undersigned duly appointed City Recorder for Ephraim City, hereby certify that the above notice and agenda were posted in accordance with the Utah Open and Public Meetings Act on the 2nd day of March 2026.

Notice was posted:

- On the Utah Public Notice Website;
- On the Ephraim City website ([ephrain.gov](http://ephrain.gov)); and
- At a physical location at Ephraim City offices, a place reasonably accessible to the public.

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Candice Maudsley  
Ephraim City Recorder

**MEETING MINUTES**  
**EPHRAIM CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**FEBRUARY 18, 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

**MEMBERS EXCUSED**

**STAFF PRESENT**

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

**PLEDGE AND INVOCATION**

The Invocation was offered by Council Member Steck.

The Pledge of Allegiance was led by Mayor Larsen.

**PUBLIC COMMENT**

- No public comment presented.

**CONSENT AGENDA**

**CONSENT AGENDA ITEMS**

- A) APPROVAL OF WARRANT REGISTER**
- B) APPROVAL OF FEBRUARY 4, 2026, MINUTES**

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

**STUDY AGENDA**

### **EPHRAIM CITY ORDINANCE 26-02 UTAH WILDLIFE URBAN INTERFACE**

Fire Chief Jeff Hermansen presented the proposed Wildland-Urban Interface (WUI) Ordinance to the Council. The ordinance is required by the State of Utah and must be adopted by municipalities to comply with state code.

Chief Hermansen explained that the designated WUI boundaries were determined by following city boundary lines and adjacent state and wildland properties, including the subdivision located at the mouth of the canyon. The ordinance establishes fire safety standards for new construction within the designated area and includes vegetation management requirements.

Key discussion points included:

- New residential construction within the WUI zone must comply with enhanced fire safety building standards.
- Existing homes will see minimal impact.
- A fireworks restriction will apply within the WUI boundary.
- The ordinance will become a checklist item within the zoning and building permit application process.
- The city must sign a Community Wildfire Protection Plan (CWPP) agreement.
- Enforcement mechanisms and applicability to properties abutting the designated zone, including certain county properties, were clarified.

The ordinance will return for consideration and potential approval at the March 4, 2026, meeting.

### **RETURN TO WORK POLICY**

City Recorder Candice Maudsley presented a proposed Return-to-Work Policy for employees with Workers' Compensation claims. Currently, the City has relied on best practices but has not adopted a formal written policy.

The proposed policy:

- Aligns with recommendations from the Utah Local Government Trust (the City's liability insurance provider).
- Defines transitional duty, modified duty, and alternate duty assignments.
- Establishes responsibilities for senior management and supervisors.
- Requires weekly check-ins with injured employees.
- Encourages early return to productive work when medically appropriate.

Staff noted that implementing the policy will reduce extended absences and help control workers' compensation costs for both employees and the City.

The policy will return for final approval at the March 4, 2026, meeting.

### **ACTION AGENDA**

#### **EPHRAIM CITY RESOLUTION 26-03 PARKING AND BACKING POLICY**

This resolution establishes a standardized Parking and Vehicle Backing Policy applicable to all City departments and incorporates the policy into the employee handbook.

*Councilmember Nordfelt moved to approve ECR 26-03 a city parking and backing policy. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

## **COUNCIL APPOINTMENTS & REPORTS**

*Councilmember Birch moved to re-appoint Ben Gordon three-year term to the Cemetery Board. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.*

### **Dennis Nordfelt**

- Several bids have been obtained for the Family Park playground replacement.
- The playground at the north ball fields will proceed using RAP tax and possible grant funding.
- Pickleball courts are nearing completion.

### **Jack Dalene**

Recent Planning Commission meetings have been well attended. Discussions include:

- Reducing residential density in certain developments.
- Enhancing the appearance and aesthetic standards of new developments.
- Evaluating street width standards.
- Increasing amenity space in subdivisions.

### **Anthony Beal**

#### **Library Board:**

- A Youth Library Council has been organized and will begin formal implementation in July.
- A new library system will be implemented in April.
- Physical library cards will be required beginning in July; replacement fees will be waived during rollout.
- Library policies and bylaws are being updated.

#### **Youth City Council:**

Lucy Bean reported:

- A Valentine's appreciation activity was held for community members.
- Members will visit the State Capitol on March 3 to learn about the legislative process.
- A leadership conference will be held in Logan, March 12–14.

### **Troy Birch**

#### **Cemetery Board:**

- Amy from the State Historical Department met with the Cemetery Board.
- Additional cemetery ordinance amendments will be forthcoming.
- Headstones over 60 years old fall under specific guidelines that the City may address in coordination with state regulations.

**CITY MANAGER REPORT**

City Manager Katie Witt provided updates on the City’s Strategic Plan and priority initiatives, including infrastructure improvements, the General Plan update, and economic development efforts.

- **General Plan Update:** The City is awaiting notification on a UDOT grant. If not awarded, funding will be included in the next fiscal year budget. A community survey and stakeholder outreach will initiate the update process.
- **Historic Preservation:** The Historic Preservation Board is applying for the State Main Street Program to access grant funding for downtown building improvements, including potential restoration of the Bishop Storehouse.
- **Infrastructure Projects:** Storm drain master planning is ongoing, with completion anticipated by the end of April. Additional information will be brought to Council regarding potential new water tank locations. A possible substation location behind the Public Works yard is also being evaluated.
- **Downtown Parking:** Many available parking spaces are underutilized due to limited visibility and awareness. Staff will explore options to improve visibility and promote use of existing downtown parking, including enhanced signage and other visual improvements.
- **Budget Planning:** Approximately \$98,000 previously designated for the rodeo fairgrounds may be reconsidered during the upcoming budget retreat, including potential use for new City entrance signage.
- **Meetings:** A UAMPS meeting is scheduled for February 20.

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Beal moved the Regular Council Meeting adjourn at 7:44 p.m. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, March 4, 2026, starting at 7:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**

\_\_\_\_\_  
Chris Larsen, Mayor

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Candice Maudsley, City Recorder

\_\_\_\_\_  
Date

**EPHRAIM CITY  
ORDINANCE ECO 26-02**

**AN ORDINANCE ENACTING THE UTAH WILDLAND URBAN INTERFACE**

**AN ORDINANCE ENACTING TITLE 4, CHAPTER 04, SECTION 130 TO ADOPT  
THE UTAH WILDLAND URBAN INTERFACE CODE; PROVIDING FOR  
REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
EFFECTIVE DATE**

**WHEREAS**, the State of Utah has adopted the Utah Wildland Urban Interface Code (“UWUI Code”) as part of the statewide fire code requirements;

**WHEREAS**, state law requires all municipalities to adopt and enforce the UWUI Code to promote consistency in public safety regulations; reduce wildfire risk, and protect lives, property, and natural resources;

**WHEREAS**, Ephraim City has previously adopted certain uniform and standard building, fire, and safety codes;

**WHEREAS**, adoption of the UWUI Code will provide additional standards, requirements, and mitigation measures for development, construction, and maintenance within areas subject to increased wildfire risk within City limits; and

**WHEREAS**, the City Council finds that adopting the UWUI Code is necessary and appropriate to protect public health, safety, and welfare, and is consistent with the City’s responsibility to implement and enforce state mandated fire and building codes.

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

**SECTION 1:** **ADOPTION** “4.04.130 Utah Wildland Urban Interface” of the Ephraim City Municipal Code is hereby *added* as follows:

**BEFORE ADOPTION**

4.04.130 Utah Wildland Urban Interface (Non-existent)

**AFTER ADOPTION**

4.04.130 Utah Wildland Urban Interface(*Added*)

The provisions of the current edition of the Utah Wildland Urban Interface Code, as adopted by the State of Utah, are adopted.

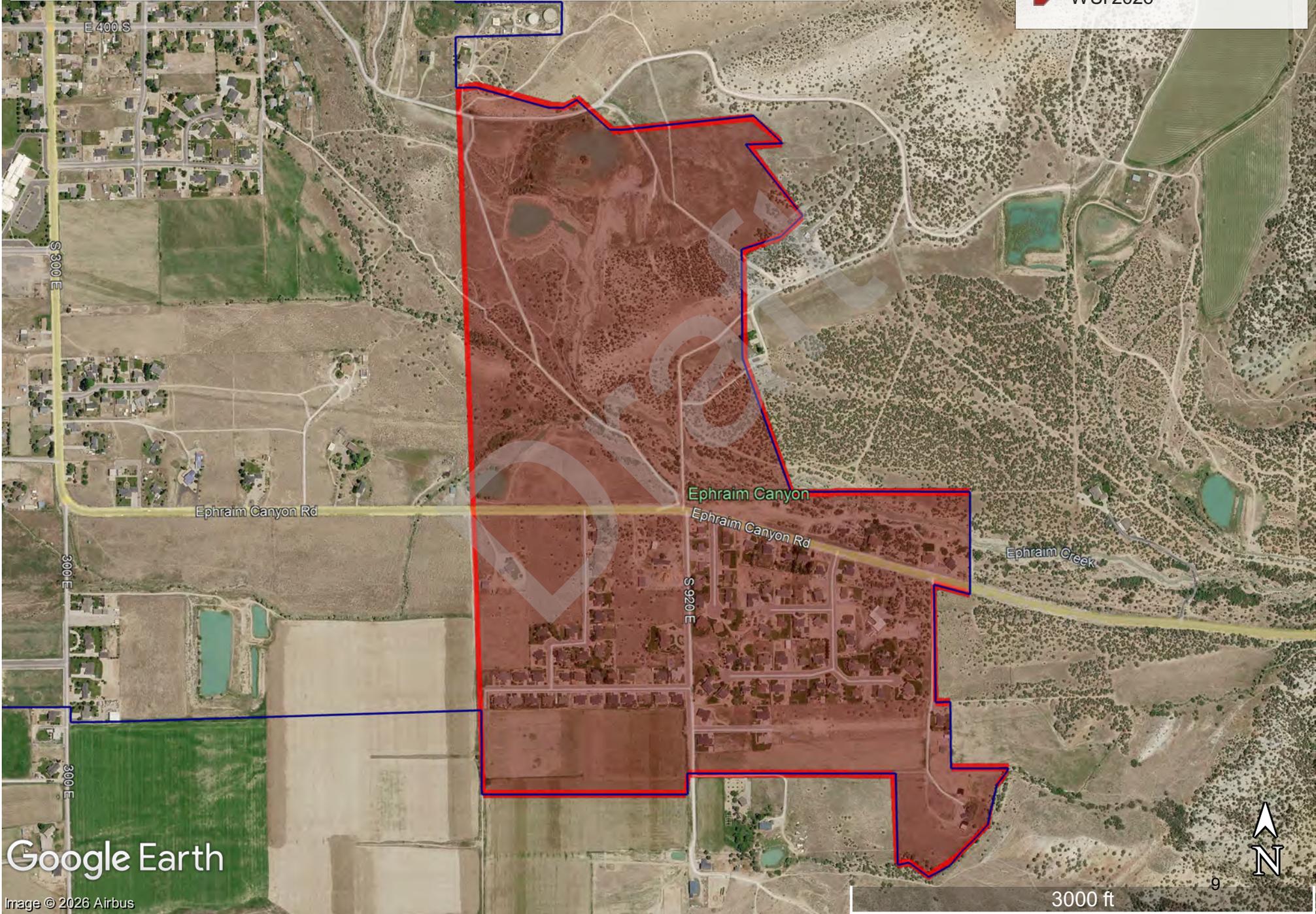
The map presented in City Council council is also hereby adopted.



# Ephraim City Wildlife Urban Interface (WUI) Zone 2026

## Legend

-  Ephraim Boundaries 2026
-  WUI 2026



Google Earth

Image © 2026 Airbus

Discharge of fireworks of any type are hereby prohibited within the Wildland Urban Interface Area as show on the map above.

**SECTION 2: REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 3: 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 4: EFFECTIVE DATE** This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____
Presiding Officer				Attest

\_\_\_\_\_  
Chris Larsen, Mayor, Ephraim City

\_\_\_\_\_  
Candice Maudsley, Recorder, Ephraim City

**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:**        **AMENDMENT** “3.36.030 Application For License” of the Ephraim City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3.36.030 Application For License

- A. **Information Required:** No occupancy shall be allowed without first making application and obtaining a license. Applications for licenses to conduct business shall provide the following information to the City Treasurer:
1. The name of the applicant and if the applicant is an employee or agent of a corporation, the name of the corporation.
  2. The address of the applicant and if the applicant is an agent or employee of a corporation, the address of the corporation.
  3. A brief description of the nature of the business.
  4. The place or places within the City where the applicant proposes to carry on his or her business.
- B. Inspection: Prior to the issuance of any initial license, each place where the applicant proposes to carry on a business shall be inspected by a City-approved official to certify compliance with current fire and life-safety code provisions for the health, safety, and welfare of the structure and its occupants. Any dwelling unit that a person utilizes to rent, lease, or sublet on a short-term basis for the purpose of gain or economic profit shall be inspected initially and every year thereafter. Any dwelling unit utilized for a business activity in which clients, customers, students, or other invitees come into the home shall be inspected initially and every other year thereafter for certification of compliance with current fire and life-safety requirements. Inspections conducted under this section shall be limited to fire-code matters and the identification or abatement of conditions that constitute a fire hazard, and shall not require upgrades beyond those required for existing residential occupancies under the adopted fire code. The City does not impose periodic inspection requirements on single family and duplex dwelling units rented, leased, or sublet on a long-term basis. Triplexes and multifamily dwelling units will be inspected annually (Ord. 7-20-94, 7-20-1994).
- C. ~~Inspection: Prior to the issuance of any initial license, each place or places where the applicant proposes to carry on their business must be inspected by a City-approved official to certify the structure meets all current building and fire codes for the health, safety and welfare of said structure and occupants. Any dwelling unit that a person utilizes to rent, lease, or sublet on a short term basis~~

~~for the purpose of gain or economic profit shall be inspected initially and every third year thereafter. Any dwelling unit that a person utilizes to rent, lease, or sublet on a long term basis for the purpose of gain or economic profit shall be inspected initially and every five (5) years thereafter. (Ord. 7-20-94, 7-20-1994)~~

**SECTION 2:****AMENDMENT** “3.36.010 Definitions - Landlord Registry License” of the Ephraim City Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 3.36.010 Definitions - Landlord Registry License

**DWELLING UNIT:** One or more rooms in a structure, designed for occupation by one family, individual, or group of individuals for living or sleeping purposes and may have kitchen facilities.

**FAMILY:** An individual, or two (2) or more persons related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit.

**LANDLORD:** The owner of a dwelling unit, units or part thereof that is leased, rented or sublet.

**LONG TERM:** A term of not less than one year.

**SHORT TERM:** ~~A term of less than one year. (Ord. 7-20-94, 7-20-1994)~~ means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

\_\_\_\_\_.

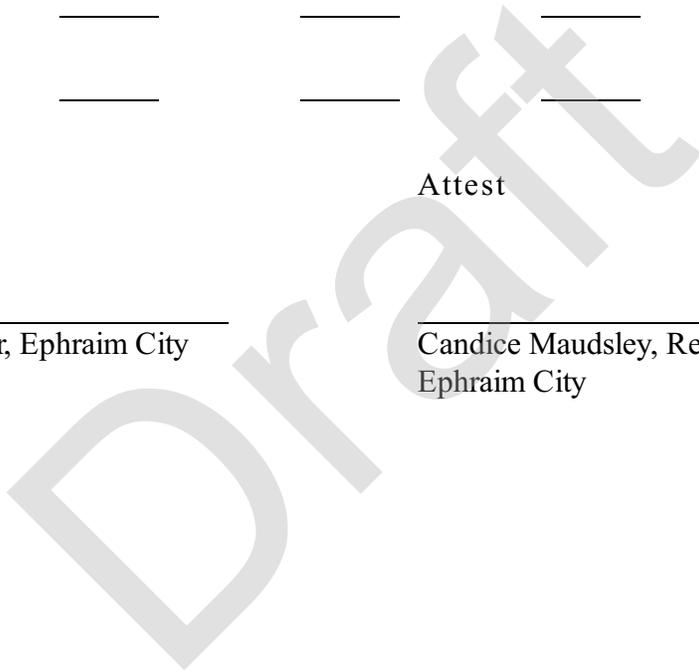
	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Chris Larsen, Mayor, Ephraim City

\_\_\_\_\_  
Candice Maudsley, Recorder,  
Ephraim City



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

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

**SECTION 1:**        **AMENDMENT** “11.20.060 Large Lot Subdivisions” of the Ephraim City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.20.060 Large Lot Subdivisions

A. Applicability:

1. This Section shall apply only to applications consisting of two (2) or fewer large lots that meet the minimum lot size requirements herein.
2. This process is not intended to apply to multi-lot subdivisions.
3. Large lot subdivision approval shall not be permitted for multi-lot subdivision developments located within, adjacent to, or abutting existing platted subdivisions.
4. Exception: An application for a single residential lot may qualify for a large lot subdivision if the parcel is at least one and one-half (1.5) acres in size, even if the property is located within, adjacent to, or abutting an existing platted subdivision, provided that the applicant installs public improvements along a minimum of seventy-five (75) feet of frontage directly in front of the dwelling.
5. Improvement Requirements: Any applicant seeking large lot exceptions under this section shall comply with the applicable inner-layer subdivision improvement requirements if the property is located within, adjacent to, or abutting a platted subdivision.
6. Proximity to Improvements: If the subject property is located within one hundred fifty (150) feet of existing public improvements, the applicant shall be required to either install frontage improvements for at least seventy-five (75) feet in front of the dwelling or extend improvements to connect with the nearest existing frontage improvements, whichever is greater.

B. **Layered Zone Boundaries:** This Section applies to Large Lot subdivisions in the following areas:

1. **Inner Layer** (Urban):

- a. Any real property located within the following describe geographic area:

- (1) 700 South heading east to 500 East heading north to 500 North heading west to 200 West heading south and ending at 600 South.

2. **Middle Layer** (Suburban):

- a. Any real property located within the following describe geographic area:
  - (1) 1000 South heading east to 700 East heading north to 800 North heading west to 400 West heading south and ending at 1000 South.

3. **Outer Layer (Rural):**

- a. Any real property located within the following describe geographic area:
  - (1) Any real property located within Ephraim City that lies beyond the “Middle Layer” and any future annexed areas.

C. **Development Requirements:** The following standards and development requirements apply specifically to Large Lot subdivisions:

1. **Inner Layer:** All real property developed within this layer shall comply with the existing development code currently in place.
2. **Middle Layer:** All real property developed within this layer shall comply with the existing development code currently in place. However, in the case of a Large Lot development the following frontage improvements shall be required:
  - a. Verification submitted to the City Planner that the lot to be developed is in fact at least one and a-half acres in size.
  - b. Curb and gutter shall be waived but must provide a swale and provide evidence to the City Planner of adequate storm drainage. Owner may choose to install full improvements.
  - c. Must have frontage on an improved asphalt road at least 264 feet in width. However, the Planning Commission and City Council may waive the asphalt requirement if the large lot subdivision frontage is contiguous with other unimproved roads. Improvements apply only to main, existing roads. Does not apply to possible future roads.
  - d. Must provide a sidewalk or other acceptable walking trail/path.
  - e. Must dedicate at least a 40 foot right of way to City.
  - f. Setbacks sufficient to preserve a 66 foot corridor.
  - g. Properties over 1 ½ acres may be required to improve frontage if adjacent to existing improvements and justified by pedestrian need as decided by the Land Use Authority.
3. **Outer Layer:** All real property developed within this layer shall comply with the existing development code currently in place. However, in the case of a Large Lot development the following frontage improvements shall be what is required:
  - a. Verification submitted to the City Planner that the lot to be developed is in fact at least one and a-half acres in size.
  - b. Curb and gutter shall be waived but must provide a swale and provide evidence to the City Planner of adequate storm drainage. Owner may choose to install full improvements.
  - c. Must have frontage on a 264 foot road improved adequately to allow access for emergency vehicles. At a minimum this will require gravel.

- d. Sidewalks may be waived in lieu of a dirt or gravel walking trail.
- e. Must dedicate at least a 40 foot right of way to the City.
- f. Setbacks sufficient to preserve a 66 foot corridor

**D. Large Lot Subdivision Approvals and Exceptions:**

- 1. Must be approved by the Land Use Authority.
- 2. The frontage improvements required will be determined by what layered zone the subdivision is within. If the subdivision lies within two or more layered zones then the requirements for the most restrictive layer shall be applied to the subdivision. (I.e., if a subdivision crosses from the middle zone into the outer zone then the entire subdivision must comply with the requirements of the middle zone.)
- 3. Exceptions may be given for the outer two layers. Those with large lots in middle zones may be required to improve their frontage. Those with small lots in outer zones may be allowed to waive frontage improvements in exchange for a bond for improvements.

**SECTION 2:            AMENDMENT** “11.24.040 Streets” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

11.24.040 Streets

All existing and proposed roads within, adjacent to, or directly impacted by the proposed development shall meet existing Construction Standards or be upgraded to meet these standards unless otherwise approved by the City Council due to unusual circumstances or terrain.

- A. Major Streets: Arterial, collector, and local streets shall conform to the width designated in the Ephraim City Construction Standards. Half streets along the boundary of land proposed for subdivision or within any part of a subdivision will not be permitted. (See also paragraph B,2)
- B. Grading and Surfacing: All on-site streets dedicated to the public shall be graded and surfaced, from curb to curb, in accordance with the standards and specifications of Ephraim City.
  - 1. In subdivisions within the established block system of Ephraim City, with previously- surfaced streets, the developer shall surface the area from the existing oiled surface to the curb and gutter with asphalt pavement in accordance with Ephraim City Construction Standards.

2. For subdivisions where existing streets are not presently surfaced to City standards, the developer shall surface with pavement to the greater of:
    - a. The portion from the curb on the subdivision side of the street to and including the traveled portion of the street, or
    - b. To a minimum pavement width of 264 feet. (2006)
    - c. Curbs and Gutters – Concrete curbs and gutters shall be installed by the subdivider on the development side of all existing streets upon which the subdivision abuts unless waived by the Planning Committee and the City Council due to unusual circumstances or terrain. Concrete curbs and gutters shall be installed by the subdivider on both sides of all streets dedicated to the public use in accordance with the specifications of Ephraim City.
- C. Turning Area: Where a street longer than one lot is designed to remain, even temporarily, as a dead-end street, an adequate turning area shall be provided as follows:
1. Where the street dead-ends into a subsequent phase of the same subdivision, a temporary, graveled, 100-foot diameter turnaround and a permanent easement of right- of-way on the subsequent phase property shall be provided. However, if the subsequent subdivision phase is not recorded at the time of roadway paving in the preceding phase, a 100-foot diameter asphalt-surfaced turnaround or other hard surfaced turnaround as approved by the City Engineer shall be placed at the subsequent phase property. If parking is allowed on the street side of the curb within the cul-de-sac the radius shall not be less than 120 feet. Other turn around methods as shown in the Ephraim City Construction Standards may be substituted for that described above.
  2. Where the street dead-ends against property which is not part of a subsequent subdivision phase, an all weather turnaround shall be placed, as approved by the Fire Chief and meeting the diameter requirements for cul-de-sacs below. Other turn around methods as shown in the Ephraim City Construction Standards may be substituted for that described above.
- D. Cul-de-sac Streets:
1. Cul-de-sacs shall not be longer than six hundred fifty (650) feet from the centerline of the adjoining street to the center of the cul-de-sac, (see also second access requirements, (4.3.0) Any street over 650 feet requires a second access to a different location. (2006)
  2. Each cul-de-sac shall be terminated by a turnaround of not less than 100 feet in diameter. If parking is allowed on the street side of the curb within the cul-de-sac the diameter shall not be less than 120 feet.
  3. Cul-de-sacs should be graded such that storm water will not drain towards the turnaround, where possible. If special conditions make it impractical or impossible to drain water away from the turnaround, the City Engineer may require additional measures to mitigate potential flood water/damage. These may include, but are not limited to: requiring storm drains, additional catch basins, and easements, grading lots such that water will flow to the outside edge of the lot, requiring minimum floor elevations for the house/building, and

other measures as deemed necessary by the City Engineer.

4. If the street slopes towards the turnaround, the maximum slope shall be less than 4% to allow for snow removal. If slopes exceed 4%, space at the bottom of the cul-de-sac shall be provided for piling of snow, and cul-de-sac diameter shall be increased to 130 feet. (2006)
- E. Intersections: The intersection of more than two streets at one point shall not be allowed. Streets shall intersect at a substantially ninety degree (90°) angle. Street intersections shall have a corner radius as shown in the Ephraim City Construction Standards. Survey monuments shall be placed at all intersections in accordance with City construction standards by a licensed surveyor. Coordinates for each monument shall be given in state plane coordinates and shown on the final recorded plat.
- F. Standard Street Sections: All proposed streets to be dedicated to the City shall conform to the City street standards as adopted by the City.
- G. Whenever possible, streets shall bear the names of existing aligned streets. There shall be no duplication of street names. All street names shall be approved by the City.
- H. Street Grades: Street grades, except for cul-de-sacs which are defined above, shall not exceed the following percentages: on arterial streets eight percent (8%); on local and collector streets ten percent (10%). Street grades near intersections shall be designed for adequate stopping and starting by adjusting grade on both sides of the intersection. Street grades, cross slopes and grade changes shall be designed in accordance with Ephraim City Construction Standards. Any difference in curb elevations shall be approved by the City Engineer; however, in no case shall the difference exceed one foot (1').
- I. Subdivisions on the Canyon Road shall be designed such that individual driveways access internal road networks and not exit directly onto Canyon Road, except as provided in the City Access Management Plan.
- J. Alleys: Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the Planning Commission. Alley widths shall be consistent with applicable fire and safety access codes.
- K. Bridges: Design and construction of new bridges, whether essential for the overall circulation plan of the City or required only to serve a subdivision, shall be approved in advance by the City.
- L. Protection Strips: Where subdivision streets parallel contiguous property of other owners, the subdivider may retain a protection strip of not less than one foot (1') in width between the street and adjacent property. Protection strips will be allowed only at the discretion of the legislative body, after recommendation of the Planning Commission, and in accordance with all City ordinances. An agreement with the City, approved by the City attorney, shall be made by the subdivider, contracting to dedicate the one foot or larger protection strip free of charge to the City for street purposes upon payment by the present owners of the contiguous property to the subdivider of a consideration named in the agreement. Such consideration is to be equal to the cost, at the time of the agreement, of the street improvements properly chargeable to the contiguous property, plus the value of the land from the right-of-way line to the centerline of the street at the time of the agreement, together with interest at a fair rate

from the time of agreement until the time of subdivision of such contiguous property. All charges to be associated with the protection strip, as well as the interest rate, shall be recorded as part of the aforementioned agreement. All property owned by the subdivider shall be included on the plat.

- M. Stubbed Streets: Any road or street to be built or improved as part of the proposed subdivision shall provide for connection to future streets as identified in the General Plan. The connection to the future street shall be provided by the developer at the location of the future street and shall extend to the (developer's) property line, the street, curb, gutter, sidewalk, and other utilities/improvements as deemed necessary by the City Engineer. Additional stubbed streets may be required to facilitate connectivity between present and possible future developments. (2006)
- N. Relation to Adjoining Street System: The arrangement of streets in new subdivisions shall comply with the General Plan and shall connect the fully improved streets to the adjoining property line along with any other improvements required by the City Engineer. Where appropriate to the design and terrain, proposed streets shall be continuous and in alignment with existing planned or platted streets, or, if offset, streets shall be offset a minimum of 100 feet between centerlines of intersecting residential streets and a minimum of 400 feet between centerlines of intersecting major streets. The street arrangement shall not be landlocked or cause unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. Half streets along the boundary of land proposed for subdivision or within any part of a subdivision will not be permitted, but 264 foot asphalt improvements shall be required at the outer boundaries along streets which adjoin a subdivision. (2006)
- O. Second Access Requirements: No street, or series of connecting streets shall exceed 650' in length, as measured from the center line of intersecting streets to the center of a cul-de-sac, without providing a second access. The second access must exit to a different location, providing for traffic circulation and flow. The second access must be at least 264 feet wide, with at least 6 inches of compacted road base to accommodate all weather emergency vehicle access.
- P. Private Road:
  - 1. All private roads must be at least 264 feet wide.
  - 2. In no case shall more than 10 homes be allowed on any private road without a second access.
  - 3. Any non-large lot subdivision on a private road shall be required to follow current road requirements for subdivisions regardless of the zone the subdivision is in.
  - 4. Homeowners with property on a private road will not be assessed a road impact fee.
  - 5. In no case will the City receive the private road as a public road unless the road meets current City standards.
  - 6. Must preserve an adequate right of way by using required setbacks, plus a signed agreement recorded with the property that if the property is further

- divided, the road may be required to be upgraded and deeded to the City.
8. The road improved adequately to allow access for emergency vehicles.
  9. Easements must be in place to prevent landowners from closing off their portion of the road.
  10. Approved turnaround required for any private road longer than 200 feet which has a dead end. (2012)

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Chris Larsen, Mayor, Ephraim City

\_\_\_\_\_  
Candice Maudsley, Recorder,  
Ephraim City

## **Proposed Green Space and Amenities Requirements for Multi-Family Developments**

1. **Applicability:** These requirements apply to all zones that permit multi-family residential units, including commercial zones that allow residential uses.
2. **Developments of 10 or More Units:** Any multi-family development with 10 or more units shall provide additional amenities equal to 10% of the development area, in addition to the standard 20% landscaping requirement. A list of acceptable amenities will be provided by staff.
3. **Developments Fewer Than 10 Units:** Multi-family developments with fewer than 10 units shall provide amenities for tenants, which may be incorporated within the existing 20% landscaping requirement. Staff will provide a list of appropriate amenities.

## **Proposed Short-Term Rental Ordinance Amendments**

The following standards are proposed for the regulation of short-term rental (STR) licenses:

**1. Local Management Requirement**

Each short-term rental must 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 Provision**

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.

**EPHRAIM CITY**

**CITY COUNCIL**

TO: MAYOR AND COUNCIL

FROM: CANDICE MAUDSLEY, CITY RECORDER, HUMAN RESOURCES

SUBJECT: ADOPTION OF WORKERS' COMPENSATION RETURN TO WORK POLICY

AGENDA TYPE: ACTION ITEM

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**RECOMMENDATION**

Ephraim City currently does not have a formally adopted Workers' Compensation Return-to-Work (RTW) Policy. In the absence of a written policy, staff have relied on industry best practices and case-by-case guidance when managing work-related injuries. While this approach has allowed flexibility, it does not provide consistent direction or clearly defined expectations for supervisors and employees.

The proposed Return-to-Work Policy establishes formal guidelines for transitional, modified, and alternate duty assignments for employees recovering from work-related injuries or illnesses. The policy outlines eligibility, responsibilities, communication expectations, and procedures to ensure employees return to productive work as safely and efficiently as possible. Establishing a formal policy promotes consistency across departments, supports employee recovery, reduces lost-time claims, and helps manage workers' compensation costs.

Additionally, the City's workers' compensation insurance provider, the Utah Local Government Trust (ULGT), has requested that Ephraim City implement a formal Return-to-Work Policy as part of recommended risk management practices.

Staff recommends that the City Council approve and adopt the Workers' Compensation Return-to-Work Policy as presented.

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**EPHRAIM CITY  
ORDINANCE ECR 26-04**

**RESOLUTION ADOPTING A WORKERS' COMPENSATION RETURN-TO-WORK  
POLICY**

**WHEREAS**, Ephraim City is committed to providing a safe and supportive work environment and to assisting employees in returning to productive employment as safely and efficiently as possible following a work-related injury or illness; and

**WHEREAS**, Ephraim City currently does not have a formally adopted Workers' Compensation Return-to-Work Policy and has relied on best practices and case-by-case management, which can result in inconsistent application and unclear expectations; and

**WHEREAS**, the Utah Local Government Trust, the City's workers' compensation insurance provider, has recommended and requested that the City implement a formal Return-to-Work Policy as part of sound risk management and loss control practices;

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

**SECTION 1:**        **ADOPTION** "ECR 26-04 Return To Work Policy" of the Ephraim City Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

ECR 26-04 Return To Work Policy(*Added*)

**PURPOSE** This workers' compensation return-to-work (RTW) policy is in place to ensure Ephraim City Corporation provides meaningful work activity for employees who are temporarily unable to perform all or portions of their regular work assignments or duties. This policy applies to employees suffering from either work-related injury or illness. The goal is to allow valued company employees to return to productive, regular work as safely and quickly as possible. By providing temporary transitional work with alternative or modified work activity, injured and recovering employees remain an active and vital part of the company.

**SCOPE** All active employees who are temporarily unable to perform their regular job duties due to a compensable work-related injury or illness may be eligible for transitory work duties within the provisions of this program. RTW tasks may be in the form of:

- Modified duties within the scope of the employee's current position
- Alternative jobs for which the employee qualifies, outside of the scope of their current position
- An altered schedule of work hours

## DEFINITIONS

- “Transitional duty” is a temporary job duty that is within an injured employee’s physical limitations established by a doctor. These assignments are meant to be temporary and will be dictated by the medical providers’ treatment parameters.
- “Modified duty,” also known as light duty, refers to a temporary work assignment provided to an employee injured on the job. This assignment is tailored to accommodate the individual’s physical limitations as they recuperate from the injury.
- “Alternate duty” is designed as a placement service for individuals who cannot return to their previous job task in a modified duty or have reached maximum medical improvement (MMI) and are still unable to perform the essential functions of their pre-injury jobs.

## APPLICABILITY Length of Duty

- If work is available that meets the limitations or restrictions prescribed by the employee’s attending practitioner, that employee may be assigned transitional or modified work for a period not to exceed the doctor’s treatment restrictions. Transitional or light duty is a temporary program, and an employee’s eligibility in these reduced assignments will be based strictly on medical documentation and recovery progress.

## Qualification

- **Transitional or modified duty will be available to all employees on a fair and equitable basis with temporary assignments based on skill and abilities. Eligibility will be based upon completion of the RTW Evaluation Form by the employee’s attending medical professional. An employee on modified duty will be considered part of the regular shift staffing, with recognition of the employee’s limitations within the department.**

## RESPONSIBILITIES

**The following responsibilities apply to various levels within the company:**

- **Senior management will ensure the policy’s enforcement among all levels at Ephraim City Corporation and actively promote and support this policy and the RTW program as a whole.**
- **Supervisors will support the employee’s RTW by identifying appropriate modified assignments and ensuring the employee does not exceed the medical professional’s set restrictions. Supervisors will also stay in regular contact with absent employees and clearly communicate Ephraim City Corporation’s attendance expectations. They are also responsible for reporting any problems**

**with employees and this policy to the RTW manager or program supervisor.**

- **Injured workers will notify their supervisors in a timely manner when their condition requires an absence. Injured workers should also note that state law often requires employees to report injuries and illnesses within specific time frames in order to qualify for certain benefits and protections. Injured employees will also closely follow their medical professional's treatment plan and actively participate in Ephraim City Corporation's RTW program, which includes following all the guidelines of this policy. Injured employees will also help supervisors identify potential options for transitional duties. While supervisors are responsible for maintaining constant communication with the injured employee, the worker also has the obligation to maintain contact with Ephraim City Corporation about their condition and status. The injured worker will complete all required paperwork in a timely manner.**

## **PROCEDURE**

### **Work Schedule**

- Ephraim City Corporation will do everything in its power to tailor the restricted work schedule to the injured employee's normal, pre-condition work schedule. However, depending on the job limitations, it may be necessary for the employee to take on a specifically designed, temporary schedule to accommodate these restrictions.

### **Payment of Wages**

- If the insurance adjuster determines an employee's injury or illness is work-related, Ephraim City Corporation will pay benefits and wages in accordance with the state workers' compensation statute and with the company's HR policies. These benefits will be coordinated with all applicable state, federal and company benefits.
- Employees performing transitional duties, either modified or alternate duties, will be compensated through the employer or benefit payment through workers' compensation, dependent on circumstances. Employees performing transitional duties, either modified or alternate duties, following a period of short-term disability, may receive a combination of regular pay and partial disability benefits. The employee and the Ephraim City Corporation's HR department will work out this combination on a case-by-case basis.
- If employees take a vacation or there is a holiday during restricted duty, they are entitled to their regular vacation selection or holiday pay as it would apply to normal, nonrestricted duty

### **Communication Expectations**

- If an employee is unable to work in any capacity and the company approves of the absences, the employee must stay in communication with the RTW program manager

or HR contact person. The RTW program manager or HR contact person must receive an update of the employee's medical status on at least a weekly basis. In addition to a weekly update, if the employee is seen by the doctor or receives a new restriction sheet, the employee must provide that information to the RTW program manager or the HR contact person as soon as possible after the visit.

### **Medical Appointments**

- Ephraim City Corporation asks that, when possible, employees schedule medical appointments at times resulting in the least interference with work hours. Employees should inform their superiors of all medical appointments as soon as possible. Nonemergency medical appointments not scheduled in advance may be cause for denial of time off.
- The employee's medical provider must complete the Ephraim City Corporation RTW Evaluation Form for each visit to evaluate the employee's injury or illness. It is the employee's responsibility to inform Ephraim City Corporation of their medical status after each doctor visit.

### **Employee Procedure**

1. In the event an injury or illness is work-related, report it to your supervisor as soon as practicable.
2. Complete and sign a Report of Injury Form.
3. Let your supervisor know that you are seeking medical treatment and obtain an RTW Evaluation Form. The RTW Evaluation form must be completed for each practitioner visit regardless of your choice of physician and whether the condition is work-related or not.
4. Participate in the RTW program while your medical provider and supervisor continuously review your condition.

**REFUSAL TO PARTICIPATE** If you are unable to return to your regular job but are capable of performing transitional duty, you must return to transitional duty. Employees who choose not to participate in the Ephraim City Corporation RTW program or follow all requirements in this RTW policy may become ineligible for state workers' compensation benefits, and, in some cases, refusal to participate may be a basis for termination. Unpaid family medical leave may apply upon refusal, and disability benefits will cease.

**FAMILY MEDICAL LEAVE AND OTHER BENEFITS** State or federal leave laws may provide additional rights and protections during times of illness or injury. Lost wages may be reimbursed if disability benefits are available. Contact the HR department for further details

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Chris Larsen, Mayor, Ephraim City

\_\_\_\_\_  
Candice Maudsley, Recorder,  
Ephraim City

**EPHRAIM CITY  
CITY COUNCIL**

TO: MAYOR AND COUNCIL

FROM: Jordan Howe Rec

SUBJECT: HVAC

AGENDA TYPE: ACTION ITEM

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We received bids from several HVAC companies to replace the 5 units on the roof of the city building. We recommend that you award Strasburg HVAC with the contract.

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# HVAC Rooftop Unit Replacement

**Project Location:** 5 S Main Street, Ephraim, UT

**Bid Opening Date:** \_\_\_\_\_

Rank	Contractor	Location	Base Bid	Total Bid
1	Strasburg HVAC	Lindon, UT	\$68,000.00	\$68,000.00
2	SR Mechanical	Salina, UT	\$69,820.00	\$69,820.00
3	CRC Construction INC.	Midvale, UT	\$74,410.00	\$74,410.00
4	Desert Development	Hurricane, UT	\$78,952.00	\$78,952.00
5	Todd Alder Construction	Ephraim, UT	\$92,628.80	\$92,628.80
6	ENFRA	Salt Lake City, UT	\$94,014.00	\$94,014.00

## Staff Summary

Ephraim City received six (6) sealed bids for the HVAC Rooftop Unit Replacement project. Bids ranged from \$68,000.00 to \$94,014.00, representing a spread of \$26,014.00 between the lowest and highest proposals. The apparent low bidder is Strasburg HVAC in the amount of \$68,000.00. Staff will verify licensing, bonding, and responsiveness prior to final award.

## Recommended Motion

I move to award the contract for the HVAC Rooftop Unit Replacement project to Strasburg HVAC in the amount of \$68,000.00, contingent upon verification of licensing, bonding, and compliance with all procurement requirements.



## STAFF REPORT

**To:** Ephraim City Planning and Zoning Commission  
**From:** Megan Spurling, City Planner  
**Date of Meeting:** March 4, 2026  
**Type of Item:** CVG Rezone  
**Process:** Legislative Review

**RECOMMENDATION:** Staff and the Ephraim City Planning Commission has reviewed the application for compliance with all standards in the Ephraim City Municipal Code and found that it meets the minimum required for approval. Accordingly, staff recommends that the Ephraim City Council review the proposed Amendment to the Ephraim City Zoning.

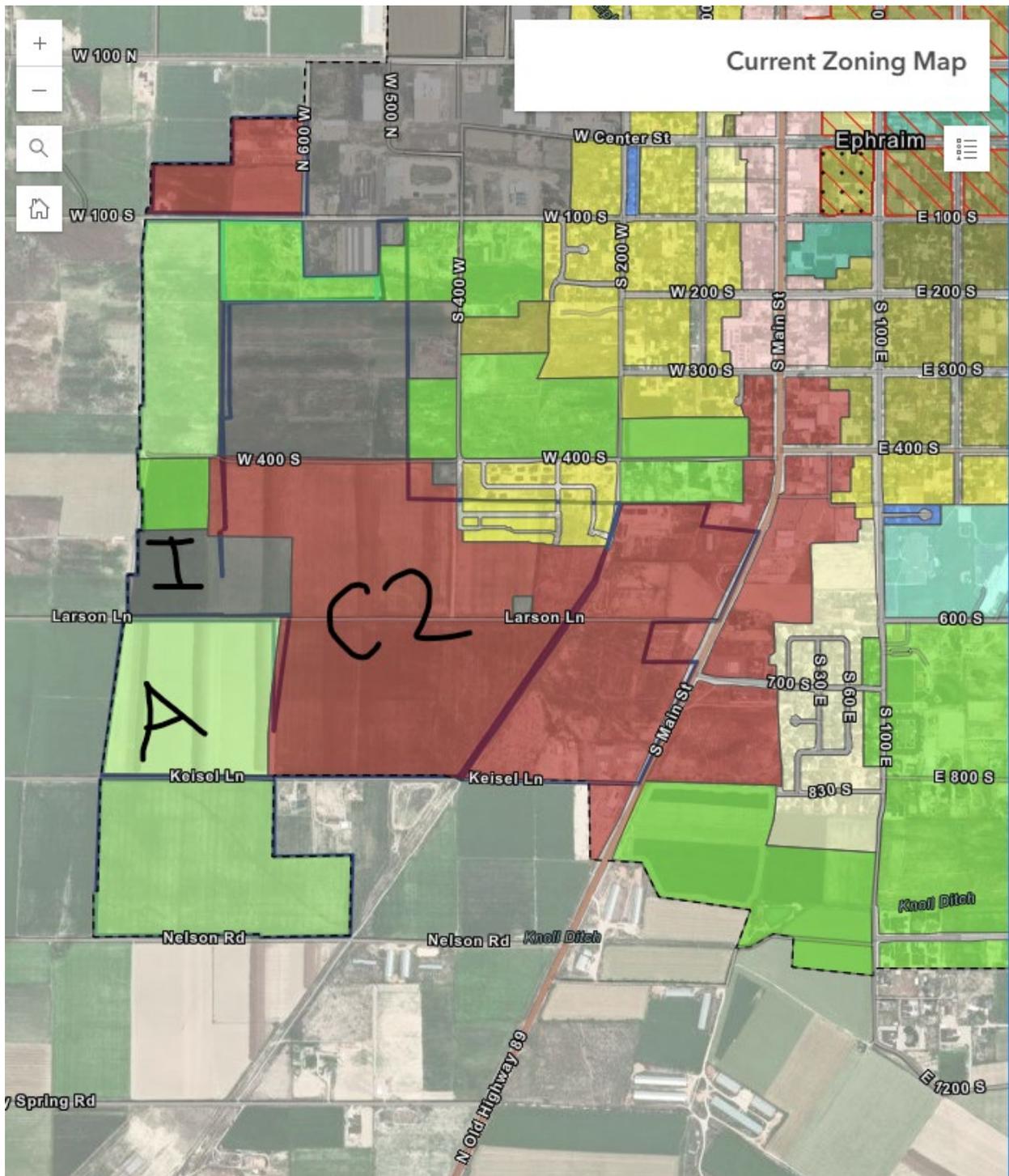
### Project Description

**Project Name:** CVG Rezone  
**Applicant(s):** Mike Ballard, CVG-Ephraim South LLC  
**Property Owner(s):** CVG Ephraim South LLC  
**Location:** Approximately: Larson Lane and Nelson Lane and 600 and 800 W  
**Zone District:** Agricultural  
**Parcel Number:** 6106, 6106X, 6106X1, 6106X2, 6106X3, 6106X4, 6106X5, 6106X6, 6106X7, 6106X8, 6118 and 6325X  
**Final Land Use Authority:** City Council

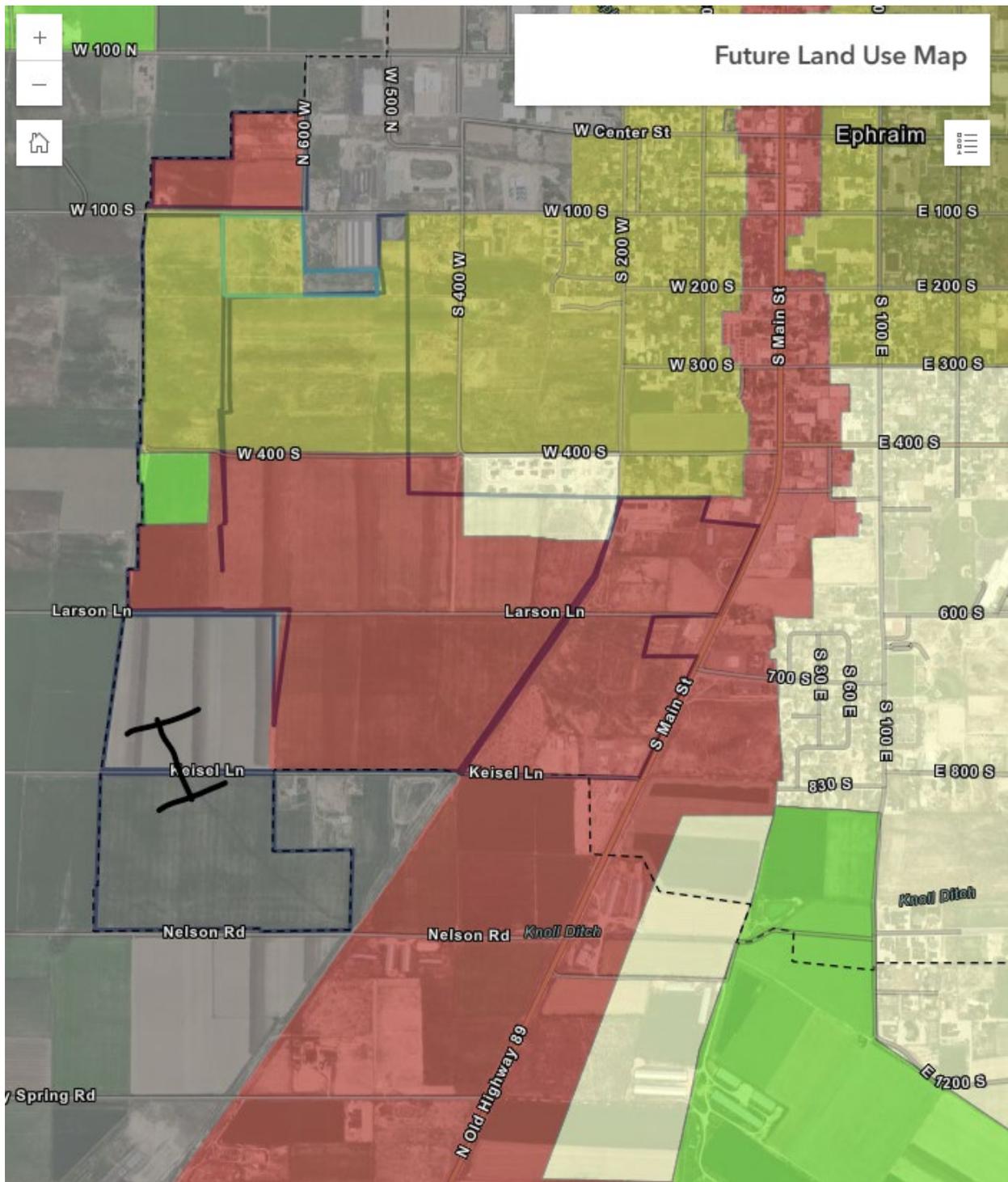
### Proposal

The applicant, Mike Ballard with CVG-Ephraim South LLC is requesting the Amendment to the Ephraim City Zoning Map to rezone property located near Larson Lane and 800 W to the Industrial (I) Zone for the purpose of adding to the Industrial Zone to promote business growth. The property is currently zoned Agricultural (A). **This rezone requests aligns with Ephraim City's Future Land Use Map**

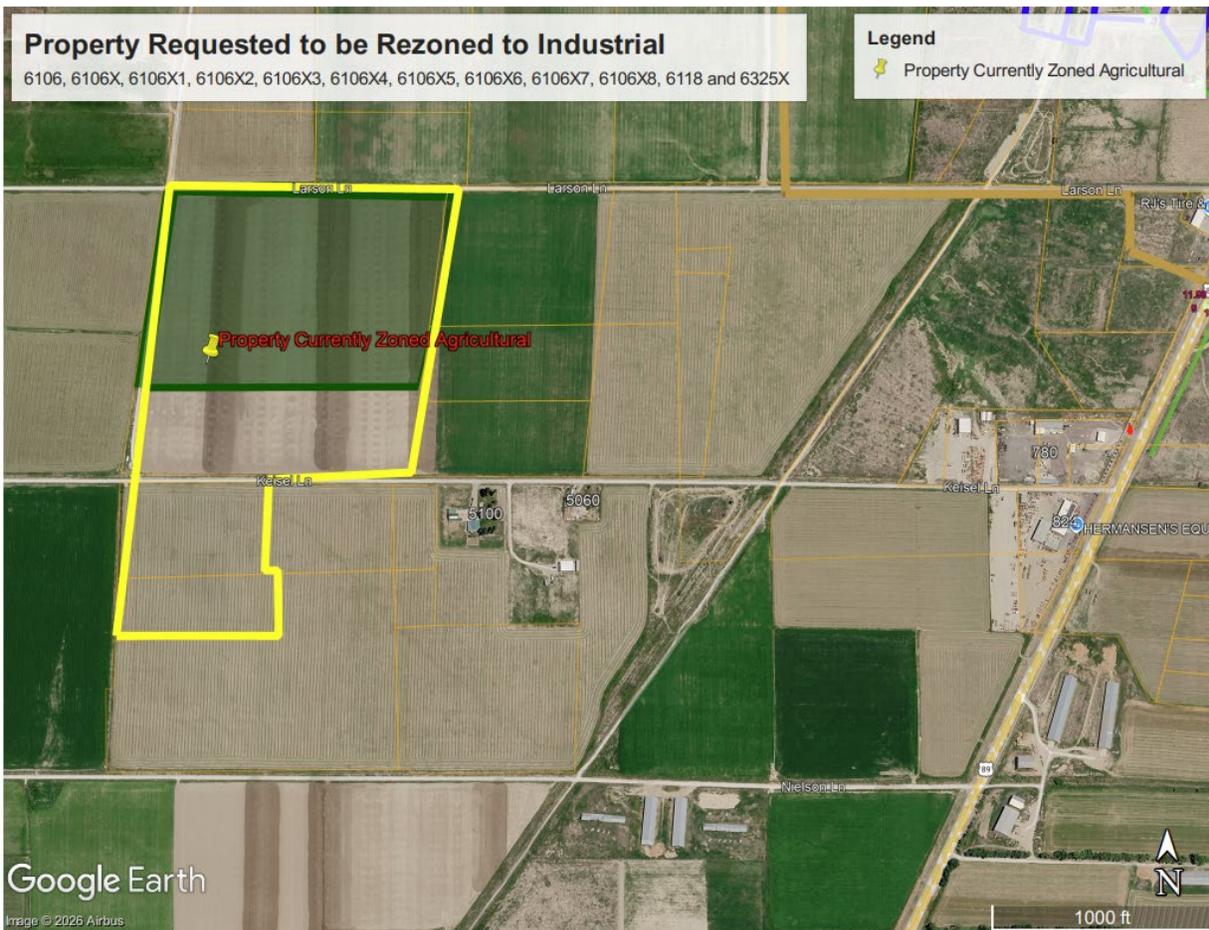
### Current Zoning Map



Future Zoning Map



Property to be Rezoned



## Analysis and Findings

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed map amendment to the City Council.

Section 10.04.060 of the Ephraim City Code provides the standards which should be met to amend the zoning map.

**Standard 1:** The Planning Commission shall hold a Public Hearing that has been properly noticed. **COMPLIES**

**Analysis:** This item has been properly noticed as a public hearing and notice of the hearing was mailed to all adjacent property owners.

**Standard 2:** If changing property from one zone to another, when considering any amendments to the Land Use Ordinance, the Planning Commission shall ensure compliance with the Land Use Classification Map found in the General Plan. **COMPLIES**

**Analysis:** The future land use map shows this land as “Industrial”. The proposal to amend the Zoning Map to include this area within the Industrial zoning district is consistent with the goals and objectives of the Ephraim General Plan.

For informational purposes, Staff has added a use chart analysis as Exhibit A to this report. While allowed and permitted uses are not a specific standard to be used in determining whether an amendment to the Zoning Map is appropriate in a location, Staff is including the information so that the Planning Commission and members of the public may fully understand the potential use changes that amending the Zoning Map would entail.

## **Recommendation**

Staff recommends that the Council consider the issues outlined in this report regarding the proposed Zoning Map Amendment and vote to recommend approval or denial of the proposed amendment based upon the following Findings of Fact and Conclusions of Law:

### **Findings of Fact**

1. CVG-Ephraim South is listed as the fee title owner of record for Parcels 6106, 6106X, 6106X1, 6106X2, 6106X3, 6106X4, 6106X5, 6106X6, 6106X7, 6106X8, 6118 and 6325X
2. The Parcels 6106, 6106X, 6106X1, 6106X2, 6106X3, 6106X4, 6106X5, 6106X6, 6106X7, 6106X8, 6118 and 6325X are located between Larson Lane and Nelson Lane and 600 and 800 W
3. Parcel are currently zoned Agricultural (A)
4. The Ephraim City Planning and Zoning Commission will hold a public hearing regarding the proposed amendment on February 28, 2026
5. The parcels combined are approximately 56 acres.
6. This application has been noticed appropriately .
7. The Ephraim City Planning Commission unanimously voted to approve this application.

### **Conclusions of Law**

1. Based upon the findings of fact listed above, the proposed Amendment to the Ephraim City Zoning Map complies with the standards as described in the Ephraim City Municipal Code.

### **Attachments:**

Exhibit A – Use Chart Comparison for RA and Industrial Zoning Districts.

# Exhibit A

The following selection from the Ephraim City Land Use Matrix shows the current zone and the proposed zone for the subject property. The table only displays instances where the zoning differs for specific uses. Should the Amendment to the Ephraim City Zoning Map be approved by the Ephraim City Council, the uses listed below in the Industrial column would be available as uses on the subject property. Uses shown in the RA column would no longer be available as uses on the subject property.

For the complete Land Use Matrix including all uses for all zoning districts please visit <https://ephraim.municipalcodeonline.com/book?type=ordinances#name=10.20.030> Table B: Land Use Matrix

Use	Agricultural	Industrial
	A	I
Accessory uses buildings customarily incidental to permitted uses	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C
Agricultural industry or related business	C	C
Animal hospital		C
Apiary - beehives (Up to 5 beehives)	P	P
Apiary-beehives (More than 5 beehives)	P	C
Art needlework shop; art shop; art supply		
Automatic car wash		P
Automobile or recreation vehicle sales, service, lease, rental and repair, new or used		P
Automobile service station		P
Awning sales/repair		P
Bakery, retail sales		P
Bank		
Barber shop		P
Bath and massage (not part of medical or health spa)		P
Beauty shop		P
Beauty shop for pets, dog grooming		P
Bed and Breakfast (2006)		
Beer outlet, Class A, Class B		
Blacksmith shop		P
Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding		P
Boiler works		P
Bookbinding		P
Bookstore		P
Bottling works		P
Breweries		C
Building material sales yard, outside, with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing		P
Building material sales in an enclosed building		P
Buildings and structures on slopes greater than 20%	C	C
Café, cafeteria, catering establishment, restaurant (not a drive-thru)		C

Candy, confectionery, nut shop		P
Carbonated and purified water sales		P
Carpet and/or rug cleaning		P
Cell Phone Towers – see Radio, TV and Cell Towers	C	P
Cemetery	P	
Central mixing plant, related to construction industry for cement, mortar, plaster, or paving materials		C
Child day care or nursery	C	
China and/or silver shop		P
Church	C	
Clothes cleaning, dyeing, pressing, dry cleaners		P
Clothing store		P
Coal/fuel sales office		P
Commercial Storage Units		P
Construction of buildings to be sold and moved off the premise		P
Convenience store with gasoline sales		P
Copy store, blueprinting, Photostatting, duplicating		P
Costume rental		
Dairy	P	P
Dams and reservoirs	C	C
Dance Clubs/Hall (2006)		C
Dance Studio (2006)		P
Delicatessen		P
Department store		P
Dramatics school	C	P
Drapery-curtain store		P
Dressmaking		P
Drive-ins; refreshment stand, eating place		P
Drugstore		P
Dry goods store		P
Dude ranch, family vacation ranch	P	
Dwelling, Accessory Apartment (see definition)		
Dwelling, Congregate Residence. Multiple tenant dwelling (more than four individuals) in an existing structure, subject to current parking requirements; ECC 10.20.050 Table D, with an occupancy of up to the lesser of two people per bedroom or 10 people per building (see definitions.) (2006)		
Dwelling, two-family (duplex)		
Dwelling, multiple-family (more than 4 units)		
Dwelling, four-family (fourplex)		
Dwelling, single-family	P	
Dwelling, three-family (triplex)		
Egg candling, sales, or processing	P	P
Elderly Facilities as defined and articulated by Utah Code §§ 10-9a-103, 10-9a-516, 10-9a-517, 10-9a-518, 10-9a-519		
Electrical, appliances and fixtures, electronic instruments sales, repair and/or service		P

Employment agency or employment office		P
Farm or ranch housing	C	C
Farms devoted to raising and marketing of livestock, chickens, turkeys or other fowl or poultry, fish or frogs; including wholesale and retail sales; pigs and hogs excluded	P	C
Fix-it shop, repair shop, for household items		P
Flooring, carpet repair and sales		P
Florist shop		P
Food processing or packaging		P
Forest industry, such as a saw mill, wood products plant, etc.		P
Forestry, except forest industry	P	P
Foundry		P
Frozen food lockers		P
Fruit or vegetable stand	P	P
Fruit/fruit juice store		P
Furniture sales, and/or repair		P
Garage Repair Shops (see definition)		P
Gift shop; hobby or crafts shop		P
Golf Course	P	
Greenhouse, nursery; plant materials; soil & lawn service	P	P
Grocery; meat sales		P
Group Homes, to include youth care facilities, rehabilitation and treatment centers. (as per state and federal laws)	P	
Gunsmith		P
Hardware store, not including the sale of lumber		P
Hatchery	P	P
Health Club/Spa/Gym		P
Heating, ventilating, air conditioning; equipment (HVAC), sales/repair		P
Home occupations (Uncontested -see definition and ECC 10.12.020 Paragraph G)	P	P
Honey extraction	P	P
Hospital supplies		P
Hospital; medical or dental clinic		C
Hotel, motel, inn		C
Household cleaning/repair, house equipment displays		P
Ice cream shop		C
Ice manufacture, storage, and sales		P
Ice cream making, and/or candy making		P
Incinerator, excluding hazardous materials		C
Indoor auto parts sales		P
Insulation sales, manufacturing, installation and service		P
Interior decorating store		P
Jewelry store		P
Kennel	C	P
Knitting mill		P
Laboratories		P
Laundry, automatic self-help		P

Laundry agency		P
Leather goods		P
Linen shop		P
Liquor and beer sales; places for drinking liquor or beer		C
Lithographing, including engraving, photo engraving		P
Luggage sales		P
Machine shop/Manufacturing		P
Manufactured home sales and storage		P
Manufacturing (Heavy)		C
Manufacturing (Light)		P
Medical/dental clinic, and related laboratories		P
Milk distributing station; sale of dairy products, excluding processing/bottling	P	P
Mobile lunch service		P
Monument sales, retail		P
Mortuary		C
Motion picture studio		P
Motorboat sales		P
Music store		P
Notions, variety store		
Novelty shop, variety store		
Office, business or professional		P
Office, Low Impact Business or Professional (see definition)		P
Office, supply; office machines sales, repair		P
Oil burner shop		C
Optometrist; oculist		
Ornamental iron manufacturing and sales		P
Package agency		P
Painter/paint store		P
Parking lot	P	P
Personal agriculture, gardening, tilling of the soil; for personal consumption or resale	P	P
Personal agriculture, including grazing and pasturing of animals	P	P
Pest extermination and control office		P
Pet shop		P
Photographer or photography shop, sales and service		P
Planeing mill		P
Plumbing shop		P
Popcorn and/or nut shop		P
Printing, including engraving, photo engraving		P
Private educational institution having a curriculum similar to that ordinarily given in public schools	C	P
Privately owned utility transmission lines which serve inter-regional areas	C	C
Public owned parks and recreational facilities	P	C
Public stable, riding academy or riding ring, horse show barns or facilities	P	P
Public use, essential services	P	P
Radio and television station		P

Radio, Television, and Cell phone towers (2006)	C	P
Radio and television sales and repair		P
Reception center and/or wedding chapel		P
Recreation vehicles, rentals, leases, sales and service, outdoor and indoor		P
Residences for persons with a disability (see Utah Code § 10-9a-5120)	P	
Restaurant supply		P
Retail buildings: less than 20,000 square feet in total floor space		P
Retail Buildings: floor space greater than or equal to 20,000 square feet		C
Roofing sales		P
Sandblasting		P
Saw mill		P
Second-hand shop, antiques, conducted within a building or enclosure		P
Seed/feed store	P	P
Sewing machine shop		P
Sexually oriented businesses		C
Shoe shop; shoeshine; shoe repair		P
Sign shop, sign painting shop		P
Solar Panels: In accordance with Ephraim City Net Metering Ordinance	P	P
Solar Farms: (Utility Scale Power Generation)		C
State store		C
Stationary and greeting card sales		P
Storage, placement, keeping, locating, parking, maintaining, and keeping of agricultural equipment	P	P
Storage, placement, keeping, locating, parking, maintaining, keeping of commercial, construction, military surplus, or specialized equipment		P
Tailor shop		P
Taxidermist	C	P
Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	P
Tire shop, sales and repair		P
Tire, recycling into fuels and useable products		C
Tire retreading, or vulcanizing		C
Tobacco shop		C
Towel and linen supply service		P
Travel bureau		P
Treatment of materials from sand and grease interceptors, resulting in inert materials		C
Truck wash		P
Truck and heavy equipment service station and repair facility		P
Upholstering, including mattress manufacture rebuilding or renovating		P
Upholstery shop		P
Veterinary	P	P
Wallpaper store		P
Weaving		P
Welding shop		P
Wholesale business		P

Windmills (self standing towers) (not including windmills integrated into typical building equipment and/or accessories)		
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P

**EPHRAIM CITY  
ORDINANCE ECO 26-03**

**AN ORDINANCE AMENDING SECTION 10.20.030 TABLE B: LAND USE MATRIX  
REGARDING SETBACK AND DENSITY REQUIREMENTS IN THE C2 ZONE**

**WHEREAS**, the City has identified the need to clarify setback and density standards applicable to residential developments within the C2 (Commercial General) zoning district; and

**WHEREAS**, the current setback table does not explicitly reference the applicable residential zoning standards for residential developments located within the C2 zone; and

**WHEREAS**, the City Council finds it necessary to ensure consistency and compatibility by requiring that residential developments in the C2 zone adhere to the setbacks and density requirements established for the R4 zoning district.

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

**SECTION 1:            AMENDMENT** “10.20.020 Table A: Setbacks” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

10.20.020 Table A: Setbacks

This table provides setback and other development standards governing lots in the city in an easy to read format. It is not the complete set of regulations governing property development and should not be used except in conjunction with the rest of this ordinance.

**Table A: Setbacks and Density**

Zone	Min. Lot Size	Max. Density	Min. Width	Front Yard	Side Yards	Rear Yard	Maximum Height of Main Bldgs.
R1	8,000 sq. ft. (0.184 acres)	1 unit per parcel	75'	20'	8'	20'	two and one-half stories or 35'
R1A	8,000 sq. ft. (0.184	1 unit per parcel	75'	20' *	8'	20'	two and one-half stories or

	acres)						35'
R1B	3,000 sq. ft. (0.069 acres)	1 unit per parcel	40'	15'	6'	15'	two and one-half stories or 35'
R2	8,000 sq. ft. (0.184 acres)	17.8	70'	20'	8'	20'	two and one-half stories or 35'
R3	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
R4	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
A	20 acres	0.05	120'	20'	8'	20'	two and one-half stories or 35'
RA	0.33 acres	3.0	75'	20'	8'	20'	two and one-half stories or 35'
C1	none	18.8	none	10' **	0'	0'	45' (8' minimum)
C1A	none	18.8	none	20' *	0'	0'	45' (8' minimum)
C2****	none	18.8	none	20'	0'	0'	45' (8' minimum)
C3	none	0	none	20'	0'	0'	45' (8' minimum)
I	none	0	none	20'	10' ***	0'	35' unless waived by city council

\* May be less if adjacent property is less, but never less than fifteen feet.

\*\* For property located in the C1 Zone between 100 South and 100 North, a five foot setback

may be applied to the front setback. (2010)

\*\*\* May be 0' if a 4-hour firewall.

\*\*\*Residential Developments in the C2 zone adhere to the setbacks and density requirements of the R4 zone.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Chris Larsen, Mayor, Ephraim City

\_\_\_\_\_  
Candice Maudsley, Recorder,  
Ephraim City