

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
MARCH 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, Anthony Beal, Troy Birch, Loren Steck, Jack Dalene

MEMBERS EXCUSED

Dennis Nordfelt; Mayor Pro Tem

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Megan Spurling; Planner, Jeff Hermansen; Fire Chief, Jordan Howe; Rec Director, Nic Mills; City Attorney

PLEDGE AND INVOCATION

The Pledge of Allegiance was led by Chief Hermansen.

The Invocation was offered by Jordan Howe.

PUBLIC COMMENT

- No public comment presented.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A) APPROVAL OF WARRANT REGISTER
- B) APPROVAL OF FEBRUARY 18, 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 WILDLAND URBAN INTERFACE

Thomas Peterson from the Department of Natural Resources addressed the Council regarding the State's cooperative wildfire cost program and explained that state wildfire suppression cost assistance is tied to municipal adoption of the Wildland-Urban Interface Code.

Mr. Peterson reviewed the Ordinance and its local application, including:

- New construction in designated high-risk areas must meet Wildland-Urban Interface Code requirements, including defensible space standards.
- Existing homes are grandfathered.
- Most new homes already meet the applicable standards.
- Defensible space must be maintained by property owners.
- No changes to homeowners' insurance rates were anticipated as a direct result of adoption.

The Council also discussed pending state legislation (House Bill 41) and the possibility that the State could adopt the 2024 Wildland-Urban Interface Code, which would require the City to update its adoption accordingly.

FIRE INSPECTION ORDINANCE

The Council reviewed proposed updates to the Fire Inspection Ordinance. Key components discussed included:

- Single-family rentals and duplex rentals: exempt from annual inspections; self-inspection forms required during annual business license renewal.
- Triplex and multi-family dwellings: continue with annual inspections.
- Short-term rentals (less than 30 days): initial inspection required and annual inspections thereafter.

ROAD WIDTH CHANGE FROM 24' TO 26'

The Council reviewed the need to update City standards from 24 feet to 26 feet of asphalt width to align with fire access requirements and ensure proper maneuvering and turnarounds for fire trucks in new developments.

SIDEWALK REQUIREMENT ON PRIVATE STREETS

The Council reviewed sidewalk requirements for private streets serving developments with multiple dwelling units. Staff emphasized the need for consistent, safe pedestrian circulation through internal private road systems and clarified that the sidewalk standard is five feet and measured from the back of the gutter. Staff will bring forward code language updates to make the requirement clear.

GREENSPACE/AMENITIES ORDINANCE

The Council reviewed a proposed update to development standards for multi-family developments. Staff explained that while developments already have landscape percentage requirements, multi-family developments with 10 or more units would be required to provide an **additional 10% of land area** for resident amenities. Discussion included:

- Differing standards for developments with 10 units or fewer versus 10 units or more.
- Developing a clear list or point system to define acceptable amenities.

- Safety considerations and neighborhood impacts, including concerns raised regarding a development on 200 West.
- Staff noted that similar standards exist in other municipalities and that the City Attorney confirmed the approach is permissible.

SHORT-TERM RENTALS ORDINANCE

The Council reviewed policy direction for a new short-term rental ordinance. Staff noted there is currently no City code governing short-term rentals. Concepts discussed included:

- Local management requirements.
- Business licenses are issued in the property owner's name.
- Unit caps (for developments of 10 units or fewer, one short-term rental; for larger developments, no more than 10%).
- Business licensing requirements and transient room tax collection.

Staff will draft an ordinance for Council consideration.

ACTION AGENDA

EPHRAIM CITY RESOLUTION 26-04 RETURN TO WORK POLICY

The Council reviewed the Return-to-Work Policy and confirmed the city attorney had reviewed it.

Councilmember Beal moved to approve ECR 26-04 Return to Work Policy. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.

AWARDING OF HVAC BID

The Council reviewed bids for replacement of HVAC units at the city building. Discussion included ensuring the selected contractor provides appropriate guarantees and that testing and balancing are completed as needed.

Councilmember Steck moved to award the HVAC bid to Strasburg. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

CAMINO VERDE GROUP REZONE

The Council reviewed a request from Mike Ballard with CVG-Ephraim South LLC to amend the Ephraim City Zoning Map and rezone property located near Larson Lane and 800 West from Agricultural (A) Zone to Industrial (I) Zone. The purpose of the request is to expand the existing industrial area and promote business growth within the community.

Planning staff reported that both staff and the Ephraim City Planning Commission reviewed the application for compliance with the standards outlined in the Ephraim City Municipal Code and determined that it meets the minimum requirements for approval. Staff also noted that the proposed rezone is consistent with Ephraim City's Future Land Use Map.

Councilmember Birch moved to approve the CVG rezone. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

EPHRAIM CITY ORDINANCE 26-03 UPDATE TO THE SETBACK TABLE

The Council reviewed proposed amendments to the setback table for the C2 zone. Staff noted the code was recently challenged due to missing or unclear language in the table relative to zoning requirements, and the update is intended to maintain proper spacing between residential and commercial development and ensure consistent application.

Councilmember Dalene moved to adopt ECO 26-03, amending the Setback Table. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Birch moved the Regular Council Meeting adjourn at 7:54 p.m. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

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

MINUTES APPROVED:

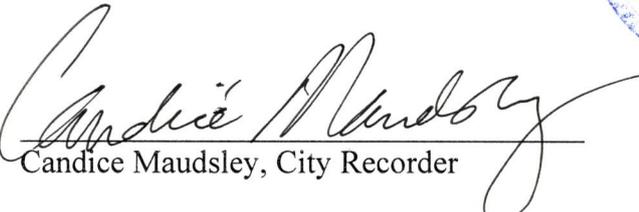


Chris Larsen, Mayor

18 MARCH 26
Date



ATTEST:



Candice Maudsley, City Recorder

3-18-26
Date