

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

Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Colby Zeeman; Police Chief, Megan Spurling; Planner, Jeff Hermansen; Fire Chief, Jon Knudsen; Finance Director, Jeff Jensen; Public Works, Cory Daniels; Power Director

**PLEDGE AND INVOCATION**

The Pledge of Allegiance was led by Thomas Peterson.

The prayer was offered by Bryan Kimball.

**PUBLIC COMMENT**

- **Margie Anderson:** Former Councilmember Margie Anderson spoke regarding the Scandinavian Festival. She stated the festival is a valued community tradition with strong Scandinavian roots and statewide cultural connections. She expressed concern that *The Phat Old Professors*, a local musical group with a long history of performing at the festival, are not currently included in this year's lineup. Ms. Anderson noted the importance of supporting local talent alongside traditional Scandinavian performers and encouraged consideration of a balanced approach that would allow for both.

**PRESENTATIONS**

A) Water Rate Study (Rita Trick, RCAC)

Rita Trick, representing the Rural Community Assistance Partnership (RCAC), presented the City's water rate study. She explained that rate studies are conducted to determine whether current revenues are sufficient to cover the full cost of operating, maintaining, and replacing water system infrastructure.

Key points included:

- The study evaluates whether current user rates reflect the true cost of service, including operations, maintenance, debt obligations, and long-term capital replacement.
- Financial projections include an assumed 4% annual inflation rate, which may be adjusted in future analyses.
- The study incorporates required debt reserve funds and recommended system reserve contributions.
- Several funding scenarios were analyzed to evaluate long-term system sustainability.
- The study is available for public review at the City Recorder's Office and on the Public Notice Website.

**Conclusion:** Current water rates are not sufficient to cover system costs, resulting in inadequate funding for operations, maintenance, and reserve requirements.

#### B) Sewer Rate Study (Chad Busch)

Chad Busch, also from the Rural Community Assistance Partnership (RCAC), presented the sewer rate study, noting that the work was fully funded through grant resources and did not result in any direct cost to the City.

Key points included:

- The study evaluates the ability of current sewer rates to fund ongoing operations, maintenance, and future capital needs.
- Assumptions include 4% annual inflation and approximately 1% annual customer growth.
- Three rate scenarios were developed to illustrate different approaches to achieving financial stability.

**Conclusion:** The sewer utility is currently underfunded. Scenario 2A was recommended as the most balanced approach, providing gradual rate increases while maintaining system sustainability and affordability.

### CONSENT AGENDA

#### CONSENT AGENDA ITEMS

A) APPROVAL OF WARRANT REGISTER

B) APPROVAL OF MARCH 4, 2026 MINUTES

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

## STUDY AGENDA

### A) WATER AND SEWER RATE STUDY DISCUSSION

City Engineer Bryan Kimball reviewed the findings of both studies and emphasized concerns regarding aging infrastructure and insufficient reserve funding. He stated that the City has deferred necessary investments over time, contributing to current financial challenges.

Public Works Director Jeff Jensen discussed several infrastructure needs and ongoing projects, remarking that many recent repairs have been temporary (“band-aid”) solutions rather than long-term fixes, due to funding limitations.

Additional discussion included:

Current utility rates are not generating sufficient revenue to meet operational costs or fund long-term infrastructure replacement.

Analysis indicates that the City is effectively subsidizing utility services, with approximately \$17 per connection per month needed to reach a break-even point.

Without rate adjustments, utility reserves are projected to be depleted by approximately 2031.

The City has historically relied on grant funding and deferred maintenance, which has helped limit rate increases but is not sustainable long term.

Potential reductions in federal and state funding sources may further impact future infrastructure projects. Staff presented multiple rate adjustment scenarios for both water and sewer systems, including:

- Immediate (one-time) rate increases
- Gradual annual increases
- Hybrid approaches combining both strategies

The need for improved long-term planning was recommended and emphasized:

- Development of a comprehensive Capital Improvement Plan (CIP)
- Completion of a full asset management plan and engineering evaluation
- Prioritization of infrastructure repair and replacement projects

### B) AMENDED POWER POOLING AGREEMENT

Power Director Cory Daniels reviewed the **Amended and Restated Power Pooling Agreement** with UAMPS, noting the current agreement has not been updated since 1980 and must be modernized to align with current power market requirements.

The update is required due to participation in the **Energy Day-Ahead Market**, effective **May 1, 2026**. Under the new structure, each participant will be responsible for meeting its own power needs, with any shortfall purchased on the market at that participant's expense.

Key points included:

- **Resource Planning:** Participants must plan for load needs through forecasting and annual purchase plans, with UAMPS authorized to procure power as needed.
- **Cost Allocation:** Costs are assigned based on use; directly attributable costs are charged to individual participants, while shared costs are distributed based on load ratio.
- **Governance:** Establishes a Project Management Committee with one voting representative per member, along with an advisory committee.
- **Financial Safeguards:** Includes payment obligations, audit requirements, and transparency measures.
- **Term:** Effective May 1, 2026, and remains in place unless terminated with five years' notice.

Mr. Daniels noted that Ephraim is experiencing approximately **8% annual load growth**, emphasizing the need for proactive planning under the new structure. Council approval will be required at an upcoming meeting.

#### **ACTION AGENDA**

##### **A) EPHRAIM CITY ORDINANCE 26-02 UTAH WILDLAND URBAN INTERFACE**

(WUI) building standards and associated boundary map. Staff explained that House Bill 48, effective January 1, 2026, requires municipalities to adopt and enforce WUI standards.

The ordinance applies to areas where development meets undeveloped wildland and includes requirements such as vegetation management, ignition-resistant construction, and restrictions on fireworks within designated WUI areas.

Staff noted that adoption will bring the City into compliance with state law, provide a clear regulatory framework, and improve predictability for property owners and builders in wildfire-risk areas. Alternatives to adopt, revise, or not adopt were presented, with staff recommending approval as proposed.

*Councilmember Dalene moved to approve ECO 26-02 Utah Wildland Urban Interface. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

##### **B) EPHRAIM CITY ORDINANCE 26-04 FIRE INSPECTION AMENDMENT**

This item was skipped and will return to a future meeting.

##### **C) EPHRAIM CITY RESOLUTION 26-05 AWARD ROAD WORK BID**

The Council reviewed bids for the 2026 chip seal overlay project. Staff reported that seven bids were received this year, compared to four in the previous year, resulting in more competitive pricing and lower costs. Staff recommended awarding the contract to Christensen Ready Mix, noting that the company has been reviewed and successfully utilized by Manti City.

***Councilmember Steck moved to approve ECR 26-05 Award Road Work Bid to Christensen Ready Mix. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.***

#### **D) CONDITIONAL USE PERMIT-MARZ KENNEL LICENSE**

The Council reviewed a Conditional Use Permit application submitted by Hau Yi Marz to operate a kennel license for a small-scale animal rescue program at a residential property. The proposal allows for the temporary housing and care of animals, with the intent to rehome them. All animals will receive vaccinations and be spayed or neutered as appropriate. Staff reported that the application meets the requirements of the Ephraim City Municipal Code. The Planning Commission unanimously recommended approval, subject to the conditions outlined in the staff report.

Key conditions of approval include:

- A kennel license must be obtained prior to housing more than four animals.
- Proof of vaccinations must be provided with annual license renewal.
- Animals are limited to household pets (cats and dogs only).
- The property must be maintained in a clean and sanitary condition.
- Animals must be kept in the rear yard and properly contained within a solid fence or structure.
- Outdoor enclosures must be set back at least 10 feet from property lines.
- A maximum of **10 animals** may be kept on the property at any time, including the applicant's own pets.

Staff recommended approval of the Conditional Use Permit, provided all conditions are met.

***Councilmember Nordfelt moved to approve the CUP for the Marz Kennel License. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.***

#### **E) REZONE REQUEST-CVG EPHRAIM SOUTH R2 TO R1B**

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 250 West 490 South and 275 West 500 South from R2 (medium-density residential) to R1B (low-density residential).

The proposed rezone is intended to ensure consistency with the existing single-family residential development to the north and to provide a transitional buffer between higher-density residential and nearby commercial areas. The request represents a step down in density and aligns with the City's Future Land Use Map designation for low-density residential.

Staff reported that the application meets the requirements of the Ephraim City Municipal Code. The Planning Commission unanimously recommended approval, subject to conditions outlined in the staff report, including:

- Maintaining lot frontages between 60–80 feet
- No lots smaller than 6,000 square feet

Staff recommended approval of the rezone request.

***Councilmember Nordfelt moved to approve the rezone request for CVG from R2 to R1B. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.***

#### **F) PARRY GENERAL PLAN AMENDMENT**

The Council reviewed a request from Cody Parry to amend the Ephraim City General Plan Land Use Map for parcel S-625x3, which is currently designated as medium-density residential. Staff explained that approval of the General Plan Amendment would allow consideration of a corresponding zone change to support a potential commercial use on the property. Discussion included the long-term implications of modifying the General Plan and how the amendment may impact surrounding land uses.

***Councilmember Beal moved to approve the Parry General Plan Amendment. The motion was seconded by Councilmember Steck. Vote:***

***Aye: Beal, Steck, Birch, Dalene***

***Nay: Nordfelt. The motion carried.***

#### **G) REZONE REQUEST-PARRY R3 TO C2**

Following approval of the General Plan Amendment, the Council considered a request from Cody Parry to amend the Ephraim City Zoning Map and rezone parcel S-625x3 from R3 (medium-density residential) to C2 (commercial). The applicant indicated the intent to develop the property as an RV park for public use.

Staff reported that while the application meets the minimum requirements of the Ephraim City Municipal Code, it was originally not consistent with the General Plan prior to amendment. Staff outlined several concerns, including:

- The property's location within an established residential area
- Compatibility of a commercial RV park with surrounding uses
- Traffic circulation and safety concerns related to large vehicles
- Limited site access, currently restricted to emergency access

The Planning Commission issued a split recommendation, with two members in favor and two opposed. Concerns included inconsistency with the prior General Plan designation and insufficient detail regarding the proposed use. Staff did not recommend approval, but noted that if approved, the applicant must demonstrate legal access to the property prior to development.

The Council discussed the proposal, including the need for additional RV accommodation, potential economic benefits, and challenges associated with the site's location.

**Councilmember Steck moved to approve Rezone Request-Parry R3 to C2. The motion was seconded by Councilmember Dalene. Vote:**

**Aye: Beal, Steck, Birch, Dalene**

**Nay: Nordfelt. The motion carried.**

**COUNCIL REPORTS**

**Dennis Nordfelt**

- Scandinavian Festival: The pickleball courts will not be completed prior to the festival, and alternative arrangements will be made. The participation of *The Phat Old Professors* will be reviewed and addressed by the Festival Board.

**Anthony Beal**


- Library Board: Library policies were reviewed.
- Youth City Council: The local Youth City Council will collaborate on activities this summer. Mr. Beal noted that Troy Shelley did an excellent job hosting the Youth City Council during the recent legislative session.

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Birch moved the Regular Council Meeting adjourn at 9:02 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, April 1, 2026, starting at 7:00 p.m. in the Ephraim City Council room.


**MINUTES APPROVED:**

  
\_\_\_\_\_  
Dennis Nordfelt, Mayor Pro Tem

1 APR 2026  
Date



**ATTEST:**

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

4-1-26  
Date