



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA**  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, April 15, 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. Presentations**

- A. Jones and Demille - Lower Canyon Pipeline Project Report (Garrick Wilden)

## **II. Consent Items**

- A. Ratification of Warrant Register between March 27, 2026, and April 9, 2026
- B. Approval of April 1, 2026, City Council Meeting Minutes

## **III. Study Agenda**

- A. Strategic Plan -Economic Development Plan (Katie Witt)

## **IV. Council Reports**

## **V. 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 13th day of April 2026.

Notice was posted:

- On the Utah Public Notice Website;
- On the Ephraim City website (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  
APRIL 1, 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**

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

**MEMBERS EXCUSED**

Chris Larsen; Mayor, Anthony Beal

**STAFF PRESENT**

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Megan Spurling; Planner, Jeff Jensen; Public Works, Cory Daniels; Power Director

**PLEDGE AND INVOCATION**

The Pledge of Allegiance was led by Camron Nielson.

The Invocation was offered by Council Member Jack Dalene.

**PUBLIC COMMENT**

- No public comment presented.

**CONSENT AGENDA**

**CONSENT AGENDA ITEMS**

- A) APPROVAL OF WARRANT REGISTER
- B) APPROVAL OF MARCH 18, 2026 MINUTES

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

## ACTION AGENDA

### **A) EPHRAIM CITY RESOLUTION 26-06 MUNICIPAL WASTEWATER PLANNING PROGRAM SURVEY 2025**

Public Works Director Jeff Jensen presented an evaluation and summary of the city's wastewater financial operations. The report reflects a clear understanding of current business operations and overall system performance.

*Councilmember Dalene moved to approve ECR 26-06 the Municipal Wastewater Planning Program Survey 2025. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.*

### **B) EPHRAIM CITY RESOLUTION 26-07 AMENDED POWER POOLING AGREEMENT**

Power Director Cory Daniels summarized the amended power pooling agreement. This item was previously reviewed during the last meeting's study session, and the Council demonstrated a clear understanding based on that prior discussion.

*Councilmember Birch moved to approve ECR 26-07 the Amended Power Pooling Agreement. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.*

### **C) EPHRAIM CITY ORDINANCE 26-05 ROAD WIDTH AND SIDEWALK REQUIREMENT ON PRIVATE STREETS AMENDMENT**

It was explained that a discrepancy exists between the International Fire Code requirements and the City's current road width standards, and that these standards need to be aligned for consistency. The amendment also requires that private streets include sidewalks, curbs, and gutters to improve pedestrian safety. While these practices have generally been followed in the past, this ordinance formally establishes them as standard requirements.

*Councilmember Dalene moved to adopt ECO 26-05 the Road Width and Sidewalk Requirement on Private Streets Amendment. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.*

### **D) CONDITIONAL USE PERMIT COOK DUPLEX**

The applicant, Brian Cook, is requesting an amendment to the existing Conditional Use Permit for the Sage Manor PUD to allow the addition of one new duplex for rental purposes. The Planning Commission reviewed the request and approved it unanimously. The project will include additional green space for tenants, with a requirement that at least 20% of the lot be maintained as landscaping or open space. Water-wise landscaping is strongly encouraged. Required amenities must be completed prior to occupancy. City staff recommends approval of the amendment, provided all conditions are met.

***Councilmember Birch moved to approve the CUP for the Brian Cook Duplex with the conditions of approval met. The motion was seconded by Councilmember Dalene. 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 7:16 p.m. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.***

The next regular City Council meeting is scheduled to be held on Wednesday, April 15, 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