

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

15 APR 26

Date



ATTEST:



Candice Maudsley, City Recorder

4-15-26

Date