



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, May 20, 2026
7:00 PM

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 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>

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. Public Hearings and Related Action

A. Public hearing regarding proposed increases to water and sewer utility rates. (Jon Knudsen & Jeff Jensen)

Pages 4-18

1. **ECO 26-08** Consideration and possible adoption of an ordinance amending the Ephraim City Consolidated Fee Schedule, including adjustments to water and sewer utility rates as well as other department fees. (Jon Knudsen)

II. Presentations

A. Meet the New Miss Ephraim and Attendants (Adelie Douglas, Sierra Curtis, Alexa Ogden)

B. Presentation of CCA Christensen Artwork (Julie Lund)

C. Presentation of the City’s Fraud Risk Assessment. (Jon Knudsen)

III. Consent Items

A. Ratification of Warrant Register between May 1, 2026, and May 15, 2026

Pages 19-25

B. Approval of April 29, 2026 and May 6, 2026, City Council Meeting Minutes

IV. Action Agenda

Pages 26-28

A. **ECO 26-04** Consideration and possible adoption of an ordinance amending Ephraim City Code regarding the frequency of required fire inspections. (Jeff Hermansen)

Pages 29-32

B. Consideration and possible approval of a Conditional Use Permit application submitted by Antonio Jimenez for construction of a duplex at approximately 150 South 200 West. (Megan Spurling)

Pages 33-41

C. **ECO 26-06 Green Space and Amenities Ordinances for Multi-Family Developments-** Consideration and possible adoption of an ordinance amending Ephraim City Code regarding green space and amenity requirements for multi-family developments. (Megan Spurling)

Pages 42-44

D. **ECO 26-07 Short Term Rental Ordinance-** Consideration and possible adoption of an ordinance amending Ephraim City Code regarding short-term rental requirements. (Megan Spurling)

Pages 45-51

E. **ECO 26-09** Consideration and possible adoption of an ordinance establishing a Water and Sewer Assistance Program for qualifying utility customers. (Katie Witt)

V. City Manager Report

A. **Splash Pad Schedule**

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 18th day of April 2026.

Notice was posted:

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

Candice Maudsley
Ephraim City Recorder



EPHRAIM CITY COUNCIL

MEETING DATE: MAY 20, 2026

TO: MAYOR AND COUNCIL
FROM: KATIE WITT, CITY MANAGER
SUBJECT: CONSOLIDATED FEE SCHEDULE
AGENDA TYPE: ACTION

EXECUTIVE SUMMARY

Ordinance ECO 26-08 amends various fees in Title 12, Chapter 8 of the Ephraim City Municipal Code related to the City’s Consolidated Fee Schedule. The proposed amendments update business license fees, planning and zoning fees, police department fees, electrical rates, sewer rates, and water rates. Staff recommends approval of Ordinance ECO 26-08.

BACKGROUND

Ephraim City maintains a consolidated fee schedule for municipal services, licenses, permits, utilities, and related charges. The ordinance states that the City conducts annual review and adjustment of fees to ensure accuracy and reflect changing circumstances, and that additional adjustments may be needed as municipal requirements and costs evolve.

Ordinance ECO 26-08 proposes amendments to the following sections of the Ephraim City Municipal Code:

- 12.08.040 — Business License Fees
- 12.08.130 — Planning and Zoning Fees
- 12.08.140 — Police Department Fees
- 12.08.160 — Electrical Fees and Rates
- 12.08.180 — Sewer Fees

- 12.08.200 — Water Fees and Rates

ANALYSIS

The proposed ordinance updates a broad range of City fees. The changes appear intended to better align fees with current service costs, administrative time, infrastructure needs, and utility operations.

Key amendments include:

Business License Fees. The ordinance increases several annual and renewal business license fees, including commercial/industrial licenses, rental licenses, home rental licenses, commercial beer licenses, seasonal vendor fees, transient vendor fees, and temporary/special event fees. For example, commercial/industrial business licenses increase from \$175 to \$225, with renewal increasing from \$65 to \$95.

Planning and Zoning Fees. Several zoning permit and land use application fees are increased. Examples include commercial zoning permits increasing from \$150 to \$300, residential permits increasing from \$100 to \$200, conditional use permits increasing from \$100 to \$150, and variance and zone change applications increasing from \$150 to \$300.

Police Department Fees. The ordinance updates police-related records and redaction fees. Research and redaction associated with audio/video records, including vehicle-mounted and body-worn cameras, increases from \$18 to \$25 per hour and from \$4.50 to \$6.25 per additional 15 minutes. The ordinance also updates the GRAMA-related employee time language to match the \$25 per hour/\$6.25 per 15 minutes structure.

Electrical Fees and Rates. The ordinance updates electrical rates effective July 1, 2026. Changes include increases to monthly base charges and demand charges, while certain energy charges decrease slightly. For example, the residential monthly base charge increases from \$12 to \$18, and commercial single-phase demand charges increase from \$6.50 to \$7.50 per KW.

Sewer Fees. The ordinance increases the monthly sewer minimum base rate from \$33 to \$38.25 for the first 10,000 gallons of culinary water. The ordinance notes the new sewer rates are effective July 1, 2026.

Water Fees and Rates. The ordinance increases the minimum water rate within City limits from \$30 to \$47 for the first 7,000 gallons and outside City limits from \$45 to \$70.50 for the first 7,000 gallons. The ordinance notes the new water rates are effective October 1, 2026.

FISCAL REVIEW

Approval of Ordinance ECO 26-08 is expected to increase revenue from certain licenses, permits, administrative services, and utility base charges. The exact fiscal impact will depend on the number of licenses, permits, applications, records requests, utility accounts, and customer usage patterns during the fiscal year.

The ordinance includes utility rate changes with different effective dates. Electrical and sewer rates are proposed to take effect July 1, 2026, while water rates are proposed to take effect October 1, 2026. Staff should coordinate implementation with billing, public notice, and customer communication timelines.

No expenditure appropriation is directly requested by this ordinance. However, increased revenues may support cost recovery for administrative services, public safety records processing, utility system operation, and long-term infrastructure needs.

LEGAL REVIEW

No legal review is necessary for this report.

ALTERNATIVES

1. Approve Ordinance ECO 26-08 as presented.

This would update the Consolidated Fee Schedule and allow the City to implement the proposed fee and rate changes according to the effective dates in the ordinance.

2. Approve Ordinance ECO 26-08 with amendments.

The Council may adjust individual fees, effective dates, or language before adoption. This option allows policy changes while still moving forward with fee schedule updates.

3. Take no action.

The current fee schedule will remain in place. This may limit the City's ability to recover costs for services and utility operations.

CONCLUSION

Ordinance ECO 26-08 updates multiple sections of the Ephraim City Consolidated Fee Schedule to reflect current municipal service and utility needs. Staff recommend that the

City Council approve Ordinance ECO 26-08, subject to final legal review and correction of formatting or scrivener's errors before publication.

POSSIBLE MOTIONS

Alternative 1: Approve as Presented

I move to approve Ordinance ECO 26-08, an ordinance amending various fees in Title 12, Chapter 8 of the Ephraim City Municipal Code regarding the Consolidated Fee Schedule, as presented, and authorize staff to make any non-substantive formatting or scrivener's corrections prior to publication.

Alternative 2: Approve with Amendments

I move to approve Ordinance ECO 26-08, an ordinance amending various fees in Title 12, Chapter 8 of the Ephraim City Municipal Code regarding the Consolidated Fee Schedule, with the following amendments: [state amendments], and authorize staff to make any non-substantive formatting or scrivener's corrections prior to publication.

**EPHRAIM CITY
ORDINANCE ECO 26-08**

**AN ORDINANCE AMENDING VARIOUS FEES OF TITLE 12 CHAPETER 8
REGARDING THE CONSOLIDATED FEE SCHEDULE**

WHEREAS, Ephraim City currently imposes fees for a variety of essential municipal services; and,

WHEREAS, in order to ensure accuracy and reflect changing circumstances, it is necessary to conduct an annual review and adjustment of the fees; and,

WHEREAS, additional adjustments to the fees may be required on an as-needed basis to accommodate evolving municipal requirements and costs;

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

SECTION 1: **AMENDMENT** “12.08.040 Business License Fees” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

12.08.040 Business License Fees

All Businesses are subject to Fire Safety Inspection Fees in addition to Business License Fees. A Late fee of 1/2 the amount due is added to the Business License fee thirty (30) days after expiration date. * Conditional Use Permit Fees may apply in some zones.

Yearly	Fee	Renewal
Commercial/Industrial *	\$175.00 <u>225.00</u>	\$65.00 <u>95.00</u>
Apartments, Commercial Rentals & Home Rentals – 3 or more units	\$175.00 <u>225.00</u>	\$65.00 <u>95.00</u>
Home Rentals—2 or less units	\$ 100.00 <u>150.00</u>	\$40.00 <u>70.00</u>
Commercial Beer License *	\$ 50.00 <u>200.00</u> + \$ 1,000 Bond	\$ 50.00 <u>200.00</u> + \$ 1,000 Bond
Home Based Business -		

Exempt	No Charge	<u>No Charge</u>
Home Based Business – Requesting License	\$ 25.00 <u>35.00</u>	\$25 <u>35.00</u>
Business License Print Fee	\$ 10.00	\$10.00

Temporary	3-6 Months	Less than 3 Months
Seasonal Vendor	\$ 50.00 <u>75.00</u>	\$ 10 <u>20</u> per month
Transient Vendor (Door-to-door Background Check)		\$ 50 <u>70</u> a day (Requires Utah State BCI check for employee)
Temporary/Special Events 1-3 Days (Craft Fairs, Firework Stands, etc.)	\$ 50.00 <u>70.00</u> + \$50.00 Fire Inspection	

SECTION 2: AMENDMENT “12.08.130 Planning And Zoning Fees” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

12.08.130 Planning And Zoning Fees

ZONING PERMITS		
Accessory Building	Less than 200 sq. ft	\$ 0.00
Accessory Building	200 sq. ft. or Larger	\$ 25.00 <u>50.00</u>
Commercial		\$ 150.00 <u>300.00</u>
House <u>Residential</u>		\$ 100.00 <u>200.00</u>
Multi-Unit Residential Dwellings		\$ 100.00 + \$ 15/unit <u>200.00</u> + <u>25/unit</u>
Remodel		\$ 25.00 <u>50.00</u>
Sign Permit - Permanent		\$ 25.00 <u>50.00</u>
Sign Permit - Temporary		\$ 15.00 <u>30.00</u>

APPLICATIONS	*All applications are subject to a pass-through cost	
3rd Party Technical Review		\$ 150.00 <u>actual cost</u>
Annexation		\$ 150.00 <u>500.00 + Passthrough Charges</u>
Appeal to Appeal Authority		\$ 50.00
Conditional Use Permit		\$ 100.00 <u>150.00</u>
Home Occupation (No Hard Copy License Desired)	Processing Fee	\$ 10.00 <u>0</u>
Home Occupation (Hard Copy License Desired)		\$ 150.00 <u>35.00</u>
Subdivision (<u>County Fee</u>)		\$ 50.00/sheet + \$2/lot
Variance		\$ 150.00 <u>300.00</u>
Zone Change		\$ 150.00 <u>300.00</u>

OTHER DEVELOPMENT RELATED FEES		
Demolition Permit		\$ 0.00
Excavation Permit		\$ 0.00
General Inspection Fees for City Infrastructure	sewer, water, roads	7% or actual cost
Road Cut Application Fee		\$ 200.00/cut + asphalt

SECTION 3: AMENDMENT “12.08.140 Police Department Fees” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

12.08.140 Police Department Fees

Background Check	\$ 0.00
Fingerprint Cards	\$5.00/card
Letters of Good Conduct	\$ 0.00
Pictures	\$ 1.00 per page

Papers Served	\$ 25.00
Video Footage	\$ 10.00 due at time of request, will be credited against final fee
*DVD/Disc	\$ 25.00 each
Thumb Drives	2g- \$10, 8- \$15, 16g- \$20, 32g- \$30, 64g- \$50
Pictures	\$ 00/picture
Traffic Accident Reports (DI-9)	\$ 5.00
*Police Report (up to ten pages)	\$ 5.00
Additional Pages	\$ 0.10/page
*Research and redaction associated with audio/video including, but not limited to vehicle mounted and officer worn body cameras.	\$18.00 <u>25.00</u> /per hour and \$4.50 <u>6.25</u> per additional 15 minutes
Uniformed Officers for Security Purposes	\$ 75.00/hour per officer

* You may be billed for additional charges should the case/research required be extensive. In accordance with Utah Code Annotated 63G-2-203 Ephraim City Police Department will provide the first ¼ hour free of charge. Thereafter employee time will be at a cost of ~~\$4.00~~6.25 per 15 minutes or ~~\$16.00~~25.00 per hour. Items that are not readily available, items that require extensive review and/or redacting of information and other non-standard releases may be billed by the hour as well.

SECTION 4: AMENDMENT “12.08.160 Electrical Fees And Rates” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

12.08.160 Electrical Fees And Rates

ELECTRICAL CONNECTION FEES	<u>Rates effective 7/1/2026</u>
Single Family Residential Connections <200 Amp	\$ 1,595.00
Residential Connections >=200 Amp	Actual Cost
Temporary Residential New Construction Hookup (first 3 months)	\$ 100.00
Temporary Residential New Construction per	\$ 25.00

month thereafter	
Commercial Single Phase	Actual Cost
Small 3-phase Commercial <45 KVA	Actual Cost
Large 3-phase Commercial =>45 KVA	Actual Cost
Temporary Commercial New Construction Hookup	\$ 500.00

ELECTRICAL RATES

SCHEDULE A	Residential Service (Rate Table 101)	
Energy Charge	First 50 KWH (ea)	\$ 0. 1297 .1270/KWH
	Next 150 KWH (ea)	\$ 0. 1297 .1270/KWH
	Over 200 KWH (ea)	\$ 0. 1297 1270/KWH
Base Charge	Monthly	\$ 12.0018.00

SCHEDULE B	Commercial Single-Phase (Rate Table 111)	
Demand Charge	Every KW of demand	\$ 6.50 7.50
Energy Charge	First 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Next 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Next 5000 KWH (ea)	\$ 0. 1240 1218/KWH
	Over 6000 KWH (ea)	\$ 0. 1240 1218/KWH
Base Charge	Single Phase: Monthly	\$ 32.0042.00
**The sum of the Demand and Energy charges will be billed monthly		

SCHEDULE C	Commercial Service 3-Phase (Rate Table 112)	
Demand Charge	Every KW of demand	\$ 6.50 7.50
Energy Charge	First 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Next 500 KWH (ea)	\$ 0. 1240 1218/KWH

	Next 5000 KWH (ea)	\$ 0. 1240 1218/KWH
	Over 6000 KWH (ea)	\$ 0. 1240 1218/KWH
Base Charge	Poly-Phase: Monthly	\$ 34.00 46.00
**The sum of the Demand and Energy charges will be billed monthly		

SCHEDULE D	Pumping Service (Rate Table 113)	
Demand Charge	Per KW	\$ 6.50 7.50
Energy Charge	First 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Over 1000 KWH (ea)	\$ 0. 1240 1218/KWH
Base Charge	Monthly	\$ 32.00 42.00
**The sum of the Demand and Energy charges will be billed monthly		

SCHEDULE E	In-County Commercial Service (Rate Table 115)	
Demand Charge	Every KW of demand	\$ 6.50 7.50
Energy Charge	First 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Next 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Next 5000 KWH (ea)	\$ 0. 1240 1218/KWH
	Over 6000 KWH (ea)	\$ 0. 1240 1218/KWH
Base Charge	Monthly	\$ 36.00 49.00
**The sum of the Demand and Energy charges will be billed monthly		

SOLAR (NET-METERING) ELECTRICAL RATES

SCHEDULE F	Solar Residential Service (Rate Table 102)	
Energy Charge	First 50 KWH (ea)	\$ 0. 1297 1270/KWH
	Next 150 KWH (ea)	\$ 0. 1297 1270/KWH
	Over 200 KWH (ea)	\$ 0. 1297 1270/KWH

Solar Interconnection Fee	Monthly	\$ 10.25 4.25
Base Charge	Monthly	\$ 12.00 18.00
Solar Production Rate	Monthly	\$ 0.0508
Meter Re-programming Fee	Once	\$ 25.00
Solar License Application Fee	Once	\$ 250.00

SCHEDULE G	Solar Commercial Service (Rate Table 114)	
Demand Charge	Every KW of demand	\$ 6.50 7.50
Energy Charge	First 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Next 500 KWH (ea)	\$ 0. 1240 1218/KWH
	Next 5000 KWH (ea)	\$ 0. 1240 1218/KWH
	Over 6000 KWH (ea)	\$ 0. 1240 1218/KWH
Solar Interconnection Fee	Monthly	\$ 10.00 0.00
Base Charge	Monthly	\$ 32.00 42.00
Solar Production Rate	Monthly	\$ 0.0508
Meter Re-programming Fee	Once	\$ 25.00
Solar License Application Fee	Once	\$ 250.00
**The sum of the Demand and Energy charges will be billed monthly		

OTHER ELECTRICAL CHARGES

Additional Meter		Actual Cost
Franchise Fee	Monthly	6% of electric charge

FIRE PROTECTION SERVICES

Residential	Monthly	\$ 8.00 per meter
Commercial Up to 10,000 Sq. Ft.	Monthly	\$ 12.00
Commercial Over 10,000 Sq. Ft.	Monthly	\$ 0.00149
*Fire protection will be charged on all electric meters.		

SECTION 5: AMENDMENT “12.08.180 Sewer Fees” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

12.08.180 Sewer Fees

SEWER CONNECTION FEES		
Cost Per Connection		Actual Cost
Sewer Inspection		\$ 50.00
SEWER CAMERA		
First Hour	Minimum Rate	\$ 200.00
Each Additional Hour		\$ 50.00
OTHER SEWER CHANGES		
Sewer Cleanout Lid (Required by State Code)		Actual Cost
SEWER RATES		
Monthly Minimum Base Rate	First 10,000 Gallons of Culinary Water	\$ 33.00 38.25
	Each additional 1,000 Gallons	\$ 2.00
*Based on the average from October through March of the preceding year. ** <u>New Rates are effective 7/1/2026</u>		

SECTION 6: AMENDMENT “12.08.200 Water Fees And Rates” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

12.08.200 Water Fees And Rates

WATER RATE WITHIN CITY LIMITS <u>*New rates effective 10/1/26, and will increase annually based on the CPI.</u>	
Minimum for first 7,000 gallons	\$ 30.00 <u>47.00</u>

7,001 – 30,000 gallons	\$ 1.87/ 1,000 gallons
30,001 – 60,000 gallons	\$ 2.14/ 1,000 gallons
60,001 – 90,000 gallons	\$ 2.41/ 1,000 gallons
90,001 gallons and over	\$ 2.67/ 1,000 gallons

WATER RATES OUTSIDE CITY LIMITS	
Minimum for first 7,000 gallons	\$ 45.00 <u>70.50</u>
7,001 – 30,000 gallons	\$ 2.82/ 1000 gallons
30,001 – 60,000 gallons	\$ 3.21/ 1,000 gallons
60,001 – 90,000 gallons	\$ 3.62/ 1,000 gallons
90,001 gallons and over	\$ 4.01/ 1,000 gallons

NON-CONNECTED DAILY BULK WATER PURCHASES **SUBJECT TO AVAILABILITY		
TRUCK LOAD	FEE TO BE PAID IN ADVANCE	
Inside City Limits	Up to 2,000 gallons	\$ 50.00/load
Outside City Limits	Up to 2,000 gallons	\$ 100.00/load
Refundable Bulk Meter Deposit	(Refund Subject to Equipment being Returned Intact)	\$ 1,000.00
Bulk water taken by the truck load is not potable drinking water		
All metered bulk water will be charged at the outside city water rate (see above)		

METER FEES **SUBJECT TO AVAILABILITY	
Meter Connection Fee	\$ 35.00
Additional Water Meter	\$ 300.00
City Water Purchased by Well Owners	\$ /gallon
<u>*Metered bulk water is billed monthly.</u>	

SECTION 7: AMENDMENT “12.08.120 Parks And Recreation Fees” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

12.08.120 Parks And Recreation Fees

Pavilion Rental	Daily	\$ 65.00
Pavilion Rentals	Hourly	\$ 7.00
Sports Programs	Established Seasonally	
For Profit Park Use Fee	Daily	\$ 5.00
Amphitheater Rental	Hourly (up to 4 hours)	\$ 25.00
Amphitheater Rental	Daily	\$ 150.00
Community Fees		
Special Event Permit (No Admission Charged)	Per Application	\$ 25.00
Gym Use Fees	Per Athlete	\$ 10.00
Background Check	Per Coach	\$ 20.00
Special Event Permit (Admission Charged)	Per Application	\$ 50.00
<u>Sport Sign Up Late Fee</u>	<u>Per Child</u>	<u>\$ 10.00</u>

SECTION 8: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 9: **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 10: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from 5/20/2026 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____
Councilmember Powell	_____	_____	_____	_____

Presiding Officer

Attest

Chris Larsen, Mayor, Ephraim City

Candice Maudsley, Recorder,
Ephraim City

MEETING MINUTES
EPHRAIM CITY COUNCIL
VACANCY MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
APRIL 29, 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, Loren Steck, Jack Dalene

MEMBERS EXCUSED

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Jeff Hermansen; Fire Chief, Jeff Jensen; Public Works, Cory Daniels; Power Director

PROCEDURES

The procedures for filling a City Council vacancy, as outlined in Utah Code § 20A-1-510 (Midterm Vacancies in Municipal Offices), were explained to the Council and the public in attendance.

COUNCIL VACANCY PROCESS

- Each applicant was given one minute to introduce themselves.
- A timed question-and-answer period was held with the City Council.

- **John Scott** discussed the importance of fairness in decision-making, sharing an example of denying an outside city water connection to friends and personally explaining the reasoning behind the decision. He emphasized communication, transparency, and consideration for residents impacted by city decisions, particularly regarding utility infrastructure and economic hardships.
- **Cameron Nielson** spoke about his 30 years of service in the National Guard and the importance of accountability in public service. He stated that mistakes should be

acknowledged openly and expressed concerns regarding interactions between City staff and residents, encouraging improved customer service and communication.

- **Tyra** emphasized the importance of listening to residents and helping the public understand Council decisions. She discussed maintaining integrity when facing pressure for special treatment and noted the importance of balancing budgets during difficult financial periods while prioritizing essential services.
- **Bud Powell** discussed balancing growth with preserving community character, emphasizing leadership through integrity, communication, and cooperation. He stated that preserving community values depends on involving and teaching future generations. He also stressed the importance of listening to differing viewpoints, working together, and making decisions based on principle rather than relationships.

- Each applicant was provided two minutes for closing statements.
- The Council deliberated and voted by secret ballot.

Councilmember Nordfelt moved to appoint Bud Powell to fill the vacant council seat. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

Bud Powell was sworn in by the City Recorder as the new City Council member.

Bud Powell was sworn in by the city recorder.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting adjourn at 7:50 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, May 6, 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

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
MAY 6, 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, Bud Powell, Loren Steck, Jack Dalene

MEMBERS EXCUSED

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, 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 2nd att. Lexi Ogden

The prayer was offered by 1^sSierra Curtis.

PUBLIC COMMENT

- No public comment presented.
- **Name:** Comment

PRESENTATIONS

- Kamrie Douglas, outgoing Miss Ephraim, reflected on her year of service, highlighting her dental hygiene platform for young children and presentations given at the elementary school, library, and other community events. She thanked the City for sponsoring Miss Ephraim and invited the Council to attend the upcoming pageant.
- Shari Anderson with the Sanpete Chamber of Commerce presented plans for the America 250 celebration scheduled for July 25, which will include vendors, food trucks, a band, and laser tag. She requested a \$2,500 contribution from the City to help fund the band (Phat

Old Professors) and laser tag activities. The Council approved the request to be funded from the Council's discretionary budget. Staff were directed to distribute \$2,500 in City funds to the Chamber of Commerce for the America 250 celebration to assist with the laser tag and band expenses, and to ensure City support and recognition are included in event advertising and booth presence.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A) APPROVAL OF WARRANT REGISTER
- B) APPROVAL OF APRIL 15, 2026 MINUTES

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

STUDY AGENDA

- A) PRESENTATION BY THE BUDGET OFFICER OF THE TENTATIVE FY2027 BUDGET, INCLUDING THE PROPERTY TAX IMPACT SCHEDULE.

The Budget Officer presented and City Council discussed the tentative fiscal year 2026-2027 budget, including a proposed property tax increase of approximately 16.03%, which is expected to generate an additional \$59,000 in revenue. The increase is identified in the property tax impact schedule separate from the remaining budget documents and would help fund city services and capital needs, including fire department equipment, recreation facilities, and park improvements. The estimated annual impact for a primary residence is approximately \$26.70.

- B) NOTICE AND STATEMENT BY THE BUDGET OFFICER THAT THE TENTATIVE FY2027 BUDGET INCLUDES A PROPOSED PROPERTY TAX INCREASE ABOVE THE CERTIFIED TAX RATE.

The following statement was made to the Mayor and City Council:

Tonight staff is providing the tentative budget for fiscal year 2026–2027 and making the tentative budget available for public review.

The tentative budget has been prepared in accordance with Utah municipal budgeting requirements. A copy of the tentative budget will be available online through the City's website and available for public inspection at City Hall.

As part of this year's budget process, the tentative budget includes a proposed property tax increase, which triggers the Truth in Taxation process under Utah Code Section 59-2-919.

Pursuant to Utah Code, I hereby state that the tentative budget for fiscal year 2026–2027 includes a proposed property tax increase.

The City is considering a property tax rate that exceeds the certified tax rate.

The proposed increase is expected to generate approximately **\$59,000** in additional property tax revenue, representing an approximate increase of **16.03%** above the estimated certified rate revenue.

The additional revenue is proposed to address identified needs within City services and operations. The Fire Department portion of the proposed increase includes funding for a Positive Pressure Ventilation fan, a thermal imaging camera, and two sets of turnout gear to improve firefighter safety and emergency response capability.

The Recreation Department portion of the proposed increase includes annual maintenance funding for the skatepark.

The Parks Department portion of the proposed increase includes funding to renew the surface on the all-abilities park and improve drainage capacity at the Canyon View Park soccer fields.

The proposed increase would allocate approximately:

- \$25,000 to Fire,
- \$15,000 to Recreation, and
- \$19,000 to Parks.

The current fiscal year property tax revenue is approximately \$360,613. Staff estimates approximately \$7,500 in new growth revenue, resulting in an estimated certified rate revenue amount of approximately \$368,113. The proposed increase would increase total property tax revenue to approximately \$427,113.

For an estimated primary residence valued at \$415,000, the estimated impact of the proposed increase would be approximately \$26.70 per year. For a business property valued at \$415,000, the estimated increase would be approximately \$59.35 per year.

A property tax impact schedule has been prepared as a separate document and is available for public review in accordance with state requirements.

In addition to the proposed property tax increase, the tentative budget also includes proposed water and sewer rate increases. The proposed utility rate increases are scheduled for public hearing consideration on May 20th. The tentative budget also includes a new Utility Assistance Program for water and sewer services. Electric utility assistance is currently available through the HEAT program, and the proposed water and sewer assistance program would expand utility assistance opportunities for residents. Additional discussion regarding the proposed Utility Assistance Program will take place later in tonight's meeting.

The tentative budget also includes a proposed 2.75% cost-of-living adjustment for employees, updated insurance premium rates based on revised information received from the City's insurance providers since the Council budget retreat, and several additional minor budget adjustments necessary to balance the tentative budget.

A public hearing will be held where members of the public will have the opportunity to comment on the proposed property tax increase before final action is taken by the City Council. The public hearing is anticipated to be held during the second City Council meeting in August; however, the exact date will be coordinated with the County as part of the Truth in Taxation scheduling process.

The tentative budget, proposed property tax increase, and proposed utility rate increases will continue to be available for public review prior to the scheduled public hearing and final budget adoption at the May 20th City Council meeting.

That concludes the required Truth in Taxation statements and presentation of the property tax impact schedule.

C) WATER AND SEWER ASSISTANCE PROGRAM

The Council reviewed a proposed water and sewer assistance program developed following discussions during the budget retreat regarding hardship caused by increasing utility rates. The program would provide up to a \$20 monthly credit for qualifying households currently participating in the HEAT program and is estimated to assist approximately 55 families.

FIRE INSPECTION ORDINANCE

Fire Chief Hermansen presented the revised Fire Inspection Ordinance incorporating previously suggested changes. The Council discussed updates related to short-term rentals, triplexes, and multi-family dwellings, including clarification of definitions for short-term rentals of 30 days or less and long-term rentals.

ACTION AGENDA

A) UPPER WATERLINE BID AWARD

Jason Brimhall with Sunrise Engineering presented bids for the Upper Waterline Project, which will replace waterline infrastructure from the tunnel outlet as far as current funding allows. Ten bids were received, with Advanced Excavation submitting the lowest qualified bid and receiving favorable references. The base bid includes approximately 2,600 feet of 10-inch HDPE pipe installation and reflects the portion of the project currently funded, while additional phases may be completed through future funding opportunities.

Staff reported that the City is applying for additional state grant funding, including possible ARPA funds, to help complete the remaining portions of the approximately 9,000-foot project. Construction is anticipated to begin this summer and be completed by September, with the new line installed parallel to the existing line to minimize service disruptions. The Council approved awarding the project to Advanced Excavation and authorized staff to prepare the necessary paperwork.

Councilmember Steck moved to award the upper waterline bid to Advanced Excavation and authorize staff to prepare the paperwork. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.

CLOSED SESSION

Councilmember Nordfelt moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of discussing (a) the character, professional competence, or physical or mental health of an individual. (b) collective bargaining. (c) pending or reasonably imminent litigation. The motion was seconded by Councilmember Dalene. A roll call vote was called. Voting yes: Councilmembers Nordfelt, Steck, Beal, Powell, and Dalene. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:52 p.m.

At 9:02 p.m. Councilmember Powell moved the Council adjourn the closed session and reopen the public meeting. 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 Nordfelt moved the Regular Council Meeting adjourn at 9:03 p.m. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, May 20, 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 26-04**

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 36, SECTION 030 OF THE
CITY CODE REGARDING FIRE INSPECTIONS**

WHEREAS, the City has reviewed fire inspection requirements around the state;

WHEREAS, the City has found that its inspection schedule is more robust than all the other cities surveyed;

WHEREAS, the City wants to encourage fire safety by requiring a self-inspection, but limit staff expenditures by not having staff inspect these buildings;

WHEREAS, the City Council finds it to be in the best interest of the City and her citizenry to adopt these changes.

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:

AMENDMENT

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: Means more than 30 days and intended for residential occupancy. ~~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.

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: 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 5: EFFECTIVE DATE This Ordinance shall be in full force and effect twenty days after publication or posting or thirty days after final passage by the governing body, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Powell	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

Chris Larsen, Mayor, Ephraim City

Candice Maudsley, Recorder,
Ephraim City



STAFF REPORT

To: Ephraim City Council
From: Megan Spurling
Date of Meeting: May 20, 2026
Type of Item: Conditional Use Permit
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. The Ephraim City Planning Commission unanimously voted to approve this application. Ephraim City Staff recommends approval of this application.

Project Description

Project Name: Jimenez RM Duplex
Applicant(s): Antonio Jimenez
Property Owner(s): RM Jimenez Property LLC
Location: Approximately, 150 S 200 W
Zone District: R2
Parcel Number and Size: S-772 0.30 acres
Type of Process: Legislative
Final Land Use Authority: City Council

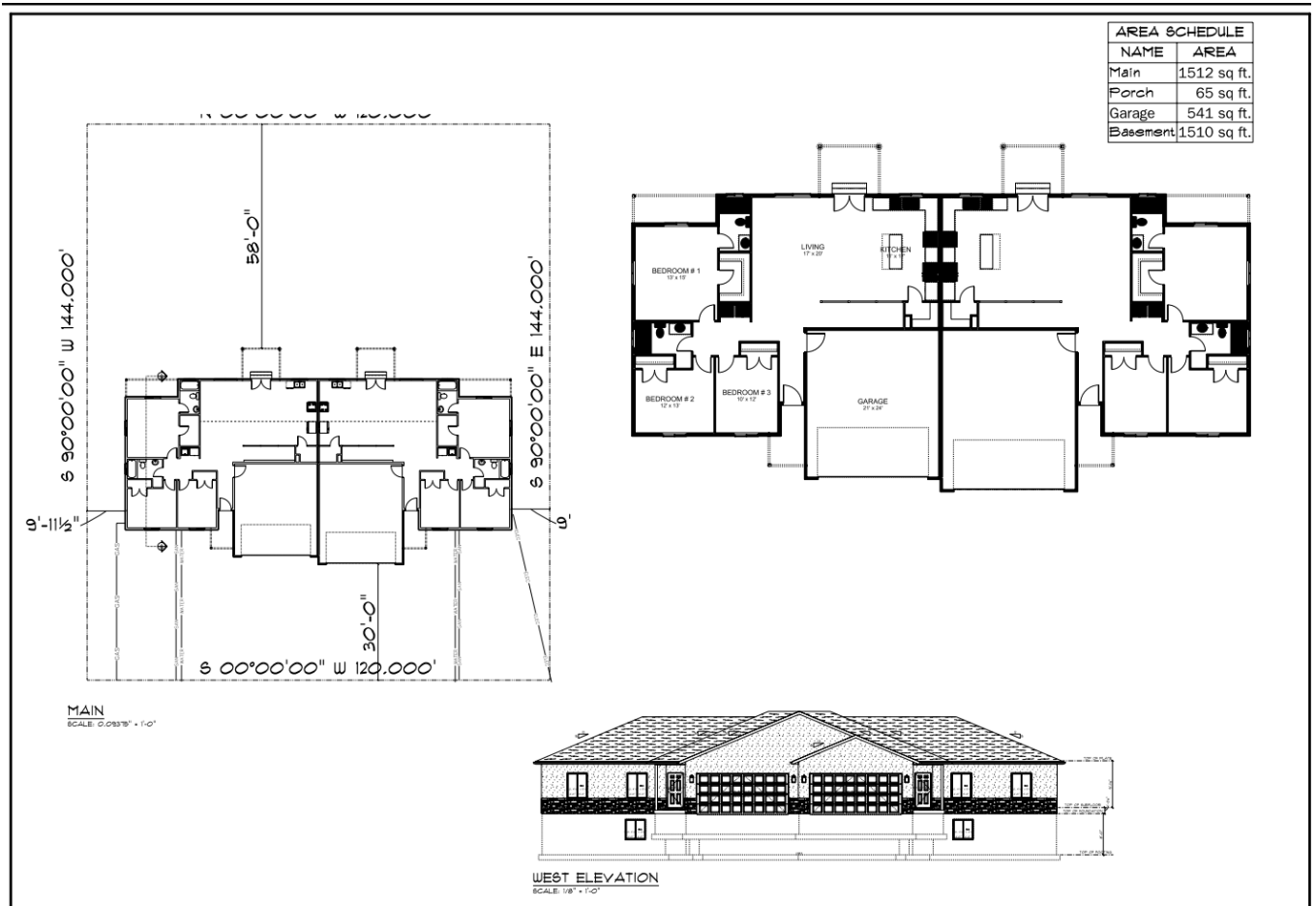
Proposal

The applicant, Antonio Jimenez, is requesting a Conditional Use Permit to build a duplex on the vacant property located at approximately 150 S 200 W

Vicinity Map



Proposed Configuration



Analysis and Findings

The Ephraim City Council may recommend approval, approval with conditions, or denial of the proposed Conditional Use Permit.

Title 11 of the Ephraim City Code provides the standards which should be met to divide property within the city. Section 11.24.020 of the Code provides standards for the recommendation of approval of the application.

Recommendation

Staff recommends that the Council consider the issues outlined in this report regarding the proposed Conditional Use Permit and vote to approve the Jimenez Duplex Conditional Use Permit based upon the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. Antonio Jimenez is the fee title owner for parcel S-772
2. Parcel is approximately .30 acres in size.
3. Parcel is located at approximately 150 S 200 W
4. Parcel is appropriately zoned
5. This application was noticed appropriately according to Utah State Law
6. The Ephraim City Planning Commission unanimously voted to approved this application.

Conditions of Approval

1. Applicant must provide a 6-foot site obscuring fence around the sides and rear of the property. The minimum requirement is chain link with privacy slats.
2. Applicant must provide 2 parking spaces per unit.
3. All areas designed for parking must be paved.
4. Separate meters will be required for each unit.
5. 20% of the lot shall be maintained for landscaping or open green space. Water-wise landscaping is highly encouraged.
6. Lighting for safety must be provided, but all outdoor lighting must be dark sky compliant, warm in color and downward facing.
7. Applicant will work with Ephraim City Staff to ensure development meets Ephraim City Code and standards.
8. Applicant will apply for zoning and building permits separate from this approval.
9. Impact fees will be assessed as part of the zoning permit application.

**EPHRAIM CITY
ORDINANCE ECO 26-06**

**AN ORDINANCE REGARDING GREEN SPACE AND AMENITIES
REQUIREMENTS**

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 16, SECTION 40-
RESIDENTIAL ZONES BY INCLUDING GREEN SPACE AMENITIES
REQUIREMENTS FOR MULTI-FAMILY DEVELOPMENTS**

WHEREAS, Ephraim City would like to have green space and amenities that benefit the citizenry at large, but particularly the residents of the development; and

WHEREAS, the City believes that by providing greater clarity and direction that the quality of the developments will be improved; and

WHEREAS, the City Council finds that the code amendments herein are in the best interests of the City and the citizenry.

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

SECTION 1: **AMENDMENT** “10.16.040 Residential Zones” of the Ephraim City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.16.040 Residential Zones

- A. **Single-family Residential Zone (R1):** Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to single family neighborhoods.
 - 1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
 - a. Special regulations concerning accessory apartments: A conditional use permit for an attached accessory apartment (see definition) in the R1 zone may only be approved subject to the following minimum conditions;
 - (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.

- (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - (4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.
 - 2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
 - 3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
 - 4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R1 Zone.
 - 5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.
- B. **Single-family Residential Zone (R1A):** Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.
 - 1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
 - a. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an accessory apartment in the R1A zone may only be approved subject to the following minimum conditions;
 - (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may

not be rented or occupied if the property owner is not living in the home as a primary residence.

(4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.

2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R1A Zone.
5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

C. Single-family Residential Zone (R1B): Provides appropriate locations where medium-low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.

1. Uses: see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. Density Regulations: A minimum lot size of 3,000 square feet shall be required for a single family dwelling.
3. Minimum Floor Area: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. Animals: Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals)

may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R1B Zone.

5. Minimum Green Space or Landscaping: a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

6. No External Accessory Dwelling Units. External Accessory Dwelling Units are not permitted in the R1B zone.

D. Two-family Residential Zone (R2): Provides appropriate locations where medium density residential neighborhoods on lots of not less than 8,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R2 zone may only be approved subject to the following minimum conditions;

- a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
- b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
- c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
- d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.

3. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling or the first unit of a multiple family dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	8,000
Second unit	2,000 additional
Additional units	none allowed

4. **Minimum Floor Area:** The ground floor area of any one-family dwelling

shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.

- a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.

5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R2 Zone.

6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.

7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

E. **Medium Density Residential Zone (R3):** Provides appropriate locations where medium to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R3 zone may only be approved subject to the following minimum conditions;

- a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
- b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
- c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or

occupied if the property owner is not living in the home as a primary residence.

- d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6,000 square feet in size.

3. **Density Regulations:** A minimum lot size of 6,000 square feet shall be required for a single family dwelling or the first unit of a multiple family dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	6,000
Second unit	2,000 additional
Third unit	2,000 additional
Fourth unit	2,000 additional
Additional units	none allowed

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.

- a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.

5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R3 Zone.

6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.

7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence, or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development,

the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

F. **High Density Residential Zone (R4):** Provides appropriate locations where medium to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R4 zone may only be approved subject to the following minimum conditions;
 - a. The apartment may be occupied by one family of related persons or not more than four unrelated persons.
 - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6,000 square feet in size.
3. **Density Regulations:** A minimum lot size of six thousand (6,000) square feet shall be required for a single-family dwelling or the first unit of a multiple-family dwelling. Additional units may be added according to the following schedule:

Units	Lot Size Required (In Square Feet)
First unit	6,000
1-8 additional units	2,000 per unit
9+ additional units	1,500 per unit

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals

and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R4 Zone.

6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements:** Where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

G. 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, and amenities location must be on a useable space and approved 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, and amenities location must be on a useable space and approved by staff.

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 shall be in full force and effect 20 days after publication or posting or 30 days after final passage by the governing body, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Powell	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

Chris Larsen, Mayor, Ephraim City

Candice Maudsley, Recorder,
Ephraim City

**EPHRAIM CITY
ORDINANCE ECO 26-07**

AN ORDINANCE ENACTING SHORT-TERM RENTAL REGULATIONS

**AN ORDINANCE ENACTING TITLE 3, CHAPTER 36, SECTION 060
REGARDING SHORT-TERM RENTAL LICENSES**

WHEREAS, Ephraim City would like to license and regulate their short-term rentals so that housing prices do not become exorbitant; and

WHEREAS, the City would like to have short-term rentals with local property management in case emergencies arise; and

WHEREAS, municipalities across the country have been negatively affected by unchecked, unregulated, and exponential short-term rental growth.

WHEREAS, the City Council finds these amendments to be in the best interest of the City and its citizenry.

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

SECTION 1: **AMENDMENT** “3.36 LANDLORD REGISTRY LICENSE” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

3.36 LANDLORD REGISTRY LICENSE

SECTION 2: **ADOPTION** “3.36.060 Short-Term Rental Licenses” of the Ephraim City Municipal Code is hereby *added* as follows:

ADOPTION

3.36.060 Short-Term Rental Licenses(*Added*)

A. In addition to those requirements set forth in other parts of the City Code, Short-Term Rental Licensees shall abide by the following regulations: 1. **Local Management Requirement:** Each short-term rental shall 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. If home is not in a development or subdivision, no more than one short-term rental shall be allowed within two city blocks. 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:** 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. 6. **Business License/Transient Room Tax:** A short term rental must have a business license and fire inspection. Business licenses must be renewed annually. Each short-term rental will be required to obtain a sales tax number so a transient room tax may be collected. The city reserves the right to halt rentals if non-compliant

SECTION 3: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: **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 5: **EFFECTIVE DATE** This Ordinance shall shall become effective 20 days after publication or posting or 30 days after final passage by the governing body, whichever is closer to the date of final passage

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
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 COUNCIL

MEETING DATE: MAY 20, 2026

TO: MAYOR AND COUNCIL
FROM: KATIE WITT, CITY MANAGER
SUBJECT: WATER AND SEWER ASSISTANCE PROGRAM
AGENDA TYPE: ACTION

EXECUTIVE SUMMARY

Staff is presenting an ordinance to create a Water and Sewer Utility Assistance Program for eligible Ephraim City residential utility customers. The proposed program would provide a monthly utility credit of up to \$20 per eligible account for water (\$15) and sewer (\$5) charges, subject to an annual budget cap established by the City Council. Eligibility would be tied to current enrollment in the HEAT Program, with annual application and recertification required. Staff recommends approval of the ordinance, with Council direction on the annual budget cap, maximum number of accounts, and funding source.

BACKGROUND

Ephraim City provides water and sewer services to residents and is responsible for maintaining the financial stability of those utility systems. Some residents experience difficulty paying monthly water and sewer charges, particularly during periods of financial hardship. The proposed ordinance would create a limited, structured assistance program to help qualifying residential customers while maintaining clear eligibility standards and fiscal controls.

The proposed ordinance establishes the Ephraim City Water and Sewer Utility Assistance Program. It would apply only to residential utility accounts serving a primary residence within Ephraim City. Eligibility would be based on current enrollment in the HEAT Program, which provides an existing third-party eligibility screen for household need.

ANALYSIS

The proposed program would provide monthly credit of up to \$20 per eligible utility account (\$15 from water, \$5 from sewer). The credit would apply prospectively, would have no cash value, would not be transferable, and would not be paid as a refund except to correct a billing error.

Eligible accounts must meet the following criteria:

<u>Requirement</u>	<u>Summary</u>
Residency	Applicant must be an Ephraim City resident.
Account type	Residential water and sewer utility account only.
Primary residence	Account must serve the applicant’s principal occupied dwelling.
Eligibility screen	Household must be currently enrolled in the HEAT Program.
Application	Applicant must submit a City-approved application with required proof.
Recertification	Eligibility must be recertified annually.

The ordinance gives Council control over the annual budget exposure by requiring a Council-approved annual budget cap. Council may also establish a maximum number of accounts eligible for the credit during each program year. Applications would be approved on a first-come, first-served basis until the budget cap or account limit is reached.

The ordinance also allows the City to maintain a waitlist if eligible applications are received after funds are exhausted or the maximum account limit is reached.

FISCAL REVIEW

The proposed credit is capped at up to \$20 per month per eligible utility account. Actual fiscal impact will depend on the number of approved accounts, the monthly credit issued, and the annual budget cap established by Council.

For example, if Council chose a budget cap of \$10,000 for water assistance, the number of households able to participate would be 50. If Council chose a budget cap of \$3,300 for sewer assistance, the number of households would also be 50.

The total fiscal impact to the water fund would be \$10,000 and the total impact to the sewer fund would be \$3,300.

LEGAL REVIEW

The City Attorney has approved this as to form.

ALTERNATIVES

Alternative 1: Approve the ordinance as presented

Pros: Creates a clear and limited assistance program; uses HEAT eligibility to reduce administrative burden; includes fiscal controls through a budget cap and maximum account limit; provides a structured option for residents with demonstrated need.

Cons: Creates a new administrative process; reduces utility revenue by the amount of credits issued; may create demand beyond the approved funding level.

Alternative 2: Approve the ordinance with modifications

Council may modify the credit amount, budget cap, maximum number of accounts, application timing, or administrative requirements.

Pros: Allows Council to tailor the program to available funding and policy priorities.

Cons: Significant changes may require additional legal or administrative review before adoption.

Alternative 3: Take no action

Council may decline to adopt the ordinance.

Pros: No new fiscal impact or administrative burden.

Cons: The City would not have a formal utility assistance program for qualifying residents struggling with water and sewer charges.

CONCLUSION

The proposed Water and Sewer Utility Assistance Program provides a limited, accountable way to assist qualifying Ephraim City residents with water and sewer charges. The program includes eligibility requirements, annual recertification, a Council-approved budget cap, and authority to limit the number of participating accounts. Staff recommends approval of

the ordinance, with Council direction on the initial budget cap, maximum participating accounts, and funding source.

RECOMMENDED MOTION

I move to approve Ordinance 26-09, enacting the Ephraim City Water and Sewer Utility Assistance Program, with an initial annual budget cap of \$10,000 for water assistance and \$3,300 for sewer assistance for the 2026-2027 fiscal year, and authorizing staff to administer the program consistent with the ordinance.

EPHRAIM CITY ORDINANCE 26-09

AN ORDINANCE ENACTING A WATER AND SEWER UTILITY ASSISTANCE PROGRAM; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Ephraim City owns or controls municipal waterworks and is required to preserve, maintain, and operate such waterworks for supplying its inhabitants with water;

WHEREAS, the City desires to act reasonably with charges and accommodate some who struggle to pay their water and sewer charges and related fees;

WHEREAS, the City Council has determined that it is in the public interests and welfare of the City, it's residents, and local businesses to enact this amendment to the ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF EPHRAIM, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. The following code is hereby enacted

8.12.060 Water and Sewer Utility Assistance Program

A Definitions

1. "Applicant" means a person who submits an application for the Program for a Utility Account.
2. "HEAT Program" means the Home Energy Assistance Target (HEAT) program (or successor program) under which a household is determined eligible for energy assistance.
3. "Household" means the persons occupying a Primary Residence served by a Utility Account.
4. "Primary Residence" means the Applicant's principal, occupied dwelling unit located within Ephraim City limits that is served by a Utility Account, and excludes second homes, seasonal residences, and rental units not occupied by the Applicant as the Applicant's principal dwelling.
5. "Program" means the Ephraim City Water and Sewer Utility Assistance Program established by this Ordinance.
6. "Program Year" means the 12-month period established by the City for annual eligibility and budgeting purposes.
7. "Utility Account" means a City residential water and sewer service account billed by the City for service to a Primary Residence.
8. "Utility Credit" means the monthly credit applied to a Utility Account under Section 5.
9. "Utility Customer" means the person(s) financially responsible for the Utility Account.

B. Establishment of Program; Benefit Amount; Account Limits

1. Program established. The City hereby establishes the Program to provide a monthly Utility Credit to Qualifying Households, subject to the Budget Cap and Maximum Accounts established hereafter.
2. Benefit amount. The Utility Credit shall be a monthly credit of up to twenty dollars (\$20.00) per Utility Account. The Utility Credit shall not exceed the total monthly charges due on the Utility Account for that billing period. The Utility Credit is intended to be applied to water and sewer

charges billed by the City, and may be administered as a combined credit on the monthly utility bill.

3. One account per household. No Household may receive more than one Utility Credit per month.
4. No cash value; no retroactivity. The Utility Credit has no cash value, is not transferable, and shall not be paid as a refund except as required to correct billing error.
5. The Utility Credit shall be applied prospectively beginning with the first billing cycle administratively practicable after approval.

C. Eligibility

1. Residency and location. The Utility Account must serve a Primary Residence located within Ephraim City. The Utility Customer must be an Ephraim City resident.
2. Residential accounts only. Only residential Utility Accounts serving a Primary Residence are eligible. Commercial, industrial, institutional, and multi-account landlord or master-meter accounts are not eligible unless the City, by written administrative policy consistent with this Ordinance, determines a specific account type functions as a residential Primary Residence account.
3. Categorical eligibility through HEAT. A Household is eligible if it is currently enrolled in the HEAT Program at the time of application and provides proof of such enrollment in the form required by the City.
4. Annual application and proof. Eligibility is not automatic and must be established by annual application and proof of eligibility as provided hereafter.

D. Funding; Annual Budget Cap; Maximum Accounts; First-Come, First-Served

1. Annual Budget Cap. The Program shall be subject to an annual Budget Cap approved by the Council. The Budget Cap shall be established by Council action for each Program Year and shall limit total Program expenditures for that Program Year.
2. Maximum Accounts. The Council may establish a maximum number of Utility Accounts that may receive the Utility Credit during a Program Year ("Maximum Accounts") to ensure expenditures do not exceed the Budget Cap.
3. First-come, first-served; exhaustion of funds. The City shall approve complete applications on a first-come, first-served basis until the Budget Cap is reached or the Maximum Accounts limit is reached, whichever occurs first. Once funds are exhausted or the Maximum Accounts limit is reached, no additional Utility Credits shall be approved for that Program Year, except as provided by subsequent Council action.
4. Waitlist. The City may maintain a waitlist of otherwise eligible Applicants whose applications were received after the Program is closed due to exhaustion of funds or reaching Maximum Accounts. If funding becomes available within the same Program Year, the City may approve Applicants from the waitlist in the order received.

E Application; Recertification; Verification; Administration

1. Application required. An Applicant must submit an application on a form approved by the City.
2. The application must include:
 - a. Identification of the Utility Account.
 - b. Proof that the Utility Account serves the Applicant's Primary Residence.
 - c. Proof of current HEAT Program enrollment.
 - d. Any additional information reasonably required by the City to administer the Program and prevent fraud or duplicate benefits.

3. Annual recertification. Each Qualifying Household must recertify annually during the period established by the City. Failure to timely recertify shall result in discontinuation of the Utility Credit, subject to reapplication if the Program remains open and funds are available.
4. Verification and audits. The City may verify eligibility at any time and may require updated documentation. If the City determines that a Utility Credit was granted based on materially false or incomplete information, the City may discontinue the Utility Credit and may recover improperly credited amounts through lawful billing adjustments.

F. No Entitlement; Program Modification

1. No entitlement. Participation in the Program is not an entitlement and is subject to the Budget Cap, Maximum Accounts, and continued eligibility.
2. Modification. The Council may amend, suspend, or terminate the Program by ordinance or resolution, including adjusting the Utility Credit amount up to the maximum stated heretofore, to ensure charges and administration remain reasonable and fiscally responsible.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: 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 City Council of Ephraim, Utah, this **20th day of May 2026**.

COUNCIL VOTE

Jack Dalene	Aye	___	Nay	___
Dennis Nordfelt	Aye	___	Nay	___
Loren Steck	Aye	___	Nay	___
Bud Powell	Aye	___	Nay	___
Anthony Beal	Aye	___	Nay	___

Chris Larsen, Mayor

ATTEST:

Candice Maudsley, City Recorder