

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)

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)

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.

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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  
**MAY 20, 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, Megan Spurling; Planner, Jon Knudsen; Finance Director, Jeff Jensen; Public Works

**PLEDGE AND INVOCATION**

The Pledge of Allegiance was led by Lexi Ogden.

The Invocation was offered by Sierra Curtis.

**PUBLIC COMMENT**

- No public comment presented.

**PUBLIC HEARING & RELATED ACTION**

City Finance Manager Jon Knudsen reviewed the background of the proposed water and sewer rate increases and summarized the rate studies completed for the utility systems. Bryan Kimball provided a comparison of county utility rates, and Jeff Jensen reviewed current and future infrastructure needs. Staff explained that a third-party contractor, RCAC, conducted the rate study to evaluate long-term financial sustainability and recommended phased sewer rate increases through 2031, along with a one-time increase to water base rates for both inside and outside city limits. Staff noted that the proposed rates remain within federal affordability guidelines.

Staff also reviewed major infrastructure needs, including replacement of aging asbestos cement and cast iron water lines and rehabilitation of existing water storage facilities. Discussion included the increasing difficulty of obtaining grant funding, the need for greater financial self-sufficiency, and the possibility of tying future rate increases to the Consumer Price Index (CPI) to avoid large periodic adjustments.

- Lelani Neilson: expressed concerns regarding the impact of utility increases on low- and fixed-income residents in Sanpete County and encouraged the Council to carefully consider growth and water usage policies.
- David Lambert: requested additional financial transparency regarding how utility revenues and reserves are spent.

*Councilmember Nordfelt moved to close the public hearing. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

The Council then postponed consideration of Ordinance 26-08, including the proposed fee schedule and rate adjustments, until the June 3rd meeting to allow additional review of financial details and implementation timelines.

*Councilmember Beal moved to postpone ECO 26-08 amending the Ephraim City Consolidated Fee Schedule, including adjustments to water and sewer utility rates as well as other department fees to the June 3, 2026, city council meeting. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.*

## **PRESENTATIONS**

### **A) MEET THE NEW MISS EPHRAIM AND ATTENDANTS**

The new Miss Ephraim royalty, Adelle Douglas, Sierra Curtis, and Alexa Ogden, were introduced to the Council and public in attendance. A councilmember volunteered funds to assist with repairs to the parade float.

### **B) PRESENTATION OF CCA CHRISTENSEN ARTWORK**

Julie Lund, Diane Oberg, and Karl Christensen discussed the relocation of the CCA Christensen Cabin to Pioneer Park and presented the City with a CCA Christensen painting to be displayed in City Hall.

### **C) PRESENTATION OF THE CITY'S FRAUD RISK ASSESSMENT**

Jon Knudsen presented the City's Fraud Risk Assessment and reviewed the findings, which indicated low levels of fraud risk for the City.

## **CONSENT AGENDA**

### **CONSENT AGENDA ITEMS**

#### **A) APPROVAL OF WARRANT REGISTER**

#### **B) APPROVAL OF APRIL 29, 2026 AND MAY 6, 2026 MINUTES**

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

#### **ACTION AGENDA**

**A) ECO 26-04 CONSIDERATION AND POSSIBLE ADOPTION OF AN ORDINANCE AMENDING EPHRAIM CITY CODE REGARDING THE FREQUENCY OF REQUIRED FIRE INSPECTIONS.**

City Manager Katie Witt presented Ordinance ECO 26-04, which had been discussed at multiple previous meetings. The ordinance amends Ephraim City Code regarding the frequency of required fire inspections. The Council approved the ordinance.

*Councilmember Powell moved to adopt ECO 26-04 an ordinance amending Ephraim City Code regarding the frequency of required fire inspections. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

**B) CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY ANTONIO JIMENEZ FOR CONSTRUCTION OF A DUPLEX AT APPROXIMATELY 150 SOUTH 200 WEST.**

Megan Spurling presented the Conditional Use Permit application submitted by Antonio Jimenez to construct a duplex on vacant property located at approximately 150 South 200 West. Staff and the Planning Commission reviewed the application for compliance with Ephraim City Municipal Code and found it met the minimum requirements for approval. The Planning Commission unanimously recommended approval of the application.

Staff recommended approval of the Conditional Use Permit subject to conditions outlined in the staff report, including installation of a six-foot site-obscuring fence, provision of two paved parking spaces per unit, separate utility meters for each unit, required landscaping and open space, dark-sky compliant lighting, compliance with City standards, and completion of all required zoning and building permits and impact fees. The Council approved the Conditional Use Permit with the stated conditions.

*Councilmember Nordfelt moved to approve a CUP for the construction of a duplex at 150 South 200 West with the conditions of approval met. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.*

**C) ECO 26-06 GREEN SPACE AND AMENITIES ORDINANCES FOR MULTI-FAMILY DEVELOPMENTS**

Megan Spurling reviewed the proposed green space and amenities requirements for multi-family developments. The ordinance applies to all zones permitting multi-family residential uses, including commercial zones that allow residential units. Developments with 10 or more units would be required to provide additional amenities equal to 10% of the development area in addition to the standard 20% landscaping requirement. Developments with fewer than 10 units would also be required to provide tenant amenities, which may be incorporated within the existing landscaping

requirement. Staff reviewed acceptable amenities and noted that all amenities must be located in usable spaces and approved by staff.

***Councilmember Steck moved to adopt ECO 26-06 Green Space and Amenities Ordinances for Multi-Family Developments. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.***

#### **D) ECO 26-07 SHORT TERM RENTAL ORDINANCE**

Staff presented a proposed Short-Term Rental Ordinance regulating Airbnb, VRBO, and similar rental properties within Ephraim City. The ordinance establishes requirements including local property management, annual business licensing, fire inspections, and collection of transient room taxes. Staff reported that the City currently has approximately 30 unlicensed short-term rentals and 5 licensed rentals and plans to issue compliance notices requiring operators to obtain proper licensing and inspections.

The ordinance limits short-term rentals to one unit within developments of 10 units or fewer and caps short-term rentals at 10% of units within larger developments. Properties not located within a subdivision or development would be limited to one short-term rental within two city blocks. Additional provisions require rentals to be licensed only to the legal property owner and allow the City to halt rentals that are not in compliance. The ordinance was presented as a way to protect residential neighborhoods while allowing limited short-term rental activity.

***Councilmember Dalene moved to adopt ECO 26-07 Short Term Rental requirements. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.***

#### **E) ECO 26-09 WATER AND SEWER ASSISTANCE PROGRAM FOR QUALIFYING UTILITY CUSTOMERS**

The Council discussed Ordinance ECO 26-09 establishing a Water and Sewer Assistance Program for qualifying utility customers. The program is limited to residents and principal residences and will use qualification for the HEAT program as the basis for eligibility. Councilmember Powell reviewed how the HEAT program operates and emphasized the importance of assisting senior citizens and residents on fixed incomes. The Council also discussed gathering information such as household size and age of the account holder to evaluate the program's effectiveness and increase awareness among eligible residents.

The program will provide a monthly utility credit of \$15 for water and \$5 for sewer services, for a total monthly assistance amount of \$20. Participants will be required to recertify annually, and assistance will be applied directly to utility accounts. Discussion also included how the program would interact with delinquent accounts and collections procedures.

***Councilmember Powell moved to adopt ECO 26-09 establishing the Water and Sewer Assistance Program for qualifying utility customers for the 2026/2027 fiscal year with the effective dates being tied to the same date as the rate increase hits the accounts and authorized the program with one interlineating amendment to Section 2(F)(1) allowing the City to unilaterally terminate***

*assistance for an individual account with or without cause. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

**COUNCIL REPORTS**

**Dennis Nordfelt**

- Scandinavian Festival preparations are complete following extensive planning efforts.

**Anthony Beal**

- The Library Board is seeking two new board members. Youth City Council members will assist with the Scandinavian Festival and help clean up the fairgrounds following the Take the Oath event.

**Bud Powell**

- A cleanup of the Pioneer Cemetery was completed the previous Saturday.
- Memorial Day flags and plaques were placed for veterans, and Knudt Kimball Peterson will be honored during the Memorial Day program at the cemetery.

**CITY MANAGER REPORT**


- Staff reported that current spring flow levels are unusually low for this time of year, creating concerns about water supply. Signage will be placed at the splash pad regarding closures and water conservation efforts.

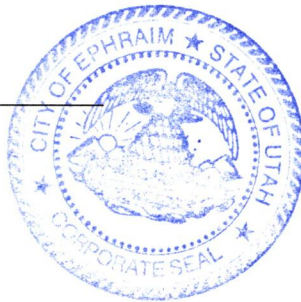
**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting to adjourn at 8:51 p.m. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, June 3, 2026, starting at 7:00 p.m. in the Ephraim City Council room.

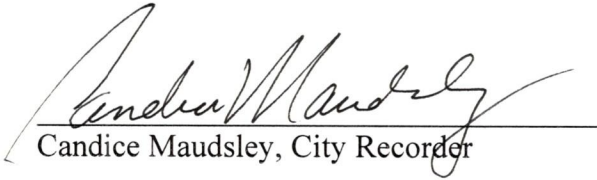
**MINUTES APPROVED:**

  
Chris Larsen, Mayor



3-JUNE-26  
Date

**ATTEST:**

  
Candice Maudsley, City Recorder

3/June/2026  
Date