



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, July 1, 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. Presentations

A. Water Status Presentation (Jeff Jensen)

II. Consent Items

A. Ratification of Warrant Register between June 13, 2026, and June 25, 2026

B. Approval of June 17, 2026, City Council Meeting Minutes

III. Action Agenda (A five-minute public comment period will be provided for each action item.)

Pages 3-8

A. **Resolution ECR 26-16** – Consideration and Possible Adoption of a Resolution Prohibiting the Use of Ignition Sources and Fireworks in Designated Areas of Ephraim City Due to Extreme Drought Conditions (Jeff Hermansen)

Pages 9-14

B. **Ordinance ECO 26-10** – Consideration and Possible Adoption of an Ordinance Establishing a Temporary Moratorium on Residential Subdivision Development and Multi-Family Projects Within Designated Areas of Ephraim City, While Allowing Individual Residential and Commercial Development to Continue (Katie Witt / Megan Spurling)

Pages 15-18

C. **Subdivision Amendment – Sunrise Village on 7th:** Consideration and Possible Approval of an Amendment to the Previously Approved Sunrise Village on 7th Subdivision to Convert the Remaining Units to Condominiums (Megan Spurling)

Pages 19-22

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 29th day of June 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.

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JUNE 17, 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, Troy Birch, Loren Steck, Jack Dalene

MEMBERS EXCUSED

Anthony Beal

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Colby Zeeman; Police Chief, Megan Spurling; Planner, Jon Knudsen; Finance Director, Jeff Jensen; Public Works, Cory Daniels; Power Director, Nic Mills; City Attorney

PLEDGE AND INVOCATION

The Pledge of Allegiance was led by Suzanne Dean.

The Invocation was offered by Anthony May.

PUBLIC COMMENT

- Bob Conder expressed concern regarding proposed drought pricing and water rate increases, including the cumulative cost to residents and whether the rates would decrease after drought conditions improve.
- Brent Anderson requested that a proposal regarding financing and remodeling the Bishop's Storehouse be placed on the next City Council agenda.

PUBLIC HEARING

Finance Director Jon Knudsen presented the FY2026 budget amendments, including adjustments to revenues and expenses. The presentation is available in the City Recorder's Office and on the Public Notice Website.

Tyra Taylor asked about funds previously discussed for the Snow College rodeo grounds project and requested clarification regarding the status of those funds.

Councilmember Nordfelt moved to approve ECR 26-10 amending the FY2026 budget. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.

PRESENTATIONS

UAMPS Scholarship

Cory Daniels presented the UAMPS scholarship from the Steel Solar Project. Bridget Hallows, a Manti High School student residing in Ephraim, was awarded the \$2,500 scholarship.

Oath of Office for Officer Ben Fuell

Officer Ben Fuell was sworn in as an Ephraim City Police Officer.

Recognition of Sergeant Jesse Jones

Chief Zeeman introduced and recognized Jesse Jones on his promotion to Police Sergeant, noting his strong character, work ethic, and performance.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A) APPROVAL OF WARRANT REGISTER**
- B) APPROVAL OF June 3, 2026 MINUTES**

Councilmember Powell moved to approve the Consent Agenda with amendments. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

ACTION AGENDA

CONDITIONAL USE PERMIT-MAY DUPLEX

Megan Spurling reviewed the request for a Conditional Use Permit to convert an existing home at 330 South Main Street into a duplex. Staff explained that multi-family residential use requires a Conditional Use Permit in the applicable zone. Parking was discussed, and the applicant addressed questions regarding available off-street parking.

Councilmember Powell moved to approve the Conditional Use Permit for the May Duplex with the conditions of approval outlined in the staff report. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

SUBDIVISION APPROVAL-THE CROSSING RETAIL A

Megan Spurling reviewed the proposed commercial subdivision near Highway 89 and 700 South. The subdivision would divide the property into three parcels for future retail development. Access, truck circulation, snow removal, garbage service, private road maintenance, and impact fees were discussed. Staff clarified that required improvements must meet City standards and that the private road will be maintained by the development.

Councilmember Steck moved to approve Subdivision Approval-The Crossing Retail A. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.

APPROVAL OF RAP TAX COMMITTEE DISTRIBUTION OF FUNDS

The Council reviewed the RAP Tax Committee's recommended distribution of funds, including funding for a playground at Ephraim Family Park and the Fallen Soldier Memorial.

Councilmember Dalene moved to approve the RAP Tax Committee Distribution of Funds. The motion was seconded by Councilmember Nordfelt. Councilmember Steck opposed. The motion carried.

RESOLUTION ECR 26-11 Acknowledging THE COUNTY AUDITOR'S CERTIFIED TAX RATE AND ADOPTING THE 2026-2027 PROPERTY TAX RATE THROUGH THE TRUTH IN TAXATION PROCESS

Jon Knudsen presented the updated Property Tax Impact Schedule using the County Auditor's certified tax rate information. The Council discussed moving forward with the Truth in Taxation process, with a public hearing scheduled for August 19, 2026.

Councilmember Nordfelt moved to approve Resolution ECR 26-11 acknowledging the County Auditor's certified tax rate and adopting the 2026-2027 property tax rate through the Truth in Taxation process. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

RESOLUTION ECR 26-12 TIER II PUBLIC SAFETY AND FIREFIGHTER RETIREMENT CONTRIBUTION

The Council reviewed Resolution ECR 26-12 authorizing an increase in the City's employer-paid contribution toward the Tier II Public Safety and Firefighter Retirement System from 4.73% to 5.98% of compensation for eligible employees. Potential benefits discussed included improving recruitment and retention of public safety personnel and maintaining a competitive compensation package. Potential drawbacks included increased personnel costs and the inability to reduce the contribution percentage for existing participating employees once adopted.

Councilmember Powell moved to approve Resolution ECR 26-12 authorizing employer payment of Tier II Public Safety and Firefighter Retirement contributions. The motion was seconded by Councilmember Nordfelt. Councilmember Steck voted in opposition. The motion carried.

RESOLUTION ECR 26-13 – SIDEWALK MANAGEMENT PROGRAM

The Council reviewed the proposed Sidewalk Management Program, which had previously been discussed during study session. Inspection frequency, sidewalk prioritization, liability, and long-term maintenance needs were discussed.

Cameron Nielson commented on a recent sidewalk-related incident involving a resident at Golden Skyline and encouraged the City to increase funding for sidewalk repairs.

Councilmember Steck moved to approve Resolution ECR 26-13 establishing a Sidewalk Management Program. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried

RESOLUTION ECR 26-14 – DRIVER QUALIFICATION POLICY

The Council reviewed Resolution ECR 26-14 amending the Employee Handbook to adopt a Driver Qualification Policy. The proposed policy, based on a model policy developed by The Trust, establishes standards for reviewing driver records, authorizing drivers, and monitoring Motor Vehicle Records for employees and volunteers operating vehicles on behalf of the City.

Councilmember Powell moved to approve Resolution ECR 26-14. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

RESOLUTION ECR 26-15 DROUGHT PRICING

Public Works Director Jeff Jensen reviewed current water conditions, noting that spring flows continue to decline and daily water use is exceeding spring production. He reported that Well No. 1 is being used to meet demand and that the City has seen significant conservation compared to the previous year. Staff reviewed proposed drought pricing, which would add a 25% increase to water usage tiers through October 1, 2026.

Public comments included concerns from Tyra Taylor, Kyle Parry, Bob Conder, and Bonnie Nielson regarding the impact of drought pricing, larger lots, water conservation, and how the rate structure would apply. Staff explained that any revenue collected through water rates must remain in the water enterprise fund.

After discussion, the Council chose to continue monitoring water usage and conservation efforts rather than implementing drought pricing at this time.

Councilmember Powell moved to take no action on Resolution ECR 26-15. The motion was seconded by Councilmember Steck. Councilmember Dalene opposed. The motion carried.

COUNCIL REPORTS AND APPOINTMENTS

Planning Commission Appointments –Appointment of Tyra Taylor, Eddy Christensen, and Anna Johnson Pettit to Three-Year Terms Beginning July 1, 2026

Planning Commission Re-Appointments – Re-Appointment of Desiree Funk and Larry Smith to Three-Year Terms.

Library Board Appointments –Appointment of Kelli May, Brooke Frazier and the Re-appointment of Audrey Thompson to three-year terms.

Councilmember Nordfelt moved to appoint those listed to respective boards. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.

Dennis Nordfelt

- **Recreation Board:** The grand opening of the pickleball courts was held the previous Friday. Councilmember Nordfelt thanked Jordan Howe, the RAP Tax Board, and the Recreation Board for their efforts in completing the project.
- **Scandinavian Festival:** Preparations for the festival are ongoing.

Jack Dalene

- **RAP Tax:** The RAP Tax Board met, and its funding recommendations were approved by the Council earlier in the meeting

Loren Steck

- **Historic Board:** The Historic Preservation Board is scheduled to meet in early July.

Bud Powell

- **Cemetery Board:** The Board is working on revisions to the cemetery ordinance and cemetery signage.
- **Utilities Board:** The Utilities Board is scheduled to meet on July 9.

CITY MANAGER REPORT

City Manager Katie Witt reported on the following:

- Recent road improvement projects have been completed.
- Adoption of the Wildland Urban Interface (WUI) Ordinance has resulted in the State assuming responsibility for the wildfire suppression costs of the Mill Hill fire.
- Residents were encouraged to avoid the use of fireworks due to current drought conditions and elevated fire danger.
- A Community Development Open House will be held on July 7th from 6:00 p.m. to 8:00 p.m.
- Staff is developing a community survey as part of ongoing planning and public engagement efforts.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting 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, July 1, 2026, starting at 7:00 p.m. in the Ephraim City Council room.

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MINUTES APPROVED:

Chris Larsen, Mayor

Date

ATTEST:

Candice Maudsley, City Recorder

Date

Draft



EPHRAIM CITY COUNCIL

MEETING DATE: JULY 1, 2026

TO: MAYOR AND COUNCIL
FROM: JEFF HERMANSEN, FIRE CHIEF, EPHRAIM CITY
SUBJECT: FIREWORKS RESTRICTIONS
AGENDA TYPE: ACTION

EXECUTIVE SUMMARY

The City Council is asked to consider Resolution No. 2026-16, which would temporarily prohibit the use of fireworks and other ignition sources in Ephraim City due to extreme drought and hazardous fire conditions. The restrictions are based on the Fire Chief's determination that dry weeds, dry vegetation, and hazardous environmental conditions have created an elevated fire risk in certain areas of the City. The proposed resolution would take effect immediately upon passage and remain in effect until October 1, 2026. This is more restrictive than Governor Cox's fireworks ban, because it goes until October 1, 2026. Staff recommends approval of Resolution No. 2026-16 to protect public health, safety, property, and emergency response resources.

BACKGROUND

Utah law allows municipalities to restrict the ignition or use of fireworks and other ignition sources in areas where hazardous environmental conditions exist. The proposed resolution cites the City's authority under applicable provisions of Utah Code, including the Utah Fire Prevention and Safety Act and related state fire code provisions.

The City Fire Chief has determined that hazardous fire conditions exist in Ephraim City due to extremely dry conditions, dry weeds, and other vegetation. These conditions increase the likelihood that fireworks, smoking materials, sky lanterns, matches, lighters, or other ignition sources could start a fire.

The proposed restrictions would apply during a period that includes the dates when fireworks may otherwise be legally discharged under Utah law. The resolution is intended to reduce fire risk during the summer and early fall fire season and would remain in effect until October 1, 2026.

ANALYSIS

Resolution No. 2026-16 would prohibit ignition sources and fireworks in the following areas of the City:

1. Mountainous, brush-covered, forest-covered, or dry grass-covered areas;
2. Areas within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas; and
3. The wildland urban interface area.

In addition, the resolution provides that all property in Ephraim City would be subject to the most restrictive fire conditions set by the County Fire Marshal during the month prior to the resolution. If the County Fire Marshal has declared Stage 1, Stage 2, or Stage 3 fire restrictions for any portion of Sanpete County, those restrictions would also apply to all property within Ephraim City.

The proposed action is preventive in nature. It is intended to reduce the likelihood of human-caused fires during a period of elevated fire danger. The restrictions also provide clearer guidance to residents, visitors, and enforcement personnel regarding where fireworks and ignition sources are not allowed.

FISCAL REVIEW

No direct fiscal appropriation is required to adopt the resolution.

Potential fiscal impacts include staff time for public notice, enforcement, and interdepartmental coordination. These costs are expected to be absorbed within existing departmental budgets.

Approval of the resolution may reduce the City's potential costs and risks associated with fire suppression, property damage, emergency response, and public safety impacts.

Funding source: Existing departmental operating budgets, as needed.

LEGAL REVIEW

The City Attorney has approved this as to form.

ALTERNATIVES

The City Council may:

1. **Approve Resolution No. 2026-16 as presented.**

This would immediately establish fireworks and ignition source restrictions in the identified high-risk areas and align City restrictions with applicable County Fire Marshal restrictions.

2. **Approve the resolution with amendments.**

The Council could modify the restricted areas, effective period, public notice provisions, or relationship to County Fire Marshal restrictions. Any substantive legal or enforcement changes should be reviewed by the City Attorney before adoption.

3. **Table the resolution.**

This would allow additional time for review, map refinement, or public outreach. However, delaying action may leave the City without additional local restrictions during a period of elevated fire danger.

4. **Deny the resolution.**

Fireworks and ignition sources would remain subject only to existing state, county, or otherwise applicable restrictions. This option may not adequately address the hazardous conditions identified by the Fire Chief.

CONCLUSION

Due to extreme drought conditions, dry vegetation, and elevated fire risk, the Fire Chief has recommended restrictions on fireworks and other ignition sources in Ephraim City. Resolution No. 2026-16 provides a temporary public safety measure intended to reduce the risk of fire and protect residents, property, and emergency response resources. Staff recommends that the City Council approve Resolution No. 2026-16, effective immediately upon passage and remaining in effect until October 1, 2026.

RESOLUTION NO. 2026-16

A RESOLUTION PROHIBITING THE USE OF IGNITION SOURCES AND FIREWORKS IN CERTAIN AREAS OF THE CITY DUE TO THE EXTREME DROUGHT CONDITIONS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has legal authority, pursuant to Title 3, Chapter 8, Section 47, Utah Code Annotated, as amended, Title 53, Chapter 7, Part 2, Utah Code Annotated, as amended ("Utah Fire Prevention and Safety Act" or "Act"), and Title 15A, Chapter 5, Section 202.5, to prohibit the ignition or use of any ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials in certain areas of the City when hazardous environmental conditions exist; and

WHEREAS, the City Fire Chief has determined that hazardous environmental conditions exist in certain parts of the City as shown on the attached map that necessitate controlling the use of fireworks and ignition sources due to the extremely dry conditions and the presence of dry weeds and other vegetation which has greatly enhanced the danger of fire and creating a high risk of fire in certain areas of the City and the aforementioned hazardous conditions are expected to remain from now through the month of September, which includes those dates when the discharge and ignition of fireworks is allowed under Utah law; and

WHEREAS, the City Council, upon recommendation and information provided by the City Fire Chief has determined that it is in the best interest of the health, safety, and welfare of the citizens of the City to prohibit the ignition or use of fireworks or other ignition sources, including lighters, matches, sky lanterns, and smoking materials in areas of the City described below and shown on the map.

WHEREAS, the City Council has also determined that these changes are in the best interest of the health, safety, and welfare of the citizens of Ephraim City and are justified at this time.

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. Ignition sources and fireworks shall be prohibited in the following areas:

- mountainous, brush-covered, forest-covered, or dry grass-covered areas;
- within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas; and
- the wildland urban interface area.

These areas are depicted visually on the accompanying map which is attached hereto and incorporated by this reference.

SECTION III: Enactment. All property in the City shall be subject to the most restrictive conditions set forth by the County Fire Marshall in the month prior to this resolution. If the County Fire Marshall has declared either a Stage 1, Stage 2, or Stage 3 fire restriction for any portion of Sanpete County, all property in Ephraim City shall be subject to those restrictions.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this resolution 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 resolution.

SECTION V: Effective Date. This resolution being necessary for the peace, health and safety of the City, shall become effective immediately upon passage and shall be in effect until October 1, 2026.

PASSED AND ADOPTED by the City Council of Ephraim, Utah, this **1st day of July, 2026.**

Chris Larsen, Mayor



ATTEST:

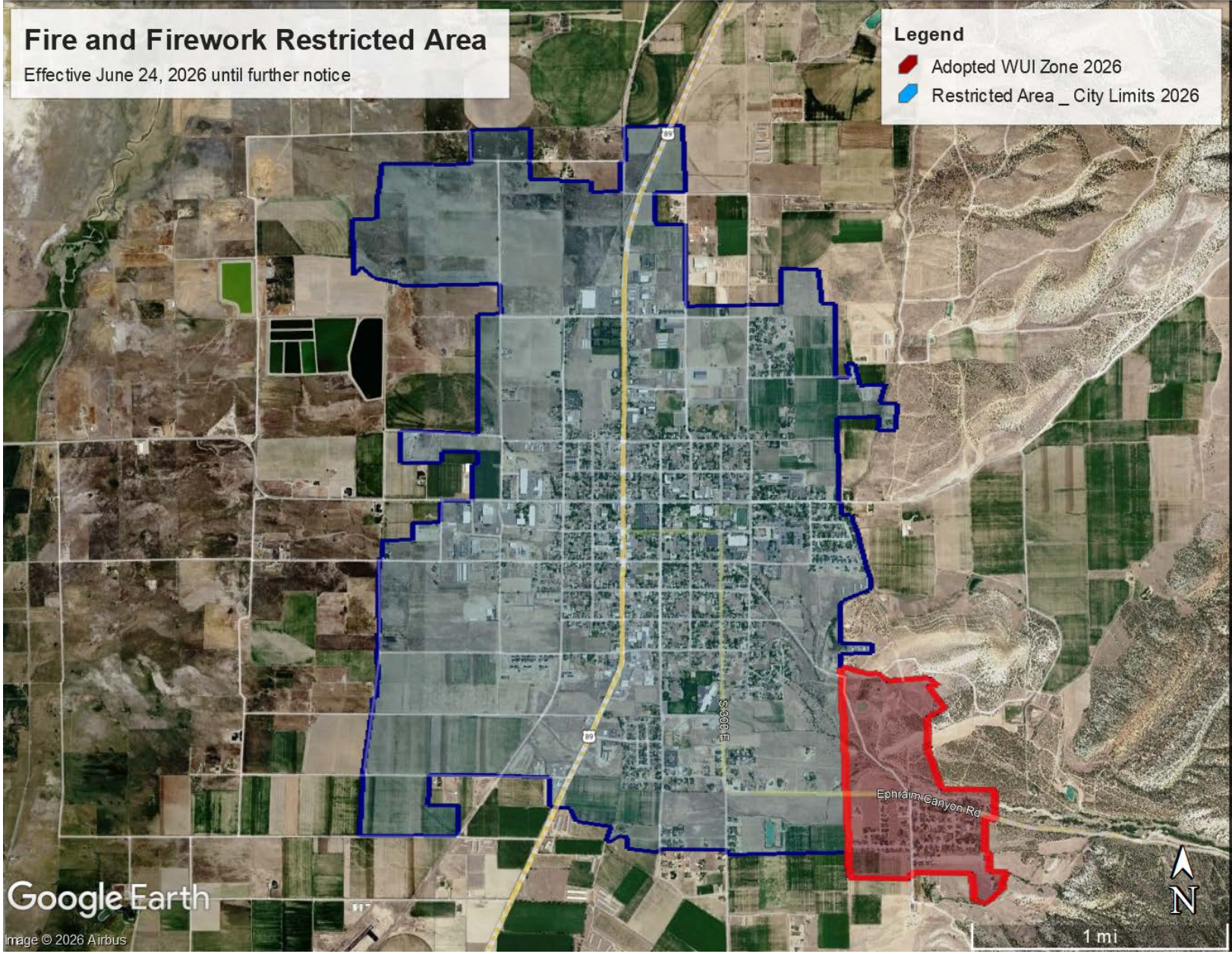
Candice Maudsley, City Recorder

Fire and Firework Restricted Area

Effective June 24, 2026 until further notice

Legend

-  Adopted WUI Zone 2026
-  Restricted Area _ City Limits 2026





EPHRAIM CITY COUNCIL

MEETING DATE: JULY 1, 2026

TO: MAYOR AND COUNCIL
FROM: KATIE WITT, CITY MANAGER
SUBJECT: MORATORIUM ON MULTI-FAMILY SUBDIVISION DEVELOPMENT
AGENDA TYPE: ACTION

EXECUTIVE SUMMARY

The City Council is being asked to consider adoption of Ordinance ECO-26-10, establishing a temporary land use regulation moratorium affecting new building, development activity, and land use applications in the R1B, R2, R3, and R4 zones. The proposed ordinance is intended to provide the City time to evaluate and address water supply and development code issues before additional development activity further impacts existing facilities and resources. The ordinance proposes an 180-day moratorium and allows already-entitled developments to proceed. Staff recommends approval.

BACKGROUND

Ephraim City continues to experience growth pressure and increased demand on water, infrastructure, and development review systems. The City Council has identified a need to address water supply concerns and development code deficiencies before additional development activity proceeds in certain residential zones.

The City is in the process of procuring needed resources and requires time to maintain current conditions while the City evaluates and implements necessary changes. The ordinance further states that the Council has determined there is a compelling countervailing public interest to temporarily restrict zoning, construction, and development activity involving R1B, R2, R3, and R4 subdivisions within Ephraim City.

ANALYSIS

The proposed ordinance would place a temporary hold on new building, development activity, and land use applications for R1B, R2, R3, and R4 zones within Ephraim City. It would apply immediately upon enactment and would remain in effect for 180 days from the date of adoption. Existing R1B, R2, R3, and R4 developments that have already been entitled would be allowed to proceed as normal.

The proposed moratorium is intended to give the City time to review water supply, infrastructure capacity, and development code issues. Staff will work during the moratorium period to identify needed code amendments, infrastructure-related policies, and administrative procedures so the moratorium can be lifted as soon as reasonably possible.

Key considerations include:

1. Public Interest and Infrastructure Protection

The ordinance is based on the Council's finding that a temporary restriction is needed to protect the City's water supply, development review process, and existing infrastructure while deficiencies are addressed.

2. Limited Duration

The proposed moratorium is temporary and limited to 180 days. This provides a defined period for staff and consultants to complete necessary review and bring back recommended changes.

3. Effect on Development Applications

The ordinance would delay or prohibit new applications and approvals related to R1B, R2, R3, and R4 development during the moratorium period. Already-entitled developments would be allowed to proceed.

FISCAL REVIEW

No direct budget appropriation is requested with this ordinance. However, the moratorium may have indirect fiscal impacts, including reduced or delayed subdivision, zoning, building permit, and related application revenues during the moratorium period. The ordinance may also require staff, engineering, planning, and legal time to evaluate water supply, infrastructure capacity, and development code revisions.

Any consultant or legal costs associated with code updates or infrastructure analysis should be charged to the appropriate approved budget accounts or brought back to the City Council for separate authorization if additional funding is required.

LEGAL REVIEW

The City Attorney has approved this as to form.

ALTERNATIVES

1. Approve the ordinance as presented.

Pros: Provides immediate temporary protection while the City evaluates water supply and development code issues. Establishes a clear 180-day period for staff action.

Cons: May delay new development applications and may create concern among property owners, developers, or applicants.

2. Approve the ordinance with revisions.

Pros: Allows the Council to narrow, clarify, or refine the scope, affected zones, findings, or exemptions before adoption.

Cons: Depending on the extent of revisions, additional legal review may be needed before final action.

3. Table the ordinance for additional review.

Pros: Provides more time for legal, planning, engineering, and public review.

Cons: New applications may continue to be filed or processed before the City has addressed the stated water and code concerns.

4. Do not adopt the ordinance.

Pros: Avoids delaying development applications and maintains the current review process.

Cons: Does not provide the City with a temporary pause to address the identified water supply and development code deficiencies.

CONCLUSION

The proposed ordinance establishes a temporary 180-day land use regulation moratorium for R1B, R2, R3, and R4 zones to allow the City time to address water supply and development code concerns. Staff recommend approval, subject to final City Attorney review and any needed revisions to clarify the scope and legal form of the ordinance.

ORDINANCE 26-10

AN ORDINANCE PLACING A TEMPORARY LAND USE REGULATION MORATORIUM ON MULTI-FAMILY SUBDIVISION DEVELOPMENT, AND BUILDING ACTIVITY ON LANDS DESCRIBED HEREIN WITHIN THE CITY OF EPHRAIM

WHEREAS, the City Council of Ephraim is desirous of placing a temporary land use regulation moratorium on development activities, erection, construction, reconstruction or alteration of any multi-family subdivisions pursuant to Utah Code 10-20-504; and

WHEREAS, the City Council has identified a critical need to address the City’s water supply and development codes to address existing deficiencies. The City is in the process of procuring these resources, but needs to insure that current conditions can be maintained so as not to accelerate the degradation of the existing facilities and resources; and

WHEREAS, the City Council has determined and found there is a compelling countervailing public interest to impose a temporary land use ordinance restriction in the form of a moratorium on any zoning, construction or development involving R1B, R2, R3, and R4 subdivisions within the City of Ephraim until these deficiencies can be addressed; and

WHEREAS, the City Council desires hereby to impose a 180 day moratorium on R1B, R2, R3, and R4 subdivision land use applications to allow time for adequate time to address these issues pursuant to Utah Code 10-20-504.

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

1. Effective immediately upon enactment of this ordinance all new building, development activity, and any land use applications for the R1B, R2, R3, and R4 zones in Ephraim City are placed on hold, postponed, and prohibited. Any existing R1B, R2, R3, and R4 developments that have already been entitled shall be allowed to proceed as normal.
2. All R1B, R2, R3, and R4 development of any real property therewith located within the limits of Ephraim City are hereby temporarily prohibited, and there shall be a moratorium on the filing and approving of any application filed after the date of adoption of this Ordinance.
3. The moratorium established by this Ordinance shall apply to all applications for R1B, R2, R3, and R4 development, zoning changes, or any land use application associated therewith filed before or after the date of adoption of this Ordinance.
4. The moratorium shall be in effect for a period of 180 days from the date this Ordinance is adopted by the City Council. City staff shall work diligently to insure that the moratorium is lifted as soon as changes can be reasonably implemented.
5. This Ordinance shall become effective immediately upon publication or posting as set forth by State law.

PASSED AND ADOPTED by the City Council of Ephraim, Utah, this ____th day of June, 2026.

Chris Larsen
Mayor



STAFF REPORT

To: Ephraim City Planning and Zoning Commission
From: Megan Spurling
Date of Meeting: July 1, 2026
Type of Item: Subdivision Amendment
Process: Administrative Review

RECOMMENDATION: Staff 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. Accordingly, staff recommends that the Ephraim City Planning and Zoning Commission review the proposed Sunrise Village Plant Amendment and recommend Plat approval. City Staff recommends approval.

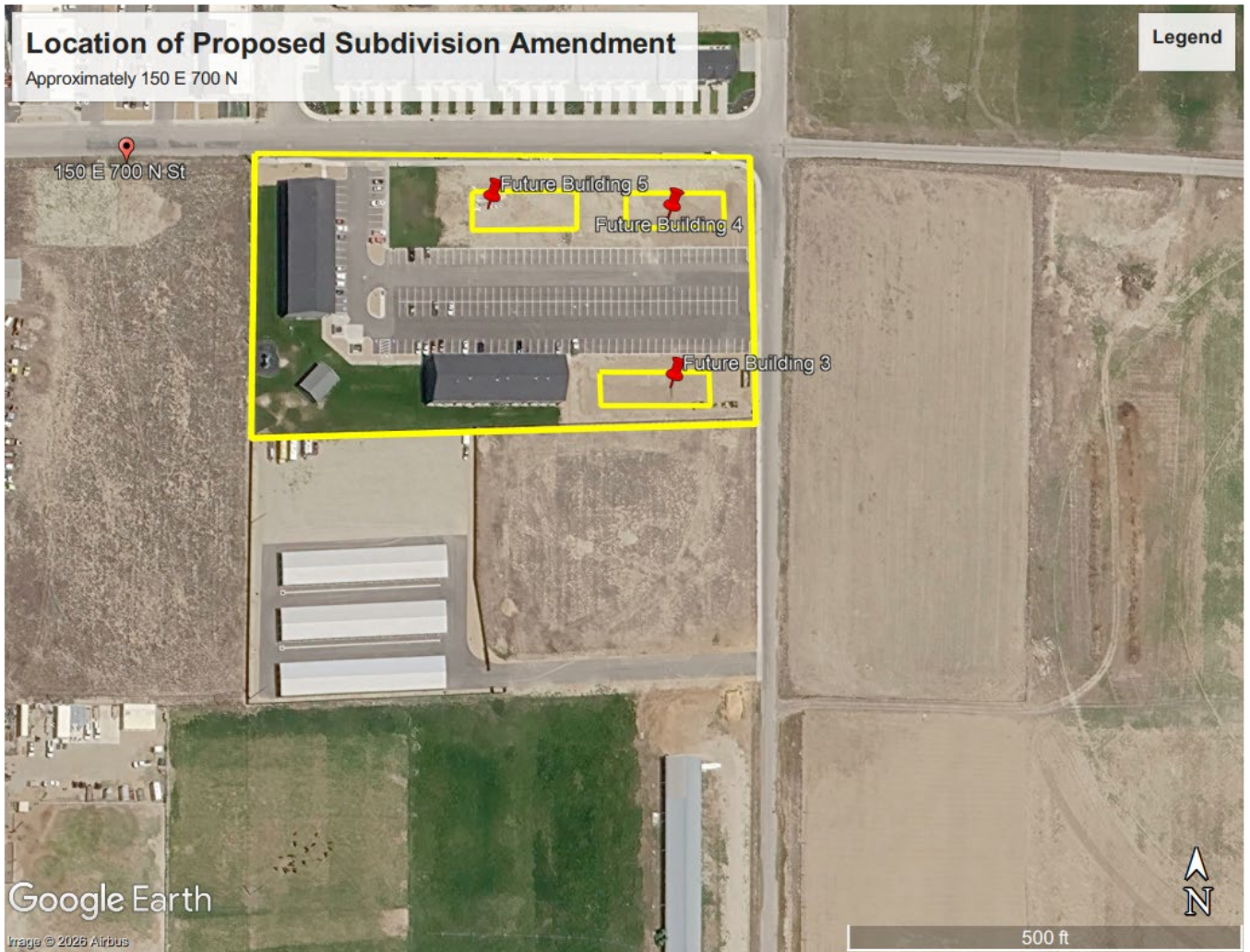
Project Description

Project Name: Sunrise Village on 7th Plat Amendment
Applicant(s): Amy Chidester
Property Owner(s): Chidester Rental Properties 2 LLC
Location: Approx. 150 E 700 N
Zone District: C2
Parcel Number and Size: S-64639, S-64640 and S-64641, lot 101 is 4.929 acres
Type of Process: Administrative
Final Land Use Authority: City Council

Proposal

The applicant is proposing to amend the previously approved Sunrise Village on 7th Subdivision for the purpose of converting the remaining units to condominiums.

Vicinity Map



Proposed Configuration-Phase 1

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ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8832.</p> <p>APPROVED THIS ____ DAY OF _____, A.D. 2026.</p> <p>ENBRIDGE GAS UTAH REPRESENTATIVE _____</p>	<p align="center">SURVEYOR'S CERTIFICATE</p> <p>I, MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 187288 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.</p> <p align="right"><i>Matthew B. Judd</i> DATE: 06/02/2026</p>	<p align="center">SUNRISE VILLAGE CONDO PLAT</p> <p>UTILITY DEDICATION</p> <p>BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.</p> <p>RESERVATION OF COMMON AREAS</p> <p>BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AS INVITED AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.</p> <p>IN WITNESS WHEREOF, THE OWNER(S) HAVE HERETO SET OUR HANDS THIS ____ DAY OF _____, A.D. 2026.</p>
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	<p align="center">EPHRAIM CITY POWER</p> <p>APPROVED THIS ____ DAY OF _____, A.D. 2026 BY EPHRAIM CITY POWER.</p> <p>EPHRAIM CITY POWER REPRESENTATIVE _____</p>	<p align="center">BOUNDARY DESCRIPTION</p> <p>ALL OF LOT 151, DEDICATED DIVIDE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT RECORD ON FILE AS MAP 346193 IN THE SANJITO COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES 588'47.50" W, 675.28 FEET ALONG THE SECTION LINE AND 501'2.00" S 226.81 FEET FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 17 S, RANGE 3 E, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'26"E 323.95 FEET; THENCE S89°16'56"W 644.83 FEET; THENCE N00°39'17"E 118.00 FEET; THENCE N00°19'56"W 223.45 FEET; THENCE N88°47'55"E 100.29 FEET; THENCE S89°58'22"E 543.87 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 214,724 SQ. FT. OR 4.929 ACRES.</p>																																																																																																																																																																																																																																																																																																																
		<p>LEGEND</p> <ul style="list-style-type: none"> UTAH COUNTY MONUMENT SET CURB FIN SET 5/8" REBAR AND CAP CALCULATED POINT, NOT SET PROPERTY BOUNDARY RIGHT-OF-WAY LINE LOT LINE SECTION LINE SETBACK EASEMENT CENTERLINE ADDRESSES PROPOSED LOT NUMBERS BEARING COMMON AREA/OPEN SPACE LIMITED COMMON OWNERSHIP PRIVATE OWNERSHIP <p align="center">NORTH</p> <p>SCALE 1" = 40' SCALE 1" = 80'</p>	<p align="center">LLC ACKNOWLEDGMENT</p> <p>ON THE ____ DAY OF _____, A.D. 2026, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DO SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.</p> <p>NOTARY PUBLIC COMMISSIONED IN UTAH</p> <p>PRINTED FULL NAME OF NOTARY _____</p> <p align="center">ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE</p> <p>THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 2026.</p> <p align="center">ATTEST</p> <p align="right">CLERK-RECORDER</p> <p align="center">COMMUNITY DEVELOPMENT DIRECTOR</p> <p align="center">SUNRISE VILLAGE CONDO PLAT</p> <p align="center">A CONDOMINIUM SUBDIVISION INCLUDING AN AMENDMENT OF SUNRISE VILLAGE ON 7TH SUBDIVISION IN EPHRAIM, UTAH</p> <p align="center">CONTAINING 3 BUILDINGS AND 0.93 ACRES, LOCATED IN THE NE 1/4 OF SECTION 4, OF TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.</p>																																																																																																																																																																																																																																																																																																															
<p>NOTES:</p> <p>1. ALL COMMON AREA IS A PUBLIC UTILITY EASEMENT AND ACCESS EASEMENT.</p> <p>OWNER/DEVELOPER: JESSE & AMY CREEDSTER, 1538 SOUTH STATE ROAD, SPRINGVILLE, UTAH 84663, awoodentings@gmail.com</p> <p>ENGINEER/SURVEYOR CONTACT INFO: ALASKA ENGINEERING LLC, (801) 656-0566, 946 E. 900 N. SUITE A, SPANISH FORK, UT 84660</p>	<p align="center">CITY COUNCIL APPROVAL</p> <p>APPROVED THIS ____ DAY OF _____, A.D. 2026, BY THE CITY COUNCIL.</p> <p>CHAIRMAN _____ DIRECTOR/SECRETARY _____</p>	<p>CLERK-RECORDER SEAL</p> <p>SURVEYOR'S SEAL</p>	<p>NOTARY PUBLIC SEAL</p> <p>CITY ENGINEER SEAL</p> <p>COUNTY RECORDER SEAL</p>																																																																																																																																																																																																																																																																																																															

Analysis and Findings

The Council may recommend approval, approval with conditions, or denial of the proposed Plat to the DRC.

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 Plat to the DRC. Staff has verified that the proposed Plat complies with the standards.

Recommendation

Staff recommends that the Council consider the issues outlined in this report regarding the proposed Plat and vote to recommend that the DRC approve The Sunrise Village on 7th Subdivision Plat Amendment based upon the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. Chidester Rental Properties 2 LLC is the fee title owner of record for Parcels S-64639, S-64640 and S-64641
2. Lot 101 is 4.929 acres in size.
3. Parcels S-64639, S-64640 and S-64641 are located at approximately 150 E 700 N
4. Parcels S-64639, S-64640 and S-64641 are currently zoned C2
5. The applicant is proposing to amend their previously approved plat to convert the remaining units into condominiums
6. This application was noticed appropriately
7. The Ephraim City Development Review Committee has reviewed the application and **recommended approval** of the Plat Amendment to the Ephraim City Planning and Zoning Commission, pending conditions of approval are met.

Conclusions of Law

1. Based upon the findings of fact listed above, the proposed The Sunrise Village on 7th Subdivision Amendment is compliant with the standards described in the Ephraim City Municipal Code.

Conditions of Approval

1. 1. Ensure there will be a smooth, uninterrupted flow through the manhole.
2. 2. Work must be done off Version 4 submitted May 28, 2026. Any work done off a different plan set is subject to removal and repair at applicant's expense.
3. 3. Apply for zoning permits and pay impact fees separate from this approval.
4. 4. Power bill will be sent after work is complete and must be paid prior to occupancy being issued on the building.