



CITY COUNCIL MEETING MINUTES

Meeting Date:	July 1, 2026
Meeting Time:	7:00 PM
Location:	City Hall Council Chambers, 5 S Main, Ephraim
Meeting Type:	Regular

Attendance

Official	Present	Absent
Mayor Chris Larsen	☒	☐
Councilmember Dennis Nordfelt	☐	☒
Councilmember Anthony Beal	☐	☒
Councilmember Loren Steck	☒	☐
Councilmember Jack Dalene	☒	☐
Councilmember Bud Powell	☒	☐

Call to Order

Mayor Larsen called the meeting to order at 7:00 p.m.

Pledge of Allegiance & Prayer

Prayer given by Loren Steck

Pledge led by Brent Anderson

Public Comment

The Mayor opened the public comment period.

Brent Anderson addressed the Council regarding the Bishop's Storehouse. He explained that he had revised his proposal to remove Snow College's involvement and requested that it be placed on a future City Council agenda.

The Mayor responded that the City is not in a position to proceed with repairs to the Bishop's Storehouse at this time and explained that the City cannot fund private enterprise. He further stated that the proposal was not sufficiently developed to warrant placement on a future agenda.

The Mayor closed the public comment period.

Presentations

The water presentation by Jeff Jensen was postponed.



Consent Agenda

Approval of June 17, 2026 Minutes

Approval of Warrant Register

Councilmember Steck moved to approve the Consent Agenda. The motion was seconded by Councilmember Dalene. Upon roll call, Councilmembers, Dalene, Steck, and Powell voted in favor of the motion. Beal and Nordfelt were absent. The motion carried, 3-0.

Action Agenda

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

The Council discussed whether the City should establish restrictions beyond those adopted by the State and County. Chief Hermansen explained that no safe location within the city could be identified for the discharge of fireworks and recommended following the guidance of state and county fire officials due to extreme drought conditions. Councilmembers discussed the recent Mill Hill Fire, associated suppression costs, and the ongoing wildfire risk.

Councilmember Dalene moved to approve ECR 26-16. The motion was seconded by Councilmember Powell. Upon roll call, Councilmembers Dalene, Steck, and Powell voted in favor of the motion. Beal and Nordfelt were absent. The motion carried, 3-0.

- 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.

Staff Presentation:

City Manager Katie Witt and Planner Megan Spurling presented a proposed six-month temporary moratorium on new residential subdivision applications and multi-family development within designated areas of the city. Staff explained the purpose of the moratorium is to provide time to review and update the City's development code to better reflect the community's vision, development standards, and long-term character. Staff also noted that the current code, adopted decades ago, allows development densities that no longer align with community expectations and that ongoing drought conditions further supported pausing additional residential growth while the City evaluates future water demands.

Staff clarified that:

- Existing approved subdivisions and complete applications already in the review process would continue to move forward.



- A project is considered "in the queue" only if a complete application has been submitted and all required fees have been paid.
- Individual single-family homes on existing lots and commercial development would not be affected by the moratorium.
- Road dedications and infrastructure improvements could continue independently of subdivision approvals.
- During the moratorium, staff will work with stakeholders, the Planning Commission, and the City Council to review development standards, including density, amenities, landscaping, and other design requirements.

Public Comment:

- **Mike Ballard (Ephraim Crossing):** Requested that Phase 6 of the Ephraim Crossing development be allowed to proceed, noting the project includes significant infrastructure improvements and that engineering plans were nearly complete. He expressed concern that the development received little advance notice of the proposed moratorium.
- **Carol Jacobson:** Expressed support for reviewing the City's development standards but asked that infrastructure and road improvements continue so existing neighborhoods are not left with prolonged construction impacts.
- **Joseph Gallagher:** Requested a two-week delay to allow clarification of the ordinance language and expressed concern that developers who had followed previous City direction would be negatively impacted by the timing of the moratorium.
- **Mel Jacobson:** Asked whether the moratorium would last three months or six months and expressed concern regarding the impact of a six-month delay.

Council Discussion

Council discussed where the cutoff should occur for projects already in process and emphasized the need for consistency and fairness in applying the moratorium. Staff explained that providing advance notice could have resulted in a rush of applications before the effective date and stated the intent was to apply the ordinance evenly to all applicants. Council also discussed the legal six-month limit on the moratorium and staff's intention to complete the code review well before that deadline if possible. The focus of the code update will primarily address development standards for higher-density residential projects while preserving opportunities for appropriate residential growth.

Councilmember Steck moved to approve ECO 26-10 as written. The motion was seconded by Councilmember Powell. Upon roll call, Councilmembers, Dalene, Steck, and Powell voted in favor of the motion. Beal and Nordfelt were absent. The motion carried y, 3–0.

C. Subdivision Amendment – Sunrise Village on 7th

Staff Presentation:

The Council discussed the request to amend the previously approved subdivision to allow the remaining apartment buildings to be converted to condominiums. Questions were raised regarding covered parking



requirements and whether approving the amendment at this time would be appropriate while broader development standards are under review. The Council expressed interest in considering the request with a full Council present.

The motion to approve failed on a 2–1 vote.

Councilmember Dalene then moved to postpone the request until the first City Council meeting in August. The motion was seconded by Councilmember Powell. Upon roll call, Councilmembers Dalene, Steck, and Powell voted in favor. The motion carried, 3–0.

Reports

City Manager, Katie Witt

- Community Development Open House scheduled for Tuesday, July 7, from 6:30 to 8:00 p.m.
- Staff is preparing a community survey as part of the City's strategic planning efforts.
- Staff continues to monitor water usage and spring flows and will report back to the Council regarding drought conditions and whether additional conservation measures or drought pricing should be considered.

ADJOURNMENT

Councilmember Powell moved to adjourn.

Second: Councilmember Steck.

The meeting adjourned at 8:13 p.m.



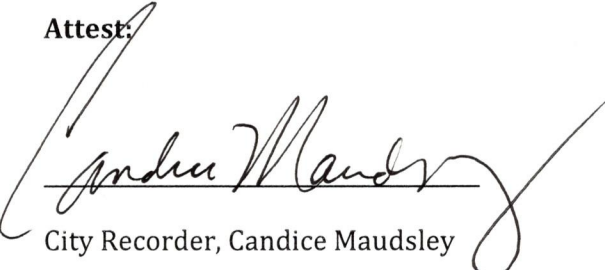
APPROVAL

Approved this 15 day of July 2026.



Mayor Larsen

Attest:



City Recorder, Candice Maudsley