Ephraim

CITY COUNCIL MEETING MINUTES

Meeting Date:	July 15, 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 Dennis Nordfelt

Pledge led by Todd Alder

Public Comment

The Mayor opened the public comment period.

Mike Ballard addressed the Council regarding the Camino Verde development. He expressed concerns that Phase 6 was not allowed to proceed because the application was submitted after the moratorium deadline and requested the Council reconsider the timeline.

Kyle Parry thanked the Council for choosing not to implement drought pricing. He stated that many residents have voluntarily reduced water usage and appreciated the Council's willingness to listen to public input.

Logan Ray requested that the Council authorize six additional culinary water connections outside City limits for the Ray Subdivision, noting prior approvals granted in 2002.

Kristin Mortensen, a realtor and newly appointed representative of the Central Utah Home Builders Association, thanked Planning Director Megan Spurling for including the association in discussions regarding the temporary development moratorium. She expressed support for collaborative planning while encouraging the City to minimize unnecessary regulatory costs affecting housing affordability.

Tiffany Bown, a lifelong Ephraim resident and realtor, discussed increasing housing costs and expressed concern that prolonged development restrictions could further impact housing affordability.

The Mayor closed the public comment period.

Presentations

Jeff Jensen, Water Superintendent, presented an update on the City's water supply and conservation efforts. He reported that water production remained approximately 1.35 million gallons below demand during the previous fifteen-day reporting period. Well No. 1 continues to operate approximately 17 hours per day and has declined 6.6 feet during the reporting period. Based on recommendations from the City's well contractor, the well should not be operated below ten feet of water above the pump intake, leaving approximately eighteen feet of available water. Well No. 2 has been placed into operation, while Well No. 3 remains available for emergency use pending potential repairs.

Mr. Jensen reviewed spring flows, well capacities, historic comparisons to the 2018 drought, and projected water demand as students return in August. He recommended an additional **25% reduction in outdoor water use** and discussed the possibility of implementing mandatory conservation measures if conditions continue to worsen.

Katie Witt reviewed additional water conservation strategies, including increased public education, weekly text message reminders, and enhanced public outreach. She recommended continuing voluntary conservation efforts through regular communication before considering mandatory restrictions. Council discussion included potential redevelopment of existing springs, additional water sources, and continued public education regarding outdoor watering.

Consent Agenda

Approval of July 1, 2026, Minutes

Approval of Warrant Register

Councilmember Powell moved to approve the Consent Agenda. The motion was seconded by Councilmember Beal. Upon roll call, Councilmembers, Dalene, Steck, Beal, Nordfelt and Powell voted in favor of the motion. The motion carried, 5–0.

Action Agenda

A. **Subdivision Approval – The Crossing Hotel Parcel:**

Planning Director Megan Spurling presented the proposed The Crossing Hotel Parcel Subdivision for the future hotel development. She explained that the application finalizes the one-lot subdivision, dedicates the public roads, and completes the lot split previously recorded with Sanpete County.

City staff and the Planning Commission reviewed the application and found it complies with the Ephraim City Municipal Code. Staff recommended approval subject to the conditions of approval, including completion of required public improvements and infrastructure in accordance with City standards prior to occupancy.

Councilmember Steck moved to approve The Crossing Hotel Parcel Subdivision. The motion was seconded by Councilmember Powell. Upon roll call, Councilmembers, Dalene, Steck, Beal, Nordfelt and Powell voted in favor of the motion. The motion carried, 5-0.

B. **Conditional Use Permit - The Perry House Duplex:**

Planning Director Megan Spurling presented a request from Gay Perry for a Conditional Use Permit to convert an existing single-family home into a duplex. She reported that staff and the Planning Commission reviewed the application and determined it complies with the applicable provisions of the Ephraim City

The existing home includes separate entrances, an existing six-foot sight-obscuring fence, and space for four off-street parking stalls, although additional gravel and paving improvements would be required to meet City standards. She reviewed the proposed conditions of approval, including maintaining the existing fence in good repair, providing four paved off-street parking spaces, working with City staff to ensure compliance with all applicable development standards, obtaining separate utility meters if required, and securing a business license if the property will not be owner-occupied.

The Planning Commission also recommended that the property be cleaned of weeds and debris prior to occupancy of the second dwelling unit. Councilmembers discussed the proposed parking arrangement, including the use of tandem parking, and emphasized the importance of ensuring adequate hard-surfaced parking in compliance with City Code. The Council also discussed the Planning Commission's recommendation regarding cleanup of the property and clarified that any required improvements should be limited to those authorized by the Municipal Code and the conditions of approval.

Councilmember Nordfelt moved to approve The Parry House Duplex with conditions of approval met. The motion was seconded by Councilmember Steck. Upon roll call, Councilmembers, Dalene, Steck, Beal, Nordfelt and Powell voted in favor of the motion. The motion carried, 5-0.

C. **Conditional Use Permit – Rocca Bella Landscaping Supply Yard:**

Planning Director Megan Spurling presented a request for a Conditional Use Permit to establish the Rocca Bella Landscaping Supply Yard. The applicant proposes to operate a seasonal landscaping supply business on approximately two acres of a larger parcel located in the C-2 Commercial Zone.

Staff reported that the application complies with the requirements of the Ephraim City Municipal Code and recommended approval subject to the conditions of approval. Council discussion included the organization of the supply yard, parking surfaces, future building requirements, and the potential need for frontage improvements if larger structures are constructed. Denise Moncayo, General Manager of Rocca Bella, noted the business could support water conservation efforts by promoting drought-tolerant landscaping materials. The Council also discussed the existing irrigation ditch, and the applicant indicated that Ephraim Irrigation would provide a letter regarding any required improvements or modifications.

Councilmember Nordfelt moved to approve Rocca Bella Landscaping Supply Yard upon conditions of approval. The motion was seconded by Councilmember Beal. Upon roll call, Councilmembers, Dalene, Steck, Beal, Nordfelt and Powell voted in favor of the motion. The motion carried, 5–0.

D. **Ray Subdivision – Request for Outside City Water Connections**

City Manager Katie Witt reviewed the history of the Ray Subdivision request, explaining that in 2002 the City approved up to twelve culinary water connections outside City limits. Several connections were installed; however, the remaining connections were never completed. She noted that in 2021 the City adopted an ordinance prohibiting new culinary water connections outside City limits.

The Utility Board reviewed the current request and unanimously recommended denial, expressing concern that approving additional outside connections could establish a precedent for similar requests. The Council discussed annexation as a potential long-term solution, the costs associated with extending City services, and whether prior approvals created an obligation to grant the remaining connections. Logan Ray was asked whether the property owners would consider annexation.

Councilmember Steck moved to deny the water connection the Ray Subdivision. The motion was seconded by Councilmember Powell. Upon roll call, Councilmembers, Dalene, Steck, Beal, Nordfelt and Powell voted in favor of the motion. The motion carried, 5–0.

E. **Ordinance ECO 26-11 – Ordinance Establishing a Temporary Moratorium on Multi-Family Projects Within all Zones**

Planning Director Megan Spurling explained that Ordinance ECO 26-11 amends the temporary moratorium to include the C-2 Commercial Zone, which was inadvertently omitted from the original ordinance, while continuing to allow commercial development within the zone.

Ms. Spurling also reviewed the application timeline for Camino Verde Phase 6, explaining that a subdivision application is not considered complete until all required plans, including utility, grading, storm drainage, and road plans, have been submitted. Because the required materials were not received until after business hours on the deadline, the application was not complete prior to the adoption of the moratorium.

Councilmember Steck moved to approve ECO 26-11 Ordinance Establishing a Temporary Moratorium on Multi-Family Projects Within all Zones. The motion was seconded by Councilmember Dalene. Upon roll call, Councilmembers, Dalene, Steck, Beal, Nordfelt and Powell voted in favor of the motion. The motion carried, 5–0.

Appointments

Councilmember Dalene moved to appoint Gloria Winters to the Scandinavian Heritage Festival Board to fill the remainder of Lori Birch's term. The motion was seconded by Councilmember Beal. Upon

roll call, Councilmembers, Dalene, Steck, Beal, Nordfelt and Powell voted in favor of the motion. The motion carried, 5–0.

Reports

Councilmember Powell

- Public Works Open House – July 21.
- Veterans Day Fallen Soldier Memorial dedication at the cemetery.

Councilmember Beal

- Youth City Council officers to be sworn in on August 5th.
- Youth City Council received an $11,000 grant. Steck

Councilmember Steck

- Historical Committee met jointly with the Cemetery Board. Discussed restoration and preservation of the Pioneer Cemetery.

Mayor

- **Mayor Larsen** discussed the Emergency Services funding measure that will appear on the ballot this fall. He encouraged residents to support the measure, stating that approval would fund emergency medical services through a countywide sales tax rather than utility fees, allowing visitors to Sanpete County to share in the cost of providing emergency services.
- The Mayor reported that Ephraim City was mentioned during an appropriations committee meeting in support of federal funding for City projects.

City Manager, Katie Witt

- Requested that Councilmembers complete and return the City Manager evaluation forms.

ADJOURNMENT

Councilmember Powell moved to adjourn.

Second: Councilmember Steck.

The meeting adjourned at 8:55 p.m.

APPROVAL

Approved this 5 day of August 2026.

Mayor Larsen

Attest:

City Recorder, Candice Maudsley