



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, September 02, 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. OnPoint Community Survey Presentation (Ron Gailey)

II. Consent Items

- A. Ratification of Warrant Register between August 1, 2026, and August 28, 2026

Pages 4-7

- B. Approval of August 5, 2026, City Council Meeting Minutes

III. Study Agenda

Page 8

- A. Triggering Parcels on CVG PID (Jenna Draper)

Pages 9-11

- B. Acceptable Use Policy (Candice Maudsley)

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

Pages 12-13

- A. **ECR 26-19 Personnel Policy Amendment for Hydro Systems and Overtime Pay (Jon Knudsen)**

Pages 14-18

- B. **Conditional Use Permit (Megan Spurling)** - Applicant is seeking CUP for a 44-unit multifamily apartment complex on 2.52 acres. This application predates the moratorium.

V. City Council Reports

VI. City Manager Report

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 31st day of August 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

CITY COUNCIL MEETING MINUTES

Meeting Date:	August 5, 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	☐	☐ x
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 Alister Wasden

Pledge led by Mara Funk

Public Comment

The Mayor opened the public comment period.

Jeff Nielson expressed concern regarding the condition of the City Park Cemetery, particularly areas of dead and deteriorating grass. He discussed his family's longstanding ties to Ephraim and raised concerns regarding perpetual care of the cemetery. Mr. Nielson presented photographs of the cemetery's current condition and encouraged the Mayor and Councilmembers to visit the cemetery and assess the conditions firsthand.

The Mayor explained that current conditions are related to the City's ongoing water conservation efforts during the current drought.

The Mayor closed the public comment period.

Presentations

Youth City Council Swearing-In

City Recorder Candice Maudsley administered the Oath of Office to the new Youth City Council members: Mara Funk, Alistair Wasden, Kaitlyn Kroll, Eli Peterson, Hadley Curtis, Madison Moulton, Kylie Hart, Catherine Seely, Caitlyn Merrill, Malia Evers, Marion Seely, Bridger Mason, Mallory Bahlmann, Nora Wood, Clara Hales, Jake Cornelson, Jessica Keisel, Rachel Beal, and Kimber Polluck.

Youth City Council advisors Juli Arnoldson and Bree reported on the program and a recently awarded \$11,000 grant. The funding will support Youth City Council activities, including Nightmare on Main, the Easter Egg Hunt, and DARE Week activities, as well as scholarship opportunities for participating students.

2027 Municipal Election and Draft Interlocal Cooperation Agreement

Heather Piper with Sanpete County reviewed the proposed Interlocal Cooperation Agreement for administration of the 2027 Municipal Election. She discussed the responsibilities of the County and participating municipalities, including election notices, poll worker coordination, ballot handling, canvassing requirements, and other election administration duties. The estimated cost is \$4 per registered voter. The City will review the draft agreement with legal counsel before it is returned to the County.

John Everett – Sheep Project

John Everett reported on his sheep project and the experience he has gained through showing and caring for his sheep, including leadership and public speaking skills. He requested financial support similar to that provided by the City the previous year. The Council approved a \$200 contribution.

Badger Street Stroll

Brittany Cornelson with Snow College invited the City to participate in the Badger Street Stroll, an event intended to welcome new students and connect them with the college and surrounding community. She invited Councilmembers to attend and asked the City to consider hosting a booth at the event.

Consent Agenda

Approval of July 15, 2026 Minutes

Approval of Warrant Register

Councilmember Beal moved to approve the Consent Agenda. The motion was seconded by Councilmember Dalene. Upon roll call, Councilmembers, Dalene, Steck, Beal, and Powell voted in favor of the motion. Councilmember Nordfelt was absent. The motion carried, 4–0.

Action Agenda

A. 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

The Council reconsidered the request to amend the previously approved Sunrise Village on 7th subdivision to allow the remaining apartment buildings to be converted to condominiums for individual ownership. Discussion included covered parking requirements and whether the amendment should be approved while the City is reviewing broader development standards. Jesse Chidester reviewed the Council's previous consideration of the request, reminding them that the prior vote was 2–1 with two Councilmembers absent.

Councilmember Steck moved to approve the Subdivision Amendment for Sunrise Village on 7th. The motion was seconded by Councilmember Beal. Upon roll call, Councilmembers Dalene, Steck, Beal, and Powell voted in favor. Councilmember Nordfelt was absent. The motion carried, 4–0.

B. Authorization for Mayor to Execute FAA Grant Documents

City Manager Katie Witt presented the request to authorize Mayor Larsen to execute Federal Aviation Administration grant documents associated with replacement of the AWOS system at the Sanpete County Regional Airport.

Councilmember Dalene moved to authorize Mayor Larsen to execute the FAA grant documents. The motion was seconded by Councilmember Powell. The vote was unanimous among members present. The motion carried.

C. DC Fast Charging Station Project

Power Director Cory Daniels and City Manager Katie Witt reviewed options for installing electric vehicle charging infrastructure in Ephraim City. Cory explained the differences between Level 2 and Level 3/DC fast chargers, including charging speed, electrical requirements, installation costs, maintenance responsibilities, and potential revenue.

A Level 2 installation was estimated at approximately \$30,000–\$35,000, while a DC fast charging option was estimated at approximately \$80,000 including necessary infrastructure. Staff discussed a 40kW DC fast charger as a potential option capable of serving residents, college students, and travelers while providing significantly faster charging than Level 2 equipment.

Public Comment: Russell Carroll spoke in support of EV charging infrastructure and discussed his experience owning an electric vehicle. He also encouraged the City to investigate available grant opportunities and ensure that any selected equipment accommodates current and future charging standards.

The Council expressed general support for continuing to explore a DC fast charging option but did not take final action. Staff was directed to further evaluate costs, available grant funding, charging standards, and potential locations before returning the item for future consideration.

Reports

City Manager, Katie Witt

- Residents were encouraged to continue current water conservation efforts.
- Councilmembers were asked to notify staff if they plan to attend the upcoming ULCT conference.
- Staff recently held a stakeholder meeting regarding development standards during the moratorium. Proposed changes will continue through the Planning Commission and City Council review process, with an additional community open house anticipated once a more developed draft is available.
- The community survey is available on the City website, with a goal of receiving 1,000 responses.
- City Manager performance evaluations will be scheduled for September.

ADJOURNMENT

Councilmember Dalene moved to adjourn.

Second: Councilmember Powell.

The meeting adjourned at 8:23 p.m.

APPROVAL

Approved this 2nd day of September 2026.

Mayor Larsen

Attest:

City Recorder, Candice Maudsley

Ephraim Public Infrastructure District

Last Updated 8/28/2026

Main County Plat Link:
[Ephraim - Google Drive](#)

Summary of parcels

Name	Description	Parcel number	# of Lots	County Plat, Page #	Status	Notes	Link to Plat Map
Estates At Ephraim Crossing, Phase 1	Single Family homes	Lot #'s 100 through 107	8	Page 117	Complete	NOT in the PID	https://drive.google.com/file/d/1cpUgWfEp7YeadKDBhh3xSRW28GFbh51Sp/view?usp=sharing
Estates At Ephraim Crossing, Phase 2	Single Family homes	Lot #'s 201 through 214	14	Page 119	Complete	NOT in the PID	https://drive.google.com/file/d/1zrevw1MHxTBM8w6OvydBrFQRgDfJB9e/view?usp=sharing
Estates At Ephraim Crossing, Phase 3	Single Family homes	Lot #'s 301 through 312	12	Page 125	Approved, 3 homes completed, others not started	Maybe in the PID?	https://drive.google.com/file/d/10JNwTcJ9e22qXl10cZUssIX8mZB065mh/view?usp=sharing
Estates At Ephraim Crossing, Phase 4	Single Family homes	Lot #'s 401 through 403	3	Page 136	Approved, no homes started, possibly start in spring?	Maybe in the PID?	https://drive.google.com/file/d/1efYuG6BUJIGrApklJmZKuGa9ymCYE8u/view?usp=sharing
Estates At Ephraim Crossing, Phase 5	Single Family homes	Lot #'s 501 through 505	5	Page 154	Approved, no homes started	Probably in the PID?	https://drive.google.com/file/d/1OzNo7nRj844PaA7QlkQk_Fa_DG6yWQJ/view?usp=sharing
Cedar Point at Ephraim Crossing	Single Family Homes (6K SF lots)	Lot #'s 1 through 12	12	Page 142	Approved, 2 homes started	Probably in the PID?	https://drive.google.com/file/d/1nUfYsAbS9Qwnpcwh7yKltf-fnYIGpQyA/view?usp=sharing
Rosy Subdivision at Ephraim Crossing, Phase 1	Single Family Flex Homes in the R1B zone	Lot #'s 101 through 109	9	Page 143	Approved, 4 homes completed, others not started	Flex homes. In the PID	https://drive.google.com/file/d/1EJls6MFWCagknJjqDjxpUUAxqIBTSFq5/view?usp=sharing
CVG Apartments	164 unit Apartment Complex, 4 buildings	S-6198x5	1	Page 108	CUP approved. No building started yet.	In the PID. Possible first phase in 2027?	https://drive.google.com/file/d/1BAp3x8Fta1Or3ecQn3eSXXSq8Knhp7Ud/view?usp=sharing
Central Utah Title Company	Title company. Commercial building	S-6195x	1	Page 108	Pending Subdivision Plat Approval, no construction started	In the PID. Likely construction in spring	https://drive.google.com/file/d/1BAp3x8Fta1Or3ecQn3eSXXSq8Knhp7Ud/view?usp=sharing
The Village at Ephraim Crossing, Phase 1	Townhomes	Units A1-A4, B1-B4, C1-C6, D1-D6, E1-E4, F1-F4, G1-G4	32	page 121	7 Buildings total, 4 buildings are completed	Maybe in the PID?	https://drive.google.com/file/d/1V3qrgvbAZwYV5gfQFJQ-4wyICkoxWfE/view?usp=sharing
Village Townhomes, Phase 2	Townhomes	Units H1-H4, I1-I6	10	Page 139	2 buildings total. Not yet started	Probably in the PID?	https://drive.google.com/file/d/1gz3xnT6dxihRMFKHCNmpPIPDQ_CJD60/view?usp=sharing
La Quinta Hotel lot split	1 Lot Commercial Split for future hotel	S-6183x	1	Page 108	Subdivision approved, plat not yet recorded	In the PID. This will only build after hospital starts construction?	https://drive.google.com/file/d/1BAp3x8Fta1Or3ecQn3eSXXSq8Knhp7Ud/view?usp=sharing
Commercial Subdivision - 3 lots	3 lot Commercial Split for future strip mall, restaurants	S-6183x1	3	Page 108	Subdivision approved, plat not yet recorded	In the PID. This could start construction in the spring?	https://drive.google.com/file/d/1BAp3x8Fta1Or3ecQn3eSXXSq8Knhp7Ud/view?usp=sharing
Ephraim Crossing Canyons Subdivision, Full Subdivision	Commercial and townhome subdivision	Lots 1 through 6	6	Page 146	Subdivision recorded, only phase 1 (townhomes, lot 1) has started construction	In the PID. Phase 1 is town homes only. Future lots likely still at least a year out	https://drive.google.com/file/d/1N2-zJ3pv7uSkYm4e8RdnDgBVlx1gXYeM/view?usp=sharing
Canyon Townhomes Phase 1	Townhomes. Lot 1 of the Ephraim Crossing Canyons Subdivision	Lots 101 through 119	19	Page 147	Phase 1 Plat recorded, 3 total buildings, First building is completed	In the PID.	https://drive.google.com/file/d/1D50wc8kWOuWtWeGHAbGq-xlsnRt7rkZgR/view?usp=sharing
Daycare subivision	Commercial Subdivision	6187x2, 6187x3, 6187x5, 6187x5,	4	Page 108	Subdivision currently under conceptual review. Possible Construction in the spring?	In the PID.	https://drive.google.com/file/d/1BAp3x8Fta1Or3ecQn3eSXXSq8Knhp7Ud/view?usp=sharing

Others (outside of Ephraim Crossing)?

Name	Description	Parcel number	# of Lots	County Plat, Page #	Status	Notes	Link to Plat Map
Soap Creek	Industrial, Manufacturing	4 Parcels, S-6100, S-6099, S-6103, S-6104	4	Page 107	Submitted Plans. Still need an easement for offsite infrastructure. Phase 1 is likely on east two parcels (6099 and 6104). Other two parcels on the west are likely still years out	NOT in Ephraim Crossing's PID, but able to be triggered. First phase likely start construction this spring of 2027	https://drive.google.com/file/d/10PqOE8o2MzankTTHShXSgRznwqkM0ukv/view?usp=sharing
Intermountain Hospital	IHC hospital	S-6192x7 (main parcel). Other parcels will include S-6192x8, S-6192x2, S-6192x1, S-6192	5	Page 108	In design. Construction likely still at least 1 year out	Maybe in Ephraim Crossing PID? Still need to demolish old public works site and clean up soil before construction can begin	https://drive.google.com/file/d/1BAp3x8Fta1Or3ecQn3eSXXSq8Knhp7Ud/view?usp=sharing
Altitude Minor Subdivision	North side of town. Commercial: Hotel, Burger King, Costa Vida	S-64568 (hotel, lot 3), S-64567 (Costa Vida, lot 2), S-64566 (Burger King, lot 1)	3	Page 135	Hotel is complete. Other two are in construction and will be done next month	NOT in Ephraim Crossing PID, but able to be triggered. (north side of town by Walmart)	https://drive.google.com/file/d/1d1TSXC2EMwa2CHF9-7BEdzQTGpIH3Zd/view?usp=sharing
C and J Specialites	Existing light Manufacturing, possible future expansion	Existing buildings: S-823, 824x, 823x, 825x; Possible future expansion: S-821	5	page 44	Existing buildings for snack manufacturing, possible exapansion to the southeast	NOT in Ephraim Crossing PID, but able to be triggered. (north of McDonalds)	https://drive.google.com/file/d/1zTUVmNRpuecxoDQU3TL7oH47IEU8MEG/view?usp=sharing

ACCEPTABLE USE OF TECHNOLOGY POLICY

Article 1 — Purpose and Scope

- I. **Purpose.** This Acceptable Use of Technology Policy establishes the standards for acceptable, responsible, and secure use of Ephraim City’s information technology resources, including computers, phones, email, networks, accounts, cloud services, software, data, and related systems.
- II. **Scope.** This Policy applies to all employees, elected or appointed officials, contractors, volunteers, vendors, guests, and other users who access or use Ephraim’s technology resources, whether on-site, remotely, through organization-owned devices, or through personal devices connected to organization systems or data.
- III. **Acceptance.** Use of any Ephraim City technology resource constitutes acceptance of this Policy and personal responsibility for complying with it.

Article 2 — General Use Standards

- I. **Primary business use.** Technology resources are provided primarily for city business and must be used in a manner consistent with public trust, applicable law, organizational policies, contracts, software licenses, and responsible stewardship of public resources.
- II. **Limited personal use.** Brief, incidental personal use is permitted if it is lawful, does not interfere with job duties or the work of others, does not impose more than a trivial cost or burden on the city, does not involve commercial gain or partisan political activity, and does not suggest organizational endorsement of a personal activity.
- III. **Separation of personal and organization use.** Users must keep personal accounts, personal browser profiles, personal files, and personal cloud-sync services separate from organization devices and accounts, including by avoiding personal sign-ins, personal browser synchronization, and storage or syncing of organization files to personal cloud accounts.

Article 3 — User Responsibilities

- I. **Credentials and access.** Users must protect user IDs, passwords, passcodes, and other credentials; use strong, unique passwords; enable multi-factor authentication where offered or required; lock or log off unattended devices; and promptly report lost devices or suspected compromise to the IT Department.
- II. **Authorized access only.** Users may access only the systems, accounts, files, communications, and data for which they are authorized, and may not access, monitor, intercept, alter, copy, delete, or disclose another user’s files or communications without authorization.

- III. **Security awareness.** Users must exercise caution with links, attachments, payment requests, credential requests, and unusual instructions, and must verify suspicious communications through an appropriate second channel before acting.
- IV. **Incident reporting.** Users must promptly report suspected phishing, scams, malware, unauthorized access, lost or stolen devices, possible data breaches, and other security incidents to IT Department.

Article 4 — Prohibited Uses

- I. **Prohibited conduct.** Users may not use city technology resources to engage in illegal activity; harassment, intimidation, threats, discrimination, or abusive communications; unauthorized commercial activity; personal profit-making ventures; partisan political activity unrelated to official duties; or activity that violates another person’s rights.
- II. **Security and system misuse.** Users may not attempt to bypass, disable, test, or defeat security controls; run password-cracking or network-scanning tools without written authorization; introduce malware; connect unauthorized hardware; install unauthorized software; use unapproved cloud services for organization data; or intentionally damage, disrupt, overload, or alter organization systems, data, or configurations.
- III. **Improper content and communications.** Users may not display, store, transmit, or distribute obscene, pornographic, threatening, abusive, harassing, discriminatory, pirated, unlicensed, or unlawfully copyrighted materials using city’s technology resources.

Article 5 — Data, Privacy, and Monitoring

- I. **Data handling.** Organization data must be stored only in approved locations and approved services, shared only with authorized persons on a need-to-know basis, and handled consistently with applicable confidentiality, records-retention, and public-records requirements.
- II. **Protected information.** Users may not place confidential, protected, personally identifiable, payment, personnel, financial, or other non-public organization data into public artificial-intelligence tools or unapproved third-party services.
- III. **Public records.** Communications and records created, received, stored, or transmitted using organization resources, or created for organization business, may be subject to Utah public-records requirements, including GRAMA.
- IV. **No expectation of privacy.** Users should not expect complete privacy when using city technology resources; systems may be logged, backed up, cached, monitored, reviewed, preserved, or disclosed when necessary for operations, security, policy enforcement, public-records compliance, litigation, administrative proceedings, or as otherwise required or permitted by law.

Article 6 — Devices, Remote Access, Software, and Third-Party Tools

- I. **Remote access and mobile devices.** Users may access organization systems remotely only through approved methods, must secure devices used for organization work with appropriate passcodes or biometric locks and updates, and must avoid sensitive organization business over untrusted networks without a secure connection.
- II. **Software and updates.** Users may install only software approved by the IT Department, may not use unlicensed or pirated software, may not disable security tools, and must allow required security updates to be installed.
- III. **Artificial intelligence and third-party services.** AI-generated or third-party-generated output must be reviewed and verified before use, and the user remains responsible for the accuracy, appropriateness, and confidentiality of work product created with such tools.

Article 7 — Separation, Enforcement, and Review

- I. **Return of property and data.** Upon separation, role change, or termination of access, users must return all organization equipment, records, data, credentials, and access materials, and may not retain, copy, or continue accessing organization data unless expressly authorized.
- II. **Enforcement.** Violations of this Policy may result in suspension or revocation of technology access, administrative discipline, termination of employment or affiliation, civil liability, criminal prosecution, or other action appropriate under the circumstances.
- III. **Immediate suspension.** City may immediately suspend a user's access when continued access reasonably appears likely to harm technology resources, permit additional violations, compromise data, or risk destruction of evidence.

EPHRAIM CITY RESOLUTION NO 26-19

A RESOLUTION OF THE EPHRAIM CITY COUNCIL AMENDING SECTION 4.7 OF THE EPHRAIM CITY EMPLOYEE POLICY MANUAL REGARDING HYDRO SYSTEM CHECK PAY

Whereas, the Ephraim City Council has adopted an Employee Policy Manual governing personnel policies and compensation practices for Ephraim City employees; and

Whereas, the City Council desires to clarify compensation for Power Department employees assigned to perform weekend hydro system checks;

NOW, THEREFORE, BE IT RESOLVED BY THE EPHRAIM CITY COUNCIL:

SECTION 1. AMENDMENT TO SECTION 4.7.

Section 4.7 of the Ephraim City Employee Policy Manual is hereby amended to include the following provision:

Hydro -Power Department. Employees assigned to conduct weekend hydro system checks shall receive a minimum of one (1) hour of compensation at their regular rate of pay for each check performed. If the time required to perform a check exceeds one (1) hour, the employee shall be compensated for the actual time worked.

All hours credited or worked under this provision shall count as hours worked for overtime purposes in accordance with applicable law and City policy. Eligible employees may elect to receive compensatory time in lieu of overtime compensation, subject to applicable law and City policy.

SECTION 2. CONTINUED EFFECT.

Except as specifically amended by this Resolution, all other provisions of the Ephraim City Employee Policy Manual shall remain in full force and effect.

SECTION 3. EFFECTIVE DATE.

This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the Ephraim City Council this 2nd day of September 2026.

Chris Larsen
Mayor

ATTEST:

Candice Maudsley
City Recorder

- Hydro (Power department) - ~~checking hydros on the weekend will receive a minimum of 30 minutes at one and one half (1½) times the employee's regular wage rate;~~ Employees assigned to conduct weekend hydro system checks shall receive a minimum of one (1) hour of compensation at their regular rate of pay for each check performed. If the time required to perform a check exceeds one (1) hour, the employee shall be compensated for the actual time worked. All hours credited or worked under this provision shall count as hours worked for

overtime purposes in accordance with applicable law and City policy. Eligible employees may elect to receive compensatory time in lieu of overtime compensation, subject to applicable law and City policy.

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STAFF REPORT

To: Ephraim City Council
From: Megan Spurling
Date of Meeting: September 2, 2026
Type of Item: Conditional Use Permit
Process: Legislative 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 Council review the proposed Conditional Use Permit.

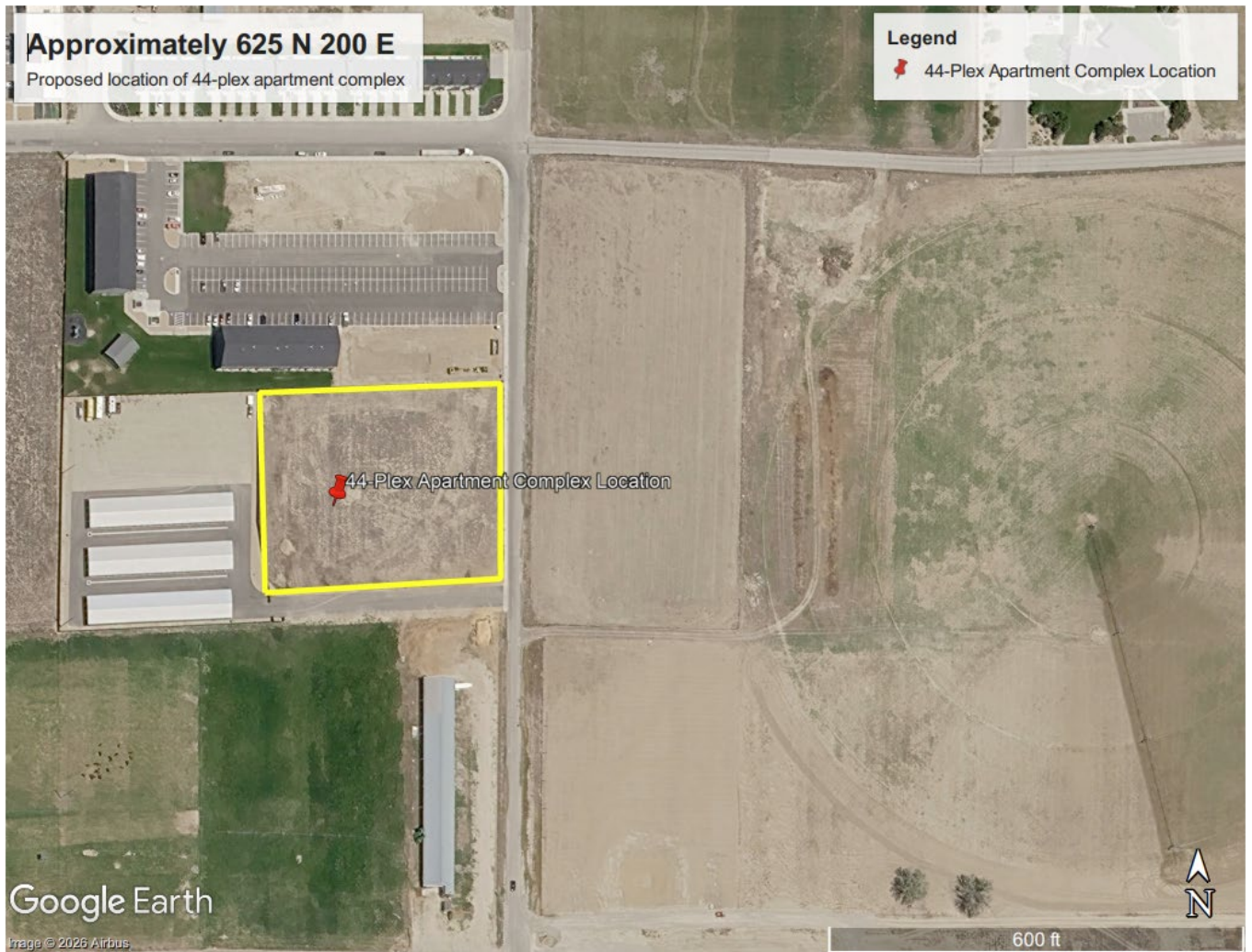
Project Description

Project Name: 44-Plex Apartments
Applicant(s): Guilford Rand
Property Owner(s): Geoff Dearing-Top Value Storage-Ephraim LLC (This property will be sold to and developed by Brian Bird)
Location: 625 N 200 E (approx.)
Zone District: C2
Parcel Number and Size: S-64206 (this lot has not been subdivided yet, once subdivided the parcel will be approximately 2.52 acres)
Type of Process: Legislative
Final Land Use Authority: City Council

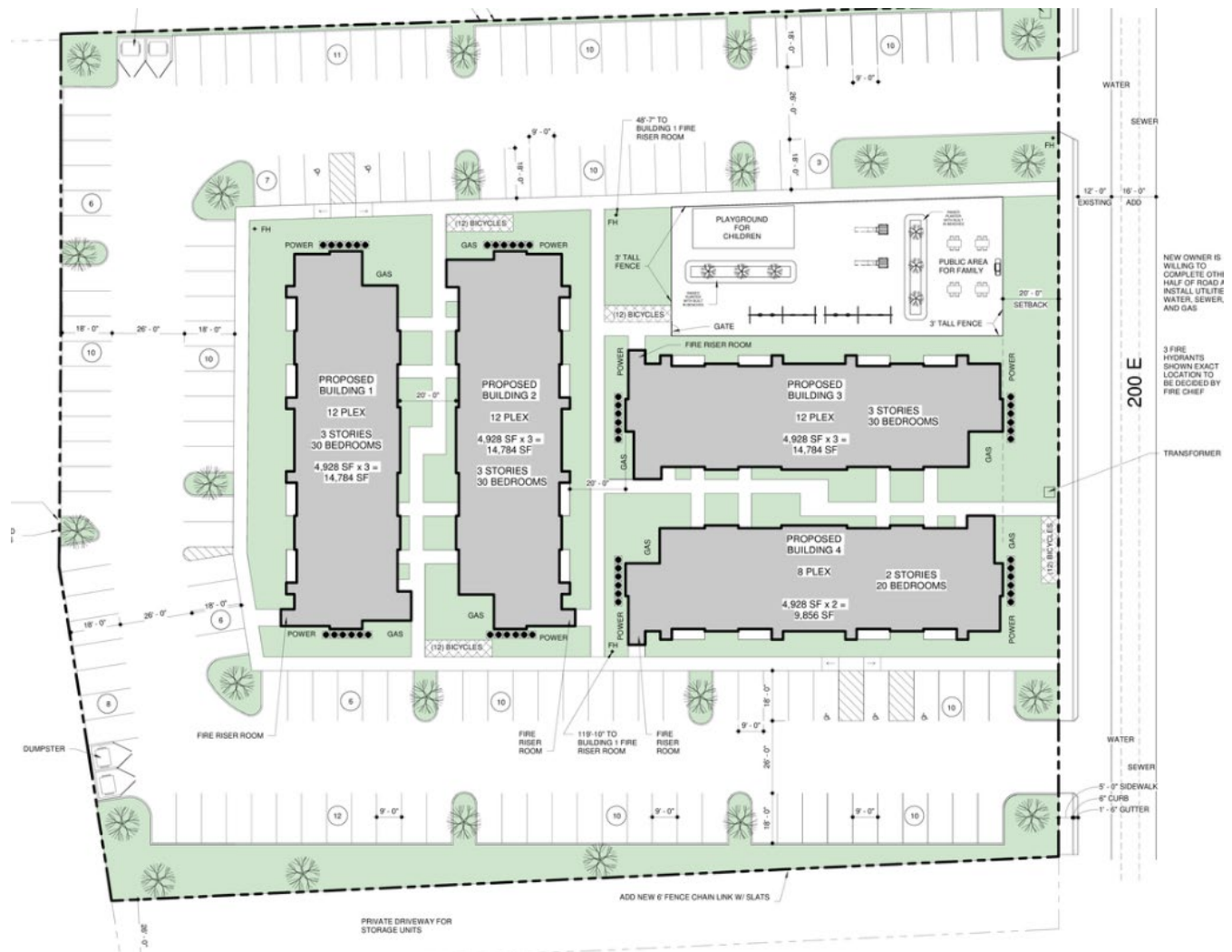
Proposal

The applicant is requesting a Conditional Use Permit to construct a 44-unit multi-family apartment complex on approximately 2.52 acres. The proposed development will consist of rental apartment units.

Vicinity Map



Proposed Configuration



Analysis and Findings

The 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.

General Review Criteria: An applicant for a conditional use in the zone must demonstrate:

- The application complies with all applicable provisions of this chapter, state and federal law;
- The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation.
- The use is not detrimental to the public health, safety and welfare;
- The use is consistent with the City General Plan as amended;
- Traffic conditions are not adversely affected by the proposed use including the existence or need for dedicated turn lanes, acceleration and deceleration lanes, pedestrian access, and capacity of the existing streets;
- There is sufficient utility capacity;
- There is sufficient emergency vehicle access;
- Off-street parking is of sufficient location and design, as well as compliance with off street parking standards (2012);
- There is a plan for fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
- Exterior lighting that complies with the lighting standards of the zone.
- Within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been fully mitigated and is appropriate to the topography of the site.
- There is sufficient landscaping and landscaped parking
- There is adequate and appropriate exterior and street lighting

Recommendation

Staff has identified concerns regarding the overall density and scale of the proposed development. Although the proposal complies with the applicable zoning standards, the intensity of the development is greater than that of the surrounding properties. For comparison, the adjacent multi-family development contains 60 units on a site approximately twice the size of the subject property, resulting in a lower overall density.

Staff also evaluated the potential impacts on the existing transportation infrastructure. 200 East is currently a narrow roadway that exhibits areas of deterioration. While the applicant has proposed asphalt improvements along the project's frontage, those improvements would not address the condition of the remaining roadway. Based on the proposed increase in residential units, the development is expected to generate additional vehicle trips, which may increase demand on the existing street network. Staff feels this project will adversely affect existing street capacity. Due to this the Planning Commission added a condition of approval, that the applicant must install 28 feet of asphalt on their frontage on 200 E and all the way to the intersection on 700 N to offset the narrow, deteriorating road and compensate for the added density this project will bring.

Staff recommends that City Council consider the analysis and findings presented in this report when evaluating the proposed Conditional Use Permit. If the City Council finds that the applicable conditional use criteria can be satisfied, staff recommends a recommendation of approval for the proposed 44-unit apartment development, subject to the Findings of Fact, Conclusions of Law, and the recommended conditions of approval contained in this report.

Findings of Fact

1. Top Value Storage-Ephraim LLC is the fee title owner of record for Parcel S-64206
2. Parcel S-64206 is 4.986 acres in size, but the parcel will be legally split and will be approximately 2.52 acres
3. Parcel S-64206 is located at approximately 625 N 200 E
4. Parcel S-64206 is currently zoned C2
5. The applicant is proposing to build a 44-unit apartment complex.
6. The property owners within 200 feet of this parcel were notified by mail.
7. The application was properly noticed on both the Ephraim City website and the Utah Public Notice website.
8. A Public Hearing was held with the Ephraim City Planning Commission.

Conditions of Approval

1. Applicant must first legally subdivide the property with Ephraim City prior to any Zoning Permits being issued.
2. Applicant must install 28 feet of asphalt on their frontage on 200 E and all the way to the intersection on 700 N to offset the narrow, deteriorating road and compensate for the added density this project will bring. This was implemented by the Planning Commission and must be installed prior to occupancy being granted.
3. 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.
4. Applicant must provide 1.5 parking spaces per bedroom. The applicant includes a bike rack stall for each unit for a 10% reduction.
5. Amenities must be completed with the first phase and must be completed prior to occupancy.
6. All areas designed for parking must be paved.
7. Separate meters will be required for each unit.
8. 30% of the lot shall be maintained for landscaping or open green space. Waterwise landscaping is highly encouraged.
9. Lighting for safety must be provided, but all outdoor lighting must be dark sky compliant, warm in color and downward facing and installed before occupancy.
10. Infrastructure (including asphalt, curb, gutter and sidewalk) for the entirety of the project must be completed in the first phase. The first phase must operate as a stand-alone phase.
11. Applicant must work with Ephraim City DRC to ensure proper access for emergency services.
12. Applicant will work with Ephraim City Staff to ensure development meets Ephraim City Code and standards.
13. Applicant will apply for zoning and building permits separate from this approval.
14. Impact fees will be assessed as part of the zoning permit application.