



CITY COUNCIL MEETING MINUTES

Meeting Date:	September 2, 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 Jenna Draper

Public Comment

The Mayor opened the public comment period.

Vicki Anderson expressed concern regarding the City's water resources and future growth. She voiced support for the current development moratorium and stated that she does not want the City's growth to exceed its available water resources. She requested additional information regarding the condition and capacity of the City's wells and aquifer.

The Mayor closed the public comment period.

Presentations

OnPoint Community Survey Presentation

Ron Gailey with OnPoint Research presented the results of the recent Ephraim City community survey, which received responses from 712 residents. He reviewed respondent demographics and overall community sentiment and discussed residents' priorities and concerns.



The survey identified preservation of Ephraim's small-town character, water resources, growth and development, and housing as significant community issues. Results indicated that approximately two-thirds of respondents support some level of growth, while longer-term residents were generally more concerned about the direction and pace of change. Residents also identified recreation opportunities, walking and cycling paths, and additional family recreation, grocery, and medical services among community priorities. The survey results will be made available to the public on the City's website.

Consent Agenda

- Approval of August 5, 2026 City Council Meeting Minutes
- Approval of Warrant Register

Councilmember Dalene moved to approve the Consent Agenda. The motion was seconded by Councilmember Powell. The motion was unanimous. The motion carried, 5-0.

Study Agenda

Triggering Parcels within the Utah Inland Port Authority Project Area and Camino Verde Group Public Infrastructure District

Jenna Draper with the Utah Inland Port Authority (UIPA) reviewed the City's participation in the project area and explained how tax increment generated from triggered parcels is distributed and may be used for qualifying infrastructure improvements. She discussed the City's previous decision to trigger the Cobblestone Hotel parcel and explained the differences between that process and the Camino Verde Group Public Infrastructure District (PID) and associated bond financing.

Ms. Draper reviewed options for triggering additional parcels associated with Ephraim Crossing and discussed the timing and financial implications of each option. The Council discussed how triggering parcels could affect future tax increment revenues, taxing entities, infrastructure funding, and the City's ability to direct funds toward eligible projects within Ephraim. UIPA will provide additional financial information to the Council before further consideration.

Acceptable Use Policy

City Recorder Candice Maudsley presented a proposed Acceptable Use Policy governing the use of City technology and information systems. The Council discussed appropriate use of City-owned hardware and software, use of personal devices for City business, information security, and the use of artificial intelligence tools. The proposed policy prohibits entering confidential or personally identifiable City information into unauthorized AI systems.

The policy will receive additional review and employee feedback before returning to the Council for consideration.



Action Agenda

ECR 26-19 Personnel Policy Amendment for Hydro Systems and Overtime Pay

The Council considered a proposed amendment to the Personnel Policy regarding compensation for employees performing weekend hydro system checks. The proposed change would replace the existing practice of compensating approximately 30 minutes at an overtime rate with a minimum of one hour at the employee's regular rate, with the time counting toward overtime calculations.

Discussion included how hydro check compensation differs from on-call compensation, when overtime or compensatory time should apply, and whether compensatory time policies should be addressed consistently across City departments. Councilmembers requested additional clarification regarding current practices and expressed a desire to hear from affected department heads before establishing a broader policy

Councilmember Powell moved to table ECR 26-19 for consideration at a future City Council meeting and requested that affected department heads participate in the discussion so the Council could consider compensatory time on a City-wide basis. The motion was seconded by Councilmember Nordfelt. The motion carried unanimously, 5-0.

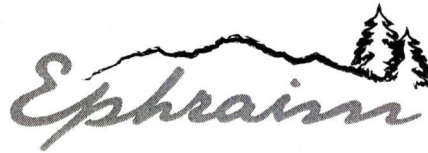
Conditional Use Permit – 44-Unit Multifamily Apartment Complex

The Council considered a Conditional Use Permit application for a proposed 44-unit multifamily apartment complex. Staff reviewed the application and the Planning Commission's recommendation for approval with conditions. Discussion focused on parking, density, drainage, fire apparatus access, water and sewer service, and impacts to surrounding infrastructure, particularly 200 East. The applicant proposed improving approximately 28 feet of asphalt along 200 East as part of the project, adding additional asphalt (a total of 28 feet along their frontage and to the intersection at 700 North).

Gilford Rand addressed the Council on behalf of the project and provided background regarding the developer and proposed development. He responded to questions regarding drainage, infrastructure improvements, and other concerns raised by the Council.

Councilmember Powell expressed concern that the project's adverse impacts were not adequately mitigated, particularly as they related to existing infrastructure, compatibility with surrounding development, and the condition and capacity of 200 East. He referenced **Utah Code § 10-20-506**, which governs the approval or denial of conditional uses and the mitigation of reasonably anticipated detrimental effects. The Council discussed the applicable conditional use standards of review and whether reasonable conditions could sufficiently mitigate the identified impacts.

Councilmember Powell moved to deny the Conditional Use Permit pursuant to Ephraim City Code § 10.12.070, finding that the proposal did not adequately mitigate the identified adverse impacts, specifically citing the applicable standards in Subsections C.1.b, C.1.c, C.1.e, and C.1.g.



Following the motion, a question was raised regarding the effect of a denial on any future application. It was clarified that denial would conclude the current application. Any future proposal would require submission of a new application, which could not proceed during the current development moratorium and would be subject to the development regulations in effect at the time the new application is submitted.

The motion was seconded by Councilmember Nordfelt. Councilmembers Dalene, Nordfelt, Beal, and Powell voted in favor; Steck opposed. The motion carried, 4-1

Council Reports

- **Councilmember Powell** reported on his attendance at the UAMPS conference. He also reported that the Cemetery Board continues to work with the City Attorney on revisions to the cemetery ordinance and related policies governing the City's cemeteries.
- **Councilmember Nordfelt** reported that the Scandinavian Festival Board would begin planning for next year's festival.
- The **Planning Commission** has begun reviewing proposed development standards and regulations as part of the work being completed during the development moratorium.
- Councilmember Beal reported that the Library Board is discussing the future needs of the library, including potential improvements or expansion and gathering community input regarding future library services.

ADJOURNMENT

Councilmember Beal moved to adjourn.

Second: Councilmember Nordfelt.

The meeting adjourned at 9:24 p.m.

APPROVAL

Approved this 16th day of September 2026.

Mayor Larsen



Attest:

City Recorder, Candice Maudsley