



CITY COUNCIL MEETING MINUTES

Meeting Date:	September 16, 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 Jack Dalene

Pledge led by Loren Steck

Public Comment

The Mayor opened the public comment period.

No public comment was taken.

Presentations

Culinary Water Supply and Current Water Conditions Update Point Community Survey

Jeff Jensen provided an update on the City's culinary water supply. He reported that the water level in Well No. 1 had risen several feet after static levels had gradually declined through approximately September 10. Both wells remain in operation, and water levels have begun to stabilize. Jeff reported that conservation efforts continue to have a positive effect and that this has been the most difficult water year he has experienced during his 29 years with the City.



The Council also discussed spring redevelopment and the upcoming pipeline project, which is anticipated to begin in October. Jeff explained that spring redevelopment remains a consideration but noted that the process does not guarantee increased water production.

Consent Agenda

- Approval of August 19, and September 2, 2026 City Council Meeting Minutes
- Approval of Warrant Register

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

Study Agenda

Discussion regarding Accessory Dwelling Unit (ADU) Regulations

The Council reviewed proposed regulations for accessory dwelling units (ADUs), including both detached accessory dwelling units (DADUs) and internal ADUs. The proposed standards addressed minimum lot size, parking, occupancy, owner-occupancy, utility connections, size and location, building design, landscaping, short-term rentals, and subdivision restrictions. The proposal would permit DADUs on qualifying single-family lots and prohibit them on multifamily lots.

The Council discussed the proposed requirements, including whether smaller lots are appropriate for ADUs, owner-occupancy requirements, parking impacts, and the use of detached ADUs as rentals. The proposed regulations would prohibit DADUs from being used as short-term rentals and require the primary residence to be owner-occupied for at least 180 days each year. The Council also discussed appropriate height limitations and the relationship between ADUs and existing accessory structure requirements. Staff was directed to incorporate the Council's discussion into ordinance language and return the proposed regulations to the Council for consideration.

Discussion regarding Residential Development within Commercial Subdivisions and Commercial Zones

The Council reviewed proposed changes addressing residential uses within commercial areas. The proposal would prohibit residential units within recorded commercial subdivisions while continuing to allow residential uses in the C-2 zone where otherwise permitted by City Code.

The Council also discussed allowing an accessory apartment for the owner of a business within a recorded commercial subdivision through the conditional use permit process. Under the proposal, the apartment would be limited to occupancy by the business owner, could not be used as a short- or long-term rental, and would be required to be internal to the business rather than a detached residential unit.



Discussion regarding Ground-Floor Commercial Requirements for New Construction along Main Street

The Council reviewed proposed standards for residential development along Main Street and within the first 300 feet of Main Street. The proposal would require developments containing residential units to include a commercial component, with the main floor devoted to commercial use. Proposed standards also included a two-story maximum, a 20 percent landscaping requirement with a minimum of two trees, elimination of the existing mixed-use parking reduction, and historic design elements on building façades. Existing residential units would remain grandfathered; however, redevelopment would be required to comply with the applicable standards.

The Council discussed building height, landscaping, parking, architectural character, and how historic design standards could be clearly defined and administered. Staff was directed to research design standards used by other communities and incorporate the Council's direction into proposed code language for future consideration.

Discussion regarding the Impact Fee Capital Facilities Plan Update and Impact Fee Analysis

The Council discussed the need to update the City's Impact Fee Capital Facilities Plan and Impact Fee Analysis. City Manager Katie Witt explained that the City's previous impact fee analysis was completed in 2019 by Sunrise Engineering and that Sunrise Engineering has provided a scope of work for the proposed update.

The update will evaluate the City's capital facilities and impact fee calculations to ensure the City's impact fees are supported by current information. The Council reviewed the proposed scope and discussed moving forward with the update. The scope of work will be brought back to the Council for formal approval before work proceeds.

Discussion regarding a Proposed Change to the Fee Schedule for Bulk Water Meter Deposit and the addition of Short-term Rentals to Business License Fee Schedule.

City Recorder Candice Maudsley presented proposed changes to the City's fee schedule. The proposed changes included adding short-term rentals to the business license fee schedule and increasing the deposit required for a bulk water meter to more accurately reflect the City's cost to replace the meter.

The Council discussed the appropriate amount for the bulk water meter deposit and whether the fee should reflect the actual replacement cost of the meter or be established as a fixed amount. The Council indicated support for increasing the deposit from **\$1,000 to \$1,750** and directed staff to incorporate the changes into the fee schedule ordinance for future consideration.

Action 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 proposed triggering of the Ephraim Crossing parcels. The Council discussed the approximately \$33,000 in increased property tax revenue, the 25-year tax increment period, and the relationship between triggering the parcels and the Camino Verde Group Public Infrastructure District (PID).

Joe Gallagher addressed the Council and reported that the PID was awaiting final tax documentation. Following discussion, the Council determined to trigger the parcels and pass the increased tax revenues through to the appropriate taxing entities rather than retain the increment at this time.

Councilmember Nordfelt moved to trigger the parcels and pass the increased tax revenues through to the appropriate taxing entities. The motion was seconded by Councilmember Beal. The motion carried unanimously, 5-0.

Reports

- **Councilmember Dalene** reported that the Planning Commission is working on revisions to the City's land use ordinances during the development moratorium.
- **Councilmember Beal** reported that the Library will distribute a community survey to gauge interest in potential library expansion. He also recognized the Youth City Council for their work at the Fly-In.
- **City Manager Katie Witt** reported that the City water tour will be rescheduled for next year.

ADJOURNMENT

Councilmember Powell moved to adjourn.

Second: Councilmember Nordfelt.

The meeting adjourned at 8:52 p.m.

APPROVAL

Approved this 7th day of October 2026.

Mayor Larsen

Attest:

City Recorder, Candice Maudsley



CITY COUNCIL WORK MEETING MINUTES

Meeting Date:	September 16, 2026
Meeting Time:	6:00 PM
Location:	City Hall Council Chambers, 5 S Main, Ephraim
Meeting Type:	Work: City Manager Annual Review

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 6:07 p.m.

Councilmember Dalene moved to go into closed session for the purpose of discussing an individual. The motion was seconded by Councilmember Beal. The motion carried unanimously, 5-0.

Councilmember Powell moved to return to open session. The motion was seconded by Councilmember Steck. The motion carried unanimously, 5-0.

ADJOURNMENT

Councilmember Dalene moved to adjourn.

Second: Councilmember Powell.

The meeting adjourned at 6:57 p.m.

APPROVAL

Approved this 7th day of October 2026.

Mayor Larsen



Attest:

Candice Maudsley

City Recorder, Candice Maudsley

