



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, October 21, 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@ephraim.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 City Council regarding matters within the jurisdiction of Ephraim City or items appearing on the current agenda. Individuals wishing to speak should submit a public comment form to the Mayor prior to the public comment period. Comments are limited to three (3) minutes per person.

The Council may not take final action on matters raised during public comment that are not listed on the agenda but may briefly respond, request clarification, refer the matter to City staff, or request that the matter be placed on a future agenda.

Please state your name and city of residence for the record.

I. Consent Items

A. Ratification of the Warrant Register for October 3rd through October 16, 2026.

Pages 3-8

B. Approval of October 7, 2026, City Council Work and Regular Meeting Minutes.

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

Pages 9-16

A. **ECO 26-13 Discussion and Consideration of Residential Uses in Commercial Zones** (Megan Spurling)

Page 17

B. **ECR 26-21 Discussion and Consideration of Appointing a Land Use Appeal Authority for Ephraim City** (Katie Witt)

III. Appointments & Reports

A. Board Appointments

1. Historic Preservation and Promotion Board

a) *Jan Chamberlain*

b) *Bethany Tripp*

2. Library Board

a) *Gwen Haggan*

B. Councilmember Reports

C. City Manager Report

ADJOURNMENT

In accordance with the Americans with Disabilities Act, Ephraim City will make reasonable accommodations for individuals with disabilities who wish to attend this meeting. Requests for accommodations or interpretive services should be made at least three (3) working days prior to the meeting by contacting the Ephraim City Office at 435-283-4631.

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 19th day of October 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.
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CITY COUNCIL WORK MEETING MINUTES

Meeting Date:	October 7, 2026
Meeting Time:	6:00 PM
Location:	City Hall Board Room, 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 6:00 p.m.

Employee Handbook Discussion

- A. **Proposed Employee Bonus Policy-** The Council discussed the creation of a new employee bonus policy, including performance-based bonuses, one-time bonuses for special projects, and certification bonuses. Several concerns were raised regarding performance-based bonuses and whether exceptional employee performance would be more appropriately recognized through a salary increase.

Following discussion, the Council expressed support for establishing a policy allowing one-time bonuses for special projects or assignments beyond an employee's regular responsibilities. Certification bonuses remain under consideration, while performance-based bonuses were not favored.

B. **Proposed Revisions to Compensatory Time and On-Call Compensation**

The Council reviewed proposed revisions to the City's existing compensatory time and on-call compensation policies. Discussion included whether compensatory time should continue to be offered to employees or be eliminated. No final direction was given regarding the elimination of compensatory time.

The Council also discussed compensation for employees assigned to on-call duties, including routine checks of the City's hydroelectric facilities and wells. The Council expressed support for establishing

ten hours of on-call compensation that would include the required hydroelectric facility and well checks, rather than providing separate compensation for those duties.

The proposed policy revisions will be brought back for further consideration.

ADJOURNMENT

Councilmember Steck moved to adjourn. Second: Councilmember Beal. Carried 3-0.

The meeting adjourned at 6:57 p.m.

APPROVAL

Approved this 21st day of October 2026.

Mayor Larsen

Attest:

City Recorder, Candice Maudsley

CITY COUNCIL MEETING MINUTES

Meeting Date:	October 7, 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 Councilmember Powell

Pledge led by Jessica Keisel

Public Comment

The Mayor opened the public comment period.

There were no public comments. The Mayor closed the public comment period

Consent Agenda

- Approval of September 16, 2026, City Council Work and Regular Meeting Minutes
- Approval of Warrant Register

Councilmember Steck moved to approve the Consent Agenda. The motion was seconded by Councilmember Beal. The motion was unanimous. The motion carried, 3–0.

Study Agenda

Electric Vehicle Charging Stations

Power Director Cory Daniels presented an analysis of a proposed 120-kW DC fast charging station, including installation costs, electrical system impacts, operating expenses, and projected revenues over a ten-year period. He reported that the proposed charger would have minimal impact on the City's electrical system. The analysis estimated charging times of approximately 28–40 minutes and evaluated potential revenue based on a charging rate of \$0.35 per kWh, with an estimated margin of \$0.22 per kWh before other operating costs. Estimated project costs included approximately \$80,000 for the charger, an \$8,000 one-time subscription fee, ongoing maintenance expenses, and transformer costs.

The Council also discussed potential funding through the National Electric Vehicle Infrastructure (NEVI) grant program. This option would require a larger charging installation with four charging ports and a traffic study. Funding would not be available until 2027, and the larger installation would have a greater impact on the City's electrical system.

The Council discussed charging rates, potential profitability, and the advantages of pursuing a smaller City-funded installation versus a larger grant-funded project. Staff will continue evaluating both options before returning to the Council with additional information and recommendations.

Proposed Amendments to the R-1B Residential Zone

The Council reviewed proposed amendments to the R-1B Residential Zone, which was established to accommodate flex homes with a minimum lot size of 3,000 square feet. Discussion emphasized the intended purpose of the R-1B Zone as a transition between traditional single-family neighborhoods and higher-density multifamily developments. The Council discussed restricting internal accessory dwelling units (ADUs) on smaller lots due to limited space for additional off-street parking. Proposed changes also included increasing the front setback to 20 feet to accommodate utility infrastructure and reviewing appropriate density standards. Rather than establishing a maximum density of seven units per acre, the discussion favored using development standards to help manage density.

Possible Creation of an R-1C Residential Zone

The Council discussed the potential creation of an R-1C Residential Zone to provide additional housing options between traditional single-family neighborhoods and higher-density developments. The proposed zone would allow smaller setbacks and a minimum lot size of approximately 6,500 square feet, providing opportunities for smaller single-family homes. Councilmembers discussed whether an additional zoning classification would provide a useful transition between existing neighborhoods and multifamily developments or create unnecessary complexity in the City's zoning regulations.

Proposed Residential Density and Parking Requirement Changes

The Council reviewed proposed changes to residential density, building height, and parking requirements developed through Planning Commission discussions, community survey feedback, and input from local developers participating in a focus group. Proposed changes included limiting apartment developments to 15 units per acre, reducing maximum building heights in certain residential areas, and establishing a three-story maximum in college overlay and mixed-use areas.

The Council discussed eliminating the existing parking reduction allowed for developments that provide bicycle racks while continuing to encourage bicycle parking. Additional discussion addressed tandem parking, guest parking requirements, and replacing required boat and recreational vehicle parking with additional guest parking. For townhome developments utilizing tandem parking, the proposal would increase required guest parking from two spaces to three. The Council also discussed eliminating the existing 25 percent parking reduction for mixed-use developments.

The proposed amendments are intended to address concerns regarding development density, adequate parking, and compatibility with surrounding neighborhoods. Staff will incorporate the Council's direction into proposed ordinance amendments for further review.

Proposed Housing-Type Variety Requirements for Multi-Family Developments

The Council discussed proposed housing variety requirements for multifamily developments exceeding two acres. The proposal would limit townhomes to 60 percent of the development, with the remaining 40 percent consisting of other housing types. The intent is to encourage a greater variety of housing options and avoid large developments consisting entirely of a single housing type.

The Council also discussed appropriate buffering and transitions between existing single-family neighborhoods and larger multifamily developments, including landscaping and other design considerations. The proposed requirements will be incorporated into the broader land use ordinance revisions for future Council consideration.

Action Agenda

Resolution ECR 26-20 Approval of the Scope of Work and Contract for the Impact Fee Capital Facilities Plan and Impact Fee Analysis Update

City Manager Katie Witt presented the proposed scope of work and contract with Sunrise Engineering to update the City's Impact Fee Capital Facilities Plan and Impact Fee Analysis. The project will be funded through existing impact fee revenues collected for wastewater, culinary water, and streets. The total contract amount is \$129,500.

Councilmember Powell moved to approve Resolution ECR 26-20 approving the scope of work and contract with Sunrise Engineering to proceed with the Impact Fee Capital Facilities Plan and Impact Fee Analysis update. The motion was seconded by Councilmember Beal. The motion carried, 3-0.

Ordinance ECO 26-12 Amending the Ephraim City Fee Schedule to Revise the Bulk Water Meter Deposit and Add Short-Term Rental Business License Fees

The Council considered proposed amendments to the City's fee schedule that had previously been reviewed during a study meeting. The amendments included increasing the bulk water meter deposit to \$1,750 to better reflect replacement costs and adding short-term rental business license fees to the fee schedule.

Councilmember Beal moved to adopt Ordinance ECO 26-12, amending the City's fee schedule to revise the Bulk Water Meter Deposit and Add Short-Term Rental Business License Fees. The motion was seconded by Councilmember Powell. The motion carried, 3-0.

Reports

- Glade Nielson, Sunrise Engineering, provided an update on the Canyon water line project. He reported that the challenging creek crossing had been completed, with the new pipeline installed approximately six feet below the creek's flow line. Additional pipeline work remains, and the project is anticipated to be completed within two to three weeks.
- City Manager Katie Witt reported that Senator John Curtis is scheduled to visit Ephraim City the following Wednesday between 3:30 and 4:00 p.m. to discuss federal funding that has passed the U.S. House of Representatives.
- Canyon View Park: The Council asked questions regarding Canyon View Park maintenance.
- The Ferguson Group: Staff reported that representatives from The Ferguson Group participated in a tour of the City's water infrastructure, including the lower penstock.

ADJOURNMENT

Councilmember Steck moved to adjourn. Second: Councilmember Beal. The motion carried, 3-0.

The meeting adjourned at 8:40 p.m.

APPROVAL

Approved this 21st day of October 2026.

Mayor Larsen

Attest:

City Recorder, Candice Maudsley

**EPHRAIM CITY
ORDINANCE ECO 26-13**

**AN ORDINANCE AMENDING THE EPHRAIM CITY CODE REGARDING
RESIDENTIAL USES IN COMMERCIAL ZONES**

WHEREAS, Ephraim City desire to regulate residential uses in commercial zones;

WHEREAS, City staff have vetted this issue with the Planning Commission who has made the recommendations herein;

WHEREAS, the City Council finds that these changes will help to clarify the desired policy of the City, ensure that the unique nature of the City is respected, and also allow for development in harmony with the goals of the City; and

WHEREAS, the City Council finds these changes to be in the best interest of the health, welfare, and safety of the City.

NOW THEREFORE, be it ordained by the Council of the Ephraim City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.16.060 Commercial Zones” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

10.16.060 Commercial Zones

A. Provisions applicable to Residential Uses in all Commercial Zones

- 1. Mixed-use properties anywhere in the City and residential units abutting or within 300 feet of Main Street shall have a commercial component that complies with the following requirements:**
 - a. Ground floor:** The ground floor, in its entirety, must be dedicated solely to a commercial use;
 - b. Height Restriction:** Mixed use buildings abutting main street or within 300 feet of Main Street have a maximum height of 2 stories. The maximum height for a mixed use building in other areas of the city shall be three stories.
 - c. Landscaping:** At least 20% of the lot area shall be maintained as landscaped area. Landscaping shall conform to landscaping requirements, including amenities listed elsewhere in this code.
 - d. Parking Reduction Inapplicable:** Any parking reductions mentioned elsewhere shall not be applicable to mixed residential and commercial parcels; and

2. Development abutting or within 300 feet of Main street shall also comport with the historic character of the area.
 - a. New development shall be compatible with the established scale, mass, height, width, setbacks, orientation, and architectural character of Main Street.
3. **Commercial Overlay Zone (C1A):** The objective in establishing the C1A overlay zone is to establish areas around Snow College in which certain campus-specific or college-related businesses may locate~~ce~~.
- B.
 1. All permitted uses under the C1A Zone are limited to a maximum of 1,500 square feet for customer service and a maximum of 1,500 square feet for storage and office space relating to the business.
 2. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
 3. No outside storage of material or merchandise is permitted in the C1A zone.
 4. **Trash And Combustible Materials:** No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone.
 5. **Solid Waste Storage Facilities:** All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
 6. **Fencing Requirements:** Commercial uses in the C1A zone shall provide a decorative, sight obscuring fence, or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained.
 7. **Landscaping:**
 - a. In all commercial zones, at least 5% of the lot area shall be maintained as landscaped area. Where feasible, a landscaped area adjacent to the public street shall be provided and planted with trees.
 - b. In addition to the 5% landscaping required on the private lot area, all road rights of way not utilized for pavement, curb or sidewalk shall be planted and maintained as landscaped area.
 8. Canopies, awnings, and related outdoor eating facilities within the front setback and within the right of way are allowed as long as pedestrian walkways, safety, and visibility are preserved, and upon permission being granted by the City.
 9. Driveways within the C1A zone may be treated as residential uses.
- C. **General Commercial Zone (C2):** The objective in establishing the C2 zone is to provide areas wherein the general commercial activity of the city may take place.
 1. **Character:** It is characterized by the commingling of commercial uses and dwellings. However, primacy is given to commercial uses within the zone. Existing structures will be allowed to continue with their designed intent such as apartments, homes, student housing, etc.
 2. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

3. **Storage:** All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a solid sight obscuring fence or wall of not less than six feet in height, of a neutral color and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall.
4. **Trash And Combustible Materials:** No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone.
5. **Solid Waste Storage Facilities:** All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
6. **Adjoining Residential lots; Fencing Requirements:** Where a commercial development adjoins any residential lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained.
7. **Landscaping:**
 - a. In all commercial zones, at least 5% of the lot area shall be maintained as landscaped area. Where feasible, a landscaped area adjacent to the public street shall be provided and planted with trees.
 - b. In addition to the 5% landscaping required on the private lot area, all road rights of way not utilized for pavement, curb or sidewalk shall be planted and maintained as landscaped area.
8. Residences in the C2 zone shall conform to all requirements under the R-4 designation including rules for the keeping of animals.
9. In the case of mixed use containing both multiple residential units and commercial elements in a given development, the following standards shall apply:
 - a. **Parking:** the total combined parking shall be calculated in accordance with ECC 10.20.050 Table D: Parking Requirements. ~~The total combined parking may then be reduced by up to 25% if it can be shown that the parking demand for the commercial portion of the development will be significantly reduced after normal business hours.~~
 - b. **Landscaping:** Shall meet the landscaping requirements of residential developments of 20% of the lot. If more than 10 residential units will be provided, then the 30% landscaping as stated elsewhere in this code shall apply. ~~the amount of required landscaping shall be based on a weighted average of commercial to residential ratios which shall vary between 5% (for a completely commercial development) to 20% (for a completely residential development) of the total land area of the~~

~~development. This prorated percentage of landscaping shall be calculated by multiplying 5% (0.05) by the total commercial floor space and 20% (0.2) by the total residential floor space, then summing the two figures and dividing by the total floor space. This prorated percentage of landscaping shall then be multiplied by the total lot size to give the needed landscaping for the lot.~~

10. Canopies, awnings, and related outdoor eating facilities within the front setback in all commercial zones and within the right of way as long as pedestrian walkways are allowed as long as safety, and visibility are preserved, and permission granted by the City.
11. Driveways for commercial uses in the C2 Zone may be at least twenty feet wide, unless approved otherwise by the city engineer.

SECTION 2: **AMENDMENT** “11.04 GENERAL PROVISIONS” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

11.04 GENERAL PROVISIONS

SECTION 3: **ADOPTION** “11.04.100 Commercial Subdivisions” of the Ephraim City Municipal Code is hereby *added* as follows:

ADOPTION

11.04.100 Commercial Subdivisions(*Added*)

A. Prohibition on Residential Units

1. Residential units are not allowed in recorded commercial subdivisions except under the following circumstances

a. The Planning Commission may issue a conditional use permit for an accessory apartment.

- (1) The accessory apartment may only be occupied by the owner of the business or one of his employees;
- (2) The accessory apartment may not be used as a short- or long-term rental.
- (3) The accessory apartment shall be internal to the business and shall not be designed or constructed to facilitate its use as a detached unit.

- B. Residential Uses are allowed in the C-2 zone as outlined in the city code.
- C. Residential units in a mixed use commercial zone shall comply with all provisions outlined in Ephraim City Code 10.16.040(F).

SECTION 4: AMENDMENT “10.20.050 Table D: Off-Street Parking Requirements” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

10.20.050 Table D: Off-Street Parking Requirements

This table lists the off-street parking requirements for different uses.

Table D: Parking Requirements

Use	Minimum # of spaces
Studio Apartments, One and two family dwellings	2/unit
Condominiums <u>and Townhomes</u> (New construction and conversions)	2 spaces per unit, (1 of which shall be covered) plus ~~2+~~ spaces per 5 units for ~~additional parking guests, plus 1 space per 5 units for RV and boat storage unless otherwise approved. If the vehicles are parked in tandem~~ <u>2 spaces per unit (1 of which shall be covered) plus 3 spaces per 5 units for additional parking shall be required.</u> (see ECC 10.12.110 Paragraph C,2)
All other dwellings *	1.5 spaces per bedroom (2006)
Accessory Dwelling Units (ADU)	An internal ADU must provide an additional off-street parking space. An external ADU must provide two additional off-street parking spaces.
Offices	1/300 sq. ft.: 3 minimum
Mixed Use Commercial and Residential	Total of office and residential. May be reduced by up to 25% if commercial use will be significantly reduced after normal business hours.
Assembly hall	1/4 persons allowed at maximum occupancy.
	1/4 permanent seats + 1/40 sq. ft. without

Church	permanent seats in the largest seating area.
Stadium, arena, rodeo, etc.	1/4 seats + 1/75 sq. ft. seating area without permanent seats.
Stores, supermarkets, etc.	1/250 sq. ft. sales area.
Clinic	1/300 sq. ft.: 3 minimum
Hospital	1/2 beds + 1/doctor and nurse on staff + 2/3 other employees on maximum shift
Nursing home	1/4 beds + 2/3 employees on maximum shift
Hotel, motel, inn, etc.	1/unit + 2 additional spaces
Mortuary, funeral home	1/250 sq. ft. + 1/3 seats
Auto repair	4/bay
Bowling alley	5/alley
Billiard halls	1/table
Golf driving range	1/tee
Golf course	1/2 holes
Library **	3/1000 sq. ft. public area
Restaurant, tavern, eatery, etc.	1/3 seats: 3 spaces minimum
Child care	1/10 children + 2/3 employees on maximum shift + 1 loading space
Skating rink	1/250 sq. ft. useable area
Swimming pool	1/3 persons at maximum occupancy
Recreational facility	1/5 persons at maximum occupancy
Tennis, handball, racquetball, etc.	2/court; 5 minimum
Health club, spa, gym, etc.	1/400 sq. ft.: 10 spaces minimum
Elementary school	1/classroom + 1/teacher + 2/3 other employees on maximum shift
Junior and senior high schools	1/4 students + 1/teacher + 2/3 other employees on maximum shift
College, university, trade school, etc. ***	5/classroom + 2/3 employees on maximum shift + 1/3 seats in largest auditorium
Veterinary hospitals	1/300 sq. ft.
Manufacturing plant	Greater of 1/employee for sum of two largest consecutive shifts, plus 1 space per vehicle used in the conduct of business, or 1/600 sq.

	ft. of floor area (2006)
Service commercial (cabinet shop, printing shop, etc.)	3/1000 sq. ft.
Outdoor sales lots	1/2500 sq. ft.

~~* 10% reduction in required parking is allowed if 1 bicycle parking space per unit is provided.
** 10% reduction in required parking is allowed if 1 bicycle parking space per 500 square feet of public area is provided. *** 10 % reduction in required parking is allowed if bicycle parking spaces equal to 30% of the required number of automobile spaces are provided.~~

Bike racks are encouraged, but do not qualify for a reduction in parking.

SECTION 5: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 6: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7: EFFECTIVE DATE This Ordinance shall be in full force and effect from the date of passage.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____
Councilmember Powell	_____	_____	_____	_____

Presiding Officer

Attest

Chris Larsen, Mayor, Ephraim City

Candice Maudsley, Recorder,
Ephraim City

RESOLUTION 26-21

APPOINTING AN ADMINISTRATIVE LAW JUDGE

WHEREAS, Ephraim City would like to retain the services of an outside party to preside over administrative appeals that are filed;

WHEREAS, City Code establishes that the Mayor shall appoint the appeal authority with the consent of the City Council;

WHEREAS, the City desires to retain the services of Cody Harmer to handle these appeals;

WHEREAS, Mr. Harmer has experience with land use issues from his service on the Sanpete County Planning Commission and other activities; and

WHEREAS, the Mayor and City Council believe that appointing Mr. Harmer is in the best interests of the City and her citizens.

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

SECTION I: Appointment and Consent. Mayor Larsen formally appoints Mr. Harmer as the Appeal Authority for land-use matters. Further, the City council hereby formally consents to the appointment of Mr. Harmer. Mr. Harmer shall serve for approximately two-years. His term shall commence on the date that this resolution is authorized and ending December 31, 2028 or, if earlier, ending on the date of the resignation or removal of such individual as the appeal authority.

SECTION II: Repealer. All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

SECTION III: Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of Ephraim, Utah this **21st day of October 2026**.

Chris Larsen, Mayor

ATTEST:

Candice Maudsley, City Recorder