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.

CITY OF EPHRAIM ★ STATE OF UTAH ★ CORPORATE SEAL

Mayor Larsen

Attest:

City Recorder, Candice Maudsley