



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, February 15, 2023
6:00 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 with Zoom.

To participate in the public comment period or any scheduled public hearings, please email candicem@ephraincity.org before 3:00 PM on the day of the meeting.

Join Zoom Meeting 6:00 P.M.

<https://us02web.zoom.us/j/83745045384?pwd=c2lmM2h2MFFiTFB6eitYMVFnYUFBUT09>

CALL TO ORDER

OPENING CEREMONY

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

ROLL CALL

PUBLIC COMMENT

Members of the public may address the City Council on matters not listed on the agenda. Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

I. PUBLIC HEARING

Public Hearing for the purpose of receiving public comment regarding the disposition of property located at approximately 535 West Mud Lane consisting of 4.94 acres.

II. PRESENTATION WITH DISCUSSION

**Ephraim Canyon Road Sidewalk Project Presentation (Jones & Demille)
(30% design review)**

III. MOTION AGENDA

A. Approval of the February 14, 2023, Warrant Register

B. Approval of the January 28, 2023, Planning Meeting Minutes, and the February 1, 2023, Work and Regular City Council Meeting Minutes

C. Approval of the Skate Park Design and Construction Contract (Michael Patton)

Discussion and possible approval of the contract related to the design and construction of the skatepark.

D. Ephraim West Yard Subdivision (Sean Lewis)

Discussion and possible action regarding final plat approval for the 2-lot West Ephraim Yard lot-split at approximately 645 W 300 N (Swamp Footers Road) Ephraim, UT 84627, Ephraim City, Applicant. – Sean Lewis, AICP, Planning and Zoning Administrator.

E. ECR 23-01 A Resolution Authorizing an Agreement to Transfer Real Property and Ratifying Agreement with Eco Life. (Shaun Kjar)

Discussion and Possible approval of ECR 23-01 a resolution authorizing an agreement to transfer real property and ratifying the agreement with Eco Life.

F. Jimenez Multi-family Conditional Use Permit (Sean Lewis)

Discussion and possible action regarding a proposed Conditional Use Permit to allow an addition to an existing Single-Family dwelling unit at approximately 98 S 400 E, Ephraim UT 84627, Antonio Jimenez, Applicant-Sean Lewis, AICP, Planning and Zoning Administrator.

G. Carrasco Duplex Conditional Use Permit (Sean Lewis)

Discussion and possible action regarding a proposed Conditional Use Permit to allow a duplex at approximately 234 S 200 W, Ephraim, UT 84627, Robert Carrasco, Applicant – Sean Lewis, AICP, Planning and Zoning Administrator.

H. ECR 23-02 Carbon Free Power Project Power Sales Contract (Cory Daniels)

Discussion and possible approval of ECR 23-01 Carbon Free Power Project Sales Contract choosing to continue, reduce, or withdraw from the project.

I. Power Rate Change Discussion (Cory Daniels & Jon Knudsen)

Discussion about the possible power rate increase.

III. Appointments and Council Reports

Discussion and possible action on the following items:

A. Appointments

B. Council Reports

1. City Council may report on meetings/events attended and issues discussed in meetings/events attended by a Councilmember in their official capacity as the City's representative.
2. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.
3. City Council report of upcoming meetings.
4. City Council request for agenda items to be placed on future Council Meeting agendas.

IV. City Manager Report

This is the City Manager's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

V. CLOSED SESSION

The Council may vote to discuss matters in Closed Session pursuant to Utah Code annotated 52-4-5 and will determine if any action should be taken from items discussed during the Closed Session at that time.

ADJOURNMENT

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

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

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted this 10th day of February 2023. A copy was also provided to the local media and posted on the Utah State website.

Candice Maudsley,
EPHRAIM CITY RECORDER

