



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, March 17, 2021
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 leighann.warnock@ephraincity.org before 3:00 PM on the day of the meeting.

Join Zoom Meeting 6:00 P.M.

<https://us02web.zoom.us/j/85798496578?pwd=Y0VmNmIxSS9obXBWwHE1dGxTc2VZdz09>

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. PRESENTATIONS

A. Recognition of Service on the City Council: Greg Boothe

B. Public Service Recognition: Sandra Rasmussen and Phyllis Thompson

II. MOTION AGENDA

A. Warrant Register

Approval of the March 16, 2021 Warrant Register.

B. Approval of the Minutes of the following City Council Meetings.

1. March 3, 2021 Work Meeting and Regular Council Meeting Minutes.

C. Hydro Name Change

Approval of proposed name change to one of the Ephraim City Hydros. (Cory Daniels)

D. Request for Donation: Lions Club

(Shaun Kjar)

E. General Plan Amendment: Paul Thompson

Petition to amend the Ephraim City General Plan on property located at approximately 550 West 800 South (Keisel Lane) from Industrial to Rural Residential/Agricultural (RR/A). (Bryan Kimball)

F. Land Use Map Amendment: Paul Thompson

Approval of a petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 550 W 800 S (Keisel Lane) from Industrial (I) Zone to Residential Agricultural (RA) (Bryan Kimball)

G. General Plan Amendment: Amy Johnson

Petition to amend the Ephraim City General Plan on property consisting of 10.58 acres located at approximately 150 E 700 N from Low Density Residential (LDR) to Commercial (C). (Bryan Kimball)

H. Lane Use Map Amendment: Amy Johnson

Petition to amend the zoning map of Ephraim City to change the zoning of property consisting of 10.58 acres located at approximately 150 E 700 N from Residential Agricultural Zone (RA) to General Commercial Zone (C2). (Bryan Kimball)

I. Ephraim Crossing Subdivision Phase I: Camino Verde Group

Approval of final plat for approval to do 8 lots instead of 2 lots in the Estates at Ephraim Crossing Phase I subdivision at approximately 245 W 400 S. (Bryan Kimball)

J. Proposals for Backup Generators

Approval of proposals for generators for the following locations: (Shaun Kjar)

1. Ephraim City South Pump Station
2. Ephraim City North Pumphouse
3. Ephraim City Fire Station
4. Ephraim City Hall

K. Proposed Amendment to CCRs of the Ephraim Business Park: Clayton Holbrook

Approval of proposed amendment to the Declaration of Covenants, Conditions and Restrictions of the Ephraim Commercial Business Park to change Article II, Section 4(k) to allow mixed commercial and residential use. (Bryan Kimball)

L. Ephraim City Ordinance 21-01: Duties and Powers of Fire Code Official

Adoption of ECO 21-01, an ordinance adding the Duties and Powers of Fire Code Official to Ephraim City Code.

M. Outside City Water Connection: Brett Olson

Discussion regarding future annexation, and possible approval of petition for an outside water connection for Brett Olson for his property at approximately 1300 S 300 E in Ephraim. (Bryan Kimball)

III. DISCUSSION AGENDA

A. Future Outside City Water Connections

B. Amendment of CCRs of the Ephraim City Business Park to allow mixed use.

C. Impact Fee Rates for Enactment

IV. APPOINTMENTS AND COUNCIL REPORTS

Discussion and possible action on the following items:

A. Appointments

1. Appointment of Chad Parry to the Utilities Board.

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.

V. DEPARTMENT REPORTS

Department Heads and Administration have an opportunity to report.

VI. 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.

VII. CLOSED SESSION

The Council may vote to discuss certain 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 16th day of March, 2021. A copy was also provided to the local media and posted on the Utah State website.

LEIGH ANN WARNOCK,
EPHRAIM CITY RECORDER