



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, July 19, 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/83924493094?pwd=QlF4TjFObGpyeXBIOHRwQlIJZkQyUT09>

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 AND RELATED ACTION

- A. Swearing in of the new Ephraim City Youth Council (Julie Arnoldson)**
- B. Presidential Awards Presentation (Julie Arnoldson)**
- C. Presentation Szy's recyclops- (Becca and Shawn Szymanski)**
- D. Ability First Presentation (Craig Ezzell)**
- E. Presentation and Approval of the renaming of "Ephraim Senior Citizens Center" to "Ephraim City Community Center" (Michael Patton)**
Presentation and possible action in renaming the Ephraim Senior Citizens Center to Ephraim City Community Center

II. MOTION AGENDA

- A. Ratification of the July 5th Warrant Register**
- B. Approval of the July 18, 2023, Warrant Register**
- C. Approval of the June 21, 2023, Work and Regular City Council Meeting Minutes**
- D. Approval of the July 1, 2023, City Council Planning Meeting Minutes**
- E. Approval of the Annual Utility Write Offs (Jon Knudsen)**
Discussion and possible action regarding writing off the annual delinquent and bankrupt utility accounts.
- F. PPA Agreement with the US Army Corps of Engineers (Bryan Kimball)**
Agreement between the Department of the Army and Ephraim City, Utah for design and construction for the Ephraim City Drought Resiliency Drinking Water System Improvement Project. The agreement authorizes the receipt of grant funds towards an Ephraim City drinking water drought resiliency project.
- G. Nielson CUP Amendment (Sean Lewis)**
Public meeting to discuss and possibly take action regarding a proposed amendment to a Conditional Use Permit issued on August 4, 2021. The applicant proposes to amend the CUP to allow for one additional unit, to bring the total to 7, located at approximately 56 W 300 N., Ephraim. Bonnie Nielson Applicant.
- H. Whatcott Barn CUP (Sean Lewis)**
Public meeting to discuss and possibly take action regarding a proposed Conditional Use Permit. The applicant is proposing to build a two-story accessory building totaling 847 square feet, located at approximately 237 S. Main Street, Ephraim. Kevin Whatcott, Applicant
- I. Huntsman Duplex CUP (Sean Lewis)**
Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Conditional Use Permit. The applicant is proposing to convert an existing single-family home into a duplex, located at approximately 87 S 200 E, Ephraim. Diana Huntsman, Applicant

J. Ephraim Crossing Phase 4 Subdivision (Sean Lewis)

Public meeting to discuss and possibly take action regarding a proposed Preliminary Plat Approval for the proposed Ephraim Crossing Phase 4 Subdivision. The Applicant is proposing to divide Assessor's Parcel S-782 into three (3) separate lots each measuring between 0.30 acres and 0.38 acres. Each of the lots would front onto 375 W or 450 S, located at approximately 445 S 375 W. Joseph Gallagher, representing Camino Verde Group Applicant

K. Sand Ridge Farms Subdivision (Sean Lewis)

Public meeting to discuss and possibly take action regarding a proposed Preliminary Plat Approval for the proposed Sand Ridge Farms Subdivision. The Applicant is proposing to divide Assessor's Parcels S-5358, S-5376, & S-5358x4 into three (3) separate lots each measuring between 1.64 acres and 20.28 acres. The subdivision plat is required to dedicate public rights-of-way between the three existing parcels, located at approximately 1100 N Main St. Dave Priest and Chris Colgrove, representing Sand Ridge Farms Applicant

L. Mill Hill South Phase 1 Subdivision (Sean Lewis)

Public meeting to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed Preliminary Plat Approval for the proposed Mill Hill South Subdivision

III. Appointments and Council Reports

Discussion and possible action on the following items:

A. Appointments

Appointment for a three-year Planning Commission Term:

- **Larry Smith – Seat C (3 yr. Term ending 5/31/26)**
- **Chevi Sutton – Seat A (3 yr. Term ending 5/31/26)**
- **Desiree Funk – Seat B (3 yr. Term ending 5/31/26)**

Re-Appointment for a Planning Commission Term:

- **Dennis Nordfelt – Seat E (remainder of term ending 5/31/24)**
- **Darren Glather (Alternate - 3 yr. term ending 5/31/26)**

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 17th day of July 2023. A copy was also provided to the local media and posted on the Utah State website.

Candice Maudsley,
EPHRAIM CITY RECORDER