

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JANUARY 5, 2022
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, January 5, 2022, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Councilmember Anderson offered an invocation. Councilmember Wheeler led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Margie Anderson, Mayor Pro Tem
Tyler Alder
Alma Lund
Lloyd Stevens
Richard Wheeler

STAFF PRESENT

Shaun Kjar, City Manager
Brian Page, City Attorney
Leigh Ann Warnock, City Recorder
Bryan Kimball, Community Dev.
Devan Fowles, Planner
Steve Widmer, Financial Director
Jeff Jensen, Public Works Director
Cory Daniels, Power Director
Aaron Broomhead, Police Chief
Jeff Hermansen, Fire Chief
Michael Patton, Rec Director

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

SWEARING-IN CEREMONY

Newly elected officials, Mayor John Scott, Councilmember Lloyd Stevens, and Councilmember Margie Anderson were sworn to office by the City Recorder.

SWEARING-IN CEREMONY: EPHRAIM CITY OFFICER

Preston Hurst was sworn in by the City Recorder as an officer in the Ephraim Police Department.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of January 4, 2022.

Councilmember Stevens moved to approve the January 4, 2022, Warrant Register as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the October 20, 2021, and December 15, 2021, Work Meeting and Regular City Council Meetings. Correction to be made to the December 15, 2021 Council meeting minutes to say Ephraim Elementary rather than Ephraim Electuary.

Councilmember Anderson moved to approve the October 20, 2021, and December 15, 2021, Work Meeting and Regular City Council Meeting Minutes with correction above. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

CONTRACT: RESTROOM FACILITY FOR ALL-ABILITIES PARK

Michael Patton reported the contract is for a restroom facility to be installed at the All-Abilities Park by the Library. Bids were opened yesterday, and the contract was awarded to Mountain West in the amount of \$72,790. The restroom will be partially paid for with a portion of the RAP Tax funds. Shaun asked if there would be room for the crane. Michael said it was discussed with Mountain West, and it was determined that if needed, pine trees could be trimmed, or a secondary location is selected.

Councilmember Wheeler moved to approve a contract with Mountain West to construct the restroom in the all-abilities park in the amount of \$72,790. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

ECO 21-01 GENERAL PLAN AMENDMENT : ERIC GEPPELT

Devan Fowles reviewed the application for the next four ordinances on the agenda as they are all for the same property located at approximately 550 E 200 N.

This item calls for discussion and adoption of ECO 21-01 amending the General Plan for Eric Geppelt from Low Density Residential (LDR) to Medium Density Residential (MDR). They would like the same zone for the entire property.

Councilmember Wheeler moved to approve ECO 21-01 amending the General Plan for property located at approximately 550 E 200 N from Low Density Residential (LDR) to Medium Density Residential (MDR). The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

ECO 21-02 LAND USE MAP AMENDMENT: ERIC GEPPELT

This item calls for discussion and adoption of ECO 22-02, an ordinance amending the Ephraim City Land Use Map by rezoning property located at approximately 550 E 200 N from Residential Agricultural Zone (RA) to Medium Density Residential Zone (R3).

This ordinance would change a potential future road coming off this property. Bryan would like to put a few proposals for the entire section to Planning & Zoning and then Council for the remaining roads. If ordinance is approved tonight, he would like to remove this potential road from the General Plan.

Councilmember Anderson moved to approve ECO 21-02 amending the Land Use Map for property located at approximately 550 E 200 N from Low Density Residential (LDR) to Medium Density Residential (MDR). The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

ECO 21-03 GENERAL PLAN AMENDMENT: ERIC GEPPELT

This item calls for discussion and adoption of ECO 21-03, an ordinance amending the Ephraim City General/Transportation Plan for property located at approximately 200 N 400 E.

Councilmember Alder moved to approve ECO 21-03 amending the Ephraim City General/Transportation Plan for property located at approximately 200 N 400 E. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

ECO 21-04 LAND USE ORDINANCE AMENDMENT: ERIC GEPPELT

This item calls for discussion and adoption of ECO 21-04 an ordinance amending the Ephraim City Land Use Ordinance to allow additional height exemptions. As the Ephraim temple would exceed current height restrictions, the ordinance will be amended as follows:

Ephraim City Code 10.12.020(J) Exemptions to Height Limitations

3. Medical, emergency service, religious, public and quasi-public utility buildings.

Councilmember Stevens moved to approve ECO 21-04 amending the Ephraim City Land Use Ordinance to allow additional height exemptions. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

ECO 22-05 GENERAL PLAN AMENDMENT: WHITESTONE VILLAS LLC/TODD ALDER

This item calls for discussion and adoption of ECO 22-05, an ordinance amending the Ephraim City General Plan on property located at approximately 355 N 400 E from Medium Density Residential (MDR) to High Density Residential (HDR). The property is currently zoned as R3. Changing to R4 to allow a 24-unit tiny home project as discussed in the Work Meeting. Current zoning allows for only 14. Planning & Zoning recommended approval of the rezone and the Conditional Use Permit.

Councilmember Alder recused himself from voting on this issue.

Councilmember Anderson moved to approve ECO 21-05 amending the Ephraim City General Plan on property located at approximately 355 N 400 E from Medium Density Residential (MDR) to High Density Residential (HDR). The motion was seconded by Councilmember Wheeler. Except for Councilmember Alder who was recused, the vote was unanimous. The motion carried.

ECO 22-06 LAND USE MAP AMENDMENT: WHITESTONE VILLAS LLC/TODD ALDER

This item calls for discussion and adoption of ECO 22-06, an ordinance amending the Ephraim City Land Use Map by rezoning property located at approximately 355 N 400 E from Medium Density Residential Zone (R3) to High Density Residential Zone (R4).

Councilmember Wheeler moved to approve ECO 21-06 amending the Ephraim City Land Use Map by rezoning property located at approximately 355 N 400 E from Medium Density Residential Zone (R3) to High Density Residential Zone (R4). The motion was seconded by Councilmember Sevens. Except for Councilmember Alder who was recused, the vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT: WHITESTONE VILLA LLC/TODD ALDER

This item calls for discussion and approval of a CUP for Whitestone Villas LLC/Todd Alder for a 24-unit multi-family housing project on property located at approximately 355 N 400 E. The map is preliminary; adjustments were made. Planning & Zoning recommended approval with Staff recommendations.

Councilmember Anderson moved to approve a CUP for Whitestone Villas LLC/Todd Alder for a 24-unit multi-family housing project on property located at approximately 355 N 400 E with Staff recommendations. The motion was seconded by Councilmember Wheeler. Except for Councilmember Alder who was recused, the vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Tyler Alder

Recreation – Jr. Jazz started. A clinic was held on Saturday at EMS.

Margie Anderson

Youth City Council – Did the letters from Santa. They want to go to the Legislative Local Officials Day, depending on COVID restrictions. Representative Lund invited the YCC to a day on the hill and the Local Leadership Meeting. They may help with the installation of the all-abilities park. \$50,000 came in from the Eccles Foundation Grant.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Well Update –We have been working with Franson Engineering. The bid has been drafted and is ready to go. They will convert and cap the well. The next step is to build a

well-house and connect. A sliding scale bonus incentive was added to the bid to incentivize timely completion.

Street Master Plan – We have updated the Street Master Plan for the south end of town and have completed the modeling. We are hoping to present at the next council meeting.

Canyon Road – Jones and DeMille recommended we try to convert from federal funds to state funds reducing requirements. There is a conversion cost to that but would save 15% by doing state vs. federal. We will formally request UDOT do a state process. Funds will not be available until July 1.

Water Loans – We will appear before the Division of Drinking Water on Tuesday regarding a match requirement. We have submitted for a loan to DDW.

Main Street – We had a meeting with some entities on Main Street who are interested in promoting the downtown area and protecting it. They are asking for a zone change to include the Main Street portion of the historical overlay. That would help with grant applications to preserve historical properties on Main Street. They also want some formal action from Council protecting existing buildings from demolition or sale.

Aaron Broomhead, Emergency Services Director

ARPA Funding – We used some ARPA (behavioral management) funds to purchase new top-of-the-line tasers and VRS virtual Reality Simulator.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 7:33 p.m. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, January 29, 2022, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Leigh Ann Warnock, City Recorder

Date