

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 2, 2022
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, February 2, 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, Rocky Johnson offered an invocation. Jacob Kimball led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Alma Lund
Richard Wheeler
Lloyd Stevens

MEMBERS EXCUSED

Tyler Alder,
Mayor Pro Tem
Margie Anderson

STAFF PRESENT

Shaun Kjar, City Manager
Brian Page, City Attorney
Leigh Ann Warnock,
City Recorder
Bryan Kimball,
Community Development
Devan Fowles, Planner

Jon Knudsen, Finance Dir.
Jeff Jensen, Public Works
Aaron Broomhead, Police
Jeff Hermansen, Fire Chief
Michael Patton, Rec Dir.

PUBLIC COMMENT

No public comment presented.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of February 1, 2022.

Councilmember Stevens moved to approve the February 1, 2022, Warrant Register as presented. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

APPROVAL OF THE FISCAL YEAR 2022 QUARTER 2 FINANCE REPORT

Finance Director Jon Knudsen reviewed the quarterly report with the Council.

Councilmember Wheeler moved to approve the Fiscal Year 2022, Quarter 2 Finance Report. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the January 19, 2022 Regular City Council Meeting.

Councilmember Lund moved to approve the January 19, 2022, Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

EPHRAIM CITY ORDINANCE 22-07: LAND USE ORDINANCE AMENDMENT

The amendment adds a purpose, definitions, regulations, measuring distance requirements, signs, and exceptions for commercial storage units. It also changes the zoning designation, disallowing storage units in residential zones. The conditions added to the ordinance makes it unnecessary to apply for a conditional use permit. Changes discussed included:

- Section 10.12.220 3. e. Include “decorative block or concrete” as allowable fencing materials.
- Section 10.12.220 3 j. no utilities “into individual” storage units.

Councilmember Stevens moved to approve ECO 22-07, an ordinance amending the Land Use Ordinance with changes listed above. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT: SOAP CREEK

Soap Creek applied to update their CUP for the business located at 67 E 400 S. They are expanding their space. Roxanne Johnson was present and explained they would like to add warehouse space and make things more presentative. They will also add pavement, a parking lot, and landscaping.

Bryan commented neighbors have agreed verbally to easements to allow for sewer resolutions. Written easements will be taken to the County for recording this week. The council asked who would be responsible for financing the sewer extensions and maintenance. Bryan said the builder is responsible for financing. It is still to be determined who has responsibility for maintenance, as it crosses the lines to an apartment complex. The City would strongly encourage an 8” pipe, over the 6” that is required for a private line. Discussions also included consideration of storm drainage.

One requirement set by the Planning Commission was a 6’ sight-obscuring fence and another addressed parking required to handle the employees in the building. Planning Commission says they meet parking requirements now, and if they grow, the City could reevaluate and review at that time.

Councilmember Stevens moved to approve an update to the conditional use permit for Soap Creek's business located at 67 E 400 S. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

COUNTY PARKING LOT ACCESS APPROVAL

The City has existing parking on Canyon Road. The ropes course for the college is near and they would like to add a parking area that intersects a small portion of City property with a trail through the property to allow snow mobiles to get up the mountain without having to use a plowed and salted road. Shaun said it is not a piece the City currently uses. We have talked about a future location for a new hydro, but this location is not a first option. Shaun feels a cut through bushes and trees in that area would be fine.

Councilmember Wheeler moved to approve County parking lot access as proposed. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION ECR 22-01

The resolution approves the form of the lease/purchase agreement with Zions Bank authorizing the execution and delivery thereof. This document says it has come before a public body who is aware of the lease agreement.

Councilmember Wheeler moved to approve ECR 22-01, a resolution approving the form of the lease/purchase agreement with Zions Bank authorizing the execution and delivery thereof. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPOINTMENTS

Councilmember Stevens moved to appoint Deric Everitt to the Scandinavian Board. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Well – we have gone out to bid to convert the ag well on the north end of town to a city well. Drillers are 6-8 months out. We set a December deadline, but no interest was shown because they are further out than originally stated. The deadline extended by a week and Bryan has started making some phone calls. Two companies have turned in bids. One from Enterprise, Utah and one from Hurricane, Utah. One could potentially start in March. Coming up with a recommendation on which company to select.

Jeff Hermansen, Fire Chief

Certifications – wild land certifications were passed off last night. Fire danger up this year because lack of precipitation this year.

Jon Knudsen, Finance Director

New Program – We are starting on our timekeeping program. That will be tested with some in the office before everyone goes to that.

Budget – Working on the budget for next fiscal year.

Mayor Scott called a five-minute break.

CLOSED SESSION

Councilmember Wheeler moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205(a), for the purpose of discussing the character, professional competence, or physical or mental health of an individual. The motion was seconded by Councilmember Lund. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, and Wheeler. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:32 p.m.

At 7:39 p.m. Councilmember Wheeler moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

Councilmember Stevens, who had originally made the motion for the appointment of Deric Everitt to the Scandinavian Board, moved to reconsider the motion. The motion was seconded by Councilmember Wheeler. The vote was unanimous. the motion carried.

Councilmember Stevens moved to appoint Deric Everitt to the Scandinavian Board. The motion died for lack of second.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Lund moved the Regular Council Meeting adjourn at 7:42 p.m. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, February 16, 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