

WORK MEETING MINUTES
CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 3, 2021
5:30 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Wednesday, February 3, 2021, in the City Council Room. Mayor Scott called the meeting to order at 5:30 p.m.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Margie Anderson, Mayor Pro Tem
Tyler Alder
Alma Lund
Greg Boothe
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

AGENDA REVIEW

UAMPS Representative

Due to the passing of Ted Olson, our prior UAMPS representative, Cory Daniels will be appointed by resolution to the position of UAMPS Representative for Ephraim. Shaun Kjar will be named alternate.

Municipal Wastewater Planning Program

This annual report must be approved annually by the Council for capital improvement reasons.

Antonio Jimenez Zone Change

In continuation of the last meeting, Antonio will be present in the Council meeting as requested by the Council. Earlier in the week, Bryan sent a staff report to the Council for review. Councilmember Alder reported Antonio mentioned to him that he wanted to build townhomes, which is not what he has said previously. He would like to make sure this is included in the discussion during the meeting. Antonio would need to split each lot. Zones R2 and R3 means he would need to come in as a subdivision with a Conditional Use Permit. That gives Council another layer of control to make sure everything fits with the neighborhood.

The General Plan states property at that location cannot be zoned at R4. Zoning R2 or R3 would still comply with the General Plan as currently adopted. The different zones regulate how many units allowed per parcel. R2 and R3 only allow 2 ½ stories. R4 has a large density jump, allowing 4 – 22 units per parcel. There is an increase in density in each zone, but the jump between R3 and R4 is substantial.

Ideas discussed including mixing R2 and R3 on the same parcel. Bryan commented it is not typical that two parcels would have different zonings. Under either zone, Antonio would have to subdivide into lots and build a structure on each lot.

Mayor Scott reminded the Council to make sure reasoning is well-substantiated when making a motion to avoid any legal challenge. Alma mentioned a good deal of time has been spent on this issue and wondered if it would pay to have a special work meeting to cover these types of things rather than try to discuss everything in a half hour before Council Meeting.

Jim Boud Zone Change

He is asking for a change to R4 but is accepting R1 for a row of single-family homes as a buffer. Apartments built would be an extension of Park Place. Mayor Scott again reminded the Council to make sure rationale is stated for the decision.

Council Interview Questions

Mayor Scott asked the Council to review the questions used last time a council vacancy was filled and let him know of any proposed changes or additions.

ADJOURN

There being no further discussion, Councilmember Alder moved the work meeting adjourn. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Leigh Ann Warnock, City Recorder

Date