

WORK MEETING MINUTES
CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, MARCH 17, 2021
5:30 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Wednesday, March 17, 2021, in the City Council Room. Mayor Scott called the meeting to order at 5:01 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
Aaron Broomhead, Public Safety
Michael Patton, Rec Director

AGENDA REVIEW

Paul Thompson – Mr. Thompson showed a presentation to the Council regarding his application for a zone change from Industrial to RA and other concerns. Planning Commission recommended approval based on City Council having a thorough understanding of what approving that application will do in terms of airport decisions moving forward. i.e. the potential of not being able to expand north. Mr. Thompson’s house is outside the buffer zone at this point. If the application is approved, the City would revisit the General Plan to adjust the Industrial Zone as needed. He has future plans to build additional residences on his property. All infrastructure would be required first.

Amy Johnson - They have applied for mixed use which would require a rezone and a general plan adjustment. They would like to extend the commercial zone. Planning Commission recommends approval based on the growth evident in the area. They have worked closely with the City in determining what types of buildings are needed.

Ephraim Crossing – Approval of final plat to include 8 lots rather than the originally planned 22 lots in the Estates Phase I subdivision located at approximately 245 W 400 S. They are shrinking the size of Phase I and will complete Phase II at a later date.

Proposed Amendment to CCR for Business Park – An application has been received requesting the business park be rezoned to Mixed Use. It was confirmed that Darren Cummings and other owners in the park have signed off on the amendment, resulting in signatures for all seven lots.

Brett Olson Outside City Water Connection: Sanpete County requires all documents to be considered in Commission Meeting be submitted one month prior to the meeting. In order to meet the deadline for their next meeting, Mr. Olson would need approval for an outside water connection tonight. He submitted a buffer zone application. Utilities Board recommended approval based on the execution of a pre-annexation agreement. Concern was expressed that when additional neighbors eventually tie into the connection, the City would need to loop it and there is no room to do that. Ordinance states approval of outside water connections may be approved on a case-by-case basis at the City Council’s discretion. Precedent is difficult to set because every circumstance is different. Decisions of this sort have great impact on the future. One Councilmember commented there is nothing that requires the City to continue to make the same mistakes that have been made in the past. Mr. Olson is aware water rates are higher for outside water connections. Jeff Hermansen commented if this connection is approved, a new hydrant would have to be installed and Brett would be required to pay for that. One option would be to require him to exhaust his efforts toward annexing, and if all the neighbors agree, an annexation agreement could be executed. Otherwise, he would have to annex an island, which is an issue because it requires the County’s approval. Councilmember Stevens requested a separate Work Meeting be scheduled before approval to decide whether the City would approve outside connections in the future. Council consensus was to meet in an open work meeting to determine future plans for outside water connections.

ADJOURN

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

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Leigh Ann Warnock, City Recorder

Date