

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, APRIL 28, 2021
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, April 28, 2021, 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 Alder 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
Lloyd Stevens
Richard Wheeler
Alma Lund/ Entered at 6:57 p.m.

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

PUBLIC COMMENT

No public comment presented.

PUBLIC HEARINGS AND RELATED ITEMS

Public Hearing Wastewater Impact Fee

Public Hearing was called to order for the purpose of receiving public comment regarding the imposition of a Wastewater Impact Fee and providing for the calculation and collection of such fee.

Jessie from Sunrise Engineering reviewed the wastewater impact fees which are calculated for future growth. The numbers in the survey look at what the maximum impact fee could be. Jessie reminded the Council they are not locked into implementing the full fee. There is a 90-day waiting period before the new impact fee amount will be implemented.

Having no public comment, the public hearing was closed.

Councilmember Wheeler moved to approve ECO 21-02, adopting an impact fee facilities plan, impact fee analysis and an impact fee enactment that imposes a wastewater impact fee in the amount of \$1,490, to take effect in 90 days. The motion was seconded by Councilmember Alder. Voting yes: Councilmembers Wheeler, Stevens, Anderson, and Alder. The vote was unanimous. The motion carried.

Public Hearing Culinary Water Impact Fee

Public Hearing was called to order for the purpose of receiving public comment regarding the imposition of a Culinary Water Impact Fee and providing for the calculation and collection of such fee.

City Manager Shaun Kjar commented that in Ephraim, builders are not required to bring water rights with them when they connect into the system; it is built into the City's process with impact fees. It was pointed out the impact fees only apply to new builds to pay for new development of the systems for new construction. For a single-family home, the fees would be applicable. If multifamily, there is a formula with a sliding scale on a pro-rated basis.

Kade Parry – Mr. Parry asked the Council if there would be any provisions for life-time residents who have already paid for their impact to the City. Mayor Scott responded that would be something to discuss in the future, if necessary, but reminded him that the new build would be an increase to the system, even though he paid impact fees for their prior home.

Mike Ballard, with the Camino Verde Group, expressed concern regarding the size of impact fee increases. He felt this change would impact the Camino Verde Group more than most as all their plans for building in the city were based on the current fees. He recommended a multi-year phase-in on the fees so it wouldn't be such a huge impact for those with prior building plans in place.

No further public comment was received the hearing was closed.

Councilmember Wheeler moved to approve ECO 21-03, adopting an impact fee facilities plan, impact fee analysis and an impact fee enactment that imposes a culinary water impact fee in the amount of \$6,056,79 to become effective in 90 days. The motion was seconded by Councilmember Anderson. Voting yes: Councilmembers Wheeler, Stevens, Anderson, and Alder. The vote was unanimous. The motion carried.

Public Hearing Roads Impact Fee

Public Hearing was called to order for the purpose of receiving public comment regarding the imposition of a Road Impact Fee and providing for the calculation and collection of such fee.

No public comment received. The hearing was closed.

Councilmember Alder moved to approve ECO 21-04, adopting an impact fee facilities plan, impact fee analysis and an impact fee enactment that imposes a roads impact fee in the

amount of \$2,393 to become effective in 90 days. The motion was seconded by Councilmember Stevens. Voting yes: Councilmembers Wheeler, Stevens, Anderson, and Alder. The vote was unanimous. The motion carried.

Public Hearing Parks and Recreation Impact Fee

Public Hearing was called to order for the purpose of receiving public comment regarding the imposition of a Parks and Recreational Impact Fee and providing for the calculation and collection of such fee.

Residents Tauna Anderson, Kade Parry, and John Pugmire, made public comment in favor of a higher impact fee for parks and recreation. Mike Ballard, of the Camino Verde Group, commented he would like to see a gradual phase-in of the fee.

No further public comment was received. The hearing was closed.

Councilmember Alma Lund entered the meeting at 6:57 p.m.

Councilmember Stevens moved to approve ECO 21-05, adopting an impact fee facilities plan, impact fee analysis and an impact fee enactment that imposes a parks and recreational impact fee in the amount of \$4,500 to become effective in 90 days. The motion was seconded by Councilmember Wheeler. Voting yes: Councilmembers Wheeler, Stevens, and Anderson. Voting no: Councilmember Alder. Councilmember Lund abstained as he was not present for the majority of the conversation. The motion carried three to one.

RATIFICATION OF WARRANT REGISTER

The Council ratified the previously approved Warrant Register of April 6, 2021.

Councilmember Wheeler moved to ratify the previously approved April 19, 2021 Warrant Register. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the April 7, 2021 Regular City Council Meeting.

Councilmember Anderson moved to approve the April 7, 2021 Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

GRANARY ARTS

Amy Jorgensen presented the Granary Arts' quarterly report and ask for approval of flag design. Ms. Jorgensen updated the Council on current events and shared a proposal for flags to hang on City light posts.

Councilmember Lund expressed concern about City crews taking the time to put them up. Shaun stated that under City policy, any changes to flags would done by our crews and a fee could be discussed.

Council were all in favor of the flag design.

CONDITIONAL USE PERMIT: WESLEY THOMPSON

Previous review of a 6-unit multifamily development on property located at approximately 400 E. 200 S. in the R4 Zone was completed in the last Planning Commission meeting. He is actually only looking for a 2-unit development, so he will complete it in phases and will start with two units.

Planning Commission recommended approval based on parking, fencing, and landscaping compliance.

Councilmember Lund moved to approve a conditional use permit for Wesley Thompson for a two-unit multifamily development on his property located at 400 E. 200 S in the R4 Zone. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

THE ESTATES AT EPHRAIM CROSSING PHASE II SUBDIVISION: CAMINO VERDE GROUP

Review of the Estates at Ephraim Crossing Phase II Subdivision, consisting of 14 lots at approximately 250 West 400 South was completed at the previous Planning Commission meeting.

Phase II will commence exactly as Phase I. the number of lots was reduced for Phase I, and Phase II includes the remaining of that original 22 lots.

Will record when all requirements have been met.

Councilmember Anderson moved to approve the Ephraim Crossing Subdivision Phase II consisting of 14 lots at approximately 250 W 400 S. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

DONATION REQUEST: MANTI TRAIL BUILDER'S ASSOCIATION

Shaun commented that it had already been proposed and Council previously approved but wanted to know what amounts other cities were contributing before deciding on an amount. He reported on other cities' amounts. They are sanctioned for a high school race this summer and trying to get the trail improved before that time. Aaron helped with trail building. 200 kids will be coming next week to help as well. The original request was \$10,000. They are working on grants and will leverage local donations to go towards grants to finish out the project. It would boost the economy to have this trail. The course cannot be accessed through Gunnison so all traffic would be directed through Ephraim.

Councilmember Lund moved to approve a donation to the Manti Trail Builder's Association in the amount of \$2,500. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

CLOSED SESSION

Councilmember Anderson 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, (d) purchase, exchange, or lease of real property, and (e) sale of real property. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:54 p.m.

At 9:52 p.m. Councilmember Alder 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.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 9:52 p.m. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, May 5, 2021, 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