

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, JUNE 2, 2021
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, June 2, 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, Jeff Hermansen offered an invocation. Aaron Broomhead 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

MEMBERS EXCUSED

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
Cory Daniels, Power Director
Aaron Broomhead, Public Safety
Michael Patton, Rec Director

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

EPHRAIM YOUTH CITY COUNCIL

The 2021-2022 YCC was sworn in by the City Recorder. Presidential Volunteer Awards were presented to those who had achieved the award. The Ephraim YCC applied for and became a chartering organization, and can now give these awards for service. The youth are required to achieve 100+ volunteer hours until the age of 16, 16 and older must achieve 200+ hours. Participants receive certificates and letters from the President as well as a medal.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of June 1, 2021.

Councilmember Alder moved to approve the June 1, 2021 Warrant Register as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

ARTS AT THE PARK DONATION REQUEST: TRENT BEAN

Approval of a donation for fund to help with professional tech setup at the Ephraim amphitheater for weekly events. Tabled for lack of attendance by Trent Bean.

GENERAL PLAN AMENDMENT: KARL & TOM LUND

Petition to amend the Ephraim City General Plan for property located at approximately 100 S. 600 W. from Industrial to Commercial. The change would create a good step from Industrial to Commercial before residential begins. The City much decide where creation of pocket commercial zones will be allowed and determine whether it is good for Ephraim. Karl Lund addressed the Council and said they don't have specific plans for the property, but felt it would be easier to sell with the Commercial zone. Mayor Scott asked if this would preclude them from selling as residential. Bryan commented that is an allowed use in the Commercial Zone. No issues were voiced by surrounding neighbors.

Councilmember Stevens moved to approve Petition from Karl & Tom Lund to amend the Ephraim City General Plan for their property located at approximately 100 S. 600 W. from Industrial to Commercial. The motion was seconded by Councilmember Alder. Councilmember Lund abstained from voting. The vote was unanimous. The motion carried.

LAND USE MAP AMENDMENT: KARL & TOM LUND

Petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 100 S. 600 W. from Industrial to General Commercial.

Councilmember Anderson moved to approve the petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 100 S. 600 W. The motion was seconded by Councilmember Alder. Councilmember Lund abstained from voting. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT: SIMON PROPERTIES

Simon Properties owns property in the Ephraim Commercial Subdivision and have combined lots 5 & 6 to make it larger. Their building plan was enlarged with the bottom designated as commercial, and residential on the top. Five commercial units with one- and two-bedroom condos above. The plans meet the ordinance in terms of parking based on plan proposed. Planning Commission recommends approval with restrictions set by the Planning Commission. CCR #4 states the building exterior may be entirely of brick or stone, and if not, complemented with 25% of contrasting material. Item H says fencing must match existing fence or be approved by Council. No chain link, vinyl, or cedar wood. Fencing is mostly present, but owners will build a fence on the West side of the property as it has multi-family included on the property. Owners have asked for no fence that would obscure visual to their

commercial items on the bottom. Devan said they would look into that and discuss it further, but recommended approval based on compliance with City Code and CCRs. Neighbors have not voiced concerns. They are not looking for students in the residential section. Would like a more established clientele.

Councilmember Stevens moved to approve a Conditional Use Permit for Simon Properties for a 36-unit mixed use commercial/multifamily development on property located at 58 E. 450 N. in the C2 zone with conditions they adhere to City Code and CCRs with fence to be worked out between Planning Commission and builders. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Councilmember Lund moved to appoint Jane Matheson to the Planning Commission. The motion was seconded by Councilmember Alder. The vote was unanimous. The Motion carried.

Tyler Alder

Cemetery – Tyler expressed appreciation for crews setting up the flags and commented the Memorial Service was phenomenal.

Lloyd Stevens

Scandinavian Festival – Estimated over 20,000 in attendance. Job well-done by Michael Patton. Everything was a big hit. Post review in a week after a meeting to go over everything.

Alma Lund

Fire Board – gearing up for grassland fire season.

Mayor Scott

Governor Cox – Tyler and Mayor spoke with Governor Cox who said he is only doing one parade this year, and it was ours.

DEPARTMENT REPORTS

Cory Daniels, Power Director

HYDRO – project completed with phone app access.

ELC Project - the project has been completed.

New Employee – Cory introduced the new Power Department employee, Chance Christiansen. He is an Ephraim Native.

Aaron Broomhead, Public Safety Director

Worker's Comp Case – Firefighter Matt Evans injured on a call.

Fireworks - Jeff Hermansen reported 287 fires in the state of Utah this year outside of City limits. 264 human cause. 3 times the amount of fires this year over last year. Propose the Council think about banning fireworks in the City. Could designate an area.

Michael Patton, Rec Director

Scandinavian Festival – Thanks to all departments that helped with the Festival.

Trails - Construction on trails in the canyon has broken ground.

Grant - Received grant for light parade for \$2,000.

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 Stevens. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, Anderson, and Alder. Councilmember Wheeler was absent. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:27 p.m.

At 8:22 p.m. Councilmember Alder moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

Open Session

Councilmember Anderson moved to approve the Early Retirement Agreement for Kerry Carver. The motion was seconded by Councilmember Alder. 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 8:24 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, June 16, 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