

**WORK MEETING MINUTES**  
**CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
SEPTEMBER 4, 2019  
5:30 PM

**CALL TO ORDER**

The Ephraim City Council convened in a work meeting on Wednesday, September 4, 2019, 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  
Rob Nielson  
Greg Boothe

**STAFF PRESENT**

Shaun Kjar, City Manager  
Bryan Kimball, Community Dev.  
Devan Fowles, City Planner  
Leigh Ann Warnock, City Recorder  
Steve Widmer, Financial Director  
Cory Daniels, Power Director

**MEMBERS EXCUSED**

Richard Wheeler

**DISCUSSION AGENDA**

**COUNCIL EMAIL ACCOUNTS**

Ephraim City IT Tech, Marlin Mason, worked with the Council to make sure all Ephraim City email accounts were up and working for all Councilmembers.

**AGENDA REVIEW**

**Ordinance 19-04: Amendment to the General Plan Land Use Map**

**Nielson** – The plan is for a house on the front and a duplex on the back. He would like to do the same thing on the West side of the lot. The lot north would like to do the same and be added into the zone change.

**Ordinance 19-05: Amendment to the Zoning map**

**Condos** - Rezones must comply with the General Plan. Two decisions are to be made for each application, one to amend the General Plan Land Use Map and amend the Zoning Map.

**Ordinance 19-06: Amendment to the General Plan**

**Condos** - Meets codes, set-backs, all restrictions. They are touching set-backs on all sides. Will have amenities such as covered parking next to the buildings.

**Ordinance 19-07: Amendment to the Zoning Map**

**Antonio** - requested R1 to R4. No drawings are yet in place, but he would like to build family housing in the form of duplexes or 4-plexes. Public hearings have been held with mixed reviews. Owners of properties west and north are in favor, which those to the south and east are against. Planning Commission voted to delay approval until the General Plan is up to date.

**CUP – Amy Jorgensen**

Historic stone structures on her property are proposed to remodel into apartments at 97 East 100 South. A rendering is included in the packet. She does have parking on the east side and a little on the West side of the house. The zone is currently R3, which allows up to three units. The setbacks code allows accessory apartments by CUP and additional storage by CUP, so it meets code for all areas.

**ADJOURN**

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

**MINUTES APPROVED:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Date