

MEETING MINUTES CITY COUNCIL

CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH

AUGUST 21, 2024
5:30 PM

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor

Lloyd Stevens,

 Mayor Pro Tem

Margie Anderson

Anthony Beal

 Chad Parry

Dennis Nordfelt

MEMBERS EXCUSED

STAFF PRESENT

Sean Lewis, City Manager

Candice Maudsley,

 City Recorder

Bryan Kimball,

 Community Development

Megan Spurling, Planner
Jon Knudsen, Finance Dir.
Jeff Jensen, Public Works
Colby Zeeman, Police
Jeff Hermansen, Fire Chief

AGENDA REVIEW

- The septic ordinance will be postponed until the September 18th meeting.
- The rezone for Troy Beal was reviewed and is viable with the general plan.

WARRANT REGISTER INQUIRIES

- There are a lot of power supplies being purchased for upcoming projects.

At 4:45 PM this afternoon the city became aware of a low voltage issue from the Rocky Mountain Power transmission line. The decision was made to shut off the power to the city to protect infrastructure. It is hoped the issue can be resolved within two hours.

6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, August 21, 2024, 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, Anthony Beal offered an invocation. Jeff Jensen led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

A letter was received from Jamie Thompson and read to council. It was concerning the nativity program held at the coop. The letter can be found on the Utah Public Notice Website and in the office of the city recorder. The council is in full support of this event.

PRESENTATIONS

SWEARING IN OF CHANCINE FRISBY AND BURLINGTON WILLARDSON AS NEW POLICE OFFICERS

Ephraim City Recorder Candice Maudsley performed the Oath of Office for Chancine Frisby and Burlington Willardson as the new Ephraim City police officers.

PROMOTION CEREMONY: JUSTIN AAGARD

Justin Aagard was promoted to a sergeant with the Ephraim City Police Department.

CONSENT AGENDA

LOT SPLIT-ANTONIO JIMENEZ

The applicant, Antonio Jimenez, is proposing to divide Assessor's Parcel S-684 into two separate lots, each ranging from 0.31 to 0.34 acres. The proposal includes constructing a duplex on each parcel and demolishing the existing home. Ephraim City Staff and the Ephraim City Planning Commission have reviewed the application and confirmed that it complies with all standards outlined in the Ephraim City Municipal Code, meeting the requirements for approval. Additionally, a private easement for the back lot has been recorded.

Councilmember Anderson moved to approve a lot split to divide Assessor's Parcels S-684 into two (2) separate lots at approximately 70 S 200 W for Antonio Jimenez. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT-ANTONIO JIMENEZ

The applicant, Antonio Jimenez, proposes to demolish the existing home at 70 S 200 W, divide the current parcel (S-684) into two parcels of 0.34 and 0.31 acres, and construct a duplex on each parcel. The proposed structures will range between 3,600 and 3,750 square feet, with each unit containing three bedrooms. The back lot will feature private road access.

Based on the Findings of Fact and Conditions of Approval in the staff report, the Antonio Jimenez Conditional Use Permit meets the standards set forth in the Ephraim City Municipal Code. Ephraim City staff and the Planning Commission recommend that the Ephraim City Council review the Conditional Use Permit and approve it with the following conditions:

- All designated parking areas must be paved.
- A minimum of two off-street parking spaces shall be provided for each unit.
- A 6-foot, site-obscuring fence must be installed around the sides and rear of the property.
- Separate utility meters are required for each unit.
- Coordinate with Ephraim City staff to ensure the duplex on the west side meets sewer grade requirements.

- Terminate existing water and sewer lines.
- At least 20% of the lot must be maintained as open green space or landscaped area, with water-wise landscaping highly encouraged.
- Tenants must be informed of the property's proximity to an Industrial Zone.
- Record the access easement with the county.
- Frontage improvements must be made according to city staff direction and city code requirements.
- Ensure that the buildings are within proximity to a fire hydrant; if not, a new hydrant must be installed.

Councilmember Beal moved to approve the CUP at 70 S 200 W for Antonio Jimenez. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

REZONE- TROY BEAL

The applicant is requesting an amendment to the Ephraim City Zoning Map for Assessor's Parcel S-766, located at 469 W 100 S. The parcel, currently zoned Residential Agriculture (RA), covers 0.66 acres. The proposed amendment would rezone the property to Medium Density Residential (R3). If approved, the applicant intends to construct four (4) housing units, each with three bedrooms and two bathrooms.

During the council discussion, concerns were raised regarding the current use of the property, particularly where semi-trucks currently parked there would be relocated. Councilmember Parry also expressed concern about the existing junkyard on the property. The Planning Commission previously denied a request for an R4 zoning change; however, they have unanimously approved this revised request for an R3 zoning change.

The property will be required to undergo a thorough cleanup, with a stipulation that any removed junk is not relocated to adjacent properties. Rezoning to R3 would make the storage of junk a more defined and enforceable offense. The City Council expressed a preference for the property to be cleaned up before further consideration of the rezone.

The item will be revisited once a development permit is submitted that aligns with the R3 zoning requirements, with the recommendation that the property cleanup is completed prior to approval.

Ultimately, this item died from a lack of motion and will not move forward at this time.

EPHRAIM CITY ORDINANCE 24-03 SEPTIC UPDATE IN SUBDIVISION REGULATIONS

This item was postponed to the September 18th meeting so it could be reviewed by the Planning Commission.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of August 19, 2024.

Councilmember Stevens moved to approve the August 19, 2024 Warrant Register as presented. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the August 5, 2024 City Council Planning Meeting.

Councilmember Anderson moved to approve the August 5, 2024 City Council Planning Meeting Minutes as presented. The motion was seconded by Councilmember Parry. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the August 7, 2024 City Council Work Meeting.

Councilmember Nordfelt moved to approve the August 7, 2024 City Council Work Meeting Minutes as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the August 7, 2024 City Council Truth in Taxation Meeting.

Councilmember Beal moved to approve the August 7, 2024 City Council Truth in Taxation Meeting Minutes as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the August 7, 2024 Regular City Council Meeting.

Councilmember Nordfelt moved to approve the August 7, 2024 Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Councilmember Anderson moved to appoint Tyler Alder to a three-year alternate Recreation Board term. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

Dennis Nordfelt

Recreation Board: The top priority is establishing a partnership with Snow College to develop pickleball courts.

Margie Anderson

State Legislative Liaison: Interim meetings were recently held, with affordable housing identified as a key priority. Impact fees are also under discussion in the legislature.

Anthony Beal

Youth City Council: The YCC will assist with the "Fun on the Farm" event at the Sanpete County Fair and the upcoming fly-in.

Lloyd Stevens

- **Fire Board:** The fire department continues to respond to frequent calls at student housing facilities.
- **Chamber of Commerce:** An invitation has been extended to participate in their upcoming golf tournament.

Chad Parry

- He would like to review the agreement for the ropes course.
- Expressed concerns regarding traffic safety during school drop-off times.

Mayor Scott

- Fountain Green experienced significant flooding this week. The Public Works crew delivered twelve pallets of filled sandbags to them.
- The condos north of Ephraim are making great progress.
- A couple of pedestrians were hit while walking last week; residents need to be reminded to slow down.
- Snow College students will return on Saturday.
- Speeds signs were requested.

CITY MANAGER REPORT

- Dana Bagnall has resigned as the Library Board Chair.
- The library security cameras are now installed.
- The city is seeking a solution for the lack of an attorney and is in discussions with Tracey Cowdell.
- The new tractor at the airport will be delivered next week.
- The fly-in is on September 14th.
- Chief Zeeman and Officer Cragun have been invited to the FBI Executive Command College.
- City facilities and funds cannot be used for political activities.
- The logo redesign project will be postponed for now.
- Chip sealing will be done in the spring.

CLOSED SESSION

Councilmember Stevens moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of discussing purchase, exchange, or lease of real property and discussing the sale of real property. The motion was seconded by Councilmember Beal. A roll call vote was called. Voting yes: Councilmembers Nordfelt, Stevens, Beal, Anderson, and Parry. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:25 p.m.

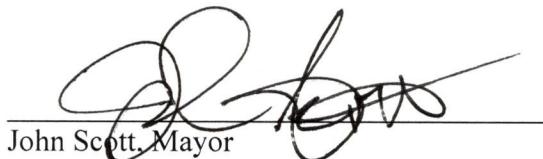
At 7:51 p.m. Councilmember Nordfelt moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Parry moved the Regular Council Meeting to adjourn at 7:52 p.m. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

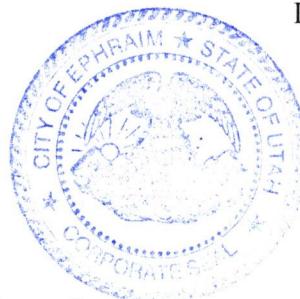
The next regular City Council meeting is scheduled to be held on Wednesday, September 18, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

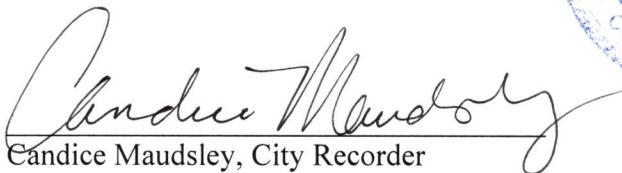


John Scott, Mayor

9-18-24
Date



ATTEST:



Candice Maudsley, City Recorder

9-18-24
Date