

WORK MEETING MINUTES
CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
AUGUST 4, 2021
5:30 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Wednesday, August 4, 2021, 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
Alma Lund
Lloyd Stevens
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
Cory Daniels, Power Director
Michael Patton, Rec Director

AGENDA REVIEW

CARBON FREE POWER PROJECT ENTITLEMENT INCREASE

With higher load times, the City has been made to purchase power from outside sources at prices that are extremely high. It is felt the City would benefit by an increased entitlement in view of current power usage and expected growth. Cory reviewed the amounts and presented a Budget and Plan of Finance Dashboard that will be used to determine the cost of incremental entitlement amounts. The Council also discussed the possibility of raising power rates, as that has not been done in the City for a long time. Ephraim's rates are considerably lower than other communities in the county.

CONDITIONAL USE PERMIT: BONNIE NIELSON

A zone change was requested a year ago from R2 to R4 high density. The property is about .99 acres and is two parcels. They wished to combine those into one to meet setback requirements. Staff recommended approval based on current ordinance and the following conditions:

- Hammerhead turnaround
- Fire hydrant at entrance

- Driveway hard surface
- Flush-out at the end of the dead-end line
- Curb/gutter/sidewalk and fence along frontage
- 6' sight-obscuring fence around the property
- Adequate parking
- Combining two parcels into one

Road width is within the international fire code requirements for a hammerhead turnaround.

ADJOURN

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

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Leigh Ann Warnock, City Recorder

Date