



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, September 4, 2019
6:00 PM**

CALL TO ORDER

OPENING CEREMONY

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

ROLL CALL

PUBLIC COMMENT

Members of the public may address the City Council on matters not listed on the agenda. Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

I. MOTION AGENDA

A. Approval of Warrant Register

1. Approval of the September 3, 2019 Warrant Register.

B. Approval of the Minutes of the following City Council Meetings:

1. August 5, 2019 Special Meeting Minutes
2. August 21, 2019 Work Meeting and Regular Council Meeting Minutes

C. Approval of Staff Recommendations

1. Conditional Use Permit: Michael Hatch

Conditional Use Permit (CUP) for Michael Hatch for a proposed 39-unit condo at 330 North Main. (Bryan Kimball)

2. Conditional Use Permit: Amy Jorgensen

Amy Jorgensen - Conditional Use Permit for a proposed shed remodeled into apartments at 97 East 100 South. (Bryan Kimball)

II. RESOLUTION AGENDA

A. ECR 19-16: Red Mesa Resolution

Approval of ECR 19-16 authorizing the Red Mesa Tapaha Solar Project Transaction Schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems; and related matters. (Ted Olson)

B. ECR 19-17: Ephraim Fee Schedule

Approval of ECR 19-17 amending the Ephraim Fee Schedule to reflect changes to power demand charges.

III. ORDINANCE AGENDA

A. ECO 19-03: CROSS CONNECTION CONTROL POLICY AND ORDINANCE

Adoption of a Cross Connection Control Policy and ECO 19-03, for the Control of Backflow and Cross Connections. (Chad Parry)

B. ECO 19-04: Amendment to the General Plan Land Use Map

Action to decide on the proposed amendment to the General Plan Land Use Map at approximately 75 West 300 North from MDR Medium Density Residential to C Commercial or HDR High Density Residential. (Bryan Kimball)

C. ECO 19-05: Amendment to the Zoning Map

Action to decide on the proposed rezone by Richard and Bonnie Nielson at approximately 75 West 300 North from R2 Medium Density Residential to C1 Mixed Use Commercial or R4 High Density Residential. (Bryan Kimball)

D. ECO 19-06: Amendment to the General Plan Land Use Map

Action to decide on the proposed amendment to the General Plan Land Use Map at approximately 592 East 100 South from LDR Low Density Residential to HDR High Density Residential. (Bryan Kimball)

E. ECO 19-07: Amendment to the Zoning Map

Action to decide on the proposed rezone by Antonio Jimenez at approximately 592 East 100 South from R1 Single Family Residential to R4 High Density Residential. (Bryan Kimball)

IV. APPOINTMENTS AND COUNCIL REPORTS

Discussion and possible action on the following items:

A. Appointments

B. Council Reports

1. City Council may report on meetings/events attended and issues discussed in meetings/events attended by a Councilmember in their official capacity as the City's representative.
2. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.
3. City Council report of upcoming meetings.
4. City Council request for agenda items to be placed on future Council Meeting agendas.

V. DEPARTMENT REPORTS

Department Heads and Administration have an opportunity to report.

VI. CITY MANAGER REPORT

This is the City Manager's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

VII. CLOSED SESSION

The Council may vote to discuss certain matters in Closed Session pursuant to Utah Code annotated 52-4-5 and will determine if any action should be taken from items discussed during the Closed Session at that time.

ADJOURNMENT

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted this 3rd day of September, 2019. A copy was also provided to the local media and posted on the Utah State website.

LEIGH ANN WARNOCK,
EPHRAIM CITY RECORDER