

**NOTICE OF MEETING TO BE HELD IN PUBLIC AND CLOSED SESSION
OF THE EPHRAIM CITY COUNCIL
WEDNESDAY, JANUARY 18, 2006
6:30 PM
EPHRAIM CITY BUILDING
5 S. MAIN
EPHRAIM, UT 84627**

Except as noted above, times for agenda items are approximate and may be changed as circumstances require. Agenda items may or may not be discussed in the order they are listed. Interested members of the general public are encouraged to remain in attendance for the duration of the meeting in the event discussion of an agenda item begins earlier than listed.

PUBLIC HEARING

6:30 PM Public Hearing for the purpose of discussing the UDOT Enhancement Grant Program.

AGENDA

7:00 PM Call to Order
 Approval of Minutes
 Approval of Warrant Register

7:10 PM Public Comment Period

7:20 PM 1. City Appointments

7:25 PM 2. Confirm Don Olson as member of Utility Board

7:30 PM 3. Billie Cox – Conditional Use Permit

7:40 PM 4. Carlon Scott – Hotel

7:55 PM 5. 400 South Main – Theresa Alder

8:15 PM 6. Ken Butterfield – P.U.D. Preliminary Approval

Reports and Unfinished Business

ADJOURN

I, Richard Anderson, being the duly appointed and acting City Recorder do hereby certify that this agenda was posted according to law on January 17, 2006.



E. Richard Anderson

Note: The Council may vote to discuss certain matters in Closed Session pursuant to Utah Code annotated 52-4-5. This facility is wheelchair accessible and handicap parking spaces are 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 ext 214 for information or assistance.

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 Action Items Column of each posted agenda. Items for the Council agenda **must** be submitted to the City Recorder's office by the Friday prior to the Council meeting. Items submitted as Action Items should be accompanied by any and all supporting written documentation when an audience with the Council is requested. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

Date Posted: January 17, 2006
Time Posted: 12:00 PM
Posted by: Leigh Ann Warnock

**EPHRAIM CITY COUNCIL MEETING
EPHRAIM CITY BUILDING
5 S. MAIN
WEDNESDAY, JANUARY 18, 2006
7:00 PM**

MEMBERS PRESENT

Cliff Birrell, Mayor
Garth Sorenson, Mayor Pro Tem
Jannette Anderson
Kim Cragun
Penny Kittelsrud
Elaine Reid

OTHERS PRESENT

Bryan Kimball, City Planner
Leigh Ann Warnock

**MINUTES OF EPHRAIM CITY
PUBLIC HEARING
REGARDING THE UDOT ENHANCEMENT GRANT APPLICATION**

Councilmember Anderson called hearing to order at 6:35 PM. This is a hearing to discuss the UDOT application for Main Street Beautification. The trees currently located on Main Street were planted several years ago and are doing well; however the concrete around them is in urgent need of repair. This presents an ideal opportunity to incorporate a Main Street Project. USU has submitted sketches showing different plan possibilities. Councilmember Anderson acknowledged Tristan DeMille, of Jones and DeMille located in Richfield, and turned the time over to him. Mr. DeMille went through the application page by page with the Council and explained the funding.

Councilmember Cragun moved to conclude the Public Hearing and move into the regular public meeting. Seconded by Councilmember Sorenson. The vote was unanimous. The motion passed.

PUBLIC SESSION

Mayor Birrell called the meeting to order at 7:30 PM. Councilmember Reid offered an opening prayer. Councilmember Kittelsrud led the audience in the Pledge of Allegiance.

APPROVAL OF MINUTES

The Council reviewed the minutes of the January 4, 2006 City Council meeting.

Councilmember Sorenson moved to approve the minutes of the January 4, 2006 City Council meeting with additions. Seconded by Councilmember Reid. The vote was unanimous. The motion passed.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of January 2, 2006

Councilmember Cragun moved to approve the warrant register of January 2, 2006. Seconded by Councilmember Anderson. The vote was unanimous. The motion passed.

CITY APPOINTMENTS

Councilmember Cragun moved to appoint Richard Anderson as the Ephraim City Recorder and Gayleene Duncan as the Ephraim City Treasurer for 2006-2007. Seconded by Councilmember Kittelsrud. The vote was unanimous. The motion passed.

CONFIRM DON OLSON AS MEMBER OF THE UTILITY BOARD

Councilmember Kittelsrud moved to approve Don Olson as a member of the Utility Board. Seconded by Councilmember Cragun. The vote was unanimous. The motion passed.

BILLIE COX – CONDITIONAL USE PERMIT

Billie Cox is requesting a Conditional Use Permit for a pre-school in her home. This is different than a day care and would admit as many as 15 children. Mrs. Cox has signatures from all neighbors on her street approving the pre-school. The Planning Commission made a motion to approve.

Councilmember Anderson moved to approve the Conditional Use Permit based on the Planning Commission's recommendation. Seconded by Councilmember Sorenson. The vote was unanimous. The motion passed.

CARLON SCOTT – HOTEL

Steve Stratton presented the Council with a first and second floor prototype of the hotel. There are 60 rooms planned with public space and a restaurant. This hotel would be on the same scale as the Hampton Inn or Marriott Courtyard. The rooms would be moderately priced in the \$70 - \$80 range. This is a four million dollar project and would employ from 15-20 full-time local employees, and 8-12 part-time employees. Mr. Stratton stated that the expected yearly tax and employee tax revenues would be approximately \$125,000.

The building itself is designed to look similar to the Noyes Building on the Snow College campus. Some of the same building materials would be used, including oolite limestone. It will be a three story structure and will sit on the NE corner of Main and 300 North. Also included would be conference and banquet facilities.

The company has purchased the Armstrong home which currently sits on that corner, and will be purchasing the parcel to the north of her home, and land owned by Albert Jensen and will cover approximately three acres.

Ron Anderson, owner of Sky View Landscape and Nursery, was present representing Dames and Myers. Mr. Anderson stated that he is pleased to work with Empire Development on this Hotel. They did the Ramada Inn in Provo, Quality Inn in SLC, Best Western in Rawlings, etc. and feel they are qualified to help with this project. They would like to start construction this summer, based on land acquisition, and finish up in the Fall. Five to six months is expected for construction. They would like to use as many local people as possible for construction and employment.

400 SOUTH MAIN – THERESSA ALDER

Mayor Birrell had a discussion with Theresa Alder and it was noted that this lane is a private driveway and never intended for a major thoroughfare. Mr. Green, the owner of the property, had a concern with one of his neighbors who used it and made it a public easement. He wanted that to remain a private use lane. It then changed when sold to Doug Wendell. According to Mrs. Alder, it was never decided to be anything other than a private lane. Theresa agrees with the letter found in the last meeting's packet, and realizes that taking that amount of ground would, for this particular individual, not work for the business intended. She doesn't see an alternative other than the suggestion that we made in our meeting that it possibly could be a one-way street. Another concern would be that if you take that much off that property, it wouldn't be as attractive a parcel as previously thought. Bryan said, instead of 140', that normally shows on that piece, it would be reduced to 90'.

KEN BUTTERFIELD – P.U.D. PRELIMINARY APPROVAL

The Planning Commission has recommended that the Sunset Park Development be approved. The Council stated that as soon as all the conditions have been met, the project can proceed according to the Planning Commission's recommendation.

Dave Warren is concerned with whether the connection of future streets shall be provided by the developer of the future street. Mayor Birrell says this has been worked out by the developers. As long as the subdivision ordinance is being followed, we are okay with this.

Councilmember Cragun moved to accept the Planning Commission's recommendation for a preliminary Plat Approval which provides for the road being stubbed to the property line. Seconded by Councilmember Reid. The vote was unanimous. The motion passed.

REPORTS AND UNFINISHED BUSINESS

Councilmember Kittelsrud reported that the Library Board has inspected the upstairs of the City Building for use while renovating. The Board felt the room currently housing the exercise equipment would be the best place for the Library's use. Councilmember Kittelsrud also reported that the Board would like to raise another \$200,000 for library renovation. They are looking for grants, etc.

Councilmember Reid reported on the Cemetery meeting and feels a great deal was resolved and everybody was happy. She expected to see a lot of progress. The Board is currently hunting for trees to plant at the Pioneer Cemetery.

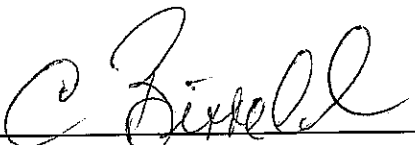
Mayor Birrell would like to get the Scandinavian Committee together as soon as convenient and be involved in that. Councilmember Cragun mentioned that they will be meeting some time during the next week.

Mayor Birrell announced a reception to be held for Don Olson and Morris Casperson on the 1st of February. It will begin at 6:00 PM before the regularly schedule Council Meeting. The Mayor will be acknowledging some of their accomplishments during their terms of public service.

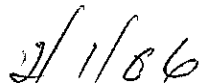
ADJOURN

Councilmember Anderson moved to adjourn. Seconded by Councilmember Reid. The vote was unanimous. The motion passed.

MINUTES APPROVED:

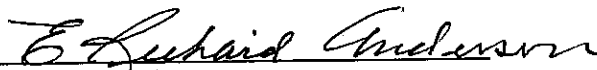


Mayor

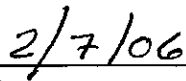


Date

ATTEST:



City Recorder



Date