

**EPHRAIM CITY COUNCIL MEETING
EPHRAIM CITY BUILDING
5 S. MAIN
WEDNESDAY, OCTOBER 19, 2005
7:00 PM**

MEMBERS PRESENT

Morris Casperson, Mayor
Don Olson, Mayor Pro Tem
Jannette Anderson
Kim Cragun
Penny Kittelsrud
Garth Sorenson

OTHERS PRESENT

Richard Anderson, City Mgr/Recorder
Bryan Kimball, City Planner
Leigh Ann Warnock

Mayor Casperson called the meeting to order at 7:00 PM.

PUBLIC SESSION

APPROVAL OF MINUTES

The Council reviewed the minutes of the October 5, 2005 City Council meeting.

Councilmember Olson moved to approve the minutes of the October 5, 2005 City Council meeting. Seconded by Councilmember Sorenson. The vote was unanimous. The motion passed.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of October 18, 2005.

Councilmember Olson moved to approve the warrant register of October 18, 2005. Seconded by Councilmember Cragun. The vote was unanimous. The motion passed.

PRESENTATION – VIRGINIA NIELSON

Virginia Nielson was presented with a plaque from the City and the Utah Humanities Council, the 2005 Mayor's Award in the Humanities, in recognition of her efforts in acquiring and preserving historical artifacts in Ephraim. The presentation was followed by a ten minute reception with refreshments.

HOSKING 2-LOT SUBDIVISION

City Manager, Richard Anderson, read a letter from the City attorney which states that a 2-lot split must follow the requirements found in the Subdivision Ordinance. A discussion regarding a proposal for 2-lot splits will be scheduled for the next Council meeting.

TED OLSON – DISCUSS UAMPS JOINT AGREEMENT

Ted Olson came to discuss an amendment to the Joint Action Agreement with UAMPS. The amendment would allow more members who are able to vote at the board level, but would not affect the equity status of Ephraim City. There are currently 42 members; 28 of those are equity members. Approximately six cities have passed the agreement so far. This needs to be done by the end of November.

When asked by Councilmember Sorenson whether there were any issues that concerned him, Mr. Olson said there were none. The Joint Action Agreement is formed under the laws of the state of Utah and UAMPS is subject to the same laws as a municipality. Mr. Olson would like to present a decision by Ephraim City in next month's board meeting, if possible, which will be held on the 16th of November. This will go on the agenda for the next Council meeting.

TRAVIS PETERSON 2-LOT SUBDIVISION

Travis Peterson would like to split his property in order to build two duplexes on the piece at the rear of his home. The infrastructure is in place along the front property line, the concern here is frontage. He plans to provide access to the rear using an easement. The Planning Commission has approved his request; however there is still the question as to whether or not the easement would affect the frontage. The City attorney has determined that the easement would leave the front piece too small to provide the minimum frontage.

The effective lot boundary ends on the original lot with the house. By splitting it off and granting the easement, that knocks it down to 15-20' under the requirement and there is no parking.

Councilmember Sorenson feels that based on property boundaries and intent, it violates City ordinance and if we're willing to allow this then that means we would be willing to change the ordinance to allow this in all cases. Councilmember Anderson concurs.

In order to build multiple units, it would have to be a P.U.D requiring full subdivision approval. Councilmember Cragun feels we need to find out what the real property size is, as there is a discrepancy between the county and Mr. Peterson. It was suggested that Mr. Peterson get a survey and then present the numbers to the Council. Mr. Peterson stated that he would meet with his attorney and get back with the City.

DISPOSITION OF OLD TRANSFORMER PAD PROPERTY

Richard Anderson presented to the Council a transfer of useless City property. It is an eyesore and badly needs to be cleaned up. The ground has been tested, and no contamination has been found. Craig Oberg has

promised to remove the cement and mess on the property if it is turned over to him. Richard Anderson will check on the legalities.

LANDSCAPING OF FIRE DEPARTMENT

Richard Anderson went over the diagrams of the sprinkler system with the Council. Travis Good owes roughly \$1,400 to the City because of a previously damaged transformer line. Mr. Good has been offered the opportunity to be in charge of this project and use the Fire Department as the manual labor. Mr. Good would take \$1,000 of the \$1,400 he owes us for the project, and another \$400 for the use of his equipment and labor. Council would like to move forward with the project with the numbers presented.

KEN BUTTERFIELD – P.U.D.

Mr. Butterfield is trying to get this property approved as a P.U.D. This project has been to Planning and Zoning and he is requesting approval from the Council. The Planning Commission recommends approval. The association will take care of the roads as opposed to the City doing so. Infrastructure must meet construction standards right from the first. Proposed roads meet up with the General Plan as far as future roads are concerned. The next step is preliminary approval including plats and drawings.

COMMERCIAL SUBDIVISION FENCE AND SIGN

Pictures with options for a sign and fence for the commercial subdivision were put in the Council packets. The Council perused these as Richard Anderson discussed each option. Owners of the lots would be responsible for repairs to the fence. This should be written into the sales contract for the future. It was suggested that the fence tie in with the sign whether in color or design. The order will be placed now with the fence contractor in order to get on their waiting list, with the design being decided upon at a later date. It was also suggested that Becky Cummings help with color and design decisions. The final decision was to order a sign with a copper look top rather than real copper, and to go with a concrete fence based upon input from the Cummings'.

DISCUSSION ON COMPENSATION FOR THE MAYOR AND COUNCIL

Salaries from Richfield and Nephi were reviewed, which the Mayor feels are comparable to Ephraim because of the amount of responsibility put on the Council and Mayor. This issue will be tabled until the first of next year in consideration of the upcoming election.

REPORTS AND UNFINISHED BUSINESS

Councilmember Kittelsrud reported that not much has been heard from the citizens about the bond election. Friends of the Library paid for the advertising. The City can pay for unbiased information, and did so with

the informational pamphlet that was mailed out. The meeting at the library held tonight was well attended. Most in attendance seemed to be in favor of the renovation.

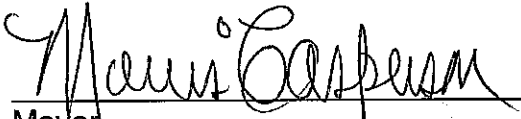
Councilmember Olson shared his concern about an issue with State taxes. If this passes, it will take away the City's 1% portion of the sales tax. Property taxes would increase to compensate for this loss. There are seven meetings being held throughout the state to discuss this matter; the closest meeting will be held on October 26th in Provo, and would like to see Ephraim City represented at that meeting. Richard Anderson will attend.

Councilmember Sorenson reported that there is a dozer out at the park. The Park Committee is trying to get together to move forward on grants and information. There is a lot to do but it is moving forward.

ADJOURN

Councilmember Olson moved to adjourn the meeting at 9:20 PM. Seconded by Councilmember Cragun. The vote was unanimous. The motion passed.

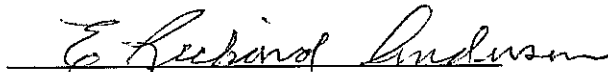
MINUTES APPROVED:



Mayor

12-9-05
Date

ATTEST:



City Recorder

12-9-05
Date