



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA**  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, January 5, 2022  
6:00 PM

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Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live with Zoom.

To participate in the public comment period or any scheduled public hearings, please email [leighann.warnock@ephraincity.org](mailto:leighann.warnock@ephraincity.org) before 3:00 PM on the day of the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82920468240?pwd=L25Td2R2NEZmdVNuU1RWTmF0QTBKZz09>

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## **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. PRESENTATIONS**

**A. Swearing-in Ceremony: Newly Elected Officials**

**1. Council Assignments**

Mayor Scott will present the Councilmembers with their assignments.

**B. Swearing-in Ceremony: Officer Preston Hurst**

**II. MOTION AGENDA**

**A. Approval of the January 4, 2022 Warrant Register**

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

1. October 20, 2021 Work Meeting and Regular Council Meeting Minutes.
2. December 15, 2021 Work Meeting and Regular Council Meeting Minutes.

**C. Contract: Restroom Facility for All-abilities Park**

Review and approval of a contract for the restroom at the all-abilities park. (Michael Patton)

**D. Ephraim City Ordinance 22-01 General Plan Amendment: Eric Geppelt**

Adoption of ECO 22-01, an ordinance amending the Ephraim City General Plan for property located at approximately 550 E 200 N from Low Density Residential (LDR) to Medium Density Residential (MDR). (Bryan Kimball)

**E. Ephraim City Ordinance 22-02 Land Use Map Amendment: Eric Geppelt**

Adoption of ECO 22-02, an ordinance amending the Ephraim City Land Use Map by rezoning property located at approximately 550 E 200 N from Residential Agricultural Zone (RA) to Medium Density Residential Zone (R3). (Bryan Kimball)

**F. Ephraim City Ordinance 22-03 General Plan Amendment: Eric Geppelt**

Adoption of ECO 22-03, an ordinance amending the Ephraim City General/Transportation Plan for property located at approximately 200 N 400 E. (Bryan Kimball)

**G. Ephraim City Ordinance 22-04 Land Use Ordinance Amendment: Eric Geppelt**

Adoption of ECO 22-04, an ordinance amending the Ephraim City Land Use Ordinance to allow additional height exemptions. (Bryan Kimball)

**H. Ephraim City Ordinance 22-05 General Plan Amendment: Whitestone Villas LLC/Todd Alder**

Adoption of ECO 22-05, an ordinance to amend the Ephraim City General Plan on property located at approximately 355 N 400 E from Medium Density Residential (MDR) to High Density Residential (HDR). (Bryan Kimball)

**I. Ephraim City Ordinance 22-06 Land Use Map Amendment: Whitestone Villas LLC/Todd Alder**

Adoption of ECO 22-06, an ordinance amending the Ephraim City Land Use Map by rezoning property located at approximately 355 N 400 E from Medium-Density Residential Zone (R3) to High-Density Residential Zone (R4). (Bryan Kimball)

**J. Conditional Use Permit: Whitestone Villas LLC/Todd Alder**

Discussion and Approval of a CUP for Whitestone Villas LLC/Todd Alder for a 24-unit multi-family housing project on property located at approximately 355 N 400 E. (Bryan Kimball)

**III. 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.

**IV. DEPARTMENT REPORTS**

Department Heads and Administration have an opportunity to report.

**V. 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.

**VI. CLOSED SESSION**

The Council may vote to discuss 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 4<sup>th</sup> day of January, 2022. A copy was also provided to the local media and posted on the Utah State website.

LEIGH ANN WARNOCK,  
EPHRAIM CITY RECORDER