



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA**  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, June 1, 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/87559250380?pwd=ZVVUQ0FOR3VLUWcvOHQyWEpia3FKQT09>

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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 of the 2022-2023 Youth City Council**

**II. MOTION AGENDA**

**A. Approval of the May 31, 2022, Warrant Register**

**B. Approval of the Following City Council Meetings:**

- 1. May 18, 2022, Work and City Council Meeting Minutes**
- 2. January 5, 2022, Work and City Council Meeting Minutes**

**C. Rezone: Randy Bailey**

Discussion and Possible Approval of a zone change from RA (Residential Agricultural) to R1 (Low Density Single Family) for property located at approximately 150 N 700 E. (Bryan Kimball)

**D. Conditional Use Permit: Logan Moffett**

Discussion and Possible Approval of a CUP requested by Logan Moffett for a proposed 80-unit multifamily development consisting of 24 townhomes and 14-plex apartments on property located at approximately 150 E 700 S. (Bryan Kimball)

**E. Conditional Use Permit: Happy Valley Homes**

Discussion and Possible Approval of a CUP requested by Mike Hatch for a proposed 39-unit multifamily development on property located at approximately 330 N Main. (Bryan Kimball)

**F. RAP Tax Distribution**

Approval of distribution of RAP Tax funds as proposed by the Recreation, Arts, and Parks Committee. (Michael Patton)

**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. 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.

#### **V. 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 31<sup>st</sup> day of May, 2022. A copy was also provided to the local media and posted on the Utah State website.

**LEIGH ANN WARNOCK,  
EPHRAIM CITY RECORDER**