

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
MARCH 3, 2021  
6:00 PM

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, March 3, 2021, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

**OPENING CEREMONY**

At the invitation of the Mayor, Jeff Hermansen offered an invocation. Alma Lund led the audience in the Pledge of Allegiance.

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
Margie Anderson, Mayor Pro Tem  
Tyler Alder  
Alma Lund  
Lloyd Stevens  
Richard Wheeler

**STAFF PRESENT**

Shaun Kjar, City Manager  
Brian Page, City Attorney  
Bryan Kimball, Community Dev.  
Devan Fowles, Planner  
Steve Widmer, Financial Director  
Michael Patton, Rec Director  
Candice Maudsley, for Recorder

**PUBLIC COMMENT**

Andy Adamson representing Manti Trail Builders came before City Council and talked about the money that is being donated for the NICA Race. He is hoping to receive the remaining balance from Manti and Ephraim cities. Some private business donations have been received. Other businesses may also donate, but they need to be followed up with. The request for Ephraim City is a minimum of \$7000. The county will open a previously used road and gravel pit for the race. The projected attendance for the race will be approximately 700-800 racers. They will also bring in family members. It is projected to bring in approximately 1500 people to the community. The race is scheduled for October 9<sup>th</sup>. The grant work will be put off this year as the deadlines have passed, or the required documents will not be ready by the deadlines. The option of splitting the money between two fiscal years was presented. There is currently \$5600 left in the community donations line item for donations. It is possible to do multiple races in a year and it can bring in significant revenue to local business.

Marilee Larsen came before the Council. She is concerned about the congestion and parking on her street. There is concern about safety. A postal box cannot be accessed, and a stop sign has no red paint so cars park right next to the sign. Designated parking spaces on the west side of the road would be appreciated. The curb should be painted red thirty feet from the stop sign. It was recommended to stripe the road red and encourage more police enforcement in the area.

## **PRESENTATIONS**

### **RECREATION FEASIBILITY STUDY**

At the previous meeting several community members requested a recreation center. The feasibility study will help the council make these decisions moving forward. There are many cities locally that have a feasibility study done for a recreation center. The study will take into account the resources and needs of the community. The beginning stages would include project meetings, market demand analysis, and a community-wide survey. Economic development and the needs of the residents will be considered. The study will also determine the sports complex demands, recommendations, and costs. It would also include operational and financial analysis, economic and fiscal impact analysis, and final report & conceptual design. The report will be ready for distribution and will be given to City Council. The survey will cost \$45,000 to \$55,000 and will take 10-12 weeks to complete. The location of the site will need to be determined before the survey takes place so it will not have to be done more than once.

### **APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of March 2, 2021.

*Councilmember Alder moved to approve the March 2, 2021 Warrant Register as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

### **APPROVAL OF MINUTES**

The Council reviewed the minutes of the February 10, 2021 Special City Council Meeting.

*Councilmember Anderson moved to approve the February 10, 2021 Special City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

The Council reviewed the minutes of the February 17, 2021 Work Meeting and Regular City Council Meetings.

*Councilmember Anderson moved to approve the February 17, 2021 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**LAND USE MAP AMENDMENT: ADVANCED PROPERTIES**

A petition to amend the zoning map of Ephraim City to change the zoning of property located at approximately 700 N 155 E from Residential Agricultural Zone (RA) to General Commercial Zone (C2) was presented to City Council.

*Councilmember Wheeler moved to approve the amendment of the zoning map of Ephraim City to change the zoning of property located at approximately 700 N 155 E from Residential Agricultural Zone (RA) to General Commercial Zone (C2). The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.*

**CONDITIONAL USE PERMIT: JOSEPH WITHERS**

Approval of a Conditional Use Permit for an attached accessory dwelling located at 992 E 960 S. was requested. The accessory dwelling would be for a family member and the primary residence will remain owner occupied. The request was unopposed at Planning Commission.

*Councilmember Alder moved to approve a Conditional Use Permit for an attached dwelling located at 992 E 960 S for Joe Withers. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.*

**LOT SPLIT: DEBORAH ABBOTT**

Preliminary review/approval for a proposed lot split at 179 E 200 N. This property will not be allowed to have more than one residential dwelling according to current zoning laws. There is a property line dispute along the fence line. The applicant has been advised to resolve a sewer line and boundary line issue before final approval.

*Councilmember Anderson moved to approve the preliminary review/approval lot split for Deborah Abbott as per the conditions outline at 179 E 200 N. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

**APPOINTMENTS AND COUNCIL REPORTS**

**Margie Anderson**

**Youth City Council** – YCC will be looking for new applications soon.

**Lloyd Stevens**

*Councilmember Stevens moved to appoint Vance Larsen to the Scandinavian Festival Board heading the music and entertainment for the festival. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**Alma Lund**

**Fire Board** – The new turnouts, replacing the out-of-date turnouts, were received. Twelve sets of the lighter weight turnouts were also received. The new banners for the Fire Department were shown. It is hoped they will help recruit new members.

## **Mayor Scott**

**Groundbreaking for the Ephraim Crossing Development** – The first 22 lots are being developed now and the first two homes may be occupied by July. There were approximately 50 people at the groundbreaking. The first home may be sold this week. Spencer Harmon spoke at the groundbreaking concerning his technical company and the twenty people, to start with, that will be employed.

## **DEPARTMENT REPORTS**

### **Jeff Hermansen, Fire Department**

**Flag Lots** – The City needs to update their ordinance for a standard driveway width. Ordinance was sited showing two different sizes of driveways. The emergency services will have a difficult time with private driveways. Addresses posted on the street were requested. The International Fire Code states that the driveway must be no longer than 20 ft long and 20 ft wide. There are unaddressed codes and variances that need to be looked at before continued growth occurs. A ninety-day deadline was requested to update this code.

**Hazmat Training** – The Ephraim Fire Department has been doing hazmat training for the county.

### **Steve Widmer, Finance Director**

**Grant** – The check was received in the amount of \$50,000 for the all-abilities park. Michael Patton has worked hard on this project and his work is appreciated.

## **CITY MANAGER REPORT**

**Impact Fees** - The impact fees changes will be on the next agenda.

**Fee Schedule** – There are several changes to the Fee Schedule being considered for the next council meeting.

**Scandinavian Festival** – The festival is proceeding as planned and the Ephraim City businesses will have their booth fees waived. They must have a business license for a minimum of six months to qualify.

**Dental Testing** – Children will have the opportunity to have dental tests at the fire station.

**Sherwood Farms-** Sherwood Farms is responsible for verifying that all businesses in their building have a business license. Christensen Arms is currently employing 34 college students in a portion of their building. There are also other vacant space options for businesses in their building.

**Positions Available-** The City is currently hiring for three jobs: Journeyman Lineman, Minutes Clerk, and Scandinavian Festival Intern. The Public Works Department will be hiring soon.

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 7:58 p.m. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, March 17, 2021, starting at 6:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**

\_\_\_\_\_  
John Scott, Mayor

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Leigh Ann Warnock, City Recorder

\_\_\_\_\_  
Date

DRAFT