

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JUNE 1, 2022
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, June 1, 2022, in the City Council Room. Tyler Alder, Mayor Pro Tem, called the meeting to order at 6:00 p.m. Mayor Scott was excused.

OPENING CEREMONY

At the invitation of Mayor Pro Tem Alder, Councilmember Wheeler offered an invocation. Shaun Kjar led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

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

STAFF PRESENT

Shaun Kjar, City Manager
Leigh Ann Warnock,
City Recorder
Bryan Kimball,
Community Development

Jon Knudsen, Finance Dir.
Aaron Broomhead, Police
Jeff Hermansen, Fire Chief
Michael Patton, Rec Dir.

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

Swearing in of the 2022-2023 Youth City Council

The 2022-2023 Youth City Council were sworn in by the City Recorder. The YCC advisors, Corine Olsen and Juli Arnoldsen, presented Presidential Volunteer Awards. This award requires over 250 hours outside of what is done with the YCC.

Leah Arnoldsen was also awarded a Gold Award and Matthew Olsen was awarded a Silver Award. Allison Olsen was awarded the Gold Award. Bronze awards were awarded to Hattie Stubbs Cali Alder, Neils Grover, and Taylor Hanks.

Corrine Olsen and July Arnoldsen are the YCC Advisors. Corrine is retiring this year.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of May 31, 2022.

Councilmember Lund moved to approve the May 31, 2022 Warrant Register as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the May 18, 2022 and January 5, 2022 Work Meeting and Regular City Council Meetings.

Councilmember Anderson moved to approve the May 18, 2022 and January 5, 2022 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.

REZONE: RANDY BAILEY

This item calls for 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. Applicant will eventually build a subdivision on this property next to the temple grounds. The Planning Commission recommended approval as it follows the General Plan for the area.

Councilmember Wheeler moved to approve a zone change from RA (Residential Agricultural) to R1 (Low Density Single Family) for property located at approximately 150 N 700 E. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT: LOGAN MOFFETT

This item calls for discussion and possible approval of a CUP for a proposed 80-unit multifamily development consisting of 24 townhomes and 4-plex apartments on property located at approximately 150 E 700 N. It was recently approved as a two-lot split. This is the application for the north piece.

Logan Moffett was present and explained the townhomes would be on 700 N. the City is currently installing utilities along that road and he would like to build at the same time so the road will not have to be torn up multiple times. The East side has more townhomes planned. 4-plex apartments will be built in the interior of the property. They hope to break ground this summer for the townhomes. The project will be completed in separate phases. The fire hydrant must be included in the first phase.

Planning and Zoning recommended approval.

Councilmember Anderson moved to approve a CUP for a proposed 80-unit multifamily development consisting of 24 townhomes and 4-plex apartments on property located at approximately 150 E 700 N. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT: HAPPY VALLEY HOMES

This item calls for discussion and possible approval of a CUP for a proposed 39-unit multifamily development on property located at approximately 330 N Main. Mike Hatch was present via Zoom. This is where the old motel was on Main Street. The house on the corner will stay. They hope to break ground this summer. This CUP was approved previously, but the permit expired during COVID. They are applying again with no changes. Planning Commission recommended approval.

Councilmember Lund moved to approve a proposed 39-unit multifamily development by Mike Hatch on property located at approximately 330 N Main. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

RAP TAX DISTRIBUTION

This item calls for approval of distribution of RAP Tax funds as proposed by the Recreation Arts, and Parks Committee.

The following is the Recreation, Arts, and Parks Tax Committee's recommendation for the City Council to disperse the funding received via RAP Tax:

Ephraim City Recreation Department Event Coordinator Position: \$11,330.31
Ephraim City Recreation Department Pioneer Park Restroom: \$49,262.44
Ephraim Middle School Scoreboard: \$6,000.00
Ephraim Cemetery Board Memorial: \$3,000.00
Ability 1st Utah Summer Programs: \$1,500.00
The Discovery Family Coalition: \$2,000.00
Granary Arts: \$8,763.00

Total Received from RAP Tax: \$81,855.75

Total Recommended Expenditure: \$81,855.75

Total Remaining in RAP Tax Fund: \$0.00

Councilmember Wheeler moved to approve distribution of RAP Tax funds as proposed by the Recreation, Arts, and Parks Committee. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Tyler Alder

Recreation Board – Tyler thanked everyone for their help with the festival.

Margie Anderson

Youth City Council – Margie attended their orientation.

Ephraim City Housing Authority – Will meet on June 7th to formulate a plan for the future of the Housing Authority.

Lloyd Stevens

Scandinavian Festival – It is over! We feel it went well. We will have a post-festival meeting next week.

Alma Lund

Utilities Board – Put in a plug for the New Scale Project. It is a nuclear powered generating station being built in Idaho. It will be an important part of Ephraim’s future.

CITY MANAGER REPORT

Scandinavian Festival - Burgess Owens participated in the Scandinavian Day Parade and spent a lot of time at the festival. He had many good things to say about Ephraim.

City Planner Position – This position is open again. We hope to get some applicants with experience.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Wheeler moved the Regular Council Meeting adjourn at 6:46 p.m. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, June 15, 2022, 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