

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY, August 13, 2025
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Board Members; Larry Smith, Scott Swenson, Joe Howe, and Desiree Funk

Commission Members Present via Zoom: None

Commission Members Absent: Carol Jacobsen, Chevi Sutton and Darren Glathar

Staff Members Present: City Engineer Bryan Kimball and City Planner Megan Spurling.
Community Development Clerk Guadalupe Corona is excused.

Others Present: Paul Thompson

Planning Commission Chair, Lisa Murray called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of May 28, 2025, the Planning Commission meeting.

Planning Commission Member Larry Smith moved to approve the minutes from May 28, 2025. The motion was seconded by Planning Commission member Desiree Funk. All were in favor. The motion carried.

The Commission reviewed the minutes of June 11, 2025, the Planning Commission meeting.

Planning Commission Member Scott Swenson moved to approve the minutes from June 11, 2025. The motion was seconded by Planning Commission member Joe Howe. All were in favor. The motion carried.

PUBLIC HEARING- ACTION ITEM:

Planning Commission Chair Lisa Murray opens the public hearing to review the proposed item: Soapcreek Rezone

Soapcreek Rezone - The applicants, Fred Johnson and Christine Hanks, are requesting Amendment to the Ephraim City Zoning Map to rezone property located near 600 S and 600 W to the Industrial (I) Zone for the purpose of expanding their current business. The property is currently zoned General Commercial (C2) and Agricultural (A).

Megan informs the board that there are four parcels totaling 21.14 acres, they will be doing frontage improvements for the different phases that they will be building different buildings in. They currently have a business in Ephraim, which has done very well over the last few years and are looking to expand. The future zoning map does call for industrial zone and this does line up with that. They will be next to other property zone, C2 and A, applicants are present to address any questions. Fred Johnson states phase 1 would be 100,000 sq feet of manufacturing space with loading docks. He states they ship products to all Kroger, CVS, Walgreens, Crate & Barrel, Walmart, Whole Foods Markets and others. He states they are leasing a building in Mt. Pleasant, and they would like to consolidate that business with the Ephraim location and this would double their current space. They also own the new restaurant in town known as Harvest Grill.

Mike Ballard with Camino Verde Group states they neighbor this business, and they are great to work with and a great addition to the community.

Planning Commissioner Larry Smith made a motion to close the public hearing. Planning Commission Member Scott Swenson seconded the motion. The motion carried.

Planning Commissioner Desiree Funk made a motion to recommend to the City Council the proposed Soapcreek Rezone as per the staff report. Planning Commission Member Larry Smith seconded the motion. The motion carried.

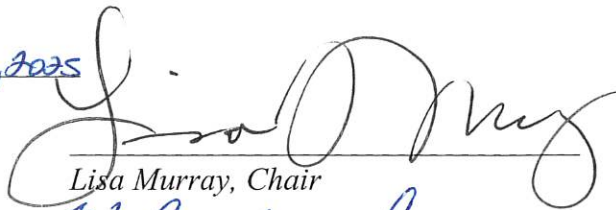
PLANNER'S REPORT

City Planner Megan Spurling informs the board there are some subdivisions in progress for future agendas. Megan has been posting educational & informative posts on the City's Facebook page to help residents understand different processes. Larry states he continues to hear about the concern regarding water and the amount of growth, he suggests a post on water would be good. Katie, Guadalupe, and I will be doing focus groups with businesses potentially once a week to receive some feedback on how we can help.

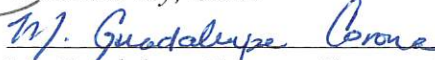
ADJOURNMENT

Planning Commission Member Joe Howe moved to adjourn the meeting at 6:50 pm. Planning Commission Member Desiree Funk seconded the motion. The motion carried.

Minutes approved on: Aug. 27, 2025



Lisa Murray, Chair



M. Guadalupe Corona, Community Development Clerk