

**MINUTES OF A REGULAR MEETING OF
THE EPHRAIM CITY PLANNING
COMMISSION**

EPHRAIM CITY BUILDING,
5 SOUTH MAIN, EPHRAIM, UTAH
JUNE 26, 2019;
6:00 PM

Commission Members Present: Planning Commission Members: Stephen Cornelsen, Larry Griffeth (Pro Tempe), Alma Lund, Craig Rasmussen

Staff Members Present: Community Development Director/Engineer Bryan Kimball

Others Present: *Fred Johnson with Soapcreek*

Planning Commission Pro Tempe Larry Griffeth called the meeting to order at 6:19 p.m.

APPROVAL OF MINUTES

Planning Commission member Larry Griffeth moved to approve the work meeting minutes of the March 13, 2019 Planning Commission meeting. The motion was seconded by Planning Commission member Craig Rasmussen. The vote was unanimous. The motion carried.

Planning Commission member Stephen Cornelsen moved to approve the minutes of the March 13, 2019 Planning Commission meeting as presented. The motion was seconded by Planning Commission member Craig Rasmussen. The vote was unanimous. The motion carried.

Planning Commission member Larry Griffeth moved to approve the minutes of the March 27, 2019 Planning Commission meeting as presented. The motion was seconded by Planning Commission member Craig Rasmussen. The vote was unanimous. The motion carried.

Planning Commission member Larry Griffeth moved to approve the minutes of the April 10, 2019 Planning Commission meeting. The motion was seconded by Planning Commission member Alma Lund. The vote was unanimous. The motion carried.

Planning Commission member Alma Lund moved to approve the minutes of the May 1, 2019 Planning Commission meeting as presented. The motion was seconded by Planning Commission member Craig Rasmussen. The vote was unanimous. The motion carried.

Planning Commission member Larry Griffeth moved to approve the minutes of the May 22, 2019 Planning Commission meeting as presented. The motion was seconded by Planning Commission member Craig Rasmussen. The vote was unanimous. The motion carried.

RATIFICATION: WILLARDSSEN REZONE REQUEST – COUNTY BUFFER ZONE

Planner Kimball reviewed information for the previous request to recommend the County rezone the Willardsen property in the County buffer zone, near the city boundaries, to rezone the property from residential to commercial.

Planning Commission member Alma Lund moved to approve the ratification of the previous recommendation to rezone the Willardsen property in the buffer zone from residential to commercial. The vote was unanimous. The motion carried.

BUSINESS

Fred Johnson, Soapcreek, LLC request for conditional use permit to relocate their soap manufacturing facility to 65 East 400 South.

DISCUSSION:

The staff review and recommendation was read by Larry Griffeth.

Mr. Johnson presented samples of products that they are producing. They are producing primarily for Kroger. This year they produced 60,000 gallons of product. They also make bar soap – 10,000 bars per week now, in stores. They have product lines in Target, Walmart, Amazon, and others. They also make deodorants, hotel amenity sets. They started with their own brand, but now they are in contracts to do other product lines from other companies.

The products are all organic certified, meaning all products are traced from farm to shelf. They just completed an audit to confirm certification. With the certification they are not allowed to use any product with harmful chemicals. They have a full-time department for product development, and they help develop products for other companies.

Soapcreek would like to stay in Ephraim. Their lease is up in their current location in Ephraim. They would eventually like to build a new building and would like to stay in Ephraim long term.

They also do product development and plan on working with the college to have students develop a brand and market those products to help students get real world business experience.

Staff: the site is zoned C2 Commercial, and allows for light manufacturing by conditional use permit. The primary concern for this site is fencing. Staff is not really concerned for impacts of traffic or truck routes. The previous uses and surrounding properties and across the street have had business traffic with no excessive complaints or problems. There is some fencing in place, and other fencing is still needed. The City will work with the applicant to complete the fencing requirements within a reasonable amount of time.

Fred Johnson – we can address fence issues, add privacy slats. We can fix lights to not point directly at neighbors. We can address storm drainage if that becomes an issue.

Craig Rasmussen stated that this is a good example of local startup that is having success.

Stephen Cornelsen stated that in the city code, the character in C2 gives primacy to commercial uses in that zone.

Bryan: That is correct. But we are mostly just trying to help them be a good neighbor. Fences, addressing lights, and noise usually make the most impact for being good neighbors. This sits in the middle of a residential area. We want them there but they still need to be a good neighbor.

Larry: is traffic capacity a concern:

Bryan – Not concerned, based on previous commercial uses in the same location with similar truck traffic. Also, across the street has a lot of truck traffic, this is primary route for canyon road and that traffic, as well as a primary route for school busses. The 400 South road is a previous UDOT maintained road and is strong enough to support heavy weight vehicles. The number of employees will not add substantially to the traffic volume compared to surrounding uses.

Alma: Clarify the fence. Not all existing fence is 6-foot sight obscuring. Some is chain link needs slats; some are not 6 feet tall.

Bryan: unless further clarification is given, the default under the current scenario where it is listed as a condition of approval is that it may come up again when the business license is renewed at the end of the calendar year. If they haven't completed it by then it may affect their business license renewal. Where this is the first time, they are hearing about it as a concern, we want to work with them for a reasonable time to get it taken care of.

Motion to recommend approval for the conditional use permit by Stephen Cornelsen, based on staff recommendations, including a 6' sight obscuring fence to be completed by renewal of business license (calendar year) Second: Craig Rasmussen. Vote was unanimous.

PLANNER'S REPORT:

Bryan passed out draft language for a proposed sign amendment regarding banners on City poles, which will be coming before the board in a future meeting. This amendment clarifies that only city owned banners which are approved by city council may be placed on city owned poles. It does not address anything on private property, which by default is governed by the current sign ordinance with regards to size but no content.

Tunnel: They still need to hang the waterline in the tunnel. The contractor intends to come back and finish this year. A claim has been filed on the project by the contract which is currently being reviewed.

Well: The new well is not producing as much as was hoped. The well is essentially complete, but we still need to complete the pump house and piping. The city is now evaluating possible options going forward.

ADJOURNMENT

Planning Commission member Craig Rasmussen moved to adjourn the meeting. Planning Commission member Alma Lund seconded the motion. The motion carried.

The meeting adjourned at 7:15 PM.

The next regular Planning Commission meeting is scheduled to be held on , 2019, starting at 6:00 PM in the Ephraim City board room.

MINUTES APPROVED:



Lisa Murray, Chair

6/23/21
Date

ATTEST:



Devan Fowles, Ephraim City Planner

6/23/2021