

CLEARFIELD PLANNING COMMISSION MEETING

June 7, 2006

7:00 P.M. - Regular Session

PRESIDING:	Victor Olson	Chairman
PRESENT:	Cornell Griffeth	Commissioner
	Mark Shepherd	Commissioner
	Matt Hartvigsen	Commissioner
	Mark Bottema	Commissioner
	Kenneth Jeppson	Alternate Commissioner
	Bill Moore	Alternate Commissioner
	Doyle Sprague	Council Liaison
EXCUSED:	Paul Poorte	Commissioner
	Robert Osborne	Commissioner
	Darren Carpenter	Alternate Commissioner
	Larry Waggoner	City Attorney
STAFF PRESENT:	Scott Hodge	Director Public Works
	Kay Chandler	City Manager
	Kent Bush	Planning/Zoning Administrator
	Christine Horrocks	Building Permits Specialist
	Gregg Benson	Planning/Zoning GIS Specialist
VISITORS:	Mike Egbert, Rick Jepson, Ryan Spinden, Tracy Heun, Paul Nebeker, Ed Harbertson,	

Pledge of Allegiance was led by Commissioner Olson.

APPROVAL OF MINUTES FROM APRIL 19, 2006 AND MAY 17, 2006 PLANNING COMMISSION MEETING

Commissioner Shepherd moved to approve the minutes of April 19, 2006 and May 17, 2006 as submitted. Seconded by Commissioner Griffeth. All Voting AYE.

PUBLIC HEARING – REQUEST TO SUBDIVIDE PROPERTY AT APPROXIMATELY 400 WEST 1700 SOUTH

Chairman Olson read the Public Hearing Notice and declared the Public Hearing open at 7:02 P.M.

Mr. Ed Harbertson explained over the years property has been sold in bits and pieces, this is the remaining parcel of the original property. The North Davis Cabinet bought part of the parcel about 25 years ago. Mr. Harbertson said Kent Bush requested that the property the cabinet shop

is on be put in the subdivision to make the subdivision legal. Commissioner Bottema asked the zoning of the property. He was told zoning is M-1. Chairman Olson asked if there was an interested buyer. Mr. Hartbertson said a rental company has plans ready and is waiting for approval.

For:
None

Against:
None

Kent Bush said this is not the final plat, don't approve it as a final subdivision. This public hearing is only to see if anyone has concerns with subdividing the property. He said one reason this needs to be done is to allow the city to have the easements for utilities.

Commissioner Shepherd moved to close the Public Hearing at 7:10 P.M. Seconded by Commissioner Hartvigsen. All Voting AYE.

Commissioner Shepherd moved to approve this request for subdivision of the property at approximately 400 West 1700 South. Seconded by Commissioner Hartvigsen. All Voting AYE.

SITE PLAN APPROVAL FOR A COMPRESSOR ROOM AT UTILITY TRAILER AT 1111 SOUTH 1000 WEST

Rick Jepson, contractor for the project, said Utility Trailer needs a room for a new compressor. The room will be 31' X 40', 1,240 square feet. Chairman Olson's concern was that it would be facing 1000 West. He asked Mr. Jepson about the noise that the compressor would create. Mr. Jepson said there will be triple insulation on three of the walls. The north wall will have an overhead door and two large intake louvers to cool the compressor. The noise will come out of that wall, but it is adjacent to the building where the equipment is currently running.

Commissioner Olson asked if there was any way to put the room on the other side of the building. Mr. Jepson said they have located it where they need it. Mike Egbert, Industrial Engineer with Utility Trailer, said they first looked at the east side of the building. However it doesn't fit in the future needs of the building. Mr. Egbert continued it is best to have the compressed air system balanced. Currently they have an air compressor is on the east side on the building. By putting the new compressor on the west side, it balances the system. Mr. Egbert said they will be exhausting the compressors out the roof, which will be better than directly out one of the walls.

Chairman Olson said as a citizen from that area, he doesn't think that Utility Trailer has "stepped up to the plate and been a good neighbor." When asked in what way, Chairman Olson said, "by moving trailers around all night and stuff like that. On a nice quiet night you can hear all that." Commissioner Hartvigsen asked what else could be done. Chairman Olson said they could put the manufacturing on the east side toward Freeport Center, the west side toward the homes is not the place to put it, as far as he is concerned.

Gregg Benson reminded the commissioners that Utility Trailer will be planting three rows of trees and putting in a fence along the west side of the property to cut down on the noise. Commissioner Shepherd said the trees were there to reduce the noise that is there now and adding another tank to it will increase the noise factor. Chairman Olson said it is the whole situation where you put a manufacturing business next to an existing residential area. He feels it should be looked at toward the other side of the building, toward the manufacturing side.

Commissioner Griffeth asked to learn more about balance and why they want to put it on the west side. Mr. Egbert said future expansion has been discussed to be on the east side of the building. If they put the compressor room on the east side within a year they may have to move it. He said the addition would be the entire length of the building; however, they have not decided when they will start the addition. Commissioner Griffeth said that is a lot of noise and no matter how many rows of trees you put up it won't subdue the sound. Mr. Egbert said that the other part of Commissioner Griffeth's question was about the balance of the pressure. He explained that when you have a 500,000 sq. ft. building and the distances that the 6" pipe runs, it is best to feed from separate sides and even ends to keep the pressure balanced. Pressure is lost over distances.

Commissioner Hartvigsen commented if the compressor room was on the east side of the building, one side of the compressor room would still have to be to the outside to allow for the louvers. So the door with the louvers would either be facing north if on the west side or south if on the east side. Mr. Egbert said the future needs are for production and the current compressor room on the east side would have to be moved when an addition is made to the building. Commissioner Griffeth said if you have to move the existing compressor sooner or later, why not move both and combine them.

Commissioner Hartvigsen asked about the expense of a compressor room. Mr. Egbert said with the construction and the equipment this project will be around \$350,000. Gregg Benson asked Rick Jepson if there was any thing Utility Trailer can do to abate the noise. Rick Jepson said it is defeating the purpose if the openings are surrounded with insulation or sound proofing. The walls have the triple insulation to cut down the noise going to the south and west for the convenience of the employees on break and the nearby residences. Mr. Jepson said he didn't know what could be done to the north. There is a possibility that something could be placed inside the room to absorb the noise. Chairman Olson asked how big the compressor would be. He was told the compressor would be 450 horse. Mr. Egbert said Utah Power is assisting financially because the new compressor is more efficient. Commissioner Griffeth asked if the compressor could be inside the building. Mr. Egbert said the manufacturing process doesn't allow for the compressor to be inside. Kent Bush asked if it would be a 24 hour use. Mr. Egbert

said for the most part it will run 24 hours. Commissioner Shepherd said his concern was with the comment that they had faced it specifically one way for the benefit of the employees. Rick Jepson said the lunch room is within 30' of this building. Commissioner Shepherd asked if that same consideration should be given to the neighbors. Mr. Jepson said they will put the triple insulation in the walls and the neighbors are more than 30' away.

Mike Egbert said they could put the new compressor in the current compressor room and then put an older, smaller compressor in the new compressor room; the smaller compressor would be on the west side of the building. That would be a trim compressor that is only in use when air runs short. They have one additional compressor available for when there is down time or the need maintenance. He asked if the compressor in the new compressor room wasn't running all the time, would that change things. Chairman Olson said his opinion is that they need to consolidate all compressors into one area that is adjacent to the manufacturing area, not the residential area. Commissioner Shepherd asked if they switched sides of the building with the compressors and put the trim compressor on the west side, how often would it be used. Mr. Egbert said hopefully never, but his best guess would be around four to five hours a day. Commissioner Shepherd feels it would be a fair compromise to move the compressors and add the trees to help reduce the noise. Commissioner Hartvigsen said he thinks that switching the compressors, putting the main compressor on the east side and using the supplemental compressor on the west would be good. Commissioner Hartvigsen also suggested that maybe an agreement be made to not use the compressor between certain hours of the night, if it is only going to be used for supplemental use. Mr. Egbert said in extreme times when the motor goes out, it can take a week for repairs to be completed.

Kay Chandler said he recently spoke with Utility Trailer about their plans for expansion. Chairman Olson said with a maintenance facility as huge as Utility Trailer, you are going to have loud speakers, trucks hauling trailers back and forth in the storage area all night. He asked Mr. Chandler if we want to continue to add to it. Chairman Olson said if this was a public hearing tonight, there would be several citizens complaining. He said he is just looking out for the best interest of the citizens in the City. Mr. Egbert said they are landlocked on the east. Commissioner Shepherd said if they are willing to move and put the smaller compressor in the new room it should be enough to make a difference.

Commissioner Shepherd moved to approve this Site Plan Approval for a Compressor Room for Utility Trailer at 1111 South 1000 West with the condition that the existing compressor be put on the west side of the building and the new compressor put on the east side of the building as discussed. Seconded by Commissioner Hartvigsen. All Voting AYE.

SITE PLAN APPROVAL FOR A STORAGE TANK ENCLOSURE AT THE NORTH END OF BUILDING E-11

Ryan Spinden with C K Construction said they are proposing to put a thickened slab for an oxygen tank with a masonry wall facing E-11 with a chainlink fence all around with and pipe bollards to protect the tank every four feet. Commissioner Shepherd asked if the tank would be visible. Mr. Spinden said the tank would be above the wall they are building. The masonry wall separates the tank from E-11 and the chainlink fence is around the rest. Commissioner Bottema asked who would maintain the structure. Mr. Spinden said that Lifetime Products owns and maintains the tank and area.

Commissioner Hartvigsen moved to approve this request for Site Plan Approval for a storage tank at the North End of Building E-11. Seconded by Commissioner Griffeth. All Voting AYE.

SITE PLAN APPROVAL FOR A STORAGE GARAGE FOR CLEARFIELD CITY PARKS AND RECREATION AT 58 EAST 550 SOUTH

Tracy Heun, Community Services Director, said the 3,200 square foot metal building would provide storage for equipment. It would be located behind their existing building.

Commissioner Shepherd moved to approve this request for Site Plan Approval for a Storage Garage at 58 East 550 South. Seconded by Commissioner Bottema. All Voting AYE.

DISCUSSION ITEMS:

Sign Ordinance – Gregg Benson said he listened to the comments from the last meeting. He said there was a comment at the last meeting about the height of the signs remaining at 6'. He stated there are two reasons the height of the signs was bumped up. First, being they were negotiating for every sign. The businesses were having trouble with the transition from a pole type sign standard to a monument standard. They are proposing to eliminate the berm. The ordinance will state a maximum height, no taller than 9' from top of curb and can be no larger than 80 square feet. The other issue that was brought up was the signs every thirty feet. The way the ordinance is written, 30' is the maximum frontage needed. It is required to have 100' distance between signs. In Wilcox Farms there is a pole sign and each lot has a monument sign. Under the current ordinance that is allowed if they have the 100' distance to the next sign.

Commissioner Shepherd felt there are a lot of areas in the city where a 9' sign is too large. Gregg Benson said they feel it is a good compromise to go with a 9' sign rather than a 6'.

Commissioner Griffeth commented that so much time was spent on the sign ordinance and now the problem is that we negotiate to be nice guys. He feels that we need to tell them we love your

business, but this is what we want done. Commissioner Jeppesen asked if we are being friendly to business or ticky tack. Do we want retail in Clearfield or don't we? Gregg Benson said these changes need to be made to close some loop holes. Commissioner Hartvigsen said the larger signs would be okay on the streets where the speed limit is 45 MPH.

ANIMAL HOSPITALS / VETERINARY CLINICS

Kent Bush said we are reviewing this because we have had a request for a Veterinary Clinic in Wilcox Farms. Currently Veterinary Clinics / Animal Hospitals are not allowed in the C-2 zone. In the City there are currently two other Veterinary Clinics located in C-2 zones; therefore, at some point Veterinary Clinics / Animal Hospitals were eliminated from that zone. Mr. Bush said staff has no concerns with it being in a C-2 zone. It is suggested to add the Veterinary Clinics / Animal Hospitals as a conditional use in the C-2 zone. There may be some areas in the City where the C-2 zone is next to residential and conditions may need to be placed on the business. Dr. Nebeker said the other Veterinary Clinics in the City are small animal hospitals with no boarding and his would be the same.

SALVAGE YARDS

Gregg Benson said we have been looking at a change in the manufacturing zone also. They would like to eliminate the use of salvage yards any where in the City. There are currently two salvage yards in the City. Mr. Benson said they want to add salvage yard as an exception in the M-1 zone. The existing salvage yards in the City will be grandfathered in unless they are sold or closed down by the EPA for contamination.

PLANNING COMMISSIONER'S MINUTE

Chairman Olson - Nothing

Commissioner Griffeth - Nothing

Commissioner Shepherd – Nothing

Commissioner Osborne - Nothing

Commissioner Hartvigsen - Nothing

Commissioner Bottema - Nothing

Commissioner Jeppesen - Nothing

Commissioner Moore - Nothing

Councilmember Sprague – asked how the Commissioners were coming on the R-2 zones. He thought the R-2 zone would be on agenda this week.

Commissioner Shepherd reminded Commissioners of a meeting June 20th at 1:00 P.M. the Weber North Davis Board of Realtors. Their office is in South Ogden behind Albertsons. The Board of Realtors would like the City to give them an idea of what the intentions are with the change in ordinance.

Staff – Gregg Benson said at his conference he learned that each year all committees need to review open meeting rules.

There being no further business to come before the Planning Commission, **Commissioner Shepherd moved to adjourn at 8:16 P.M. Seconded by Commissioner Hartvigsen. All Voting AYE.**