

CLEARFIELD PLANNING COMMISSION MEETING

March 17, 2010

6:00 P.M. - Regular Session

PRESIDING:	Darren Carpenter	Vice-Chairman
PRESENT:	Bill Moore	Commissioner
	Nike Peterson	Commissioner
	Matt Stones	Commissioner
	Ron Jones	Commissioner
	Jeff Hogg	Alternate Commissioner
	Randy Butcher	Alternate Commissioner
EXCUSED:	Kenneth Jeppesen	Chairman
	Matt Hartvigsen	Commissioner
	Doyle Sprague	Council Liaison
STAFF PRESENT:	Brian Brower	City Attorney
	Adam Lenhard	Community Development Director
	Kent Bush	Planning/Zoning Administrator
	Gregg Benson	Planner
	Christine Horrocks	Building Permits Specialist
VISITORS:	Justin Green, Brian Robbins, Bruce Young	

APPROVAL OF MINUTES FROM FEBRUARY 17, 2010 PLANNING COMMISSION MEETING

Minutes for the February 17, 2010 meeting were not available for approval.

SITE PLAN REVIEW FOR A NEW MANUFACTURING BUILDING AT 635 SOUTH 1000 WEST

Brian Robbins said Worldwide Packaging has created another business entity, KEB Manufacturing. The new building will be used for construction of wooden crates and storage of the crates and pallets. One client requires the product be stored inside. The front part of the building will be used for offices.

Commissioner Peterson asked what they have done to address the outdoor speaker system. Mr. Robbins said he spoke with the owner of Worldwide Packaging and he agreed to get rid of the speaker system. Commissioner Hogg asked how late they would be working and if the hours would be extended from what they are now. Mr. Robbins said the hours of operation will not

change; the current work schedule is from 7 a.m. to 4 p.m. Commissioner Butcher asked if the residents asked about the lights. Brian Robbins said they will install lights that will shine down. Commissioner Hogg asked if there will be lights on the south side. Mr. Robbins said there will be lights on the south side, but they are designed to shine down and only a few feet away from the building. Gregg Benson said the light packs on the south side are required by the police for safety. They are required to keep the lights shining on the premises. He said there is about 133 feet from the lights on the building to the back of the nearest home. Mr. Benson said they talked to Mr. Miya about the semi truck traffic. Mr. Miya said there will not be more than one or two trucks a day and they are lumber trucks which are smaller than a semi. Most of the traffic noise will be from the forklifts. Commissioner Stones said he has talked to several residents and the lights are not an issue; the issue is the noise. The residents also have large trees that will help filter some of the light. Commissioner Hogg said there was some concern about the number of vehicles that will be coming in and out. At the current time that will not change. Kent Bush said the houses adjacent to Worldwide Packaging are closer to 700 South which has a lot more traffic and noise. Commissioner Hogg asked if the lights on the south side of the building would be motion activated. He was told the lights on the building will be on all the time for safety. The lights will be downcast and are appropriate for the exposure. Commissioner Butcher asked if the catch basin at the west end of the property would allow the snow to be pushed to the rear and not across the street. He was told it will. Commissioner Carpenter said the front façade will be two tone and stucco with a wainscot of rock. The rest of the building will be metal. The downspouts will be a different color. Commissioner Carpenter said the plan is currently for a chain link fence with vinyl slats.

Kent Bush stated he and Gregg Benson had met with Heather Quintana about her concerns. She suggested a vinyl fence could be put in along the asphalt area. He said he didn't know what difference the noise level would be between a solid vinyl fence and chain link with vinyl slats. Mr. Bush said there shouldn't be too much noise with the small amount of truck traffic. Mr. Bush said she was concerned with the noise and the intercom system.

Commissioner Peterson said it was her understanding that the difference is negligible between a vinyl fence and a chain link fence with slats and the issue would be imposing additional costs on the property owner. Commissioner Butcher said there is a difference. Kent Bush said there would be some difference, but questioned if it is enough to warrant a vinyl fence with three or four trucks a day going in and out of the property. Commissioner Peterson said the Commissioners needed to consider if the fact of having vinyl would be enough to erase the sound completely. She felt that 700 South is more of a noise factor with the removal of the intercom system. It has more impact on the residents than the materials that will be used on the fence, as far as a sound barrier affect. Commissioner Hogg said the business has been there for many years and most of the residents moved on to 700 South with the facility already there. Commissioner Hogg said a homeowner can put up a vinyl fence if they don't like the noise behind their house. He felt the main concern is the p.a. system and World Wide Packaging has agreed to fix it. Brian Robbins said he feels the fence and the new building will help the sound. Kent Bush said the fence would go the entire length of the property adjacent to the residential property.

Commissioner Peterson said there were some changes that were recommended by staff. The parking ordinance would normally require 30 parking spaces for a building of this size, but because of the use of the floor space only 19 spaces are necessary. Commissioner Peterson said in regard to the design standards, normally there would be some requirement for push outs along the façade and some other detailing. Given the way this building is oriented on the lot and some of the space constraints with the driveway on the south side, the retention in the rear and also along the north side, this building would meet the requirements and the intent of the code. This information is just for the record.

Commissioner Peterson moved to approve this request for a site plan approval for a new manufacturing building at 635 South 1000 West based on the following: in recognition that this building as presented does not meet the exact standards in 11-18-5; however, citing ordinance 11-18-3, deviations from strict compliance, Subsection B, we recommend approval for the following two reasons – the Planning Commission feels that the building is consistent with the purpose of the chapter and it would not adversely affect the neighbors or property owners or the residents, seconded by Commissioner Moore. All Voting AYE.

STAFF REPORTS

None

PLANNING COMMISSIONER'S MINUTE

Commissioner Moore – Nothing

Commissioner Carpenter – Nothing

Commissioner Peterson – gave thanks to City Staff for the good information in the agenda packet.

Commissioner Stones – also thanked staff for the good notes listing the subsections of the ordinances and making it easy to follow through the codes.

Commissioner Jones – nothing

Commissioner Hogg – nothing

Commissioner Butcher – said he has been reviewing the reports even though he hasn't been here. Commissioner Carpenter said it was good to have Commissioner Butcher back.

There being no further business to come before the Planning Commission, **Commissioner Moore moved to adjourn at 6:28 P.M.**