



Springville

**PLANNING COMMISSION
WORK SESSION
JULY 9, 2013 – 6:45 PM**

Commissioners in attendance: Craig Huff; Brent Packard; Carl Clyde; Frank Young; Joyce Nolte; Brad Mertz and Michael Clay

Staff in attendance: Director Fred Aegerter; Planner Brandon Snyder; and Secretary Darlene Gray

Council Representative: Rick Child

Call to Order:

CM Huff called the meeting to order at 6:45 PM. He asked if any of the Commissioners had any problems with the agenda.

CM Huff asked if there were any questions regarding the meeting minutes. There were none.

CM Huff reported that there were no Consent Agenda items.

Michael Raymond, representing Magic Investments, LLC seeking a Conditional Use Permit for the machine shop to be located at 1520 North Main Street in the HC – Highway Commercial zone.

CM Huff asked Planner Snyder to review the rules of the conditional use. Planner Snyder indicated that the Commissioners would have to find something that could be mitigated. He stated that any issues or concerns would be addressed through conditions set by the Commissioners.

CM Packard reminded the other Commissioners that this was a decision that would be made by the Planning Commissioners and not by recommendation to the City Council.

Discussion regarding Wiggy Wash.

Director Aegerter informed the Commissioners that a proposal to amend the ordinance would be coming before the Commissioners. He explained that the setback requirement at Wiggy Wash had not been met.

With nothing further to discuss, CM Packard moved to close the Work Session. CM Clay seconded the motion. CM Huff closed the Work Session at 6:54 PM.



Springville

**PLANNING COMMISSION
REGULAR SESSION
JULY 9, 2013 – 7:00 PM**

Commissioners in attendance: Craig Huff; Brent Packard; Carl Clyde; Frank Young; Joyce Nolte; Brad Mertz and Michael Clay

Staff in attendance: Director Fred Aegerter; Planner Brandon Snyder and Secretary Darlene Gray

Council Representative: Rick Child

Call to Order:

CM Huff called the meeting to order at 7:00 PM.

Approval of Agenda

CM Young moved to approve the agenda as written. CM Clay seconded the motion. The vote to approve the agenda was unanimous.

Approval of Minutes: May 28, 2013 and June 11, 2013

CM Huff asked if the Commissioners had the opportunity to review the meeting minutes. CM Clyde moved to approve the minutes of the May 28, 2013 and June 11, 2013 meeting with changes made during the briefing meeting. CM Packard seconded the motion. The vote to approve the meeting minutes was unanimous.

Consent Agenda

CM Huff reported that there were no Consent Agenda items.

Legislative Session

Michael Raymond, representing Magic Investments, LLC, seeking a Conditional Use Permit for the machine shop to be located at 1520 North Main Street in the HC – Highway Commercial zone.

Planner Snyder approached the Commissioners and reviewed the staff report. He reminded the Commissioners that the building was also known as the Strong Building where vehicle repair was conducted. He explained that there were residences to the east of the property. He indicated that he did not see an issue with daytime hours, however there may be questions regarding a night shift. Planner Snyder reviewed the conditional use criteria. He stated that this use fell under the general State criteria and indicated that staff's recommendation would be to grant approval of a conditional use permit.

CM Huff asked if the LIM allowed for outdoor storage. Planner Snyder indicated that the Land Use Matrix identified the outdoor storage as a conditional use as well. He reported that the site plan showed no outdoor storage. CM Huff asked if there were enough modifications to the property to require a landscape buffer. Planner Snyder indicated that the landscaping buffer requirement would not be triggered.

CM Huff stated that he would ask the applicant what would be planned for the storage units. He asked that based on the information provided would there be noise, smell or anything that there should be concerns with. Planner Snyder reported that the applicant had provided a list of machines to be used in the shop; i.e. cutting and grinding tools; laths, mills, saws, etc. He stated that any concerns would be raised as far as a night shift, but during the day there could be much the same noise as in a home. However, some machines running around the clock could be a problem. CM Clay asked if decibel information was available. Planner Snyder responded that decibel levels had not been provided. CM Clyde asked what the noise ordinance was. Planner Snyder indicated that had been defined on page four of the staff report. He reported that on-site machines would include but were not limited to: two compressors; a finishing machine; two welders, two grinders; two laths; six machining centers; a measuring machine; eight grinders; four manual lathes; two manual saws and a shaker. CM Young asked if there would be a paint booth or painting done on site. Planner Snyder reported that that had not been discussed nor was anything like that included on the equipment list. He added that could trigger fire code compliance and at this point, that had not been brought up.

CM Young stated that the report indicated that there were 18 employees and asked if there was enough on-site parking. CM Huff asked if the 19 parking spaces would include customer parking as well. Planner Snyder reported that the number of parking spaces required was based on the highest number of employees in a shift. He stated that there would not be too many customers coming to a machine shop because most of the products were shipped.

CM Huff asked if there were other machine shops in town and if there have been complaints. Planner Snyder reported that there were a couple of machine shops in the Industrial Park and to his knowledge, no complaints have been received.

CM Huff invited the applicant to address the Commissioners. Mr. Michael Raymond, who resides in Woodland Hills, approached the Commissioners and identified himself as the architect for the project. He stated that business owner was in attendance and could answer any questions.

Mr. Chris Lauridsen approached the Commissioners. He reported that their business fabricates parts for aircrafts, medical, mining and construction equipment. He added that they do a large amount of work for scientific adaptors. He reported that currently, they were doing a lot of work for the rock drilling industry. Mr. Lauridsen indicated that they had a clean operation and would have about 250 gallons of waste oil every year. He reported that there would be 18 to 20 employees and added that he had no plans for second shift, no outside storage and he may have a container for used oil. He indicated that he would also have approximately 30-gallons of lubricating oil or coolant in the building. As far as noise, Mr. Lauridsen stated that the only equipment that would make any noise outside would be the air conditioning units. He indicated that the compressors would be inside. Mr. Lauridsen commented that noise from the highway would be heard over his equipment. He indicated that he would not be working with flammable materials. Mr. Lauridsen reported that he has been doing this type of business for 30 years.

CM Huff asked Mr. Lauridsen where his business was now. Mr. Lauridsen responded that his business was located in the Creer Industrial Park in Provo. CM Huff asked if Mr. Lauridsen had received any complaints regarding noise. Mr. Lauridsen stated that he had never received any complaints.

CM Huff commented that machine shops were generally really loud and stated that his concern was not necessarily during the day, but certainly would be at night. Mr. Lauridsen responded that he tries to get everyone out by 6:00 PM and indicated that they would not be open on weekends. He stated that he does spend his weekends at the shop doing repair and maintenance. Mr. Lauridsen indicated that the noisiest machine they have is used to make 160-pound castings.

CM Huff asked if a condition that the machine shop could only operate until 10:00 PM at night would put a significant strain on his business. Mr. Lauridsen responded that it would not. He stated that there would be rare instances where they would have to work over night; maybe once every other year. CM Huff asked Director Aegerter if the Commissioners did place a condition of time restriction and Mr. Lauridsen found that he did have to operate past 10:00 PM, could the applicant come back to the Planning Commission and request a change. Director Aegerter indicated that a Conditional Use Permit could be amended. He added that the challenge would be if the conditions became more restrictive. CM Huff stated that he would want to make sure the neighbors were protected and that Mr. Lauridsen succeeds. Mr. Lauridsen reiterated that he had no plans to operate a second shift, adding that a 10:00 PM restriction would be okay. He reported that they would be insulating the roof and replacing all the windows with double paned glass which would provide more of a sound barrier. Director Aegerter asked Mr. Lauridsen if they would operate with the garage doors open. Mr. Lauridsen responded that they would not.

CM Packard stated that it sounded like the operation would involve working with hard products. He asked if Mr. Lauridsen would have a smelter on site. Mr. Lauridsen responded that there would be no on-site noxious, chemical processing. He informed the Commissioners that the air conditioning would keep the facility at 70-degrees year-round and that the open doors would not be conducive to high precision work.

CM Nolte asked about the access from Main Street. Planner Snyder reported that the entrance to the facility would be at the south side of the property. Mr. Lauridsen added that there was an entrance to the north of the property, but he had no interest in opening that entrance; he liked the security of only one entrance. He added that he would also be repairing the fence around the property.

CM Huff opened the Public Hearing for comment.

Public Hearing

With no public comments offered, CM Mertz moved to close the Public Hearing. CM Young seconded the motion. The vote to close the Public Hearing was unanimous.

Consideration

CM Huff called for any discussion. CM Mertz asked if the neighborhood had been notified other than the regular public noticing. Planner Snyder reported that ten days prior to the meeting, notices were posted on the site both on the west and on the east sides. He indicated that he had not received any comments from neighborhood residents.

CM Nolte asked if there shouldn't be discussion regarding limitations on the hours of operation. CM Huff asked the Commissioners if any of them felt that there should be any restrictions on the hours of operation. There were no comments.

CM Clyde moved to grant approval of a Conditional Use Permit for a machine shop (LIM use) located at 1520 North Main Street in the HC zone, finding the application meets the general criteria for consideration of a conditional use permit as outlined in section 11-7-204 of the Springville City Code, contingent upon the following conditions: 1) addressing all DRC and Post-DRC comments; 2) that the use not emit detectable dust, fumes, glare, or noise beyond the boundary of the property; 3) based on current parking provided, no more than 19 employees at a time or on each shift; 4) the dumpster is screened as proposed with chain link and slats. CM Clay seconded the motion. The vote to recommend approval to the City Council was unanimous.

Administrative Session

Discussion regarding Wiggy Wash structure.

Director Aegerter approached the Commissioners and explained that the Wiggy Wash had been approved last year. He reported that a structure had been placed within nine-feet of the property line. He explained that prior to 2003 the Ordinance required any building or structure to be located 50-feet from a property line. He cited the Wendy's on the east side of 1750 West. Director Aegerter reported that he visited with Mr. Wignall in January regarding what had been submitted and approved versus what was constructed. Mr. Wignall indicated that he realized the structures had not been on the plans, but he thought they could come to the City Council and the City Council could waive the requirement. Director Aegerter informed Mr. Wignall that the only option he had would be to amend the Ordinance. Mr. Wignall would not be able to request a variance to the Board of Adjustment because State criteria indicates that it could not be self-imposed or for economic gain. He stated that Mr. Wignall had three options: to request a reduction of the setback from 25-feet to 9-feet; to amend the Ordinance to allow pole signs; or to take the structures down and build what was approved. Director Aegerter indicated that he believed Mr. Wignall would go ahead with a request to amend the Ordinance. He asked the Commissioners review this situation where the site plan was not followed.

CM Huff asked if the structure was on the 500 South side of the site. Director Aegerter indicated that they were and that they were defining staging lanes. He stated that automobile circulation was wanted. The facility has a great look, but the double frontage was a challenge. He indicated that the poles could be taken down or they could amend the Ordinance. Director Aegerter stated that the challenge would be with piece-mealing the ordinances because an amendment may work for one property, but it would not work for all properties in that zoning designation. CM Clay stated that would require nine-foot for all frontages in that zone. Director Aegerter indicated that was correct and added that it could apply to any structure on a street side. He stated that circulation space would be wanting in front of buildings.

CM Packard stated that there was already a problem with circulation because of the Wiggy Wash customers infringing on the Jiffy Lube. Director Aegerter stated that there have already been issues between Wiggy Wash and Jiffy Lube. The City had to explain to Jiffy Lube that there was a cross access and they had to leave that circulation area open because that was the only way for Wiggy Wash customers to get out.

Director Aegerter reported that the Historic Center Ad Hoc Committee had their first meeting two weeks ago. He stated that all the committee members had a variety of opinions and all lived in Plat A. He indicated that CM Nolte was the representative from the Planning Commission. He indicated that there would be Ad Hoc Committees set up through the next few years to update the other seven areas in the General Plan. He stated that he would like at least one Planning Commission representative for each

committee. Director Aegerter reported that City Councilmember Child would be representing the City Council. He expressed appreciation to CM Nolte and CL Child for their willingness to serve. Director Aegerter commented how fascinating it was to see what concerns there were regarding the area. He reported that the ability to keep chickens and bees was a big concern. He stated that the committee members would be developing a goal statement at tomorrow night's meeting. Director Aegerter expressed his appreciation for the support of those involved.

With nothing further to discuss, CM Packard moved to close the Work Session. CM Young seconded the motion. The vote to adjourn the meeting was unanimous. CM Mertz indicated that he would not be available for the July 23rd meeting. Secretary Gray will double check and notify the Commissioners regarding any agenda items.

CM Huff adjourned at 7:51 PM.