

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., December 11, 2013

Commissioners: Jeff Pearce
Steve Weiss
David Eckersley
Dave Stephenson
Tyler Malmrose

Staff: Shanna Edwards (Secretary)
Bill Morris (City Administrator)
Visitors: Ruth Pearce
Colton Rasmussen
Joshua Riedesel
Dennis Martin
Rodolfo Iniguez

1. CALL TO ORDER: Chairman Weiss called the meeting to order. Commissioners Shuman and Wells were excused.

2. CONSENT AGENDA: Approval of Minutes of meeting held November 13, 2013

MOTION: Commissioner Eckersley motioned and Commissioner Pearce seconded to approve the minutes of planning commission meeting held November 13, 2013, as presented. Voting was unanimous.

3. PUBLIC HEARING/DISCUSSION/CONSIDERATION two conditional uses of (1) cabinet assembly and spraying in an accessory structure (garage) and (2) caretaker duplex for commercial property located at 2323 North 750 West.

MOTION TO OPEN PUBLIC HEARING: Commissioner Pearce motioned and Commissioner Eckersley seconded with unanimous approval to open the public hearing.

Public Comments:

Dennis Martin, 2332 N. 750 W..

He stated his concern for fumes from the spraying they will do. He has an asthmatic grandson and he wanted to be assured that the fumes will be contained.

MOTION TO CLOSE PUBLIC HEARING: Commissioner Malmrose motioned and Commissioner Stephenson seconded with unanimous approval to close the public hearing.

RESPONSE:

Colton Rasmussen said they are remodeling the home but not changing anything from what existed. He said they are going to put on new shingles and was reminded by Secretary Edwards that they may need a building permit for a re roof. They have the old shingles off and weather paper on until the weather improves so they can install the shingles. Colton Rasmussen stated that they do not manufacture the cabinetry. They order the raw material from other companies, then they apply the finish, screw the cabinets together and take them to the site. They will be spraying finish on the cabinets and have purchased a \$6000 spray booth made by Global Finishing which is made for finishing cars. The system is fully contained. It catches all particulates. The peak of the building is at least 16 feet and the emission from the booth vent is six feet above the peak

in accordance with the company standards for the booth and also the local fire department's requirements. Any odors emitted get caught in the cross winds and dissipate. The material they use is green guard approved. If there is a huge problem, they have the ability to use water born finishes. At most, they will be spraying 10 gallons a week to start with. They average one cabinet job a day which takes less than 2 gallons. The booth is made for low VOC's. They use high volume low pressure so most of the material is going on the doors. The property is in the commercial zone. Bill Morris stated that it should be very safe, and Ken Martin, building inspector, will enforce the building requirements and make sure the booth is assembled and installed property. He will not issue occupancy until he receives a clearance from the fire department. Colton Rasmussen said that they have nothing that will be disposed into the sewer system. He further mentioned that the booth is complete with a dry chemical fire suppressant system. Commissioner Pearce mentioned there are VOC changes coming next year. Colton Rasmussen stated that the material he uses is already compliant with proposed changes. When asked about employee and personal protection he responded that they do not need it because the spray booth produces more than 10,000 CFM which captures fumes before they rise, but he said they offer paint respirators for employees in the booth. The maximum employees they have at the facility will be no more than four. When asked if he will be storing board feet of lumber at the site, he said because of the way they order materials they do not end up with much storage. There may be 1,000 board feet of crown molding. The material they order mostly comes as particle board melamine sheets. Cost of inventory stored will be between zero and \$80,000 worth of material, and he mentioned that they have insurance. They do not store more than 20 gallons of paint on site. They do only a minimal amount of cutting at their facility so there is not enough dust to fill a garbage receptacle the size of the one in the council room. Commissioner Pearce asked about restrictions for children living in caretaker premises. Colton Rasmussen said there has been a family of four living in the upper part of the duplex. He has a wife and two children and they plan to live there. Bill Morris said the commission can classify it as a caretaker family. Commissioner Malmrose asked in the unlikely event there is a problem with odors are there ways to readdress that? Bill Morris stated that in the municipal code there is a section that covers obnoxious odors if it exceeds a reasonable standard.

MOTION: Commissioner Erickson motioned to grant two conditional use permits, one for cabinet assembly and spray in the garage structure, the second for a family caretaker in the duplex located 2323 with the following conditions: the cabinet business must comply with uniform fire code requirements for that type of business, and that owner must take out required building permits for any renovation and construction, and must comply with staff and agency requirements. Noxious odors may not exceed a reasonable standard. Commissioner Stephenson seconded the motion and voting to approve the two conditional use permits was approved unanimously.

4. LAND USE PRESENTATION: Bill Morris explained that viewing this presentation is a requirement of the Utah Local Governments Trust, but this item will be moved to the agenda for the next meeting when there will likely be new commissioners since a vacancy exists and Commissioner Pearce will be moving onto the city council.

5. PUBLIC COMMENTS: none

6. ADJOURN: At 7:25 p.m., Commissioner Eckersley motioned and Commissioner Malmrose seconded to adjourn. The motion was unanimously approved. The next regular planning commission meeting is scheduled for January 8, 2014, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman