

**Minutes of the City of Harrisville
Planning Commission Meeting**

Wednesday, June 8, 2011

7:00 p.m.

Council Chambers

363 W. Independence Boulevard

Harrisville, Utah 84404

Present: Jeff Pearce, Bob Howard, Ed Saunders, David Eckersley, Kathy Hohosh, Steve Weiss, Paula Knighton,

Staff: Shanna Edwards (Secretary)

Visitors: Ruth Pearce, Aalice Alexander, Shary Cunningham, Jerry Cunningham, Jess Robinson, Gloria Robinson, Emogene Berrett, Christina Nordgren, Brianna Nordgren, Kim Hardy, Don Knighton, Alan Hardy, Debra ..., Maude Harper, Tonya Smidt

At 7:05 p.m. Chairman Pearce called the meeting to order and welcomed any visitors. Commissioner Shuman was excused.

1. PUBLIC HEARING / ACTION on an application to allow a crematorium as a conditional use in a building to be constructed 2358 North Highway 89.

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

Jess Robinson explained the business operation. They have been at their location in Clinton for seven years, but they want to move their operation to Harrisville. They service veterinarian clinics along the Wasatch Front as far south as North Salt Lake. Commissioner Eckersley asked if emissions from their business comply with federal and state regulations. Mr. Robinson said that the crematorium burns hot and there are no emissions. They use the same furnace that Lindquist uses right in down town Ogden.

Public comments: None

MOTION TO CLOSE PUBLIC HEARING: Commissioner Saunders motioned and Commissioner Howard seconded to close the public hearing.

Discussion: Commissioner Saunders said he was satisfied after the discussion at the last meeting that this business would not be a problem. Commissioner Weiss said he looked at the Clinton operation and found it to be very inconspicuous. Commissioner Howard said he talked to people in the Clinton area and their response was that it was not a problem to the area and some did not even know it existed. When asked about hours of operation, Mr. Robinson reported that the hours depend on the demand. It is not a retail operation so the public does not come to them. The hours fluctuate in order to work in with their own schedules. When they start the cremation, a person usually stays for the first two hours while the furnace is operating, but sometimes they leave after that. The proposed building will be approximately 94' x 42' and will be located on a

lot that is half an acre. Patrick Dean asked to speak, and he stated that he represents Emogene Barrett's property. He pointed out the address was noticed as 2359 North which would put it on the other side of the highway. Secretary Edwards said that was an error. The address should have been shown as 2358 North. Mr. Dean recommended that the commission table action since the address was in error. Commissioner Saunders said there has been no opposition to the operation and he does not consider the address error to be a problem. Commissioners explained to Mr. Dean that there is a parcel of property between Emogene Barrett's property and the property where the crematorium will be built.

MOTION: Commissioner Weiss motioned to approve the application to for a crematorium as a conditional use in a building to be constructed at 2358 North Highway 89. The motion was seconded by Commissioner Saunders and voting was unanimous.

2. PUBLIC HEARING / ACTION on a conditional use application to allow a new electronic sign at the city offices at 363 West Independence Boulevard.

MOTION TO OPEN THE PUBLIC HEARING: Commissioner Weiss motioned and Commissioner Hohosh seconded with unanimous approval to open the public hearing.

Gene Bingham represented the city. Commissioners received pictures and information on the proposed sign prior to the meeting. Gene Bingham stated that it is time to replace the old sign because it is difficult to keep up and the electronic sign will enhance the city property. The city council budgeted for a new sign a year ago. There will be a planter box at the base of the sign. The sign can be controlled from inside the city office or even from a lap top computer.

Public comments:

Don Knighton: He asked if the city had taken into consideration the set back from the road, and lighting of the pole including distraction with different wrappings at a very busy intersection.

Gene Bingham explained he worked with UDOT and even went back further on the city side to establish the sign placement. The sign company that will be constructing the sign designed it according to the new sign ordinance. It is LED but the brightness tones down when the sky darkens.

MOTION TO CLOSE THE PUBLIC HEARING: Commissioner Saunders motioned and Commissioner Howard seconded with unanimous approval to close the public hearing.

MOTION: Commissioner Hohosh motioned to approve the conditional use to permit a new electronic sign at the city offices at 363 West Independence Boulevard. The motion was seconded by Commissioner Eckersley and voting was unanimous.

3. PUBLIC HEARING / ACTION on an application to allow a home occupation at 2329 North 750 West that includes warehousing and sales of items from an accessory building in the A-1 Zone.

MOTION TO OPEN THE PUBLIC HEARING: Commissioner Weiss motioned and Commissioner Howard seconded with unanimous approval to open the public hearing.

Christina Nordgren explained that her products come in pieces. She puts the items together, stores them in her accessory building, and then sells the completed items on the internet. Occasionally customers come to pick up the items (no more than three a day), but it is generally by appointment. She has adequate off street parking on her property when customers do come. She does not have signs on the building and does not have a show room. When asked if it will evolve into more of a standard retail business, she said if it comes to that she will rent a building with a store front. Her business is called "Rock Bottom Sales," and she has a state license for selling internet home furnishings.

Public comments:

Kim Hardy (2327 N. 750 W.): She lives adjacent to the property on the south. The driveway is next to her property. She said it has never been a problem. There are one or two cars coming in and out once or twice a day. There are no semi truck deliveries.

Tonya Smidt (Friend): She stated she is a friend to Christina. She said customer volume is controlled because customers must call before they come. Christina does not run a store, and tries to be compatible with the residential neighborhood.

Richard Allan (2441 N. 750 W.): He asked if the applicant already has a home occupation licence, why is this being considered now? He stated that there are no sidewalks on 750 West and the children have to walk in the road to get to school. The school bus will not pick them up. His concern is for any additional traffic being added onto that street.

Commissioners explained that a conditional use permit is required because she is using an accessory building for the home occupation. Christina Nordgren reported that since this was brought to the attention of the city, she has moved her operation to a storage shed. This actually causes more traffic, because people come to her house and she has to get in her car and go with them to the storage shed, so it makes for more cars going in and out of her property.

Don Knighton: He inquired whether the accessory building had been inspected for code compliance with the new use.

Commissioners said that is not required since this is not commercial.

MOTION TO CLOSE THE PUBLIC HEARING: Commissioner Knighton motioned and Commissioner Hohosh seconded with unanimous approval to close the public hearing.

MOTION: Commissioner Weiss motion to approve the application to allow a conditional use for a home occupation at 2329 north 750 West that includes warehousing and sales of items from an

accessory building in the A-1 Zone. Commissioner Howard seconded the motion and voting was unanimous.

Christina Nordgrem said that if her business expands significantly, she will find another facility.

4. Approval of Minutes of meeting held May 11, 2011.

MOTION; Commissioner Knighton motioned and Commissioner Weiss seconded to approve the minutes of the meeting held May 11, 2011, as written. Voting was unanimous.

5. Public Comments.

With reference to Don Knighton's comments during the comment period, Commissioner Knighton mentioned that when her term was to expire, she suggested her husband, Don Knighton apply. He likes to read and analyze the information she receives. Commissioner Knighton commented on the city council minutes where recycling was discussed. She said she would like to increase the number of recycle bins she has rather than increase the number of garbage bins. Secretary Edwards suggested she phone the city office about getting another can for recycling.

6. City Council Report - Commissioner. Jeff reported city council adopted the sign ordinance with some changes that they made, they passed the amendment to allow the crematorium, and they have been working on the budget.

7. Adjournment.

MOTION: At 7:50 p.m., Commissioner Weiss motioned and Commissioner Howard seconded with unanimous approval to close the meeting. The next regular planning commission meeting will be held July 13, 2011, 7:00 p.m. at the city hall.

Since Chairman Pearce will be out of town, Commissioner Howard agreed to attend city council meeting June 28, 2011. Commissioner Eckersley will attend city council meetings in July in place of Commissioner Weiss.

Shanna C. Edwards
Secretary

Jeff Pearce
Chairman