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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 October 8, 2020
6

7 **PRESENT:** Chair Todd Fugal, Vice-Chair Jeffrey Butler, Commissioners Lisa Coombs, Dustin
8 Phillips, Bobbi Jo Blake
9

10 **EXCUSED:** Commissioners Peter Steele and Tim Clyde
11

12 **STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Matt
13 Redmond, Staff Engineer; Tim Novinger, Building Official
14

15 Chair Fugal opened the regular session at 7:00 p.m.
16

17 **Commission Business:**
18

19 1. **Pledge of Allegiance:** Commissioner Butler led the Pledge of Allegiance.
20

21 2. **Opening Remarks:** Chair Fugal gave the opening remarks.
22

23 3. **Agenda Approval:**
24

- 25 • **MOTION:** Commissioner Blake moved to APPROVE the agenda as part of public
26 record, with a continuation of Item #4 to the next Pleasant Grove Planning
27 Commission Meeting. Commissioner Butler seconded the motion. The
28 Commissioners unanimously voted "Aye". The motion carried.
29

30 4. **Staff Reports:**
31

- 32 • **MOTION:** Commissioner Coombs moved to approve the Staff Reports.
33 Commissioner Phillips seconded the motion. The Commissioners unanimously
34 voted "Aye". The motion carried.
35

1 **5. Declaration of Conflicts and Abstentions from Commission Members:**

2
3 Chair Todd Fugal declared a conflict with Item #2.

4
5 **ITEM 1 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 627 West**
6 **4000 North. Public Hearing to Consider the Request of Jon Traveller for a One-Lot Preliminary**
7 **Subdivision Plat, Called Orchard View Subdivision Plat “B”, on Property located at**
8 **Approximately 627 West 4000 North in the R-R (Rural Residential) Zone. MANILA**
9 **NEIGHBORHOOD**

10
11 City Planner, Rylee Hall presented the request of Jon Traveller for a one-lot preliminary
12 subdivision, called Orchard View Subdivision Plat ‘B,’ on property located at approximately 627
13 West 4000 North in the R-R (Rural Residential) Zone. The General Plan designation is Very Low-
14 Density Residential. The proposed parcel and lot have never been part of a previously recorded
15 subdivision. The proposed subdivision occupies a total area of 0.51 acres or 22,273 square feet
16 and consists of one lot: Lot 1. The presentation was previously heard at the September 10, 2020,
17 Planning Commission Meeting but the applicant decided to move forward with a one-lot plat
18 instead. The previously submitted parcel was removed.

19
20 Proposed Lot 1 meets the minimum requirements for a residential lot in the R-R (Rural Residential)
21 Zone, which is a minimum area of 21,780 square feet, a minimum frontage of 60 feet, and a
22 minimum width of 110 feet. Frontage for the subdivision is provided by public road, 4000 North.
23 When further developed, three lots will be accessed by a road running through the property. A
24 Vicinity Plan currently exists for the area, however, since the proposed plat does not significantly
25 alter the current Vicinity Plan, staff determined that a new proposal is not required.

26
27 The staff report contains a condition of approval that states street improvements must be approved
28 by the City Council prior to final approval. Planner Hall reported that the City Council approved
29 the street improvements on October 6, 2020.

30
31 Staff recommended the Planning Commission forward a recommendation of approval to the Public
32 Works Director for the proposed preliminary plat with the condition set forth in the staff report.

33
34 Commissioner Butler asked if the three lots mentioned will be annexed. Planner Hall reported that
35 the three lots will eventually be annexed into Cedar Hills and development would proceed.

36
37 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
38 public hearing and invited the Commission to either continue the discussion regarding this item or
39 that he would entertain a motion if no further discussion is necessary.

40
41 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
42 recommendation of approval for the request of Jon Traveller for a subdivision plat called Orchard
43 View Subdivision Plat ‘B,’ on property located at approximately 627 West 4000 North, in the R-

1 R (Rural Residential) Zone; and adopting the exhibits, conditions, and findings of the staff report,
2 and as modified by the condition below:

- 3
4 1. All Final Planning, Engineering, and Fire Department requirements are met.

5
6 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
7 motion carried.

8
9 **ITEM 2 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 590 West**
10 **1100 North. Public Hearing to Consider the Request of Guy L. Fugal for a One-Lot Preliminary**
11 **Subdivision Plat, called Pleasant Green Acres Plat 'E', on Property located at Approximately 590**
12 **West 1100 North in the R-1-8 (Single-Family Residential) Zone. NORTH FIELD**
13 **NEIGHBORHOOD**

14
15 *Chair Fugal was excused for this item and Vice-Chair Butler assumed the Chair.*

16
17 Planner Hall presented the request of Guy L. Fugal for a one-lot preliminary subdivision plat called
18 Pleasant Green Acres Plat 'E,' on property located at approximately 590 West 1100 North in the
19 R1-8 (Single Family Residential) Zone. The General Plan designation is Medium Density
20 Residential. There is an existing home on the proposed lot. A portion of the proposed lot is part
21 of an existing subdivision, Pleasant Green Acres Plat 'A.' With approval of this plat, Lot 1 of
22 Pleasant Green Acres Plat 'A' will be vacated and become part of the proposed Lot 15 of Pleasant
23 Green Acres Plat 'E'. Street improvements for the proposed lot are existing.

24
25 The proposed subdivision occupies a total of 0.96 acres, or 41,820 square feet, and consists of one
26 lot: proposed Lot 15. The lot meets the minimum requirements of a residential lot in the R1-8
27 (Single Family Residential) Zone, which is a minimum area of 8,000 square feet, a minimum
28 frontage of 35 feet, and a minimum width of 85 feet. Frontage for this subdivision is provided by
29 public roads, 600 West and 1100 North.

30
31 Staff recommended approval of the proposed preliminary plat subject to the condition set forth in
32 the staff report.

33
34 Commissioner Butler opened the public hearing. There were no public comments. Commissioner
35 Butler closed the public hearing and invited the Commission to either continue the discussion
36 regarding this item or that he would entertain a motion if no further discussion is necessary.

37
38 Commissioner Blake asked if there would be two structures on the lot once it is approved. Planner
39 Hall did not believe so. The second half of the lot was currently empty and being used as a yard.
40 Community Development Director, Daniel Cardenas noted that staff would not allow two single-
41 family dwellings on one lot unless it was an accessory apartment.

42
43 **MOTION:** Commissioner Phillips moved that the Planning Commission forward a positive
44 recommendation of approval for the request of Guy L. Fugal for a subdivision plat called Pleasant

Green Acres Plat 'E,' on property located at approximately 590 West 1100 North, in the R1-8 (Single Family Residential) Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition below:

1. All Final Planning, Engineering, and Fire Department requirements are met.

Commissioner Blake seconded the motion. The Commissioners unanimously voted "Aye". The motion carried. Chair Fugal did not participate in the vote.

Chair Fugal resumed the Chair.

ITEM 3 – Public Hearing: Conditional Use Permit – Located at Approximately 350 West Center Street. Public Hearing to Consider the Request of Granny B's Cookies for a Conditional Use Permit to Allow the Processing, Manufacturing, Delivery of Bakery Projects (Use #2150) Bakery Products) on Property located at Approximately 350 West Center Street, in the Downtown Village Zone – Commercial Subdistrict. LITTLE DENMARK NEIGHBORHOOD

Planner Hall presented the request of Granny B's Cookies for a Conditional Use Permit to allow Use #2150 Bakery Product (processing, manufacturing, and delivery) on property located at approximately 350 West Center Street, in the Downtown Village Zone – Commercial Subdistrict. Bakery Product (Use #2150) is listed as a Conditional Use in the Downtown Village Zone – Commercial Subdistrict. Approval was subject to City Code 10-2-4 Conditional Use Permits.

City Code 10-2-4 allows Conditional Use permits to be approved if the following conditions are met:

1. A Conditional Use Permit may be granted if the subject use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity or injurious to property in the vicinity.
2. A proposed Conditional Use shall be detrimental to the health, safety or general welfare of persons residing in the vicinity or injurious to property in the vicinity, if:
 - a. The use will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 - b. The use will unreasonably interfere with the lawful use of surrounding property;
 - c. The use will create a need for essential city services which cannot be reasonably met;

- 1 d. The use will in any other way be injurious to property in the vicinity. (Ord.
2 2000-23, 7-18-2000)
3

4 Typical hours of operation would be from 5:00 a.m. to 5:00 p.m. with the bulk of the baking done
5 between 6:00 a.m. and 4:00 p.m. The applicant had not specified which days the hours of
6 operations are for. Staff found the proposed use to be compatible with the Downtown Village
7 Zone – Commercial Subdistrict, and neighboring residential uses, with proper noise mitigation.
8 There have been many concerns reported to staff about the increase in noise pollution since the
9 business started operating. Staff measured the noise generated by the facility on-site, in the nearby
10 residential areas, and in two other residential neighborhoods for reference. Planner Hall showed
11 slides to indicate where the measurements were taken.
12

13 The measurements were taken using a decibel meter, which measures the relative loudness of the
14 noise. The scale used to measure decibels is logarithmic, rather than linear, which means it is
15 based on orders of magnitude. Each additional unit measured is the previous unit multiplied by a
16 value. For each additional 10 dBs measured, the sound will be 10 times as loud. Staff measured
17 the noise from several locations and found that the average decibel measurement in the morning
18 and evening appears to be 15 to 20 dBs greater than a typical residential area. Staff determined
19 that the noise generated by the facility is causing a significant disturbance to nearby residential
20 areas.
21

22 Staff determined that the most significant amount of noise appears to be generated from the
23 northern side of the facility. It will impact more than 50 residential units directly. The noise was
24 determined to be caused by several vents on the roof of the facility. Since the source of the noise
25 has been identified, staff presented a number of options for the Planning Commission to consider.
26 Each of the options was intended to reduce the noise produced by the vents:
27

- 28 • Modify vents to produce less noise;
- 29
- 30 • Construct a parapet around noise-producing roof equipment; and
- 31
- 32 • Limit the level of decibels to a certain amount for the entire facility.
33

34 Staff determined that without noise mitigation techniques, the use should not be permitted. The
35 noise produced is beyond typical noise found in residential areas. Staff recommended approval of
36 the Conditional Use Permit with the following conditions:
37

- 38 1. A business license must be obtained prior to operation.
39
- 40 2. Proper noise mitigation techniques or solutions are implemented within one week:
41
- 42 a. Modify vents to produce less noise;
- 43
- 44 b. Construct a parapet around noise-producing roof equipment; and
45

1 c. Limit the decibel level to a certain amount for the entire facility

2
3 3. All deliveries must be processed on site, with access from Center Street only; and

4
5 4. All Final Planning, Engineering, and Fire Department requirements are met.

6
7 Chair Fugal asked if the applicant had ceased operations pending a business license. Director
8 Cardenas reported that the business is currently operating without a business license.
9 Commissioner Blake wondered how long it would take for the applicant to obtain a business
10 license. Director Cardenas stated that it would depend what the business license required. In this
11 case, the business license would require a Conditional Use Permit. It could take from one week to
12 months.

13
14 Commissioner Blake asked if the business could continue to operate if they resolve the issues set
15 forth in the staff guidelines. Director Cardenas noted that the one-week period mentioned in the
16 conditions related to the mitigation of noise and not to the business license. Staff reported that a
17 business application was submitted but had not yet been issued. Commissioner Coombs wondered
18 if all of the mitigation options should be used. Planner Hall stated that the Planning Commission
19 could choose to implement one or all of the conditions. Planner Hall reported that there was a
20 document that contained all of the comments received via email. Chair Fugal noted that there were
21 several people present to make public comments. If the items in the emails had not been addressed
22 by those at the meeting, they would be read aloud.

23
24 Commissioner Coombs asked if the City Code included guidelines on an appropriate decibel level.
25 Director Cardenas noted that there is a difference between a nuisance and an offense. Building
26 Official, Tim Novinger noted that it is difficult to determine whether the suggested conditions
27 would eliminate the nuisance but felt it was possible to get the sound concerns below an offense
28 level. He felt the noise was caused by a design flaw in the cap. Several of the strategies discussed
29 with the owners were simple and primarily pertained to redirecting the vent. Mr. Novinger
30 reported that the vents cause excessive noise and the design of the cap caused a resonance to occur.
31 He stated that when gases come up the flue, they hit the cap and create a sound that is similar to a
32 steam whistle or vacuum cleaner.

33
34 The Commission Members wondered whether the plating on top could be insulated to help muffle
35 the noise. It was reported that the plating is heavy gauge metal so insulation would not necessarily
36 solve the issue. One solution that was discussed included replacing the caps with something more
37 directional that would point toward Utah Lake and away from the residential structures. Another
38 possible solution was to make the flue larger to slow down the flow of gas. It was reported that
39 there are two ovens in the building and each of the ovens has four vents.

40
41 Director Cardenas reported that he took a tour of the area with Building Official Novinger and
42 Planner Hall. He reported that the sound could be heard in certain areas but not in front of or inside
43 the building. Four vents were functioning and four were not working at the time. Director
44 Cardenas stated that staff had come up with possible solutions for either mechanical or structural
45 fixes; however, it would be difficult to eliminate the noise from the structure. Commissioner

1 Coombs asked if the noise occurs all day. Public comments indicated that the noise was happening
2 during operating hours. There was discussion regarding the decibel levels at each of the five sites
3 shown. Planner Hall clarified that the highest decibel level was between 70 and 72 dBs, which
4 was taken from the northern portion of the parking lot (Site 2). With other nearby residential areas,
5 the decibel levels were lower but still above a typical residential level. It was reported that
6 anything over 60 dBs could be considered an offense.

7
8 The applicant, Duane Roper was present representing Granny B's. He commented that they were
9 in Orem for 36 years and had considered relocating to Pleasant Grove for a long time. Mr. Roper
10 reported that some neighbors reached out to Granny B's directly, which allowed them to mitigate
11 some of the noise issues. A structure had been built around the compressor on the north side of
12 the building and they expedited the construction of an indoor freezer. Mr. Roper noted that there
13 are two ovens in the building; one that is on and one that is off, which is why there are only four
14 vents on. He reported that they looked at constructing a bolt wall on the roof to reduce noise but
15 due to the age of the building, that was not possible. They spoke to an architect and were in the
16 process of hiring an acoustic engineer to determine what could be done to mitigate the noise.
17 Mr. Roper commented that they had not had similar issues at the Orem location. The equipment
18 for the Pleasant Grove location came from a company in Pennsylvania and was designed to be
19 more efficient. The flues were installed by a company but there had not been a lot of thought given
20 to the design.

21
22 Commissioner Blake asked what a reasonable time period would be to mitigate the noise.
23 Mr. Roper stated that he could speak to Director Cardenas and staff about a timeline once the
24 acoustic engineer has been contacted. Commissioner Blake wondered why the business was
25 operating without a business license. Mr. Roper clarified that they were mostly in the testing stage
26 and were not fully operational. He did not see the noise level increasing once the business was
27 fully operational unless the level of sales calls for both ovens to be used. Commissioner Butler
28 asked if Mr. Roper would be willing to take steps to mitigate the noise while waiting on the
29 acoustic engineer, which Mr. Roper confirmed.

30
31 Chair Fugal stated that the Planning Commission could not allow Granny B's to continue until the
32 noise issues are resolved. He felt that a shorter time frame would need to be worked on with either
33 temporary solutions or an appropriate decibel level. He understood that this may potentially pause
34 the business but he could not allow the use to continue. The Planning Commission would list
35 conditions during the meeting and set a time frame for when those conditions must be met.

36
37 Commissioner Butler asked if the operating hours could be restricted. It was noted that it would
38 be better to start later in the morning and work in the evening. However, this was Granny B's
39 busiest time of year and the same number of working hours are needed. It was reported that noise
40 cannot be heard from inside or immediately outside of the building but can be heard throughout
41 the nearby neighborhoods. The company wanted to mitigate noise issues as quickly as possible.

42
43 Chair Fugal opened the public hearing.
44

1 *Michael Davis* who lives next to Site #2. His backyard faces the roof and is at the roof level. Mr.
2 Davis shared a concern related to health and safety. He pointed out that prolonged exposure to
3 this type of industrial noise can cause permanent hearing damage. He stated that his family has
4 been awoken by the noise and that operations have gone as late as 11:30 p.m. They cannot sleep
5 when the business is operating because the noise is so intrusive. Mr. Davis was also concerned
6 that the sound caused by Granny B's will reduce the value of his home. He wondered what would
7 happen if all of the ovens are operating.

8
9 *Laurina Loy* has lived in Pleasant Grove since 2011. She recorded the noise from inside her home
10 and played it for the Planning Commission. Ms. Loy reported that the noise gives her headaches
11 and has caused sleep disruption. She had not been able to sleep for a full eight hours since June
12 or July when operations began. The sound begins at 5:30 a.m. and sometimes does not cease until
13 after 11:00 p.m. Ms. Loy noted that she works from home due to COVID-19 and the noise makes
14 it difficult to concentrate. The noise level has also made her anxious and caused muscle aches due
15 to tension. She reported that her husband and children have also experienced similar symptoms.
16 Ms. Loy stated that this is more than a nuisance as it is impacting her health.

17
18 *Liz Young* lives near Site #3 on 300 West and stated that the noise sometimes occurs before
19 7:00 a.m. and continues until after 10:00 p.m. Ms. Young can hear the noise inside her home and
20 it disrupts her son in the morning. She did not believe her family should be able to hear the noise
21 from Granny B's inside the house. Ms. Young believed the Granny B's location in Orem was in
22 an industrial area and not near a residential area. That may be why they had not received
23 complaints previously. She felt that the noise was a nuisance and should stop immediately.

24
25 *Parker Vassau* and his wife purchased a home near Granny B's about eight months ago. He
26 reported that his family can hear the noise and it is very loud. He believed the noise issue should
27 be taken care of as soon as possible.

28
29 *Jenny Pusey* lives further away on 100 West and can hear the noise as well. She wakes up with
30 headaches due to the repetitive machine sounds. Ms. Pusey believed the Planning Commission
31 had addressed the company's needs and what they need to do to continue operating but the
32 neighbors have been dealing with this issue for weeks. She found the prospect of having to
33 continue hearing the noise to be extremely stressful.

34
35 *Lacie Liu* lives in the northeast area and shared concerns about changing the hours of operation.
36 She felt that if the hours begin later in the day, operations will continue later into the evening. She
37 stated that she rarely heard the noise stop at 5:00 p.m. and it usually goes until at least 7:00 p.m.
38 and sometimes until 11:00 p.m. She has two children who are awakened by the noise each
39 morning, which has been very difficult to deal with. Ms. Liu noted that the recording Ms. Loy
40 played earlier represented the level of sound heard from within her own home. She was concerned
41 that Granny B's would continue operating while they make attempts to mitigate the noise. Ms. Liu
42 did not support the business continuing until the noise concerns have been resolved.

43
44 Commissioner Phillips clarified that the Planning Commission has not yet made any decisions
45 about whether Granny B's could continue to operate.

1
2 There were no further public comments. Chair Fugal closed the public hearing and invited the
3 Commission to either continue the discussion regarding this item or that he would entertain a
4 motion if no further discussion is necessary.

5
6 Commissioner Blake acknowledged that this is the busiest time of year for Granny B's. However,
7 she noted that they have not taken the proper steps to obtain a permit and business license.
8 Commissioner Blake felt it would take longer than one week to implement a permanent solution.
9 In the meantime, she believed they need to be given a short window of time to come up with a
10 temporary solution. If the temporary solutions are not completed satisfactorily, operations will
11 have to be shut down.

12
13 Commissioner Phillips believed that temporary solutions need to be implemented immediately.
14 Commissioner Coombs felt that the operating hours need to be limited. It was noted that the hours
15 of operation were described as 5:00 a.m. to 5:00 p.m. but neighbors have reported that the noise
16 lasts until 10:00 p.m. or 11:00 p.m. The Commission members expressed concern that the business
17 has been operating without the proper license and the noise level was high. A Conditional Use
18 Permit could be granted if the use was not detrimental to the health, safety, or general welfare of
19 City residents. The Commission Members acknowledged that several residents have experienced
20 negative impacts on their health.

21
22 There was discussion of the flue. Chair Fugal believed that the flues are too small for the ovens,
23 which was forcing too much air out. Air coming out too fast and resistance on the cap was likely
24 causing the sound. Chair Fugal noted that the business does not have a business license. It would
25 be difficult to add conditions regarding the hours of operation since the business is operating
26 illegally. The Commission Members felt that the business should not be functioning without a
27 license.

28
29 There was discussion regarding potential conditions of approval. The Commission Members were
30 not sure how to determine potential conditions when the business is operating illegally. Director
31 Cardenas suggested that one condition be to eliminate the noise. How the business goes about
32 doing so would be up to them. Director Cardenas noted that if the noise is reduced to 40 dBs it
33 would not be an offense but would still be a nuisance. Chair Fugal commented that in a normal
34 residential neighborhood, that would be an acceptable level. The goal would be to set a decibel
35 level that the business cannot be above.

36
37 Director Cardenas explained that the Planning Commission could list the conditions and all
38 conditions would have to be met before the business license is issued. He noted that any decibel
39 limit that the Planning Commission deems appropriate could be set. The Commissioners
40 expressed further concerns related to the business license. Director Cardenas noted that there will
41 be another Planning Commission Meeting in two weeks. He suggested continuing the item so that
42 he could work with neighbors and the applicant. That would give the applicant time to deal with
43 the issues related to noise and licensing and propose an appropriate solution. The Commission
44 discussed continuing the item. Mr. Roper liked the idea of working with Director Cardenas and
45 thanked the neighbors for their input. He felt that consistent communication would be beneficial.

1
2 **MOTION:** Commissioner Coombs moved to continue the request of Granny B's Cookies for a
3 Conditional Use Permit to allow Use #2150 Bakery Product (processing, manufacturing, and
4 delivery), on property located at approximately 350 West Center Street, in the Downtown Village
5 Zone – Commercial Subdistrict, until October 22, 2020, based on the following findings:
6

- 7 1. Allow staff to speak to the applicant and residents; and
8
9 2. Obtain a business license.
10

11 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
12 motion carried.
13

14 **ITEM 4 – Public Hearing:** City Code Text Amendment – Section 10-11D-16: Multiple-Family
15 Residential Neighborhood Requirements. Public Hearing to Consider Amendments to City Code
16 Section 10-11-D-16: Multiple-Family Residential Development Requirements, Creating a
17 Possible Commercial/Retail Only Buffer for Properties located in the CS-2 Zone with Frontage
18 along State Street.
19

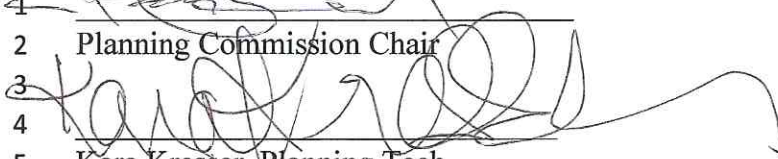
20 **MOTION:** Commissioner Blake moved to continue the above item until the next Planning
21 Commission Meeting. Commissioner Butler seconded the motion. The Commissioners
22 unanimously voted "Aye". The motion carried.
23

24 **ITEM 5 – Review and Approval of the Minutes from September 10, 2020, Planning Commission**
25 **Meeting.**
26

27 The minutes were reviewed and a typo was corrected.
28

29 **MOTION:** Commissioner Blake moved that the Planning Commission APPROVE the minutes
30 of the September 10, 2020, Planning Commission Meeting, as amended. Commissioner Phillips
31 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
32

33 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 8:30 p.m. Commissioner
34 Blake seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
35
36

1
2 Planning Commission Chair
3 
4
5 Kara Kresser, Planning Tech
6
7 10-22-2020
8 Date Approved

Taylor Boyer. :

We really enjoy having Granny B's as a neighbor, and especially enjoy the great smells that come from their bakery. One thing we've noticed is there's quite a loud ventilation fan that is always turned on between 4 and 5:30 in the morning, and runs until 6 to 8pm at night. When this fan turns on it wakes me and my wife up because our house is older and has single pane windows, plus we have our windows open at night to keep our house cool. Some of our neighbors also agree that this ventilation fan is waking them up as well

We really don't want to cause any problems with Granny B's but if they could find some way to dampen the sound on that fan by insulating it, that would be ideal. If that's not possible, then getting them to turn it on between 7 and 8 in the morning would be appreciated as well.

Please let me know if there's any questions about this concern.

Thanks again!

10/8/20

Good Morning Rylee,

I just received a call from Duane Roper who I believe is the owner of Granny B's cookies. He is aware of our concern regarding the ventilation fan and is going to work on trying to figure out how to address it.

I just wanted to make you aware of this so at tonight's meeting the concern we submitted is not necessarily something that needs to be discussed in detail as they are working on a solution.

Let me know if you have any questions.

Thanks!

Jeff & Bonnie Belliston,

Dear Planning Commission,

We have nothing against Granny B's Cookies as a company or the products they produce and sell.

We live very close to their facility on Center Street and are, virtually day of the week except Sunday, bombarded with a constant noise that begins around 5 to 6 a.m. and continues past dark, sometimes 'til past 10 p.m. It is VERY annoying and distracting! We would very much like them to address this so we do not have to deal with this constantly. It has not yet proved to just become background noise or white noise and we have little hope that it will.

Sincerely,
Jeff & Bonnie Belliston

Alex Cuevas

> Rylee,

> I received a post card about a public hearing. I'm not sure if it's because you have been getting a lot of complaints about the noise that this factory makes.

> It is extremely loud and they begin work super early Most days around 5 which should not be allowed due to city ordinances and quiet hours. I am at in pleasant grove and am not happy with it. Not sure what our options are as a neighborhood. But if you have any advice for us we would be happy to hear it.

>

Best,

Alex Cuevas

Jeffrey Skeem

Hello Rylee,

I live In the neighborhood that received the postcards about this hearing, and I just want to voice my concerns about the noise of this plant. The noise is occurring very early in the morning sometimes before 6AM, most of the neighborhood is still sleeping at this time , and with most of us working from home now due to the pandemic our rest is especially important, and having this factory begin production so early is causing a lot of lost rest. I just would want the operating hours moved to start later in the day, and possibly some sort of sound barrier be put in place, or getting a reimbursement for installation of sound barrier on my own property.

Thank you for taking the time to read this email, I look forward to hearing about the ruling on this matter

Joseph Diaz

Rylee,

I am a resident of Pleasant Grove who lives right behind the new Granny Bs Cookie factory. I am unable to attend the town hall regarding the conditional use permit of this business to allow processing, manufacturing and delivery of bakery products. I don't have any problems with the business itself. However, the location of the business is a residential area and the residents who live near this factory, myself included, have complaints about the noise of their machines and manufacturing process.

It's terribly loud and starts as early as 6 AM and goes on until the very late evening. This business doesn't seem to be following quiet hours instituted by the city's municipal ordinance policies regarding noise:

"In general, the noise regulation prohibits loud noise at night between the hours of 10:00 p.m. and 7:00 a.m. The regulation also sets limits for *extremely* loud noise during daytime hours."

The factory clearly exceeds acceptable decibel levels before 7 am. Additionally, the noise goes on all day and with Covid-19, my partner and I work from home. I hear the machines all day and it is quite disruptive. I have to talk extra loud during important meetings. If we want peace and quiet, we have to resort to playing the radio or TV in order to drown the noise levels. In all honesty, it's just not a suitable location to conduct a manufacturing business in the middle of a residential area. If this meeting is to determine whether or not Granny's B Cookies is granted a permit to continue their business, I would like to make it known that if this noise persists, I am against the allowance of the permit.

I live at Pleasant Grove, UT 84062