

**WOODS CROSS PLANNING COMMISSION MEETING  
JUNE 26, 2007**

**MEMBERS PRESENT:**

David C. Hill, Chairman  
Jennifer Bassarear  
Leo Beecher  
Brent Page

Anne Blankenship  
Gary Sharp  
Ryan Westergard

**VISITORS:**

Pat Blackley  
Greg Simonsen  
Sam Greene  
Kerry Carroll

Julianne Chambers  
Gil Higham  
David Stice  
Joe Brown

Allise Kamaau  
Cody Evans  
Clint Ensign  
Stacie Harward

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Sean Lewis, Community Development Intern  
Bonnie Craig, Secretary  
Jon Hadlow, City Council Member

**PLEDGE OF ALLEGIANCE:**

Brent Page

**APPROVAL OF MINUTES**

Chairman Hill called for discussion or corrections of the minutes of the Planning Commission meeting held June 12, 2007. After corrections were noted, Commissioner Bassarear made a motion to approve the minutes as corrected. Commissioner Sharp seconded the motion and the motion carried.

**CITY COUNCIL REPORT**

City Council Member Jon Hadlow was at tonight's meeting to report on the City Council Meeting held June 19, 2007. Please see the minutes of that meeting for the details of his report.

**OPEN SESSION**

Chairman Hill opened the meeting for any items that the public would like to bring before the Commission.

There were no public comments and Chairman Hill continued with the meeting.

**HOME OCCUPATION—ALLISE KAMAUU**

Mr. Sean Lewis, the Community Development Intern, reviewed this item with the Commission. He noted that the applicant is proposing to operate a preschool from her home. The preschool

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION  
JUNE 26, 2007  
PAGE 2**

will consist of no more than eight students at a time. The applicant plans to advertise through means of a flyer for the preschool.

Ms. Allise Kamauu appeared before the Commission. The Commission noted that in the South Davis Metro Fire Agency report, Ms. Kamauu was asked to install another smoke detector in her home. She noted that she had done so. She also noted for the Commission that she already had a 6 foot fence that had a self-closing, self-latching gate as required per city ordinance.

Commissioner Page then made a motion to approve the conditional use for a home occupation for Allise Kamauu and the Preschool Ohana with the following condition:

Preschools that engage in outdoor activities shall be in a fenced yard. The fence shall be a minimum of 6 feet high and have a self-closing, self-latching gate; openings in the fence shall not be large enough to allow a 4" sphere to pass through.

Commissioner Beecher seconded the motion and the motion carried.

**HOME OCCUPATION—JULIEANNE CHAMBERS**

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that the applicant is proposing to operate a daycare from her home. He noted that the applicant had already obtained a fire review and has obtained the State residential certificate to operate a daycare from her home.

Ms. Julieanne Chambers appeared before the Commission. The Commission asked Ms. Chambers if her yard was fenced. She noted it was fenced but that she did not have a self-latching gate, but that she would change the latch to the gate as per the city ordinance.

The Commission asked Ms. Chambers how many children she would be providing daycare for. She noted that the state allows eight children total, which includes the providers own children under 4 years old. Ms. Chambers noted that the state license she had received was incorrect saying the total number of children allowed in her home was 5. She noted she would be contacting the state licensor to have the license changed to reflect the correct number of children as being eight total including her own children under 4 years old. She noted that she has 3 children of her own under 4 years old and would be taking on an additional five children, for the total of eight children.

Commissioner Beecher then made a motion to approve the conditional use of a home occupation for Ms. Julieanne Chambers with the following conditions:

1. Daycares that engage in outdoor activities shall be in a fenced yard. The fence shall be a minimum of 6 feet high and have a self closing, self latching gate; openings in the fence shall not be large enough to allow a 4 inch sphere to pass through.
2. Applicant shall maintain at all times the required state residential certificate for daycare.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION  
JUNE 26, 2007  
PAGE 3**

3. Applicant shall have a copy of the re-issued state license to conform with the # of children allowed.

Commissioner Bassarear seconded the motion and the motion carried.

**SINCLAIR-REZONE REQUEST I-2 TO I-1: PRESENTATION OF AIR QUALITY PERMITTING PROCESS—DAVID STICE**

Chairman Hill noted that prior to tonight's meeting the Planning Commission, Staff, Council Member Hadlow, Mayor Parry, and the City Administrator had gone on a field trip to the Pioneer Pipeline facility for a tour. Mr. Stephens noted that it had been very informative and had helped clear up some of the issues that had been brought up in past discussion.

Mr. Stephens then introduced Mr. David Stice. Mr. Stice noted that he had an answer to a question the Planning Commission had asked on the tour of the facility. He noted that there is a GPA mandate saying that there has to be a Sinclair employee on site whenever the product is being loaded. He also noted that Hill Air Force Base only transports product Monday through Friday. Mr. Stice then introduced Mr. Clint Ensign from Sinclair Oil as well as Mr. Sam Greene who is an Air Quality Engineer from Sinclair Oil. Mr. Greene was then given time to give the Planning Commission a presentation of how Sinclair Oil interacts with the State and air emission control.

It was noted that on the tour of the facility the Commission viewed the loading dock area and the precautions that are being taken there.

The Commission then discussed having a base line ground water study done on the proposed property and the need to retain a consultant to read these types of studies. They also discussed well #4 and the proximity to the facility. It was noted that the city is in the process of discussing a contract with Kleinfelder, a petroleum consultant with an expertise in reviewing refineries and their impacts.

Mr. Sam Greene, a corporate environmental engineer with Sinclair Oil, then appeared before the Commission. He reviewed a handout with the Commission regarding the amount of emissions that would have a possible impact on the city. Please see Exhibit A.

Mr. Greene went on to note that Sinclair would have to submit to the state of Utah and the Air Quality Division, their plan for the new addition to the facility and it would go through their process for review.

The Commission asked what would happen down the line if there were to be a complaint that there were bad odors coming from the facility. Mr. Greene said that a complaint could be issued with the State and they would bring a scentometer to gauge the odor. If it read positive the State would bring action against the facility. He also noted that Sinclair would then have to do an internal investigation and find what would be causing the problem. The Commission noted that

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION  
JUNE 26, 2007  
PAGE 4**

it might be helpful if there were also a baseline odor reading to be able to compare at a future date. It was noted that the city would check with their consultant on this as soon as they were on board.

Chairman Hill then noted that the step might be to have Kleinfelder, the city's proposed petroleum consultant for this project, review the information from Sinclair and have Sinclair appear at a later date. Sinclair noted that they would do that and thanked the Commission for their time.

**SILVER EAGLE SITE PLAN AMENDMENT—GIL HIGHAM**

Mr. Stephens reviewed this item with the Commission. He noted that Silver Eagle is proposing to install an Isom unit and a Benzene Saturation unit. The Isom unit would produce gasoline blend stocks that meet upcoming EPA fuel requirements. The Benzene Saturation unit would extract benzene, a known cancer causing agent, from the gasoline. The units are proposed within the existing refinery area and would consist of a reactor, furnace, distillation and stripping towers, pumps, exchangers and other equipment. The units would be located adjacent to the existing reforming unit within the refinery. It was also noted that there had been a field trip to Silver Eagle a few weeks ago where Commissioner Bassarear, Chairman Hill, the Community Development Director, the City Administrator, the Public Works Director, and the City Engineer were in attendance.

Mr. Gil Higham with Silver Eagle appeared before the Commission. He gave the Commission a presentation on how the Isom unit and the Benzene Saturation unit work and where they would be located in the facility. He said that they would be no higher than any existing towers presently at the facility. He also noted that it would be back inside the plant so it would not be intrusive to the neighborhood. He continued by saying it is just another step in the process that is already there and it would be minor changes to what is already happening at the plant. He also noted that he has already applied for a permit with the State and it is out for public comment. He also said that the reason for the new units is because of new EPA mandates and regulations regarding the benzene and its removal from the gasoline.

The Commission asked Mr. Higham what kind of concerns he might have from this new type of unit. He said he had no concerns at all.

The Commission also asked if it would change the odor output in the area. Mr. Higham said he thought there would be fewer odors because more of the sulphur would be taken out of the product.

Commissioner Westergard had a discussion about the current odor problems from Silver Eagle refinery and their impact on the adjacent neighborhoods. There was some concern that if there was an expansion, odors would increase and that Silver Eagle should try to get rid of what odors are being emitted at this point in time because of the negative impact they are having on the

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION  
JUNE 26, 2007  
PAGE 5**

nearby residential neighborhoods. He noted that he would have to be convinced that there would be no increase in odors if this expansion were to go forward.

Mr. Higham noted that the Utah Division of Air Quality has reviewed the expansion and deemed it a minor source of emissions.

Chairman Hill then noted that the city is in the process of hiring a petroleum consultant as noted above, to represent the city as best they can and proposed that the Commission wait to make a decision until the consultants have had a chance to review this expansion request.

Commissioner Blankenship then made a motion to table this issue to permit the Staff, Planning Commission and petroleum consultant time to review this item. Commissioner Sharp seconded the motion and the motion carried.

**PLAN AND DRAWING READING**

This item was not presented at tonight's meeting because there had been some problems with equipment that would not allow the presentation to take place.

**GENERAL AND PENDING**

Mr. Stephens noted that the Planning Commission meetings for July would be held on the 10<sup>th</sup> and the 31<sup>st</sup> because of the 24<sup>th</sup> of July holiday.

He also noted that Murdock Chevrolet would be coming back before the Commission in the future for a proposal of an outside display area.

It was also noted that there would be some Planning Commission re-appointments that would need to take place in July.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 8:10 P.M. with Commissioner Page seconding the motion.

---

David C. Hill, Chairman

---

Bonnie S. Craig, Secretary