

**TOOELE CITY PLANNING COMMISSION MINUTES**  
**October 10, 2018**

**Date:** Wednesday, October 10, 2018

**Place:** Tooele City Hall Council Chambers  
90 North Main Street, Tooele Utah

**Commission Members Present:**

Tony Graf  
Tyson Hamilton  
Shauna Bevan  
Chris Sloan  
Matt Robinson  
Bucky Whitehouse  
Phil Montano

**Commissioner Members Excused:**

Melanie Hammer

**City Employees Present**

Jim Bolser, Community Development Director  
Andrew Aagard, City Planner  
Roger Baker, City Attorney  
Paul Hansen, City Engineer

**Council Member Present:**

Council Member McCall  
Council Member Gochis

Minutes prepared by Kelly Odermott

Commissioner Robinson called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Bevan.

**2. Roll Call**

Phil Montano, Present  
Tyson Hamilton, Present  
Chris Sloan, Present  
Tony Graf, Present  
Shauna Bevan, Present  
Bucky Whitehouse, Present  
Matt Robinson, Present

3. **Public Hearing and Recommendation on a preliminary plan subdivision application for Todd Castagno, representing Wise Management, for 36.31 acres located at approximately 1430 East Skyline Drive in R1-14 zone for 66 single family lots.**

Presented by Andrew Aagard

Mr. Aagard stated this is an application for a residential subdivision on Skyline Drive. A map was shown of the site plan. The property is a total of 36 acres and zoned residential R1-14. The applicant is proposing to subdivide the acreage into 66 lots, which will be done in 3 phases. All site plans have been reviewed for lot width, lot size, and lot frontage in compliance with City ordinance. In the northwest corner there is a storm water detention pond that will be landscaped as part of phase 1. Tooele City will take over maintenance of the pond once improvements are approved by the City. There is a parcel of land in the East, Parcel B which is undevelopable land due to slope. This will be dedicated to Tooele City and maintained as open space. The developer will be installing park strip and curb and gutters. The Staff Report is recommending approval with the conditions listed in the report. Special emphasis in the Staff Report is on the existing wells on the site, the engineering department recommends that those be capped off and closed per state standards. Also acquisition of the necessary easements by the applicant to construct the improvements of Skyline Drive.

Chairman Robinson asked the Commission if they had any comments or concerns.

Commissioner Sloan asked if the undevelopable land that will be dedicated to the City, will be landscaped or remain natural habitat. Mr. Aagard stated the land would remain natural habitat.

Commissioner Montano addressed the Commission on the allowability of the materials presented for review. He stated the map was unclear due to the size of the font and details. He asked the Commission to consider larger, more clearly defined maps. He also stated he was unclear as to a pipeline exiting the detention pond and where the water would go.

Mr. Paul Hansen stepped forward to address questions related to the detention pond. The detention pond will collect the water from the property. It will collect and release water at a slow rate to an existing storm drain system that is stubbed to the property. The pond has always been planned to be on the northwest corner of the property where that is the low corner of the property.

Commissioner Sloan asked about how to address Commissioner Montano's concerns about size and details of the materials presented to the Commission for review of planning projects. Mr. Aagard stated that the plans are sent out digitally which can be increased in size. With Commissioner Montano who does not use digital packets the City could print in a slightly larger size.

Chairman Robinson opened the public hearing; there weren't any comments. Chairman Robinson closed the public hearing.

Commissioner Sloan moved to forward a positive recommendation to the City Council for the Skyline Ridge Preliminary Plan request by Todd Castagno, representing Wise Management, for creating 66 single family residential lots, application P18-241, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2018. Commissioner Whitehouse seconded the motion. The vote as follows: Commissioner Montano, "Aye," Commissioner Hamilton, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Graf, "Aye," Commissioner Whitehouse, "Aye," Chairman Robinson, "Aye." The motion passed.

4. **Public Hearing and Decision on a Conditional Use Permit request for Tom Hyde, representing Air Gas NOC, for nitrous oxide production in the I (Industrial) zoning district on approximately 5.5 acres located at the corner of Feldspar Street and K Avenue.**

Presented by Andrew Aagard

Mr. Aagard stated Airgas is requesting a Conditional Use Permit for the use of the property for the storage and manufacture of nitrous oxide. A map of the parcel was shown on screen. The acreage of the property is 11 acres and the applicant is asking to develop 5.5 acres for production and storage. The property is zoned industrial and properties surrounding the property are industrial. Within this zone chemical storage and production is a Conditional Use. The parcel has a railroad spur, so it limits the need for trucks to go through residential areas. The staff is recommending approval with the conditionals listed in the Staff Report. Conditions included in the Staff Report recommend for the owners of the parcel to subdivide the lot to preserve the remaining portion of land for future development. Mr. Aagard did receive one phone call regarding the safety and storage of the product. He stated he believed the applicant would be in attendance to address questions during the public hearing.

Chairman Robinson asked the Commissioner if they had any questions or comments.

Commissioner Graf and Commissioner Bevan asked about the safety of the product and production.

Chairman Robinson opened the public hearing.

Roger Weber was representing Airgas for the night. He stated that the company has two operating facilities. The product is derived from a chemical reaction with ammonium nitrate. It is trucked or moved by railroad. The purpose of Tooele is to get the production closer to the West coast. Mr. Weber spoke about the process to get the nitrous in the tanks.

Commissioner Sloan asked about the volatility of the product.

Mr. Weber stated that the nitrous oxide is a liquid under pressure. There is a chance of the rupture of the tank. The company has pressure safety and dual safety devices on all tanks. The gas is normally safe, but it can oxidize and decompose. The decomposing of the product does raise the pressure.

Commissioner Bevan asked if the product has an odor. Mr. Weber stated there is no odor. The gas is heavier than air so there are monitors onsite to monitor for leaks.

Commissioner Whitehouse spoke about the project due to his knowledge in working with Mr. Hyde about safety of the site. He stated that the company has been very forthright in terms of the operation. He learned about the safe guards in the monitoring of the product which are elaborate and deal with issues quickly.

Chairman Robinson asked if there were more members of the public that would like to come forward.

Mr. Roger Guill, representing the Double LLP Trust which is on a property next to the proposed site asked about the temperature that the nitrous oxide will start decomposing and if it would become flammable. Mr. Weber stated that at decomposition the product increases in pressure. Mr. Gill also asked if he could receive copies of the conceptual plans submitted to the City. Mr. Aagard stated he would get him the plans.

Chairman Robinson closed the public hearing.

**Commissioner Bevan moved to approve the Conditional Use Permit revision request by Tom Hyde, representing Airgas NOC, for the nitrous oxide production plant, application P18-679, based on the findings and subject to the conditions listed in the Staff Report dated September 28, 2018 .** Commissioner Sloan seconded the motion. The votes was as follows, Commissioner Montano, "Aye," Commissioner Hamilton, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Graf, "Aye," Commissioner Whitehouse, "Aye," Chairman Robinson, "Aye." The motion passed.

**5. Review and Approval of Planning Commission minutes for meeting held September 26, 2018.**

Chairman Robinson asked the Commission if they had any questions or concerns.

**Chairman Robinson moved to approve minutes from the meeting held on September 26, 2018.** Commissioner Whitehouse seconded the motion. The vote was as follows: Commissioner Montano, "Aye," Commissioner Hamilton, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Graf, "Aye," Commissioner Whitehouse, "Aye," Chairman Robinson, "Aye." The motion passed.

**6. Adjourn**

Commissioner Bevan move to adjourn the meeting. The meeting adjourned at 7:26 p.m.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting*