



SPECIAL PLANNING COMMISSION MINUTES

Tuesday, August 28, 2012

Co-Chair Helen Rogers called the Regular Planning Meeting to order at 7:05 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Rogers, Plum, Pettinger, Mead, Elliott, Clifton, Rossilli and Caldwell Absent: Bascom

Commissioner Pettinger moved to EXCUSE Commissioner Bascom from the meeting. Commissioner Plum seconded the motion. The motion CARRIED with the following vote:

ROLL CALL: Yes- Rogers, Pettinger, Plum, Elliott, Mead, Rossilli and Clifton No:

Commissioner Clifton will be voting member.

OTHERS PRESENT:

Assistant City Manager Matt Sturgeon, Planner Nathan Lindquist, Assistant City Attorney Cassia Furman, Administrative Assistant Charlotte Squires, City Television Station Michael Churchill, Mark Sills

APPROVAL OF JUNE 26, 2012 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Mead moved to APPROVE June 26, 2012 Planning Commission Meeting Minutes with changes to roll call under excuse Commissioner Rossilli; changing from Commissioner Rossilli to Commissioner Clifton will be voting member. Commissioner Clifton seconded the motion. The motion CARRIED with the following vote:

ROLL CALL: Yes- Rogers, Plum, Pettinger, Mead, Elliott, Rossilli, Clifton No-

CONDITIONAL USE PERMIT 2012-4 2077 10TH STREET SOUTH

The Chair called up the applicant(s) Mark Sills

The Chair verified public notice requirements had been met. Excuse

Commissioner Clifton recused herself from the case.

Commissioner Caldwell will be voting member.

Purpose: The Applicant requests approval of a conditional use permit for a wash bay to clean frac tanks at 2077 South 10th Street.

Staff Report: Staff recommends the P&Z approve the condition use permit with the following conditions:

1. The applicant shall not operate the requested use without approval of any state permits or requirements.
2. The wash water collection tank shall be water tight, and tested with observation of City staff before a Certificate of Occupancy is issued.
3. The City reserves the right of monitor and inspect the site for potential spills and proper operation of the facility.
4. The applicant shall provide a Spill Prevention and Action Plan and a contact number for City Staff. In particular, indicate how a potential spill or wash water overflow would be contained on site. This shall occur before a Certificate of Occupancy is issued.
5. The applicant shall receive a Certificate of Occupancy for buildings currently on the site before a building permit for this facility shall be issued.

6. The property in question shall conform with all other provisions of the Code before a building permit shall be issued for the facility in question.

Public Comments: No Comments

Commissioners Questions and Comments:

Concerns regarding the septic tank leaking and not being watertight were brought up and ensuring that any overspill from the septic go into another tank or some method of overflow prevention.

Mr. Sills replied there will not be any overspills; there will be a vacuum truck there to haul the waste out each day. The wash bay will be inside a building with a drain in the floor going into the tank, so there will be no spills.

Closing Comments: No Comments

Motion Made:

Commissioner Mead moved to **APPROVE** The Conditional Use Permit 2012-4 2077 10th Street South wash bay with all Staff's recommendations. *Commissioner Mead* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: YES- Rogers, Pettinger, Plum, Mead, Rossilli and Caldwell NO- Elliott

Commissioner Clifton returned to her seat and is the voting member now.

TEXT AMENDMENT 2012-2 WATER CONSERVATION CODE CHANGES

The Chair explained per workshop discussion that the regulations became to regulatory and commissioners **RECOMMEND** to City Council to have it become a **VOLUNTRAY PROGRAM**.

MEMBER COMMENT AND ADJOURNMENT

Co-Chair Rogers adjourned the meeting at 7:40 p.m.

Helen Rogers, CO-Chair

Date

Charlotte Squires, Planning Technician

Date