

ROY CITY PLANNING COMMISSION MINUTES

July 23, 2002

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on July 23, 2002, at 6:00 p.m.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was provided to *The Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Karlene Yeoman, Vice Chair	Mark Larson, Planner
Doug Allred	Michelle Drago, Secretary
Larry Brown	
Brad Hilton	
Gennie Kirch	
Roy Watts	

Others present were: Mayor Roger Burnett; Chris Davis, City Manager; and Bob Elliott; Barbara Fisher; Steve Hicken; Mark Loucks.

1. PRESENTATION FROM HILL AFB REGARDING THE OU12 PLUME AREA AND DISCUSSION REGARDING POSSIBLE RESTRICTIONS ON NEW DEVELOPMENT WITHIN THE PLUME AREA

Steve Hicken, Environmental Management Program Directorate from Hill AFB, explained the OU12 Plume Area to the Planning Commission. The plume consisted of contamination of the shallow ground water by a degreasing solvent known as trichloroethene (TCE). Hill AFB used TCE in the 1950's, 1960's, and 1970's. During that time there were no environmental laws dictating how chemicals should be disposed, nor was there knowledge about how chemicals affected the environment. During those years, the chemicals were disposed in landfills on the Base. Once the chemical was on the ground, it slowly worked its way into the ground water. Ground water moved very slowly, and some of the chemical was actually dissolved in the movement of the ground water. When TCE was exposed to air, it evaporated. Mr. Hicken said Hill AFB began investigating contamination around the Base in the mid 1970's because of visible signs in South Weber. In 1984, the State of Utah ordered Hill AFB to fix its contamination problems. Hill AFB had adopted a strategy it used to identify contamination, determine how large it was, and how to clean it up. Mr. Hicken said contamination was measured in parts per billion, and it was in the shallow ground water, not the drinking water. Right now Hill AFB was concerned about the western edge of the OU 12 Plume because the shallow ground water in that area was at basement level. The ground water was being pushed

closer to the surface because of the clay layer angle. They had contacted homeowners door-to-door and asked to sample the air in their homes. Fifty-six homes had been sampled. TCE had been detected TCE in five of those homes. The detection levels ranged from 13 to 1.5 ppbv. The levels detected were of possible significant risk. Mr. Hicken said they would continue to sample homes in the area of concern. The most probable time of exposure was during the winter because homes were closed up and people spent more time indoors. Mr. Hicken discussed ways to prevent TCE vapors from entering homes with a radon gas exhaust system.

Commissioner Brown asked what Hill AFB was doing to prevent the plume from continuing to spread. Steve Hicken explained work that Hill AFB was doing to clean up the plume itself. They were planning to put in pumping wells along the Base boundary to cut off the contamination at the source. They were attempting to get permission to do some work on the D&RG right-of-way, and they were trying to get into the homes.

Bob Elliott, Hill AFB, stated that it was important for Hill AFB to help people become informed and educated about the plume so that people could make their own decisions.

Commissioner Kirch asked about future development within the plume area, and if builders needed to make any modifications. Bob Elliott said that was a fine line. Hill AFB could not require builders or homeowners to do anything. However, the City could.

Commissioner Allred asked if there would be an end to the study. Mark Loucks hoped to have their report on the plume completed this summer. Then they would begin the clean up process. The study itself would not be finished until the plume was cleaned up.

Commissioner Brown if there was a better way to construct a home to prevent this contaminant from entering. Mark Loucks said researchers had not been able to make a correlation between home types, ages, designs, etc. and contamination levels. Bob Elliott said they would take that as an action item and report back to the Planning Commission.

Commissioner Kirch asked if Hill AFB would subsidize some type of elimination system on a home if the City required it. Bob Elliott said Hill AFB would take care of the financial responsibility. They needed the City's help to let developers and homeowners know about the plume. Mr. Elliott offered to share data they had collected on ground water in Roy City.

Mark Larson stated that there were two levels of responsibility - the City's and Hill AFB's. The City Council asked the staff to consider what restrictions needed to be imposed on development in and around the plume area. The Physical Environment and Hazard Element of the General Plan had been re-written by the Hill AFB staff to include information about the OU 12 Plume. This element of the General Plan covered such issues as flood plains, soils, sensitive lands and potential natural hazards. A map showing the plume area also needed to be included in the General Plan. Mr. Larson said the staff recommended that all subdivision plats and building plans be stamped with the following comment, when applicable: *"This subdivision is located within or near a Sensitive Lands Area of Roy City. See the Roy City General Plan for more information."* That would serve as the City's notification to builders and potential owners concerning any sensitive land issue, such as high ground water, flood plains, wetlands, natural hazards, as well as TCE contaminants. Mr. Larson said any further notification to potential buyers of property concerning any of these sensitive land issues would be the responsibility of the real estate agent and homeowner.

Mark Larson stated that the City Council had scheduled a public hearing for August 6th to receive public input regarding the General Plan and to consider its adoption. He felt the City Council would probably accept the General Plan based on the Physical Environment and Hazard Element being completed.

Commissioner Watts felt that the City could be liable if it knew there was something that could be done and did not do it, such as requiring air handling systems.

Mark Larson did not feel the City should force anything.

Commissioners Brown and Watts disagreed. Both felt the City could require developers and builders to take certain actions. The City needed to be more proactive.

Commissioners Allred and Kirch felt the City should require builders or homeowners to remediate the contamination problem.

Mayor Burnett and Chris Davis arrived at 8:10 p.m.

Commissioner Brown felt the City should require builders to install ventilation systems that would take the chemicals out of the air. It appeared Hill AFB would pay for the systems.

Mark Larson felt the staff could cover the sensitive land issue in the staff report and recommend that the developer contact the

appropriate agency whether it be FEMA or Hill AFB. The City would then be informing the developer there was a problem, but not solving it for them.

Chris Davis said the City had to be careful. It did not want to give the appearance it was *'taking'* property. If it did, it could be held financially liable. He suggested that the stamped wording recommended by the staff be reviewed by Attorney Jodi Burnett, a land use specialist.

2. DISCUSSION REGARDING 1900 WEST LANDSCAPING PROJECT

Mark Larson updated the Planning Commission on the 1900 West Landscaping Project. The project consisted of landscaping and street improvements on both sides of 1900 West. He summarized the option which was put out to bid:

- Task 1 Initial Project Organization
 - Establish Steering Committee
 - Establish time table
 - Establish project milestones

- Task 2 Data Collection
 - Establish site survey base map

- Task 3 City Input Process
 - Establish alternatives
 - City review

- Task 4 Concept Refinement

- Task 5 Design Development
 - Additional refinement of all design
 - Updated cost estimate
 - Updated quantities
 - Updated suppliers

Mr. Larson said the City had accepted the bid from MBG+A, The Grassli Group. Development of the concept plan from the site survey would take eight weeks. Part of the initial project included the formation of a Steering or Beautification Committee. One member of the Planning Commission would be part of that committee. Chairman Peterson had expressed interest in being part of the committee. Commissioners Allred and Watts also expressed interest.

3. OTHER DISCUSSION

Mark Larson informed the Planning Commission about a possible ordinance change to allow agricultural sheds as a conditional use in R-1-8 and R-1-10 Zones. The Planning Commission discussed the pro's and con's of such a change. It directed the staff to obtain copies of sample ordinances and return with more information.

4. ADJOURN

Commissioner Allred moved to adjourn at 8:50 p.m. Commissioner Kirch seconded the motion. Commission members Allred, Brown, Hilton, Kirch, Watts, and Yeoman voted "aye." The motion carried.

Karlene Yeoman
Vice Chair

Attest:

Michelle Drago
Secretary

dc:pwjul2302