

**ASSOCIATED PIPE LINE – SITE PLAN
PARKING AND TEMPORARY CONSTRUCTION
STAGING AREA
~ 650 SOUTH HIGHWAY 165
CITY COUNCIL MEETING
JANUARY 7, 2010**

UTILITIES- Temporary single phase electrical connection needed. Small water service line needed. They will bring in portable toilet units. They will be responsible for any costs to connect to utilities.

OTHER- Associated Pipeline & Ruby Pipeline are going to be installing a natural gas line through the south end of the valley this summer. They want to use this area on the south end of Hyrum for temporary office trailers, some fuel and equipment, and mostly as a parking area for employees. No building permits will need to be issued for permanent structures. They will be using the southern half of the property that was approved for the Blacksmith Village Subdivision. The construction yard will begin about 800 feet south from the back property lines on 440 south. Because of where the construction will be done, all traffic for this job will go through Hyrum regardless of where the staging area is because they must go up Hwy 101 and Hwy 165 to get to the actual site of construction. The project will start in June and last no more than one year. They will employ about 200-250 people for the first couple of months and then about 500 until November 1st. After this there will only be a small crew left to clean up and finish up the project. They will begin arriving at the yard between 6:00 & 6:30 in the morning. They will normally work 10 hours, 6 days a week. There will be a night watchman at the site.

The city attorney was asked his opinion on use of this site for a temporary staging area. He said the code is unclear on this type of temporary use. He felt there were reasons the city could allow it at

this location because we allow temporary construction sites through out the city when we do city public work projects, build subdivisions, schools, churches, etc. We also allow individuals home occupation licenses to have their construction equipment and supplies on private property as well as the parking of semis on private property through out the city. The Planning Commission discussed the site plan at length and asked if they had looked at other sites. They said they had but felt this was a site that works best. They need to be within 10 miles of the motels in the area. The two industrial areas in Hyrum present some problems. The area around Miller's would require them to have all of this traffic come through Hyrum's residential streets. The property on the east end of town creates a problem because of the limited sight area as you access onto Hwy. 101 from Hammer Road. They said they had approached Johnson's Construction about leasing some of their property but they were not interested.

There were two residents from the 440 south area in attendance, one had a petition signed by more then a dozen residents saying they where opposed to the location. They also brought two letters from residents that were given to the Planning Commission. They did indicate after hearing the presentation that there were some things they were less concerned about. They had not realized there would be about 800 feet between the staging area and the back property lines on 440 south, etc., but they said they were still opposed and hoped the pipeline company would be required to find another location.

The Planning Commission recommended approval by a vote of 3 to 2 with the following conditions:

- 1- Yard must be completely gone by June 1, 2011
- 2- Have a covered dumpster on site
- 3- Have all federal permits & procedures in place
- 4- UDOT approval for access

- 5- Six foot privacy fence around whole yard
- 6- Limited lighting that does not affect surrounding properties
- 7- Gravel parking and traffic areas as needed
- 8- Dust kept under control along with other storm water requirements maintained
- 9- Site restored to original state
- 10- Provide the city with a contact person to address complaints
- 11- Investigate any other options at other industrial sites