

City of Heyburn Planning & Zoning Commission
October 2, 2012

The Planning & Zoning meeting was called to order at 7:00 p.m. and a declaration of a quorum present by Loren West.

Attendance:

Tony Luna, Russ Smith, Loren West, Paul Aston and recording secretary Penny West.

Declaration of Conflict of Interest: No conflict of interest.

Approval of Minutes: A motion was made by Russ Smith and seconded by Tony Luna to approve the minutes of the May 8, 2012 Planning and Zoning meeting. Motion carried unanimously.

Loren West opened the public hearing at 7:03 p.m.:

A public hearing was held to address a special use application by Natural Chem Eco-Fuels, LLC for the establishment of Phase 1 for a fuels terminal to be able to receive, store, blend and load-out motor fuel products such as biodiesel, diesel and later ethanol and gasoline at the existing storage facility located at 951 J Street, Heyburn Idaho.

Robert Salazar, CEO/President, Carlos Castro, Senior Vice-President and Robert Griffin, who will be employed by Natural Chem, were present to represent Natural Chem Eco-Fuels.

Mr. Salazar addressed the Commission. He explained that there were 16 underground tanks and pumps already installed on the property that would be used to blend the bio-diesel. The plan would be to install an above ground a mixing/blending system and a loading system. Four 30 gallon above ground tanks would be installed to store the product.

The product would be biodegradable and not volatile. Natural Chem has submitted data to the DEQ. A diked and fire suppression system will be installed. Printed information on the fire suppression system was provided to the Commission.

Mr. Salazar stated that at start- up they would have approximately 18 trucks a day coming into the facility.

A brief discussion was held on Phase 2. Natural Chem Eco-Fuels would have to request an additional special use application when they got to that point.

Mr. Castro answered a question from Loren West concerning fumes or smells. Mr. Castro stated that there would be no detectible odors from the facility.

Russ Smith asked what flammable class the bio-fuel and diesel were in. Mr. Castro stated that the flammable class of the bio fuel and diesel would be Class 1. He also discussed the drainage plan in the event of a spill.

A question was asked about the traffic flow and Natural Chem will be working with the city on a traffic plan.

Mr. Griffin stated that the facility would be beneficial to the community in providing jobs and would allow those who want to relocate back to the area that opportunity.

Mark Hodge, a local resident addressed the Commission with several concerns: increased truck traffic and who would pay to widen the roads, the increased traffic at the intersection on 10th street, passing the school when entering on the south side, the idea of a 24 hour facility and he lives right behind the property and a concern over the lighting and leakage of the tanks.

Mr. Salazar addressed all of Mr. Hodge's questions. Natural Chem has hired Jones Construction to repair the leaks on the tanks. The system is contained and they feel very comfortable that there will be no leakage or odor. There is an underdeveloped area between the tanks and Mr. Hodges property and they plan to use that as a buffer zone between Natural Chem and the residential area. When installing lights, natural Chem will take into account the residential area. There is no need at this time for street improvements but Natural Chem does have designs in their plans to mitigate the traffic.

Mr. Salazar answered a question concerning parking. He stated that there is a 5 acre site available for additional parking and feels that this property will be sufficient to provide future parking.

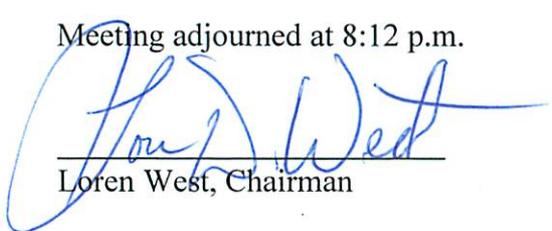
Loren West closed the Public Hearing at 8:08 p.m.

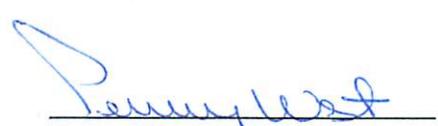
Motion: A motion was made by Russ Smith and seconded by Tony Luna to recommend to the Heyburn City Council to approve the Special Use application for Phase 1 as submitted by Natural Chem Eco-Fuels, LLC. Motion carried unanimously.

Other Business:

The next meeting is scheduled for November 13th if needed.

Meeting adjourned at 8:12 p.m.


Loren West, Chairman


Penny West, Recording Secretary