

1 Minutes for  
2 Work Session  
3 December 7, 2010  
4 6:30 p.m.

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6 Those present: Mayor Kenneth Romney, Dave Tovey, James Bruhn, Valerie Shaw, Mark  
7 Preece, Craig Howe, Heidi Voordeckers, Steve Doxey. John Baza was excused.

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9 Meeting called to order by Mayor Romney at 6:30 p.m.

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11 1. Presentation by Lynn Keddington, Holly Refinery

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13 When a study was done at the refinery to determine damage from pressure waves that would  
14 occur in the event of an explosion, they were told they should reinforce or move the  
15 administrative buildings. They produced plans to leave one building at the current location,  
16 which would have a metal shield and a metal roof. The main office building and the warehouse  
17 and maintenance shops will be moved to a location at the corner of 500 South and 1100 West.  
18 There will be a 200-foot setback from 1100 West.

19  
20 The warehouse would be used for storing spare parts, motors and pumps. The warehouse will  
21 have access to the refinery, and at the same time, outside vendors can make deliveries to the  
22 warehouse without entering the refinery. The shops are for some pump repair and some welding,  
23 although most of the welding is done where the pipes are installed. Major machining work is  
24 sent to outside shops. They will have a two-person carpenter shop and an electrical instrument  
25 shop.

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27 The area is CG and R-1-20 zoned and rezoning to light industrial would be required in order to  
28 locate the warehouse there. They are asking for rezoning to go back to the tank north of the area.

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30 2. Discussion on Holly Refinery Improvements

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32 Ben White – Locating the office building on that corner would not require any rezoning. Ben  
33 does not think the warehouse and welding shop should be placed there. He thinks they should  
34 think of other zoning options. He would like all of 500 South to be rezoned, which is currently  
35 zoned CG. He is thinking they could come up with a new zone that would accommodate store  
36 fronts, office buildings and large equipment storage, etc. They could build specifics into the new  
37 zone that would not apply to any other part of the city. James Bruhn stated it would make sense  
38 to have zones apply to uses. Ben stated he would prefer they do a three-lot subdivision instead  
39 of handling it as one large parcel. Roger D. Henrikson, attorney for Holly Refinery, stated it  
40 made sense to have the boundaries match the zones, but did not believe it was necessary to  
41 subdivide beyond that. Lynn stated their corporation is asking that they not tear down the  
42 vacated buildings; they can be used for storage but cannot be used as a normal work area.

43  
44 Craig Howe – regarding rezoning 500 South, he suggested encouraging businesses on 500 South  
45 to have nice landscaping facing the street, and storage in back out of sight from the street.

46  
47 There was some discussion regarding the results of the study, which had shown that pressure  
48 waves from an explosion in the refinery would not reach outside the refinery to any dangerous  
49 degree. Mayor Romney asked how safe the new buildings would be, and Lynn responded they  
50 would have to perform studies before that could be determined.

51  
52 Mayor Romney asked Lynn how soon he wanted to begin work on the new buildings. They are  
53 not looking at any specific date – they are still working on funding – but they would like to begin  
54 sooner rather than later due to safety issues. Roger stated he was not against the rezoning that

1 was suggested, but does not want it to take too long. Steve Doxey stated the quickest solution  
2 would probably be to create a new zone for 500 South. Mayor Romney asked staff to begin  
3 work on the zoning, and Ben said they could have a general plan by the end of January, they  
4 could have the zones planned by the end of February, and it would take two more months to get  
5 the zones in place.

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8 Meeting was adjourned at 7:34 pm.

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13 MAYOR KENNETH ROMNEY

  
HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)