

Planning Commission Chair: Robert Guiller  
Commissioners: Jon Arends  
Scott Dixon  
Glen Woolsey  
Brent Stuart  
Cheryl White  
Secretary: Cheryl White  
City Council Representative: Greg Johnson

**UINTAH CITY**  
**PLANNING COMMISSION MEETING**  
**Tuesday, April 23, 2019**  
**7:00 PM**



2191 East 6550 South – Uintah, Utah 84405

(801) 479-4130 Fax: (801) 476-7269

**Meeting Minutes**

Attendees: Glen Woolsey, Brent Stuart, Debra Wickizer, Jon Arends, Scott Dixon, Cheryl White, Darinda Wallis, William Pope, Jeff Holden, Thomas Carpenter Sr, Thomas Carpenter Jr, Marc Swain, Brett Parke, Lori Woolsey

**Meeting Called to Order:** Glen Woolsey at 7:00

**Pledge of Allegiance:** Glen Woolsey

**Roll Call: Present** – Glen Woolsey, Brent Stuart, Debra Wickizer, Jon Arends, Scott Dixon

**Declaration of Conflicts of Interest:** Commission members are required by law to file a public disclosure statement with the Secretary listing business interests and investments that could create a conflict of interest with the duties of the Commission Member. When a matter in which a Commission member has a business or investment interest appears on the agenda, the Commission member must publicly disclose that interest. Glen Woolsey asked the Commission if they had any conflicts of interest with tonight's agenda; there were none.

**Agenda Items:**

1. **Public Comment (2 minutes per person)** (recording 1:59)
  - Darinda Wallis thanked the Commission members for their service.

\*\*\*\*\*OPEN PUBLIC HEARING\*\*\*\*\*

Scott Dixon motioned to close the Planning Commission meeting and open the Public Hearing. Jon Arends seconded. All in favor – motion passed. (recording 5:00)

- **7:05 P.M. OR AS SOON AS POSSIBLE THEREAFTER: OPEN PUBLIC HEARING TO DISCUSS GRANTING A CONDITIONAL USE PERMIT TO MATERIALIZED ARMS FOR FIRE ARMS MANUFACTURING IN A COMMERCIAL C-1 ZONE.**

Presenter: Glen Woolsey

- Glen opened the meeting for public comment
- Brett Parke expressed concern that there may be hazardous materials on the premises

Scott Dixon motioned to close the Public Hearing and open the Planning Commission Meeting. Brent Stuart seconded. All in favor – motion passed.

\*\*\*\*\*CLOSE PUBLIC HEARING\*\*\*\*\*

2. **Approval of minutes for the Planning Commission meeting held March 26, 2019.**  
**Presenter: Glen Woolsey** (recording 6:40)

- Brent Stuart asked that the minutes be amended to state that the table he submitted regarding fire protection for Kent Williamson was submitted after the meeting rather than discussed during the meeting.
- Brent Stuart motioned that the amended minutes be accepted. Seconded by Jon Arends. All in favor – motion passed.

**3. Discussion/Action on Conditional Use Permit for Materialized Arms, LLC. Located at 2462 E 6600 S, #2 (recording 8:36)**

**Presenter: Thomas Carpenter, Jr**

Thomas Carpenter handed out a packet to explain the concept:

**General Overview**

- Activities
- Safety
- Environmental Health
- Equipment
- Tools
- Consumables
- Ownership and Responsibilities
- Product Lifecycle

**Activities**

- Assembly and Test
  - Assembling components and sub-assemblies.
  - Assembling complete products.
  - Testing Finished products and sub-assemblies.
- Light sheet metal work
  - Forming
  - Fitting
  - Welding
- Light Machine Work
  - Milling
  - Lathe Turning
  - Making Fixtures, Tooling and Tools

**Equipment**

- Light Manual Machines
- Manual Knee Mill -Manual Lathe
- Manual Presses
- Electric Forklift -Light Duty TIG Welders
- Bench Grinder
- Bead Blaster/Media Blaster
- Handheld Tools -Metal Bending and Forming tools -Electric Hand Tools
- Engraving Tools
- Light Hand Tools
- Saws
- Environment -Fans
- Compressor
- Furnace and AC
- Electronics
- Laptops
- Tablets
- Cellular Devices -Ethernet LAN
- Wifi Internet

**Consumables**

Weld Rod  
Sheet metal  
Billet Materials (Steel, Aluminum, Titanium)  
Cutters for Tools and Tooling.(Inserts, Cutters, Cutoff wheels, Saw blades, Grind wheels...)

### **Environmental Management**

It is our policy to manage our business, products, activities and services in a manner that protects human health as well as the environment. We are committed to meet or exceed applicable legal and other requirements, to strive for continual improvement, each within the framework of our environmental and safety management systems. We are committed to providing a safe and healthy workplace, minimizing waste, and preventing pollution

### **Environmental Control**

We aim for 100% control of

- Activities
- Products and Services

That produce

- Waste (Including Trash and Recyclables)
- Air Emissions
- Sanitary and storm water discharges (Snow melt, Rain, Ice...)

In an effort to prevent pollution in ALL aspects of our business activities.

### **Ownership**

-As the ownership we are 100% responsible for our safety, the safety of others in and around our facility as well as our environmental impact.

### **Control measures For Safety and Environmental Health**

#### **Safety**

- Proper labeling of any chemicals or substance(Hazcom standard Labeling Per Hazard Communication Standard <sup>1</sup>29CFR 1910.1200') **included.**
- Updated MSDS(Material Safety Data Sheets) now known as SDS or Safety Data Sheets of all Chemicals used in our facility.
- Use the most up to date GHS Globally Harmonized System of Classification.
- Proper Records Keeping.
- Written Procedures with Safety Information.
- All flammable materials will be stored in identified protected areas away from ignition sources and in compliance of fire codes.

#### **Environmental Health**

- Zero Waste Water Discharge
- Control of ALL Consumable Products.
- Control of ALL Waste(Trash and Recyclables).
- Proper disposal of ANY chemical in accordance with State and Federal Law.
- Our Goal is a 100% Emissions Free Facility.
- Utilization of ALL Electric Tools and Equipment. (Exception would be a natural gas Furnace for winter heating.)
- Implement careful material storage practices.
- Maintain up-to-date material inventory

### **Ownership and Responsibilities**

- Thomas Carpenter Sr – Finances and records
- Thomas Carpenter Jr – Operations and Product Development

After the presentation, the following questions were asked:

- Brent Stuart: **Who is assembling the guns?** Will there be other employees? There will only be 2 employees, Thomas Sr and Thomas Jr, and Thomas Jr will be doing all the machining and assembling of guns. **What is the square footage of the space being leased?** 2400 sq ft. **Are you doing any casting?** No, the extent of the work is forming the receivers and welding them together. **How are you containing welding fumes?** Each booth has a self-contained ventilation system and will be cycled back into the building. **Can you show us the fence around the warehouse?** Google maps was brought up on the tv, and Thomas pointed out the warehouse and the fence surrounding it.
- Debra Wickizer: **How are you containing the area where testing is done?** They have a commercial bullet trap that is contained and filtered. **Will there be any outside storage?** No, and there is no storefront. **Are you connected to the loading dock or will you be transporting inventory outside?** The buildings are detached and they will be using an alley to move between the two, but by federal law nothing can leave their building unescorted. Also, both warehouse and loading dock are behind a locked gate and not accessible to the public. **Are there lavatory facilities?** Yes. **Will you do any bluing?** No, there is a new procedure that works better. **Do you bring in preformed stocks?** Yes.
- Jon Arends: **What size caliber of rounds?** Anything from 22mm to 308. **Will there be ammo reloading?** No and they will not manufacture any. **How much ammo will you be keeping on inventory?** A small number of 500 round cases of various caliber. **What types of metals will you be welding?** Mostly steel and aluminum with some titanium. **What will you be grinding and bead blasting?** Components come packed in grease, so they will be blasting off the grease. All media is contained and reused. **Is anything carcinogenic?** Lead for the bullets. **How many times a day will you be testing?** Not more than 2-3 times per day, but there will be multiple rounds with each test. **Is the building insulated?** **How much noise is expected when testing?** Because of the bullet trap and insulation, the noise outside the building won't be any louder than a hammer striking metal. **What are your hours of operation?** 9-5. **Is there an emergency action plan?** Yes, there are plans in place for accidents and fire. There are multiple fire extinguishers including special ones that put out metal fires.
- Scott Dixon: **Do we have any special conditions for zoning for this type of business?** There is nothing in the city ordinance so it's up to planning commission to set the conditions. **Did we address the issues from the public hearing?** Yes.
- Glen Woolsey: **Does the fire marshall have any special conditions?** That would be taken care of before the business license is obtained. **How do you store firearms that have been completed and serialized?** ATF requires 2 locks, they have 3. The gate leading to the warehouse, the warehouse itself is locked and the firearms are kept in a vault. **What will happen to the machine filings?** It will all be recycled. There are no hazmat concerns because everything is water based.
- Thomas Carpenter invited Planning Commission member to tour the facility when they were up and running.

Debra suggested that it would be advantageous to have an address posted. She drove around for quite a while and couldn't find it. Posting an address may help in the event of an emergency.

Brent stated that since there were no modifications to the building, a building

permit isn't needed.

Scott stated that he was impressed with the presentation. They knew their business and presented it well.

Brent made a motion to approve the CUP contingent upon obtaining a business license and since this is a new type of business, we do a 6 month review once it is up and running. Jon seconded the motion. All in favor – motion passed.

**4. Discussion/Action on Site Plan for Cody Nye; Nye's Tree Service located at 2580 E 6550 S, Uintah.**

**Presenter: Cody Nye**

- Cody Nye cancelled because he couldn't get all the materials he needed for the meeting
- Debra Wickizer motioned that the item be tabled until next month. Jon Arends seconded. All in favor – motion passed.

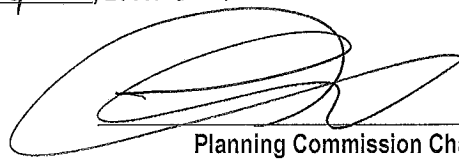
**5. Commissioner's Responsibility reports and follow-up from previous meeting.**

- **New Business Licenses – Cheryl White:** None
- **CUP's- Brent Stuart:** None
- **Commercial Building- Scott Dixon:** None
- **Training- Glen Woolsey:** We did training tonight
- **Nuisance- Jon Arends:** None

**6. Meeting Adjourned**

Brent Stuart motioned to adjourn the meeting. Seconded by Jon Arends. All in favor – meeting adjourned.

APPROVED by the Planning Commission this 28 day of May, 2018: Zolly



Planning Commission Chair