
From: Diana Anderson
Sent: Tuesday, June 30, 2020 9:31 PM
To: Fionnuala Kofoed
Subject: 7-11 Conditional Use Permit Appeal

To Whom It May Concern,

We the residents of Oak Hollow would like to appeal the decision of the Planning Commission to approve the conditional use permit as applied for by 7-Eleven. We believe that the planning commission was not able to perform its due diligence and feel that the public comments of the community members were not thoroughly read or represented.

In the meeting held on June 23, 2020, the conditional use permit was to be discussed. Just hours prior to the meeting, the planning commission was presented with the most recent publication from Feb 2020, attesting to the hazardous emissions associated with gas stations. Unfortunately, and through no fault of their own, they had other meetings to attend throughout the majority of the afternoon and could not have possibly given this relevant research the consideration it deserved. We also presented members of the planning commission with the opportunity to speak to the author of this paper, as an expert on gas station emissions, but the time constraints prevented them doing so. We asked them to defer their decision until the research was studied and the experts consulted but they denied us.

Additionally, the residents reviewed the staff memo that spoke to several of the points previously brought up citing the hazards of gas station emissions but found that many of the points made therein were not accurate representations of the most current and applicable research. In fact, some of the mitigations offered in the memo were shown in more recent studies to exacerbate the emission problems. Our rebuttal was submitted as public comment just before the meeting took place. However, our comments were "summarized" and then dismissed. None of the relevant points made by the residents were addressed, leading us to believe that they went unread.

Furthermore, the expert from the state brought in to the planning commission meeting for testimony admitted he lacked expertise in air quality. He stated, "As far as VOCs in the air, that's a little hard for me to address. I'm not in air quality, so I don't really have information on those studies..." This hardly addressed the concerns of the residents as we petitioned the commission to uphold city code and keep residents safe from the hazards of gas station emissions as shown in the numerous studies supplied to the planning commission.

We acknowledge that the relevance of some of these studies has been called in to question. In order to address this concern, we ask that the 7-11 applicant obtain studies performed by an outside party studying the benzene and other VOC's emitted by other 7-11's in the state of Utah using the same mitigations proposed for this project. We acknowledge that this is not the first site that 7-11 has purchased near homes and believe they should have the ability at this point to prove they are not a threat to the residents around which they chose to build.

For these reasons, we appeal to the City Council to review the Commission's approval. We ask that the city council give attention to the studies presented, particularly the 2020 study, and consult with its author, Dr. Markus Hilpert, Columbia University. We ask that the conditional use permit be granted upon the condition that the national studies, expert consultation and local studies are in agreement that the proposed gas station "will not be detrimental to the health, safety or general welfare" of our community, as required by the municipal code.

Thank you for your time.