

**MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
JANUARY 19, 1995**

The Board of Planning Commissioners of Box Elder County, Utah met in regular session in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street in Brigham City, Utah at 7:00 p.m. on **January 19, 1995.**

The meeting was called to order by Chairman Richard Kimber with the following members present, constituting a quorum:

| | |
|----------------|--------------------------------------|
| Richard Kimber | Chairman |
| Jon Thompson | Member |
| Stan Reese | Member |
| David Tea | Member |
| Deanne Halling | Member |
| Royal Norman | Commissioner, Member |
| Denton Beecher | Ex-Officio Member, Surveyor |
| LuAnn Adams | Ex-Officio Member, Recorder/Clerk |

EXCUSED:

| | |
|---------------|--------|
| Louis Douglas | Member |
|---------------|--------|

ATTENDANCE LIST: (Attachment No. 1)

AGENDA: (Attachment No. 2)

APPROVAL OF MINUTES:

CHAIRMAN KIMBER PRESENTED THE MINUTES OF DECEMBER 15, 1994 FOR APPROVAL. MOTION WAS MADE BY MR. REESE TO APPROVE THE MINUTES AS WRITTEN. MOTION WAS SECONDED BY MR. TEA AND UNANIMOUSLY CARRIED.

DAVIS COUNTY MANAGEMENT & ENERGY RECOVERY SPECIAL SERVICE DISTRICT REQUEST FOR CONDITIONAL USE PERMIT

Chairman Kimber said in connection with the conditional use permit for a landfill, there are other groups of people present that have requested to be heard. He suggested we proceed with Item B and then return to Item A on the Agenda.

PROTEST - LANDFILL IN BLUE CREEK AREA

A motion was made by Mr. Reese to allow the protestors to speak no more than five minutes. Motion was seconded by Ms. Halling and unanimously carried.

John Reese - Mr. Reese, a property owner in the Blue Creek Area, expressed his concern that the water in the Blue Creek Area, because it is west of the Bear River Valley, is just as precious as the water in the Bothwell Pocket and should be given

the same considerations as Bothwell water. He also questioned the selection process of the site committee.

Robert Allen - Mr. Robert Allen, representing The Blue Creek Landowner's Association, referred to a letter from Attorney Dale Dorius dated January 19, 1995 (See Attachment 3). He questioned the selection of the site committee and other factors. He said it is our intention, if we consider the Blue Creek site, to get an appropriate judge to review the action of the site committee as well as the actions of the Planning Commission. Mr. Allen presented the Planning Commission with petitions supporting opposition to the Blue Creek Landfill Site. (Attachment 4)

The Association feels it is an inappropriate place to have a landfill. Mr. Allen feels Davis County has a lot of room to build a landfill and Box Elder Should not be the host to this site. Decisions can affect the character of Box Elder County forever. There should be a mission statement to protect the county against individuals who choose to do what they want with their land. He feels that our agricultural interest in this county needs to have greater protection than neighborhoods do because they are not in the position to produce food and fiber. Mr. Allen was also bothered in the November meeting when someone said there is no opposition in Howell Valley when every citizen in Howell signed the petition.

Mary Reeder - Mary Reeder, President of the Box Elder County Legislative Council, read a letter which was printed in both the Leader and the News Journal dated November 1, 1994 and another letter which she wrote dated December 30, 1994. (See Attachments 5 & 6)

Carl Roberts - Mr. Roberts is a farmer in the Blue Creek area. He had questions concerning the information in the report such as how many wells were reported and the fact that one of the largest wells was left out. Mr. Roberts presented the Planning Commission with information on the Blue Creek-Howell Watershed. (See Attachment 7) He said this has been a very important part of Box Elder County and has been put into a service area for the safety of the people and to Box Elder County. The Utah Geological Survey shows the area is probable to earthquakes, erosion, shallow bedrock and flooding. He feels if the landfill is put on this site, it will be detrimental to Blue Creek, Box Elder County and also to the State of Utah. Because of the whirlwinds, flooding, earthquakes and farms, it will be very detrimental to the people of that area. He thanked the commission for listening. He hopes Thiokol realizes how fortunate they are to be in this part of the county and have the good water they have.

LeGrande Bitter - Mr. Bitter, Director of the Davis County Waste Management & Energy Recovery Special Service District, stated that he is sensitive to the concerns of those making comments and appreciates them voicing their concerns this evening. He said they

have spent several days outside of the legislative committee in looking for alternatives sites, and they met with people who had concerns on two separate occasions in the Town of Howell. He is sensitive to the water concerns, and they would never build a landfill site that would pollute an area. He stated that Thiokol did address the issue of the well and expressed support for the Blue Creek site. He said that state and federal regulations address the issue of the storm water control, and they will cover the site daily in order to prevent blowing.

Chairman Kimber asked Mr. Bitter if there is an agreement with Box Elder County for joint use. Mr. Bitter said they have had discussion with Box Elder folks, but there is no written agreement at this time; but it is fully intended that the landfill site will serve a multi county area.

David Tea asked Mr. Bitter if he was confident enough in the way he plans to build the landfill to put his personal name as a liability in the event of a catastrophe. Mr. Bitter stated that the taxpayers would all be involved in this type of activity. He said in the EPA regulations, where questions arise in regard to pollution, those who generate it have the privilege and opportunity of remediating. Therefore, Davis County would be responsible for their waste, and Box Elder County would be responsible for their waste.

Commissioner Norman asked Mr. Bitter, in case the Planning Commission approved this site, what type of testing would need to be done? He said once a CUP is completed then a site characterization would need to be done to determine the character of the site that is laid out in the site regulations.

Chairman Kimber asked Robert Allen if he was opposed to Mr. Bitter receiving a copy of the letter. Mr. Allen replied no.

Carl Roberts asked what the responsibility of Davis County is in regards to a natural disaster like flooding, etc. Greta Spendlove, Attorney for the District, said they carry heavy insurance on their plant to take care of problems and follow the regulations set by both the state and federal government. She said the state and federal government force them to take care of those issues. She said they are always concerned about the types of liabilities, what they can do to protect themselves and how to get along with the state. She also said that if they were negligible for a natural disaster, they would be responsible.

Dennis Downs, Director of the Utah Division of Solid and Hazardous Waste, gave his personal opinion that historically on a landfill the owner and operator is responsible for any activities or any environmental pollution that is caused by their facility. This does not exempt them from earthquakes or flood. If contamination comes from a particular facility, they are responsible to institute

remedial actions to take care of that. He said there is nothing in the law that excludes acts of God; the liability still stands.

Chairman Kimber read a few comments from a letter that was received by the Planning Commissions several months ago from Mr. Anderson. The letter was addressed to the Zoning Administrator, Mr. Beecher. "On behalf of the Municipal Siting Task Force, I wish to recommend to Box Elder County approval of a conditional use permit for a landfill to be developed in the north Blue Creek area in Box Elder County The Task Force considered not only the technical requirements of the landfill, but also the environmental concerns which local governments and citizens might have. The Task Force has determined that the north Blue Creek site can meet the legitimate concerns of the various interested parties." Chairman Kimber referred to a related document received with the letter which discussed the criteria which included accessibility, environmental concerns, geological concerns, and the compatibility of pre-existing uses. Public Hearings were held as part of the task force investigation. Following its investigation of all sites, the task force unanimously approved the Blue Creek Valley site as its first choice." He also said he thinks the Planning Commission has been placed in a political hot box and he has mixed feelings about the issue. He is empathetic with the landowners in the area, but we will need landfills because we will continue to have waste, and at this point he is not sure where the best site is. If we take direction from a task force that was appointed by the Legislature, they say this is the best site.

State Representative Marda Dillree said the group has been very diligent and sensitive to all the issues. She feels the committee acted with great diligence and hard work. They were really looking for a site that was feasible and would meet the qualifications. She said that she believes we will not find a site within Box Elder County that will not have opposition.

Chairman Kimber asked Ms. Dillree about the justifications for denying the other discussed landfill sites; why aren't they legitimate for this landfill site. Ms. Dillree said that Box Elder could build a landfill there, and they haven't changed their position.

Reggie Peterson, site committee representative, said that the committee selected this site. It was agreed upon that this site should be selected. It was voted on and selected. The committee is seeking a conditional use permit to see if it is an acceptable site. The committee does not want to ruin anybody's water. He is on the committee to make sure that what happened in Whites Valley does not happen to Blue Creek. There has been hard work with this committee.

Verd Fannesbeck - Mr. Fannesbeck wanted to know why we have to ruin Howell and Blue Creek when there is an established school,

church and community. He wanted to know why we would put the landfill in the worst spot of Utah, "the Breadbasket of Utah". He said this is evil and wrong and will be the biggest mistake that has ever been made in Box Elder County. Mr. Fannesbeck stated that the property owner has the right to his property as long as he does not affect the property next to him.

David Tea said he can sympathize with both sides.

Commissioner Norman stated that he thinks a man has a right to do what he wants with his property.

Chairman Kimber said he has mixed emotions about this whole issue. He said the regulations are so stringent that he would have all the confidence that this site would be a good site. He wonders if legally the Planning commission is ready to make a decision.

Denton Beecher read the conditions that need to be met as outlined in the State Code.

Attorney Gretta Spendlove said the District will comply with all the state and federal laws. These laws are numerous and very stringent.

Carl Roberts said he has confidence in Davis County, but is concerned about the forces of nature. Davis County does not have control of nature and neither does Box Elder County. He said we have a lot to protect in this spot, and we need to make sure that when we look down the road in a few years, we can say our decision was a right one.

Robert Allen said the professionals can guide us in any direction they want. The professionals are hired to do the job. He said it falls back onto the citizen's committee; we have the right to say no in spite of what the professionals tell us.

Stan Reese made a motion to recommend to the County Commissioners that we reject the conditional use permit. The motion died for lack of a second.

A motion was made by Commissioner Norman that we issue a conditional use permit based on the findings of those people who are professionals to know whether this is a good site. The motion was seconded by Mr. Tea, and it carried with four ayes and one nay. Jon Thompson made an amendment to the motion to include that further recommendations be made to the County Commissioners that all mandates, both state and federal, be strictly enforced and that all local health, safety, and environmental concerns that have been presented be strictly addressed and enforced during the construction. The amendment was seconded by Deanne Halling, and the amendment carried with four ayes and one nay.

Stan Reese stated that he feels there are places in Box Elder County with a lot more barren ground not right off the freeway that could be used as a site for the landfill.

Chairman Kimber recommended we go to the County Commissioners with these conditions.

REQUEST FOR ZONE CHANGE IN WESTERN PART OF COUNTY - KEITH L. GURR

Mr. Beecher told the commission that Mr. Keith Gurr has requested a zone change in far western Box Elder County just south of Lucin. It is currently an MU 160 zone. He is requesting spot zoning so that he can subdivide into 20 acre ranchettes. Mr. Beecher also briefed the commission on the history of the MU 160 zone. He said it was originally zoned this way to stop the 10-acre subdivisions from going into this area. He said the area is not conducive to support small pieces of land. There is no water in this area and no power.

Chairman Kimber said based on what has happened to these types of things in the past, he sees no legitimate reason to change zoning in that area.

A motion was made by Mr. Tea to deny the request for zone change. Motion was seconded by Mr. Thompson and unanimously carried.

Mr. Beecher informed the Commissioners that Mr. Gurr does have a right to take this issue directly to the County Commission even though the Planning Commission denied this request.

REVA J. NELSON MINOR SUBDIVISION

Mr. Beecher explained to the commission that Mr. Russell Mills is taking a one-acre parcel of land currently owned by Ms. Reva Nelson, and he would like to build a new home on this lot. It would be a lot with a right-of-way of only 16 feet. He said the county has been trying to stay with 33 feet right-of-ways. Mr. Thompson made a motion to approve the Reva J. Nelson Minor Subdivision with a 33 foot right-of-way based on approval of the Bear River Health District, the water hookup from West Corinne and to authorize the Chairman of the Planning Commission to sign the subdivision plat. Motion was seconded by Mr. Tea and unanimously carried.

REQUEST TO USE BUNKERS IN SOUTH WILLARD FOR PYROTECHNICS

Mr. Beecher said he had received a letter from Bruce Beck, Utah Pyrotechnics Association, requesting a conditional use permit for bunkers located near Utah Hot Springs. They are seeking a conditional use permit for the testing of fireworks not to exceed 1,000 lbs. of net fireworks materials. However, if manufacture and/or testing were not allowed at this location, they are still

interested in a conditional use permit for storing fireworks only. Chairman Kimber suggested the Planning Commission research this a little further and may seek legal advice. A motion was made by Mr. Thompson to take this issue for further study, specifically information in the zoning code relative to pyrotechnics as defined in terms of our zoning in the county. Motion was seconded by Commissioner Norman and unanimously carried.

LETTER TO ABDE SHARIFAN FROM WILLARD FLOOD DISTRICT

Mr. Beecher informed the Commission that Abde Sharifan had received a letter from the Box Elder County/Willard City Flood Control District because he has been taking rocks off of the surface of his land and people have complained he is disruptive and needs to maintain flood control. Chairman Kimber read the letter and motion was made by Mr. Thompson that the letter be placed in the minutes. Motion was seconded by Mr. Tea and unanimously carried. (See Attachment 8)

TWO 1 LOT SUBDIVISIONS

A motion was made by Mr. Thompson to approve the Marion Newman Minor Subdivision subject to all the utility permits, Health Department, and authorize the Chairman to sign the plat. Motion was seconded by Mr. Reese and unanimously carried.

A motion was made by Ms. Halling to accept the Boyd Marble Minor Subdivision with the stipulation that there is a 33 foot right-of-way; Box Elder County is not responsible for flooding; Box Elder County will not provide any services; that they have water and that the 33 foot right-of-way not be part of the canal right-of-way. Motion was seconded by Mr. Thompson and unanimously carried.

Motion was made by Mr. Reese to adjourn and seconded by Mr. Thompson. The meeting was adjourned at 9:23 p.m.

Passed and adopted in regular session this 16th day of March, 1995.


Richard D. Kimber, Chairman

ATTEST:


LuAnn Adams
Recorder/Clerk

PLANNING COMMISSION
 Box Elder County
 January 19, 1995

| NAME | AFFILIATION |
|--------------------------|--------------------------------------------------------------|
| Carl Roberts | Blue Creek Land Owners - Service Area #1 |
| Jenica Reese | Blue Creek Land Owners |
| John Reese | " " " " |
| Robert J. Allen | Blue Creek Land Owners |
| Spring B. Apley | Blue Creek " " |
| Jordan Farnsworth | Handel Valley Land Owners |
| Richard Peterson | Brigham City |
| x Monte Whaley | Sturdevant EX |
| Jason (Peterson) | RFI - |
| Steve L. Brown | Siting Task Force |
| Robert Stokes | Siting Task Force |
| Mike Lowe | Utah Geological Survey |
| REGGIE G. PETERSEN | SITING TASK FORCE |
| Russell Mills | Observer |
| Janelle Mills | Observer |
| Rennis Gowers | Utah Dept. of Environmental Quality |
| Ralph Bohm | " " " |
| Bruce Powell | National Park Service |
| STEVE LAWSON | THORPEL |
| ILT ANDERSON | LEADER OF DIST 1 |
| Al Nance | Davis County |
| Gayle Stevenson | " " (Comm) |
| Bill Russell | " " |
| ED SKROBISTEWSKI | PERRY CITY |
| Dr. Mary Peterson-Reeder | women's Legislative Council of Box Elder Brigham City, UT |
| Gretta Spaulding | Wood Spaulding Queen, L.C. |
| Art & Evelyn Johnson | Davis County |
| Dan McCorkie | Davis County |

**BOX ELDER COUNTY PLANNING COMMISSION
COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH
January 19, 1995**

1. Public Agenda for the Box Elder County Planning Commission meeting scheduled for January 19, 1995 at 7:00 p.m.
2. Notice given to the newspaper this 18th day of January, 1995.
3. Approval of Minutes of December 15, 1994.
4. Scheduled Delegations:
 - A. Davis County Waste Management & Energy Recovery Special Service District - Request for a conditional use permit for a landfill
 - B. Protest landfill in Blue Creek area
 1. John Reese
 2. Carl Roberts
 3. Robert Allen - additional information
 4. Mary Reeder
 - C. Request for zone change in western part of county
Keith L. Gurr
 - D. Request to use bunkers in South Willard for pyrotechnics
 - E. Letter to Abde Sharifan from Willard Flood District
 - F. One lot subdivisions
 - G.
 - H.
5. Old Business
 - A.
 - B.
 - C.

Dale M. Dorius

ATTORNEY AT LAW

MAIN OFFICE
P.O. BOX 895
29 SOUTH MAIN STREET
BRIGHAM CITY, UTAH 84302
(801) 723-5219

BRANCH OFFICE
P.O. BOX 726
47 MAIN STREET
GUNNINSON, UTAH 84634
(801) 528-7296

ADMITTED:
UTAH STATE BAR (1965)
CALIFORNIA STATE BAR (1968)
COLORADO STATE BAR (1968)

January 19, 1995

Box Elder Planning Commission
County Courthouse
Brigham City, UT 84302

ATTENTION: RICHARD KIMBER, CHAIRMAN

Re: Petition of Davis County Solid Waste Management

Dear Richard:

I represent Blue Creek Landowner's Association. This Association is comprised of approximately 10 large landowners in the Blue Creek area of Box Elder County. I am requesting the Planning Commission to not take any affirmative action on Davis County Solid Waste Management's conditional use permit or other permits in regard to the Blue Creek site.

First, the petitioners have not complied with the regulations and law in regard to this matter. Specifically Section 19-6-102.5 and its subdivisions have not been complied with in the choosing and selection of the task force. Further, certain members have not been included, the committee is not representative and certain and specific members have not been appointed to the committee.

Further, there has been inadequate notification to landowners, taxpayers, and the public to provide input. In prior notices the legal descriptions on the proposed sites were inconsistent, misleading, and incorrect in the notices posted for public comment and attempts were made to alter or change the descriptions after the public meetings.

The Blue Creek site would be impacted and has more problems than the prior White Valley site, namely; the underground water, the wells, irrigation systems, culinary systems, and flood control would be jeopardized by a toxic or nontoxic landfill in the area. The Bear River Water Conservancy District has withdrawn support for the Blue Creek site.

Second, seismic activity in the Blue Creek area is one of the highest in the state.

Third, traditional land uses, farming and farm related businesses would be jeopardized.

It is my clients' request that the Planning Commission postpone any action on the Blue Creek site and refrain from issuing a permit until the laws and regulations have been complied with, the task force and committee are properly formed, organized, constituted and appointed, and proper legal descriptions and notices to the public and the affected landowners is given.

Respectfully submitted,



Dale M. Dorius
Attorney at Law

DMD:jp

cc: Blue Creek Landowner's Association

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)

(Blue Creek, Tremonton, Snowville, etc)

| Name | Location (Home or Land) (Blue Creek, Tremonton, Snowville, etc) |
|-------------------|--------------------------------------------------------------------|
| Mark B. Williams | TREMONTON |
| Gandy R. Williams | Tremonton |
| Bill Milner | Brigham city |
| Nitch Hunt | Olden |
| Alan Jensen | Deweyville |
| Steve Doko | Howeville |
| John Gibson | BEAR RIVER |
| Jawana Roberts | Elwood, ut Blue Creek, ut. |
| Carl M Boland | Elwood Utah - Blue Creek Utah |
| Lamy Maughan | Deweyville |
| Carl J Boland | Bothwell |
| Steve Woerner | TREMONTON |
| Kimberly Roberts | Bothwell |
| _____ | Tremonton |
| Shen Williams | Tremonton |
| Leri Waerner | Tremonton |
| James Algreen | Tremonton |
| Gary Noble | Tremonton |
| Kristi Noble | Tremonton |
| Ted Anderson | BRIGHAM |
| Lloyd H. Wood | Tremonton |
| Brian Puls | Howell, Utah |
| Larry Pittman | East Carbon ut |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

| Name | Location (Home or Land) (Blue Creek, Tremonton, Snowville, etc) |
|------------------------|--------------------------------------------------------------------|
| Jana Whitaker | Deweyville |
| Dot Jensen | Deweyville |
| Sianna Frank | Clwood |
| Brad Frank | Clwood |
| Bin Hank | Tremonton |
| Rod Wardle | Rivendale |
| Doug. Mitchell | Clf, UT |
| Gloria Silva | Brigham |
| Lynn G. Young | Flowell |
| 2 [unclear] | BRIGHAM CITY, UT. P4702-3210 |
| TK Smith | Garland |
| Richard Andrews | Brigham City, UT. |
| Clarence C. Roberts | BRIGHAM C. TY, UTAH |
| Marc Hall | NORTH OGDEN |
| Val Lett | Ogden UT |
| Mark Nelson | Hyrum, ut |
| Corey S. McLeod | Ogden ut |
| Paula N. Roche | Plymouth, Utah |
| Ray Godler | Garland, ut. |
| Larry E. Byrnie | CORINNE UTAH |
| Rex Staldert | Thatcher Utah. |
| A. Del. Atkinson | Garland ut. |
| Randy Cutler | Ogden, ut. |
| Dq Vore | Tremonton ut. |
| DeWayne Allen | Tremonton Utah, |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

Jane E Boyce

Brigham City, Ut.

Steve Saffery

Charleston Utah

Jody Earl

Perry, UT

Bill Witt

Willard UT

Jane Couch

Elwood, UT.

Leo Parsons

Garland UT

Carol D. Herzog

Brigham city ut.

Martin Smith

Logan, UT

Steven Jensen

GARLAND, UTAH

Wayne Asaun

Roy ut

Luigi Watson

Tremonton, UT

Bill Crockett

Garland UT

Harold Hill

Brent L. Chadon

Tremonton

Carlos Aitte

Garland ut

David Warner

Tremonton Ut.

Lu Ancluser

Garland. Ut.

Dale Rademacher

Garland ut

John TAYLOR

CACHE County

Phil Locascio

Brigham city ut

Jim Pokor

Willard, UT.

Bill Shutt

Logan UT.

Michael Jommesbeck

Howell, Utah

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

| Name | Location (Home or Land) (Blue Creek, Tremonton, Snowville, etc) |
|--------------------------------------------------------|--------------------------------------------------------------------|
| Russ Hagan Neil Anderson | Pemrose ut Wellsville ut Ray ut. |
| James Hagan James Smith Paul Prill Larin Lund | BRIGHAM ut. Smithfield, Utah Logan ut. |
| Richard Anderson Tim Ziebel | North Ogden Malad, Id. |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name
Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

Robert P. Pittare

Deweyville Utah

Connie Roche

Tremonton, Utah

Bill Rudy

East Garland, Utah

Dale Bannu

Tremonton, Utah

Cheryl Sorenson

Tremonton, ut.

Clint Munn

Garland, Utah

Cody Roche

Thatcher, Ut.

Brenda Munn

Garland, ut.

James Chip

Tremonton ut

Paul Spadman

Deweyville, Utah

Ray Spawz

Tremonton, ut.

Blanci Nelson

Tremonton, ut

Garrett Fudd

Garland, Utah

J. Cleo Summers

Tremonton Utah

Stanly Summers

Bothwell Utah

Zelma Stchemerdy

Rose Land, Snowville, ut.

James C. Nelson

Tremonton ut

Murphy Nelson

Tremonton, ut

Mark Anderson

Hot Springs ut

John H. Jenkins

Basin King Ut

Tremonton Utah

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

| | |
|-------------------------|--------------------------|
| Comille Vaughan | TREMONTON UT |
| Chris Jundy | THATCHER UT |
| Jan Dae | |
| Larry Maughan | Deweyville |
| Mike Collett | Tremonton UT |
| Kathann Smith | WVC, UT |
| Violet D. Poulsen | Thatcher ut |
| Steph W Paul | THATCHER, UT |
| Lynne Egan | Howell ut |
| Layne Gardner | Deweyville ut |
| Patricia Hansen | Howell ut. |
| Val Gille | Portage ut |
| Jennifer Paulsen | HOWELL UT |
| Scott Tolman | Honeyville - Blue Creek. |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

Logan

Charles Smith

Barbara Yeates 1236 Island Drive Logan, Ut. 84321
 Sutherland Yeates " " " Logan, Ut. " "
 Terry Custer 720 North 400 West Kaymuth 84321
 Richard Perkes Box 1 Maple Park, Utah 84318
 Saboor Sabir 117 Bucking - Providence UT. 752-6617
 John Koller 70E-50S Smithfield UT 84321
 Brent Waughman 799 Juniper Dr. Logan UT 84321
 752-1380
~~James Taylor~~ 305E 700N Logan UT 84321
 752-5510
 Harry J. Whitson 531 W 100N Logan UT 752-7495
 Floyd M. Jarvis 670N 2W Logan UT 752-3238
~~John Humphrey~~ 1656 Summit Dr Logan 752-7210

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Brigham City

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

Dale Barnum 423 E. 100 No. BRIGHAM
Stephen A. Cazier 122 W 300 Do
Dorothy E. Sutton 3807 N Kiew B.C.
Earl H. Jonsen 716 OAK DR. B.C.
Edward C. Larsen 446 HOLIDAY DR. Brigham City. 723-8617
John Page 281 NO. 9 EAST BRIGHAM CITY.
Nathan D. Carter 419 E. 600 N Brigham
Edward Nelson 783 N Highland Brigham City Utah
Nann Rudd 17220 W. 4000 W Fielding UT
G. Lynn Foss
John Hale 6840 700 S Tremonton
Curt Johnson 5705 W. 8400 N. Tremonton

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Tremonton

Name Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

- Jordan Pennsbeck
- Scott Tisdal 635 E.M. Tranter, Utah -
- Dean Cantman 867 S W Garland 22-
- Al Lyle 8836 No 11600 W Tremonton, ut.
- Q. Leon Coffield 306 N 1st E Tremonton, ut.
- Lloyd W. Whitaker 4696 N 3200 W Brigham
Highway 63 Snowville Utah 84336
- Rolney Anton Snowville, ut 4H 843
- Dean Lotter Garland, ut. 84312
- Ron Davis Garland, ut. 84312
- Nice Brown Garland ut. 84312
- Arthur M. Rossi Tremonton 84337
- Wm Tidwell Garland ut 84312
- Melva A. Hill P.O. Box 401 GARLAND, UT. 84312
- Morris Hill P.O. Box 401 Garland ut 84312
- Jim & Kathy Barney 8940 N 5200 W Junction
- John Sackett 239 N 0300 W Brigham 84302
- Blaine W. Anderson Bear River City
- Emery Huggins Tremonton Route 2A
- Darwin Beach Tremonton Utah
- Dawn Brooks Garland ut
- John Huggins Bear River City ut
- William L. Love Tremonton ut
- Ken Coppen Tremonton, ut.

290 West 850 North
Brigham City, Utah 84302
Dec. 30, 1994

Dear

As you can see the people of Box Elder County have an on-going problem. The enclosed copy of the letter sent to political people in the area from Salt Lake City to Tremonton. There has been no definite site decided upon and Blue Creek Area has been suggested. Blue Creek is in Box Elder County.

We commend Davis County for their use of burning as a partial solution to the disposal of waste. In spite of this action it is reported that Davis County still will have about 100 tons of waste to dispose of daily.

I stayed at Blue Creek for an extended time when I was 8 years old. The thing I remember was the size and amount of mosquitoes. With that many mosquitoes there must be a lot of water. It is no place to store garbage.

Thursday morning I left Brigham City for Salt Lake City. Every other vehicle on the road was a truck. Why must we add to an already existing problem? Why add all those trucks to the heavy traffic on our deteriorating roads?

There have been several sites for use as dump sites, but they each have some problems. No one wants garbage in their back yard.

Please read the enclosed letter and give it some exposure to the people of the state. We can't use the Bothwell site which has been passed by E.P.A. The site was selected after 6 years of drought. The site they have in mind was full of water this year. This water is a vital part of the source of drinking water for northern Utah.

Thank you,

Dr. Mary Petersen Reeder
President of Box Elder County
Legislative Council

290 West 850 North
Brigham City, Utah 84302
Nov. 1, 1994

Dear

As president of the Box Elder County Legislative Council I will tell you that our people have made an in-depth study of water for our full year. As a part of this study we had concerns over the proposed site for the Davis County waste site on a spot above a critical source of drinking water in the Bothwell--Tremonton area.

I had an interest in a farm on the Iowa String road and another in Thatcher-Penrose. There were many homes who were in existence, and many more prospective sites that had no water connection and there was none available. The well in Bothwell was the answer to this problem. Much money has been spent to acquire this water and distribute it.

As you know Brigham City had a prior right to the purchase of White's Valley for a dump site for our area. You know that we gave up that right because of the probable leakage into the water of the cities involved.

If you do have the E.P.A. approval, you will be sued for all the costs already incurred by the residents, as well as the loss of GOOD water which is a real problem in the West.

I am including a map and description of the other sites that might be a possibility for the Davis dump site. When we held the meeting from which I got the map and information noted that many of sites listed had local wells that might make them undesirable.

The two sites that would be best in the opinion of those present at the meeting are Snowville or Promontory Point.

I have talked to the people at Nucor near Plymouth. They have a railroad to their industrial site. I have asked them if they would consider using their engine and cars to take the waste out to Promontory Point. There is a rail across the lake a distance of about 20 miles. There used to be a side rail directly to the large hole where they took out the fill for the rail across the lake to replace the trestle on which the railroad runs. Then with the direct filling of the railroad cars they could come from Garland, Tremonton, Brigham City, Ogden, Davis County or even Salt Lake City.

If that site became filled then the same arrangement could be used to take the waste out into the salt flat.

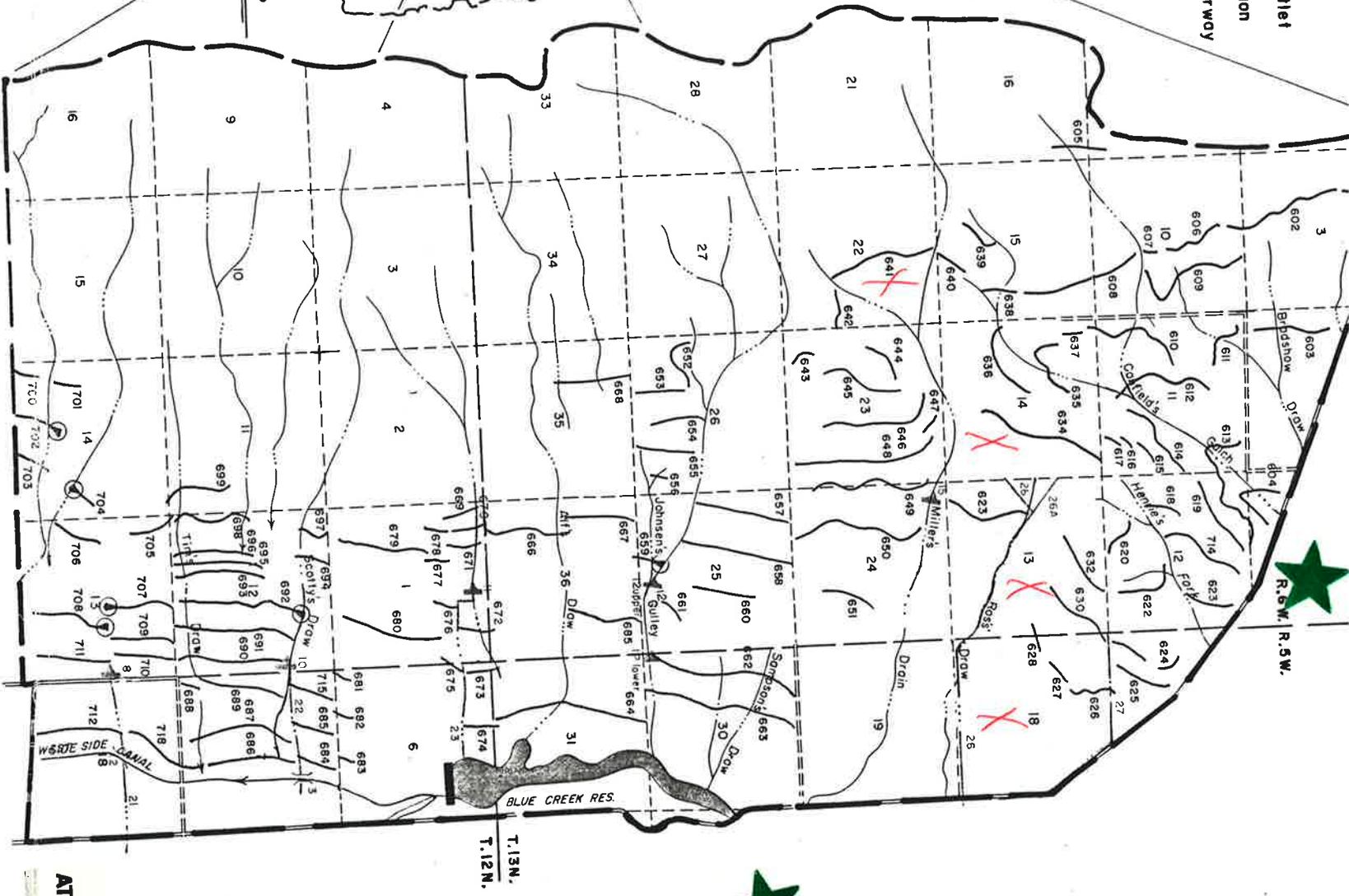
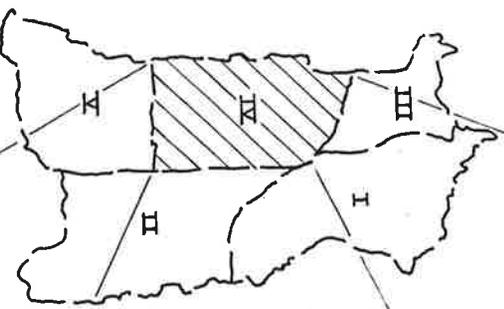
Thank you for your interest in this matter.

Yours truly,

Dr. Mary Petersen Needer

- ▲ Debris Basin
- Outlet
- Grade Stabilization
- - - Vegetative Waterway
- Canal Crossing

ZONE LOCATION MAP



ZONE IV 0.8 M. AREA

BLUE CREEK-HOWELL WATERSHED

Box Elder County, Utah



ATT 7

T. 13N.
T. 12N.





State of Utah
DEPARTMENT OF NATURAL RESOURCES
UTAH GEOLOGICAL SURVEY

Michael O. Leavitt
Governor

Ted Stewart
Executive Director

M. Lee Allison
State Geologist

2363 South Foothill Drive
Salt Lake City, Utah 84109-1491
801-467-7970
801-467-4070 (Fax)

September 14, 1994

Representative Eli Anderson
Chairperson, Municipal Waste Siting Task Force
102 S. Tremont Street
Tremonton, Utah 84337

Dear Representative Anderson:

At the request of the Municipal Waste Siting Task Force established by 1994 House Bill 248, I have evaluated the geologic aspects of three potential landfill sites in Box Elder County. The sites are located at the top of Little Mountain west of Corinne, in Blue Creek Valley just south of I-80N, and in Blue Creek Valley west of Thiokol. I reported on the Blue Creek Valley site (also called Howell Valley South) which is west of Thiokol on June 14, but have included that information with this letter as well. The scope of my evaluation consisted of a literature search and a brief visit to the sites on June 9 and on August 31, 1994.

I have not identified any geologic conditions which would prevent any of the sites from being used as a landfill location. For each site, I have included draft copies of the forms "Preliminary summary of geologic hazards" and "Preliminary summary of geologic conditions for siting of landfills" which present the results of my evaluation. This information, which for ground water is for the entire hydrologic basin rather than the specific site, is based mostly on published literature and is presented for use in preliminary site screening only. More extensive investigations will be needed once a site is selected to characterize its suitability for a landfill location. The information I am providing has not yet gone through complete internal UGS review and may be revised as part of this review process. Please feel free to contact me if you have any questions regarding the geology of the sites.

Sincerely,

Mike Lowe

Mike Lowe, Geologist
Applied Geology Program

PRELIMINARY SUMMARY OF GEOLOGIC HAZARDS

Utah Geological Survey

Investigator: Mike Lowe

SITE: Proposed North Blue Creek Valley landfill (T.13N., R.5W., Sec. 18; R.6W., Sec. 13, 14, & 22).

| Hazard | Hazard Ratings* | | | Further Study Recommended** |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Prob-able | Pos-ible | Un-Likely | |
| Earthquake Ground shaking Surface faulting Tectonic subsidence Liquefaction Slope failure Flooding Sensitive clays | X | X | X X | G (UBC seismic zone 3) G (E-W trending Quaternary fault in area; probably > 10,000 years old) H (Ephemeral streams) S (Lacustrine deposits) |
| Slope failure Rock fall Landslide Debris flow Avalanche | | X X X | X | G (Bedrock outcrops E of sec. 22) G (Possible landslide mapped in sec. 22) G (Ephemeral stream in sec. 22) |
| Problem soils/subsidence Collapsible Soluble (karst) Expansive Organic Piping Non-engineered fill Erosion Active sand dunes Mine subsidence Shallow bedrock | X X | X | X X X X X X | (Low-mod. shrink-swell potential) (Lacustrine silt) (Not evaluated) G (Mod.-high erosion hazard) S (Salt Lake Formation) |
| Shallow ground water | | | X | |
| Flooding Streams Alluvial fans Lakes Dam failure Canals/ditches | X | X | X X X | H H |
| Radon | | | | (Not evaluated) |

*Hazard Ratings - Probable, evidence is strong that the hazard exists and mitigation measures should be considered; Possible, hazard possibly exists, but evidence is equivocal, based only on theoretical studies, or was not observed and further study is necessary as noted; Unlikely, no evidence was found to indicate that the hazard is present.

**Further study (S-standard soil/foundation; G-geotechnical/ engineering; H-hydrologic) is recommended to address the hazard.

Side one

Utah Geological Survey

Investigator: Mike Lowe

**PRELIMINARY SUMMARY OF GEOLOGIC CONDITIONS FOR SITING OF LANDFILLS
Proposed North Blue Creek Valley (T.13N., R.5W., Sec. 18; R.6W., Sec. 13, 14 & 22) SITE**

Information

Y = yes; N = no; U = unknown; w = well data; m = map data

| <u>Aquifer type</u> | <u>Media</u> | <u>Aquifer characteristics</u> |
|---------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unconfined: | Unconsolidated <u>Y</u> Rock <u>U</u> | Depth to water table: <u>U</u> |
| Confined: | Unconsolidated <u>Y</u> Rock <u>U</u> | Depth to top of aquifer: <u>U</u> Depth to potentiometric surface: <u>70 ft(w), sec. 18; ≈250 ft(m), sec. 14</u> Near pumped well; potential downward flow through confining layer? <u>Y</u> |

Water quality/Drinking water

Total dissolved solids: 1,980 mg/L(w), sec. 18; otherwise less than 1,000 mg/L(m)

Potential drinking water source at site? Y Depth to drinking water: ≈100 ft sec. 18 (w); otherwise U

Host material (upper 5 ft) conditions

Soil? Y Hydraulic conductivity ranges (SCS): 0.2->6.0 inches/hour

Fractured bedrock? U, unlikely at surface except sec. 22

Summary of site geology

Located primarily over lake sediments in Blue Creek Valley; sec. 22 is a side canyon to Blue Creek Valley. Bedrock - Oquirrh Formation, limestone and sandstone, and Tertiary tuffs, sandstone, and conglomerate of Salt Lake Formation. Quaternary deposits - lacustrine deposits (gravels, sands, silts, and clays), alluvial-fan deposits, stream alluvium, and a possible landslide deposit. The thickness of unconsolidated deposits is generally unknown but likely ranges from 0 (at bedrock margins) to possibly as much as 700 ft (w, T.13N., R.6W., sec. 1). Basin-and-range faults along the valley margins are concealed and their locations unknown.

Primary Information Sources

Bolke, E.L., and Price, Don, 1972, Hydrologic reconnaissance of the Blue Creek Valley area, Box Elder County, Utah: Utah Department of Natural Resources Technical Publication No. 37, 38 p.

Chadwick, R.S., Barney, M.L., Beckstrand, Delyle, Carley, J.A., Jensen, E.H., McKinlay, C.R., Stock, S.S., and Stokes, H.A., 1975, Soil survey of Box Elder County, Utah, eastern part: U.S. Department of Agriculture, Soil Conservation Service, and U.S. Department of Interior, Fish and Wildlife Service and Bureau of Land Management, in cooperation with Utah Agricultural Experiment Station, 223 p.

Hardy, K.M., 1991, Landslide map of Utah: Utah Geological Survey Map 133, 28 p., scale 1:500,000.

Hecker, Suzanne, 1993, Quaternary tectonics of Utah with emphasis on earthquake-hazard characterization: Utah Geological Survey Bulletin 127, 157 p., scale 1:500,000.

Jordan, T.E., Allmendinger, R.W., and Crittenden, M.D., Jr., 1988, Geologic map of the Howell quadrangle, Box Elder County, Utah: Utah Geological Survey Map 107, 10 p., scale 1:24,000.

Geologic Information for Landfill Permitting and Management

| Condition (from Proposed Administrative Rules R315-301 through 319, "Solid Waste Permitting and Management Rules") | Potential for condition to occur* | | | Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------|
| | Prob-able | Pos-sible | Un-Likely | |
| Hazards Subsidence area Dam failure flood area Underground mine Salt dome or bed Holocene fault within 200 feet Seismic impact zone Unstable area 100-yr flood plain | | X | X X X X | Possible sensitive clays |
| | X | X X | | UBC seismic zone 3 Possible landslide-sec. 22 No flood-plain maps, however ephemeral streams may cause flooding |
| Surface Water Near lake, pond, or reservoir Within protected watershed In wetlands area | | | X X X | |
| Ground Water (GW) Depth to shallow GW < 5 ft Over sole-source aquifer Over class IB GW Depth to GW with TDS < 1,000 mg/L is < 100 ft Depth to GW with TDS 1,000-3,000 mg/L is < 50 ft Within Drinking Water Source Protection Zone 2 Within Drinking Water Source Protection Zone 3 GW TDS > 10,000 mg/L Extreme depth to GW No GW present Natural impermeable barrier above GW used as drinking water; aquifer has upward flow gradient | | X X X X | X X X X X X | Thiokol well, T.13N., R.5W., sec. 29 |

*Condition Ratings - Probable, evidence is strong that the condition exists and mitigation measures should be considered; Possible, condition possibly exists, but evidence is equivocal, based only on theoretical studies, or was not observed and further study is necessary as noted; Unlikely, no evidence was found to indicate that the condition is present.

PRELIMINARY SUMMARY OF GEOLOGIC HAZARDS

Utah Geological Survey

Investigator: Mike Lowe

PRELIMINARY
SUBJECT TO CORRECTION

SITE: Proposed Little Mountain interior valley landfill (T.10N., R.3W., Sec. 18; R.4W., Sec. 13).

| Hazard | Hazard Ratings* | | | Further Study Recommended** |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Prob-able | Pos-sible | Un-Likely | |
| Earthquake Ground shaking Surface faulting Tectonic subsidence Liquefaction Slope failure Flooding Sensitive clays | X | | | G (UBC seismic zone 3) Pre-Holocene faults present Landslides present sec. 13 H (Ephemeral streams) S (Lacustrine deposits) |
| Slope failure Rock fall Landslide Debris flow Avalanche | X | X | X | G (Bedrock outcrops) G (Landslides present in sec. 13) G (Ephemeral stream in sec. 22) |
| Problem soils/subsidence Collapsible Soluble (karst) Expansive Organic Piping Non-engineered fill Erosion Active sand dunes Mine subsidence Shallow bedrock | X | X | | G (Bedrock units contain limestone) (Low-mod. shrink-swell potential) (Lacustrine deposits) (Not evaluated) G (Mod.-high erosion hazard) S (Oquirrh Formation, Great Blue Limestone, West Canyon Limestone, Little Flat limestone) |
| Shallow ground water | | | X | |
| Flooding Streams Alluvial fans Lakes Dam failure Canals/ditches | X | | | H (Ephemeral streams/gullies) |
| Radon | | | | (Not evaluated) |

*Hazard Ratings - Probable, evidence is strong that the hazard exists and mitigation measures should be considered; Possible, hazard possibly exists, but evidence is equivocal, based only on theoretical studies, or was not observed and further study is necessary as noted; Unlikely, no evidence was found to indicate that the hazard is present.

**Further study (S-standard soil/foundation; G-geotechnical/ engineering; H-hydrologic) is recommended to address the hazard.

Side one

Utah Geological Survey

Investigator: Mike Lowe

PRELIMINARY SUMMARY OF GEOLOGIC CONDITIONS FOR SITING OF LANDFILLS
Proposed Little Mountain interior valley (T.10N., R.3W., Sec. 18; R.4W., Sec. 13) SITE

Information

Y = yes; N = no; U = unknown;

PRELIMINARY

| <u>Aquifer type</u> | <u>Media</u> | <u>Aquifer characteristics</u> |
|---------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unconfined: | Unconsolidated <u>U</u> Rock <u>U</u> | Depth to water table: <u>U</u> |
| Confined: | Unconsolidated <u>U</u> Rock <u>U</u> | Depth to top of aquifer: <u>U</u> Depth to potentiometric surface: <u>U</u> Near pumped well; potential downward flow through confining layer? <u>U</u> |

Water quality/Drinking water

Total dissolved solids: U, possibly >3,000 mg/L if tapping water around base of Little Mountain
Potential drinking water source at site? U Depth to drinking water: U, possibly ≈600 ft (base of Little Mountain).

Host material (upper 5 ft) conditions

Soil? Y Hydraulic conductivity ranges (SCS): 0.6-2.0 inches/hour
Fractured bedrock? Y

Summary of site geology

Located in a valley within Little Mountain which is surrounded by fractured bedrock (Oquirrh Formation, Great Blue Limestone, West Canyon Limestone, and Little Flat Formation); mostly limestone with some sandstone. Valley is filled with an unknown thickness of Quaternary deposits - lacustrine deposits (gravels, sands, silts, and clays), alluvial-fan deposits, stream alluvium, and landslide deposits. No identified Holocene faults are present.

Primary Information Sources

- Bjorklund, L.J., and McGreevey, L.J., 1974, Ground-water resources of the lower Bear River drainage basin, Box Elder County, Utah: Utah State Department of Natural Resources Technical Publication No. 44, 65 p.
- Chadwick, R.S., Barney, M.L., Beckstrand, Delyle, Carley, J.A., Jensen, E.H., McKinlay, C.R., Stock, S.S., and Stokes, H.A., 1975, Soil survey of Box Elder County, Utah, eastern part: U.S. Department of Agriculture, Soil Conservation Service, and U.S. Department of Interior, Fish and Wildlife Service and Bureau of Land Management, in cooperation with Utah Agricultural Experiment Station, 223 p.
- Hecker, Suzanne, 1993, Quaternary tectonics of Utah with emphasis on earthquake-hazard characterization: Utah Geological Survey Bulletin 127, 157 p., scale 1:500,000.
- Jensen, M.E., 1994, Geologic map of the Bear River City quadrangle, Box Elder County, Utah: Utah Geological Survey Map 151, 12 p., scale 1:24,000.

Geologic Information for Landfill Permitting and Management

| Condition (from Proposed Administrative Rules R315-301 through 319, "Solid Waste Permitting and Management Rules") | Potential for condition to occur* | | | Comments |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| | Prob-able | Pos-sible | Un-Likely | |
| Hazards Subsidence area Dam failure flood area Underground mine Salt dome or bed Holocene fault within 200 feet Seismic impact zone Unstable area 100-yr flood plain | | X | X X X X | Possible sensitive clays |
| | X X | X | | UBC seismic zone 3 Landslides-sec. 13 No flood-plain maps, however ephemeral streams/gullies may cause flooding |
| Surface Water Near lake, pond, or reservoir Within protected watershed In wetlands area | | | X X X | |
| Ground Water (GW) Depth to shallow GW < 5 ft Over sole-source aquifer Over class IB GW Depth to GW with TDS < 1,000 mg/L is < 100 ft Depth to GW with TDS 1,000-3,000 mg/L is < 50 ft Within Drinking Water Source Protection Zone 2 Within Drinking Water Source Protection Zone 3 GW TDS > 10,000 mg/L Extreme depth to GW No GW present Natural impermeable barrier above GW used as drinking water; aquifer has upward flow gradient | | X | X X X X X X X | |

*Condition Ratings - Probable, evidence is strong that the condition exists and mitigation measures should be considered; Possible, condition possibly exists, but evidence is equivocal, based only on theoretical studies, or was not observed and further study is necessary as noted; Unlikely, no evidence was found to indicate that the condition is present.

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PRELIMINARY SUMMARY OF GEOLOGIC HAZARDS

Utah Geological Survey

Investigator: Mike Lowe

SITE: Proposed Blue Creek Valley South landfill (T.11 N., R.6 W., Sec. 25 & 26)

| Hazard | Hazard Ratings* | | | Further Study Recommended** |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| | Prob-able | Pos-sible | Un-Likely | |
| Earthquake Ground shaking Surface faulting Tectonic subsidence Liquefaction Slope failure Flooding Sensitive clays | X | | | G (UBC seismic zone 3) S (Lacustrine deposits) |
| Slope failure Rock fall Landslide Debris flow Avalanche | X | X | | G (Bedrock outcrops at site) G (Landslide mapped in sec. 25) |
| Problem soils/subsidence Collapsible Soluble (karst) Expansive Organic Piping Non-engineered fill Erosion Active sand dunes Mine subsidence Shallow bedrock | | X | X | (Low-mod. shrink-swell potential) S (Pipeline crosses site) (Wind-blown dune deposits) S (bedrock outcrops-Oquirrh Fm) |
| Shallow ground water | | X | | S (Depth to ground water unknown) |
| Flooding Streams Alluvial fans Lakes Dam failure Canals/ditches | X | X | X | H H |
| Radon | | | | (Not evaluated) |

*Hazard Ratings - Probable, evidence is strong that the hazard exists and mitigation measures should be considered; Possible, hazard possibly exists, but evidence is equivocal, based only on theoretical studies, or was not observed and further study is necessary as noted; Unlikely, no evidence was found to indicate that the hazard is present.

**Further study (S-standard soil/foundation; G-geotechnical/ engineering; H-hydrologic) is recommended to address the hazard.

PRELIMINARY SUMMARY OF GEOLOGIC CONDITIONS FOR SITING OF LANDFILLS
Proposed Blue Creek Valley South (T.11 N., R.5 W., Sec. 25,26) SITE

Information

Y = yes; N = no; U = unknown

PRELIMINARY
STATION

| <u>Aquifer type</u> | <u>Media</u> | <u>Aquifer characteristics</u> |
|---------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unconfined: | Unconsolidated <u>Y</u> Rock <u>Y</u> | Depth to water table: <u>U</u> |
| Confined: | Unconsolidated <u>Y</u> Rock <u>U</u> | Depth to top of aquifer: <u>U</u> Depth to potentiometric surface: <u>U</u> Near pumped well; potential downward flow through confining layer? <u>Y</u> |

Water quality/Drinking water

Total dissolved solids: less than 1,000 mg/L

Potential drinking water source at site? Y Depth to drinking water: 150-200 ft

Host material (upper 5 ft) conditions

Soil? Y

Hydraulic conductivity ranges (SCS): .06-2.0 inches/hour

Fractured bedrock? Y (in some areas)

Summary of site geology

Located in side canyon to Blue Creek Valley. Bedrock - Oquirrh Formation, limestone and sandstone, and Tertiary tuffs. Quaternary deposits - lacustrine deposits, gravels and marls, mixed alluvial and lacustrine deposits, wind-blown sand dunes, and landslide deposits. The thickness of unconsolidated deposits ranges from 0 (at bedrock margins) to 230 feet. Basin-and-range faults along the valley margins are concealed and their locations unknown.

Primary Information Sources

Bolke, E.L., and Price, Don, 1972, Hydrologic reconnaissance of the Blue Creek Valley area, Box Elder County, Utah: Utah Department of Natural Resources Technical Publication No. 37, 38 p.

Chadwick, R.S., Barney, M.L., Beckstrand, Delyle, Carley, J.A., Jensen, E.H., McKinlay, C.R., Stock, S.S., and Stokes, H.A., 1975, Soil survey of Box Elder County, Utah, eastern part: U.S. Department of Agriculture, Soil Conservation Service, and U.S. Department of Interior, Fish and Wildlife Service and Bureau of Land Management, in cooperation with Utah Agricultural Experiment Station, 223 p.

Miller, D.M., Crittenden, M.D., Jr., and Jordan, T.E., 1991, Geologic map of the Lampo Junction quadrangle, Box Elder County, Utah: Utah Geological Survey Map 136, 16 p., scale 1:24,000.

Geologic Information for Landfill Permitting and Management

| Condition (from Proposed Administrative Rules R315-301 through 319, "Solid Waste Permitting and Management Rules") | Potential for condition to occur* | | | Comments |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------|
| | Prob-able | Pos-sible | Un-Likely | |
| Hazards Subsidence area Dam failure flood area Underground mine Salt dome or bed Holocene fault within 200 feet Seismic impact zone Unstable area 100-yr flood plain | | X | X X X X | Possible sensitive clays UBC seismic zone 3 Landslide mapped-sec. 25 No flood-plain maps |
| Surface Water Near lake, pond, or reservoir Within protected watershed In wetlands area | | | X X X | |
| Ground Water (GW) Depth to shallow GW < 5 ft Over sole-source aquifer Over class IB GW Depth to GW with TDS < 1,000 mg/L is < 100 ft Depth to GW with TDS 1,000-3,000 mg/L is < 50 ft Within Drinking Water Source Protection Zone 2 Within Drinking Water Source Protection Zone 3 GW TDS > 10,000 mg/L Extreme depth to GW No GW present Natural impermeable barrier above GW used as drinking water; aquifer has upward flow gradient | | X X X X | X X X X X | Golden Spike National Monument & Thiokol Wells |

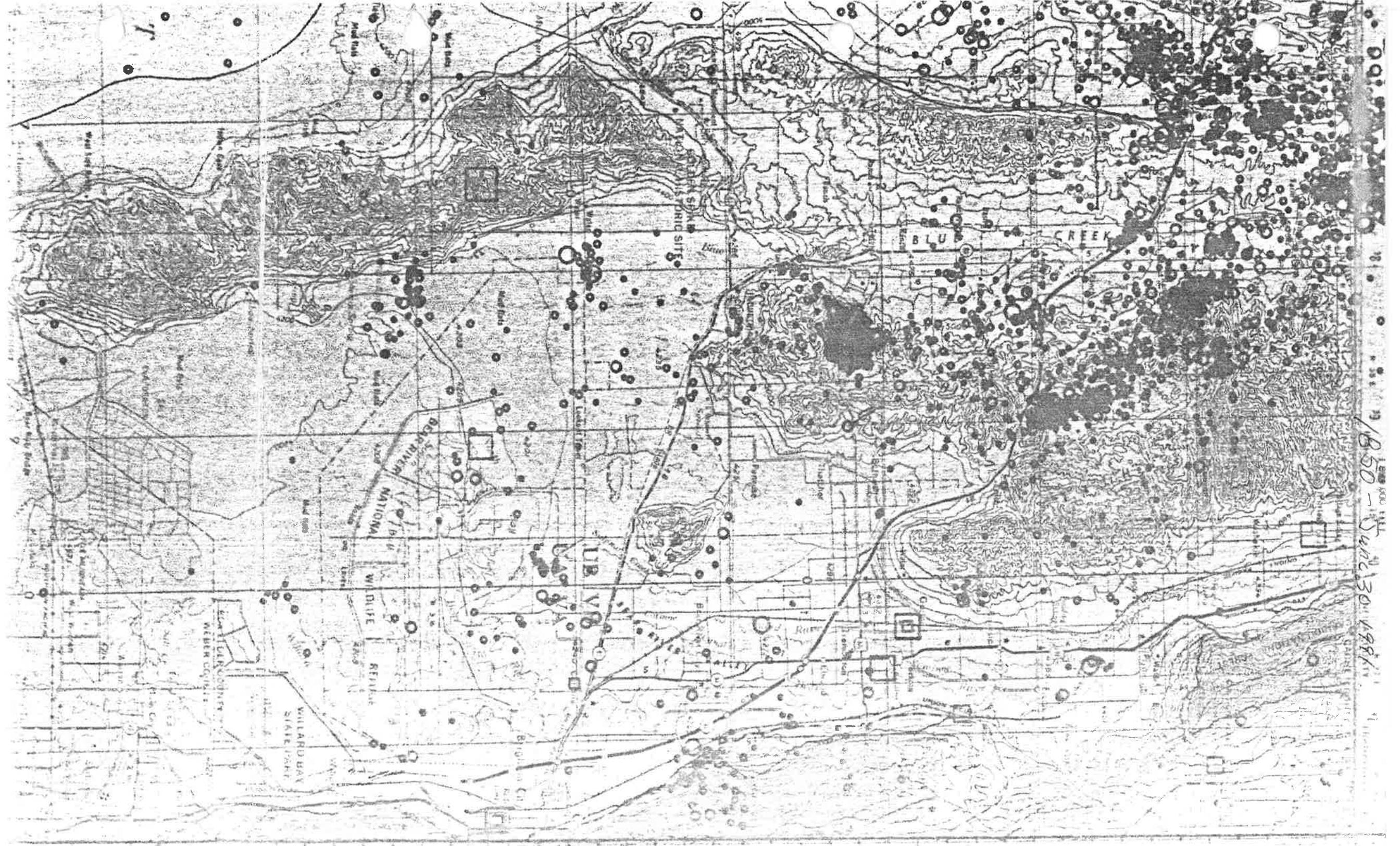
*Condition Ratings - Probable, evidence is strong that the condition exists and mitigation measures should be considered; Possible, condition possibly exists, but evidence is equivocal, based only on theoretical studies, or was not observed and further study is necessary as noted; Unlikely, no evidence was found to indicate that the condition is present.

PRELIMINARY
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**BOX ELDER COUNTY/WILLARD CITY
FLOOD CONTROL DISTRICT**

P.O. BOX 23
WILLARD, UTAH 84340

January 12, 1995

RECEIVED

JAN 13 1995

COUNTY COMMRS

Abde Sharifan
455 25th Street
Ogden, Utah 84401

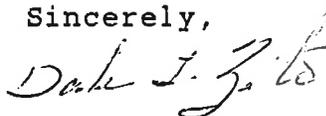
Dear Mr. Sharifan:

Last fall, the Utah Department of Transportation advised you that the drainage paths on your property in Box Elder County have been diverted because of your site development. Recent inspection of the area reveals that the condition has not been corrected as requested by the engineer, Mr. Zollinger.

We, as the Flood Control District, are responsible to protect the lives and property of the people in Box Elder County. As your project in its present condition threatens the residents, their property and Highway 89 and its travelers, we must ask that you restore drainage paths to pre-development patterns as requested by the state highway department.

Will you please act as soon as possible so winter storms and spring run-off will not harm the people, property or highway. If the hazardous condition is not corrected within 30 days, we will be forced to take further action. Please contact me at 8960 South Highway 89, telephone 782-5063.

Sincerely,



Dale L. Zito,
Flood Control Board

DLZ:lch

cc: Box Elder County Comm.
Lynn Zollinger, UDOT

**STATEMENT BY CARL ROBERTS
PLANNING COMMISSION MEETING
January 19, 1995**

I am Carl Roberts. I farm out in the Blue Creek area. I am also on the Box Elder County Service Area No. One. There are a couple of questions I would like to ask Mr. Lowe, since he is the geologist who prepared this report. How current is most of the information that you have in that report? (Mr. Lowe's answer: Roughly 20 years old) I see from the list there is only one large well in that area. What is the reason for that? (Mr. Lowe's answer: There were many wells in the report, but only one of the wells was in one of the sections that has been chosen.) One of the closer wells for culinary water goes to our largest employer in the County of Box Elder. How is it listed on there?

CHAIRMAN KIMBER: Mr. Roberts, might I suggest that rather than have a dialogue between you two, that you go ahead and make your presentation. If there are specific questions that you would like to address to Mr. Lowe, we will give him an opportunity to respond.

MR. ROBERTS: I would like to give you a little information. (Referring to a map) This map shows part of the watershed of Service Area Number One. That was signed into effect by our County Commissioners in 1960, along with the Ordinance and Resolution for it. That has been a very important part in Box Elder County to conserve water and also for flood control. It was important in those days, and it is even more important today because of the restrictions that the federal government is putting on land owners in that country.

The next page over is the geologist's report. We understand it is a preliminary report. I think when you leave out one of the largest wells out there that produces culinary water to the largest employer in Box Elder County, I think . . . (inaudible)

The second thing in that report, it doesn't even list it being in a watershed area. It is in a watershed area, 515,500 acres of it are in the watershed. All of the structures were funded by the federal government. I have talked with people in Washington, and they are quite concerned about what might take place there.

If you look in that report, on the second page, it says, "earthquakes - probable". There are some earthquake reports there. The first page of earthquakes is from 1850 to 1991. The second one goes from 1989 to 1991. We are in a serious seismic area. Some have been the largest ones that have been produced in the United States. If any of you have noticed the papers in the last few days, we see what earthquakes can do in other parts of the world. We have seen what has happened in Hansel Valley just across the mountain in the last few years.

As you go down these things here, it has possible slope failure, possible flooding, possible sensitive clay, slope failure, landslides, debris flow, avalanche. All of these things are in the geologist's report. I think they confirm the purpose of the watershed that was built out there. Those things all exist today. That was one of the purposes that watershed was built, and that's why it was put into service area number one. Not only for water conservation and flood control, but for the safety of the people of that area and of all of Box Elder County. Any water that gets past those debris basins, those diversions, those terraces, everything comes down that Blue Creek and goes into the Howell Reservoir and then down to the swamps where the birds and wildlife are. Anything that gets past, any toxic chemicals or anything else, that's where they are going to wind up.

Last Saturday, I went out to move some cattle in that country, and after we got the cattle moved, I decided that we would walk up to some of these debris basins and some of these terraces. Some of them right now, with the mild winter that we have had, the debris basins are full, running over. The terraces are full. Some of them are washed out. The diversions are full. That's happened because the ground has some frost in it, and all of the moisture that we have had is running off. These things can happen on berms that are built in landfills. Still there is going to be water going someplace. To me, it appears that if the landfill is put there, it is going to be very detrimental to Box Elder County, the Blue Creek, and the whole State of Utah.

Another problem we are going to have is a weed problem. Out in that country we have whirlwinds. They will pick up trash; they will pick up any of this household yard waste that comes in, grass clippings, weeds, anything that comes in; and they are going to be scattered over that whole country. We don't have any control over it because it is one of those things that nature has more power than engineers and more than materials that we can produce.

I think between the flooding, between the winds, between the earthquake zones, endangering the farmers that move their machinery up the access roads, and all of the problems that are going to come, it is going to be very detrimental to the people of that area. I hope you people realize it.

Saturday I walked for several miles up through those fields looking at things. As I walked up through them, I picked up some of these things. I don't know if you people know what they are. But they are from the people that were on that kind of ground before we were there. I hope that when we leave this country, we can leave it looking a lot better than it looks now, and I hope that we can leave it as good as the Indians and the people that were there. I just picked these up as I walked through the fields to check the debris basins. Maybe the geologists would like to know some of those things, where they are.

I want to thank the Commission for listening to us. I appreciate Bob Allen for being the Chairman of the Blue Creek Landowners Association.

I do wish our largest employer in Box Elder County would realize some of the situations they have with the water. When they came into this part of the county, they came into a rural area where they could have plenty of room to have high explosives, test their motors, build their products, burn their waste propellant. They bought wells down on the Promontory Point to bring their water up. When those wells started drawing salt water, they came up into Blue Creek and got wells. We didn't ask them to come there. They came there because it was a necessity. I hope they realize how much they got and how lucky they are to have the good water they have.

SIGNATURES ON THIS PETITION ARE IN STRONG OPPOSITION

TO THE PROPOSED BLUE CREEK LAND FILL

SECTION 18 RANGE 5 WEST

SECTION 13, 14, AND 22 IN RANGE 6 WEST

| | |
|------------------|---------------------|
| Alvin Allen | Jerry Reddy |
| Greg Grant | Alfred Lloyd |
| Jill Johnson | Ella Lloyd |
| Mark Smith | Michael Tommich |
| Angie Smith | Ethel Jussim |
| Mark Sued | Bill Jussim |
| Bob Sauer | Sharon Ketter |
| Tommy Smith | Sandra S. Dutton |
| Roger Sorenson | Jurama Hawks |
| Raymond Sorenson | Harvey Dutton |
| Carol Sorenson | Milton J. Mecharick |
| George K. Bench | Byron James Truck |
| Lalada Bench | Bonnie Jones |
| Ivan Hallows | Jon Douglas |
| Jinda Hawks | Hean Ketter |
| Beverly Miller | Kevin Ketter |
| Robert Jones | Nilla Forsbeck |
| TaVon Jones | Troy Forsbeck |
| Helene Mecharick | Melanie Allen |
| Naldie Grant | Steve Downey |
| Piane Grant | Paula Downey |
| Green Munk | Jimmy Messer |

SIGNATURES ON THIS PETITION ARE IN STRONG OPPOSITION
TO THE PROPOSED BLUE CREEK LAND FILL

SECTION 18 RANGE 5 WEST
SECTION 13, 14, AND 22 IN RANGE 6 WEST

| | |
|--------------------|---------------------|
| David A. Thorsted | _____ |
| Lynnda Thorsted | Guena J. Morris |
| Graig Hawkes | Dennis W. Payne |
| Lois Nessen | Maria A. Payne |
| William McJettie | Dippee Marchetti |
| Donald Hess | J. M. Thompson |
| Gilda Hess | Judy S. Thompson |
| Robert F. Thayer | Mary Hyden |
| _____ | Joseph C. Wood |
| James Tomesbeck | Rena H. Wood |
| W. J. Jannushek | Ray Lyle N. |
| Carolyn Sky | Cynthia P. Nessen |
| William H. Stryker | Den Ann Nessen |
| Bill M. Wren | Val D. Fern |
| Joyce R. Miller | _____ |
| Matt R. Miller | Donna Ann Jensen |
| Pamela M. Miller | Christine M. Inturi |
| Kathleen Rushton | Ronald J. Miller |
| Ron Rushton | Cynthia Jensen |
| Ray A. Morris | |
| James E. Nessen | |
| Vernis O. Karsin | |

SIGNATURES ON THIS PETITION ARE IN STRONG OPPOSITION
TO THE PROPOSED BLUE CREEK LAND FILL
SECTION 18 RANGE 5 WEST
SECTION 13, 14, AND 22 IN RANGE 6 WEST

Arthur Douglas
Bertrude Smith
Cathy Nick
Emuel R. Green
Ann W. Green
L. J. Masterson
Brenda Williams
Karin Bradley
Sara Douglas
Carolee Douglas

Beth Ann Eplin
James K. Caplin
Brian D. Poulos
Jennifer Poulos
Bradley Haynes
Marianne Langney
Jerdun Fournesbeak
Lyle Messen
Donald P. Bee
Lynn D. Bee

SIGNATURES ON THIS PETITION ARE IN STRONG OPPOSITION
TO THE PROPOSED BLUE CREEK LAND FILL

SECTION 18 RANGE 5 WEST
SECTION 13, 14, AND 22 IN RANGE 6 WEST

| | |
|--------------------|--------------------|
| <i>[Signature]</i> | Jerry Bradley |
| Greg Grant | Alfred Lloyd |
| John Johnson | Ella Lloyd |
| Mark Bennett | Michael Jommarock |
| <i>[Signature]</i> | Ethel Jussen |
| Mark Sued | <i>[Signature]</i> |
| Pat Sorenson | Sharon Ketter |
| <i>[Signature]</i> | Sandra S. Dutton |
| Ryan E. Sorenson | Jurama Hawks |
| Ray Sorenson | Harry Ditt |
| Carl Sorenson | Milton J. Mechanic |
| George K. Bench | Byron James Truck |
| Lilada Bench | Bonnie Jones |
| Ivan Hallows | Jon Douglas |
| Jinda Hawks | Hean Ketter |
| Beverly Miller | Kevin Ketter |
| Robert Jones | Walter Forsbeck |
| TaVon Jones | Troy Forsbeck |
| Helene Wickham | Melanie Steen |
| Naldee Grant | Steve Downey |
| Diana Grant | Paula Downey |
| Gwen Munk | Jenny Messer |

SIGNATURES ON THIS PETITION ARE IN STRONG OPPOSITION
 TO THE PROPOSED BLUE CREEK LAND FILL

SECTION 18 RANGE 5 WEST
 SECTION 13, 14, AND 22 IN RANGE 6 WEST

| | |
|--------------------|--------------------|
| David A. Thorssted | _____ |
| Lynnda Thorssted | Barbara J. Morris |
| Liang Hawkins | Dennis W. Payne |
| Lois Nessen | Marie A. Payne |
| William McJannet | Dianne Masshelli |
| Donald Hess | J. M. Thompson |
| Gilda Hess | Judy S. Thompson |
| Robert F. Thayer | Mary Hyden |
| John Thorssted | Joseph C. Wood |
| James Thorssted | Rena H. Wood |
| Wesley Thorssted | Ray Lyle |
| Carolyn Sky | Cynthia P. Nessen |
| William H. Skiff | Den Ann Nessen |
| John M. Miller | Val D. Ford |
| Joyce R. Miller | Marjorie |
| Matt R. Miller | Emme Ann Jensen |
| Pamela M. Miller | Christina McEntire |
| Kathleen Ruskton | Ronald J. Miller |
| Ron Ruskton | Cynthia Jensen |
| Ray A. Morris | |
| James E. Nessen | |
| Vernice O. Nessen | |

SIGNATURES ON THIS PETITION ARE IN STRONG OPPOSITION
TO THE PROPOSED BLUE CREEK LAND FILL

SECTION 18 RANGE 5 WEST
SECTION 13, 14, AND 22 IN RANGE 6 WEST

Arthur Douglas
Gertrude Smith
Cathy Nick
Ernest R. Green
Army W. Green
John F. Kustan
Brenda (WIA)
Karen Bradley
Solus Douglas
Carolee Douglas

Beth Ann Bepko
John K. Caplin
Brian D. Pauls
Jennifer Paulsen
Bradley Aayshes
Marianne Jangren
Verdun Farnesbeck
Lyb Nessen
Monna P. Bee
Lynn D. Bee

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

| | |
|-------------------|---------------------------|
| Lynn J. Bracken | Logan, Ut. |
| Madine E. Bracken | Logan, Ut. |
| Mary Jo Elmer | Clinton, Ut. |
| Maryoie Emch | Salt Lake & Blue Creek |
| Darrin Emch | Salt Lake & Blue Creek |
| Mae Lyn Anderson | Highland, Blue Creek |
| Paul [unclear] | Highland & Blue Creek |
| Scott Henderson | Highland + Blue Creek |
| Mark Henderson | Highland Ut. + Blue Creek |
| Keith Henderson | Highland and Blue Creek |
| Lynn M. Meier | Blue Creek |
| Joyce R. Meier | Blue Creek |
| Matt R. Meier | Blue Creek |
| Clare L. Hammond | Logan, Utah |
| Robert J. Hammond | Logan, Utah |
| Carla L. Johnston | Logan, Utah |
| Bill Smith | Logan, Utah |
| Vera J. Welker | Logan, Utah |
| Darwin B. Nielsen | Logan, Utah |
| Joe M. Nielsen | Logan, Utah |
| Kirsten Lindsey | Logan, UT. |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

| Name | Location (Home or Land) (Blue Creek, Tremonton, Snowville, etc) |
|------------------|--------------------------------------------------------------------|
| A Douglas Allen | Hansel Valley |
| Charon W. Allen | Hansel Valley |
| E. Nielsen | Ogden, Ut. |
| Ruth Allen | Hansel Valley |
| Nora Allen | Hansel Valley |
| Gwynne Nielsen | Ogden, Ut. |
| Grant Sweeney | Layton, Ut. |
| Merle Dunkley | Layton, Ut. |
| Eldrid S. Larsen | Logan, Ut. |
| Dyde A. Larsen | Logan, Ut. |
| Ray Henrich | Bountiful, Ut. |
| Emil Thaul | Bount. Ful, Utah |

**PLEASE SIGN
PETITION AGAINST
DAVIS COUNTY
LANDFILL SITE IN
BLUE CREEK**

Mike Nielsen

675 SD 600 W Ruyhn

Brian Jamson
Roel Batt

235 N. 200 W Willard

4135 W 2300 N Courne

**PLEASE SIGN
PETITION AGAINST
DAVIS COUNTY
LANDFILL SITE IN
BLUE CREEK**

Dusty Fowles 69 North First East Willard
Lindsay Jensen 27 North 200 E. Brigham

PLEASE SIGN PETITION AGAINST DAVIS COUNTY LANDFILL SITE IN BLUE CREEK

| | | |
|----------------|--------------|------------------|
| Benjamin | Brigham City | 518 N. Haleday |
| Baron | ✓ ✓ | 710 E. 1000 |
| Kelly Tom | Brigham City | 327 No. 100 West |
| Mr. Sackett | Brigham | 7550 3E |
| Archie | " | 205 Skyline |
| Andis Pommier | " | 95 S. 600 E |
| Jerry Peters | Brigham City | 55 No 300 East |
| Rolal Vadda | BC | 382 No 300 E |
| Leon Goodliffe | B.C. | 420 Highland |
| Marty Simon | B.C. | 1037 OAK Dr. |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

| Name | Location (Home or Land) (Blue Creek, Tremonton, Snowville, etc) |
|---------------|--------------------------------------------------------------------|
| Brandon Hess | 176 S. 400 E. Brigham City BLUE |
| Kriston Hess | 176 S. 400 E. Brigham City } creek |
| Melissa Reese | 777 East 1000 North Ogden |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

John Reese
Linda Reese

Home & Land Blue Creek
Home & Land Blue Creek

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Marty Peterson

Location (Home or Land)

(Blue Creek) Tremonton, Snowville, etc)

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Susan REESE McKEA

Location (Home or Land)

(Blue Creek, Tremonton, Snowville, etc)

Land and Home Blue Creek Utah

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

| | |
|----------------|---------------------|
| Andy Smith | Honeyville |
| Datrice Miller | Honeyville |
| Terry J. Ivy | Honeyville + Howell |
| Paul St. Hagan | Honeyville |
| Jan Adams | Honeyville |
| Ben Goodland | Honeyville |
| Deon MAOSEN | Honeyville |
| Ron Miller | Blue Creek |
| Castelle Hill | Honeyville |
| Marinda Miller | Honeyville |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)

(Blue Creek, Tremonton, Snowville, etc)

| | |
|-------------------|------------|
| Lloyd E. Lish Jr. | Tremonton |
| Wm. Jr. Lish | Garland |
| Bruce H. Udy | Tremonton |
| Sarkuta N Udy | |
| Stanley Stockwell | |
| But B. Eul | Riverview |
| W. W. Watson | Blue Creek |
| Gerald Ballard | Tremonton |
| Rachelle Yoder | Garland |
| Jammy Burgess | Garland |
| Rosalie Yoder | |
| Ray Yoder | |
| Carl Burgess | |
| Shawn Lish | Tremonton |
| Harden Lish | Tremonton |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)

(Blue Creek, Tremonton, Snowville, etc)

| | |
|-------------------------|----------------|
| <i>J W</i> | Smithfield |
| <i>Hughy Coulam</i> | Smithfield |
| <i>Maria B. Ball</i> | Logan Ut |
| <i>Ada C. Smith</i> | Logan Ut |
| <i>Dorothy Toland</i> | Logan Ut |
| <i>Louis Williams</i> | Logan, ut. |
| <i>Ruth Pugmire</i> | Logan, ut. |
| <i>Marilyn Lee</i> | Logan, Utah |
| <i>Warren S. Barth</i> | Logan, Utah |
| <i>Marty England</i> | Logan Ut |
| <i>Richard Peterson</i> | Brigham City |
| <i>Thommas</i> | Bearhizer City |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

| Name | Location (Home or Land) (Blue Creek, Tremonton, Snowville, etc) |
|------------------|--------------------------------------------------------------------|
| Larry W. Miller | Blue Creek |
| Brent Miller | Blue Creek |
| Sandra Oyler | Howell |
| Holly Saunders | Tremonton |
| Linnay P. Bourne | Tremonton |
| Dale Bird | Blue Creek |
| Bertha Bird | Blue Creek |
| Neddy Arbon | Snowville |
| Rae L. Miller | Blue Creek |
| C. Troy Jones | LOGAN |
| Vernard Allen | Blue Creek |

We the undersigned petition the Box Elder County officials to prevent the opening of a Davis County landfill in Blue Creek Valley.

Name

Location (Home or Land)
(Blue Creek, Tremonton, Snowville, etc)

| | |
|--------------------|------------|
| Reece A. Nielsen | Blue Creek |
| Bonnie Nelson | Blue Creek |
| Leah Petersen | Tremonton |
| Deanna Petersen | Tremonton |
| Mary Lynn Hathaway | Logan |
| Carol M. Hathaway | Logan |
| T. Shane Getz | Tremonton |
| Corne Getz | Tremonton |
| Leah Andersen | Tremonton |

The Planning and Zoning Issue

Planning and zoning is a legal representative means for localities to decide the nature and character of their community.

Some Advantages

- * Establishes legal means to prevent a takeover by outside development interests
- * Has flexibility for representative planning
- * Property owners' and residents' opinions and desires are equally important and all can be considered and discussed
- * Protection of existing watershed, culinary and irrigation water
- * Conservation of wildlife habitat
- * Preservation of the historical agricultural character of the area, which is of basic interest and benefit to everyone
- * Preservation of family heritage unique to this area - vital to the roots of the community
- * Mechanism for developing easements to compensate for development potential

County Requirements

Local community recommendations go to County Planning and Zoning Committee for review according to county and state law

Their recommendations go to County Commission for review and public hearing before adoption

A Utah State University economics study shows that subdivisions and developed areas don't pay their way. In Cache County, for example, for every \$1.00 in taxes generated by subdivisions it requires \$1.24 to provide general services such as police, fire and sewer. But for every \$1.00 in taxes generated by agricultural lands/open space it costs only 27-cents to provide services.

Utah lost 340,000 acres (531 square miles) of cropland from 1967 to 1992. 223,400 of that was lost in the last 10 years - much of it within the building boom in the last 3 years. Cache County has lost 33% of its agricultural land.

Cary Peterson, Utah State Commissioner of Agriculture, states "Agriculture lands improve our clean air, and act as an air filter, adding to our quality of life. Open spaces promote wildlife habitat and preserves our rural heritage. Acre upon acre of subdivisions will mean more congested highways and more air pollution. We must encourage local residents to support the preservation of ag/open spaces. We must take action that will reverse this trend which threatens our food supply and quality of life in Utah."

Water use calculations by the Utah State Dept. of Environmental Quality Division of Drinking Water for a 1,100 home development (excluding water for a golf course):

Assuming that each connection has a 0.5 acre lot and that 0.25 acre of this lot is irrigated @ 3.96 gpm = 522,720 gallons per hour.

This irrigation use combined with 4.44 gpm per connection required for indoor use = 672,100 gallons per hour.

Storage capacity for indoor, outside and fire protection use = 1,333,200 gallons.

Ground water protection information from the Environmental Protection Agency (EPA) Office of Water states "Until recently ground water was thought to be protected from contamination by the natural filtering action of soil and rock. After seeing reported cases of ground water contamination in every state, we know that chemicals can pass through these soil layers. Some types of activity around your water source can affect your water quality. The most important of these are listed here.

- * Expanding or building new industrial, residential or commercial areas.
- * Routine road maintenance, such as repaving or deicing during winter months.
- * Using pesticides or fertilizers on any commercial or residential areas.
- * Disposal of household waste at landfills, or in your backyard.
- * Use of underground storage tanks or drains, such as at gasoline stations."

U.S. Census Bureau statistics reveal that from 1993 to 1994, 19,000 more people moved into Utah than left, and the state maintained the nation's highest birthrate. Utah's growth rate is tied with Arizona as fourth fastest in the nation. (Nevada, Idaho and Colorado rank 1, 2 and 3). Explosive growth threatens Utah's self-sufficiency. It's a trend that, left unchecked, could result in higher food prices or dramatic lifestyle changes.

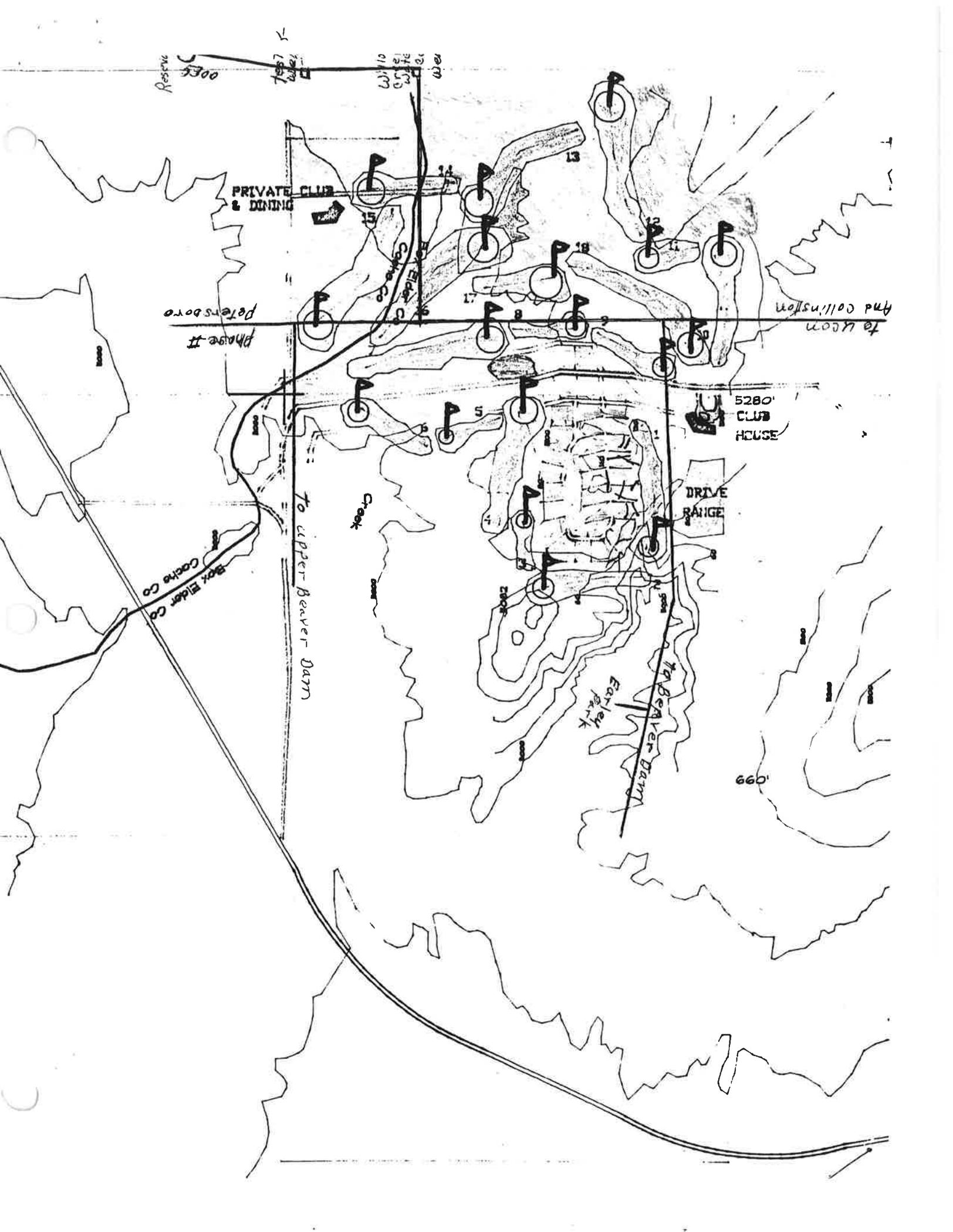
As stated in an editorial in the Salt Lake Tribune, May 13, 1995, **Utah Needs Green Space.** "...there is ample reason to preserve green areas, whether for farming or to cleanse the air, water and human spirit. Communities can keep land open by establishing zoning restrictions, tax incentives and conservation easements that compensate landowners for setting aside acreage for nature and other public purposes. The state could encourage the effort with planning assistance. If nothing is done consciously to curb development, it will be done by default. The state's quality of life will so deteriorate that new employers will look elsewhere to do business and long-time residents will look elsewhere to raise their families or retire. And those who stay will suffer a tragic loss."

TO: BOX ELDER COUNTY COMMISSIONERS

We, the undersigned residents and landowners of the Beaver Dam area and neighboring communities, hereby protest the development of "High Country Estates - a special service district, a planned unit development, Beaver Dam, Utah" (which we understand includes a golf course, commercial facilities and 1,100 homes) for the following reasons and concerns:

1. **Protection of the water supply**
 - a. **The area is the source of culinary water for the community, both springs and well water**
 - b. **Irrigation water for the Lower Beaver Dam Irrigators**
 - c. **There is inadequate water available for appropriation**
2. **Ground water pollution is very likely**
3. **Prevent dewatering of Willow Creek drainage and consequent loss of trees and vegetation including destruction of wildlife habitat**
4. **Destruction of farmland**
5. **Increased traffic**
6. **Desire to retain rural nature of the community**

June 6, 1995



June 5, 1995

Proposal to the Box Elder County Commission for the Zoning of Water Shed and Farm Land Against Housing and Sub-Division Development

Most of the water coming from the Wellsville Mountains is discharged east into Cache Valley. Cache Valley benefits from a recharging of underground water aquifers underneath the floor of Cache Valley. The area north of the Wellsvilles has no such aquifers for recharging springs.

North of the Wellsville mountains, we have no back-up recharging capabilities as mentioned above. Most of the water comes from the ground near the surface of the earth. The water travels by gravity on a clay surfaces, and later comes to the surface. Thus we have a water shed which collects water from not only the mountains to the south, but the farm land as well. The other springs in this area which supply several communities, operates in the same way.

If the farms near the south hills were to be sold for housing, they would have a direct effect on the surface water that feeds the springs to Beaver Dam, Collinston, East Garland, and some of Fielding.

Results of building sub-divisions would create the following problems. Roads with hard-toppings, pesticide use, and housing could cause irreparable damage to the watershed collection and storage areas.

Punching holes when drilling wells through the clay base can destroy water storage basins.

I might cite an example on my parents farm. We have a spring which is dry during the soil bank and CRP years. The land produces a crop every other year when tilled. During the off years of summer fallow. The spring is charged with water and flows most of the year.

If the land to the south of our springs was turned into housing with roads, we would find our springs would dry up, or be severely restricted. Added to this would be the problems of chemical sprays used on lawn and golf courses, as well as oil and gasoline from automobiles.

I would think in water shed areas, it would be best that no housing be allowed. We have no back-up water, or charged water, but must be content with a continual flow system - that depends on a good water shed area to feed the springs.

It is my recommendation that the Box Elder County Commission zone all the farm land and water shed land at the north end of the south hills to be not suitable for housing or building, with the exception of buildings that are on Alton Veibell's present farm, or that he has legal rights to at present.

I Russell Johnson, consulted with John Jensen of the Division of Water Rights and Max Guyllenskog, RSMFH, of the Environmental Health and Water Lab.



In a letter dated September 29, 1994 to the Willow Creek Water Company from the Department of Environmental Quality Division of Drinking water, the proposal for a 1,100 home development was studied. The following are calculations of water usage for this proposed development.

The peak day irrigation demand is calculated to be 3.96 gpm per irrigated acre. Assuming that each connection has a 0.5 acre lot and that 0.25 acre of this lot is irrigated, for 8 connections this requires 11,405 gpd or 7.92 gpm. For 1,100 homes this calculates into 8,712 gpm or 522,720 gph.

This irrigation use combined with the 4.44 gpm required for indoor use totals 12.36 gph or 13,956 gpm or 815,760 gph. According to the calculations, 1,100 homes would require 611 gpm or 672,100 gph.

In accordance with Utah Drinking Water Rules, R309-105, the storage capacity must be sufficient to provide for indoor, outside and fire protection if so used. Indoor storage use must be 400 gallons per connection of 440,000 gallons for 1,100 homes. The outside use requirement is estimated to be 2,848 gallons per irrigated acre or 2,848 gallons/irrigated acre x 0.25 irrig acre/connection = 712 gallons/connection for outside use. This totals 5,696 gallons for 8 connections or 854,400 gallons for 1,200 connections. The fire flow requirement for this area would appear to be 1,000 gallons for two hours or 120,000 gallons, based on a recent study by Hansen, Allen & Luce, Inc. for the Harper Ward area located north of Brigham City. Nevertheless the grand total storage required for 1,100 connections is 1,333,200 gallons.

Based on the above information, the needed storage for indoor and outdoor use is 8,896 gallons for 8 connections or 1,223,200 gallons for 1,100 connections.

Utah is an Alpine Desert that can have periods of drought up to eight years. The proposed location has an inadequate recharging system for a development of this magnitude.

**The following Ground Water Protection information is from
United States Environmental Protection Agency
Office of Water
Publication EPA 810-F-92-002, June 1992**

What you should know about potential threats to ground water supplies

Until recently ground water was thought to be protected from contamination by the natural filtering action of soil and rock. After seeing reported cases of ground water contamination in every state, we know that chemicals can pass through these soil layers. Some types of activity around your water source can affect your water quality, whether your water comes from a public supply or a private well. The most important of these are listed here.

- * Expanding or building new industrial, residential or commercial areas.
- * Routine road maintenance, such as repaving or deicing during winter months.
- * Using pesticides or fertilizers on any commercial or residential areas.
- * Disposal of household waste at landfills, or in your backyard.
- * Use of underground storage tanks or drains, such as at gasoline stations.

**Presented by Cary Peterson, Utah State Commissioner of Agriculture
May 5, 1995, Statewide seminar on preserving community character and family lands**

FIVE POINT STRATEGY

1) We must preserve our ability to produce the food and fiber needed to sustain our families. A decrease in the number of acres we harvest in Utah means an increase in our dependency on imported food. Food grown outside Utah already costs 10 percent more than food grown here. A Cornell University study shows our food could cost 3 to 5 times more by the year 2050.

2) We must identify and preserve prime ag land and open spaces in Utah. The Utah Department of Agriculture has commissioned studies to locate the highest producing lands for future protection. We must offer land owners tax/zoning incentives to keep their lands open and available for ag production. Utah legislators took action in 1995 to encourage more ag land preservation.

(3) We must preserve open space for its beauty and as a means to control taxes. Studies around the country and here in Utah show subdivisions require more tax dollars to service than they contribute to the tax rolls. But agriculture lands contribute a positive flow of revenue to local communities.

(4) Agriculture lands improves our clean air, and act as an air filter, adding to our quality of life. Open spaces promote wildlife habitat and preserves our rural heritage. Acre upon acre of subdivisions will mean more congested highways and more air pollution.

(5) We must encourage local residents to support the preservation of ag/open spaces. We must take action that will reverse this trend which threatens our food supply and quality of life in Utah.

FROM: UTAH DEPARTMENT OF AGRICULTURE
RE: BACKGROUND ON COMMISSIONER ANNOUNCEMENT

Background info. on Park City open lands seminar set for 5-5-95

- ◆ An American Farmland Trust study in Massachusetts of the cost of community services shows that residential development increases local tax base and it does not pay for itself. Three towns paid more for residential services than they received from residential revenues. On the other hand, privately owned farm and open lands contribute surplus to the local tax base.
- ◆ A Utah State University economics study of four Utah counties also shows that subdivisions and developed areas don't pay their way. In Cache county for example; for every \$1.00 in taxes generated by subdivisions, it requires \$1.24 to provide general services such as police, fire and sewer. But for every \$1.00 in taxes generated by ag lands/open space it costs only 27-cents to provide services.
- ◆ Utah lost 340,000 acres (531 square miles) of cropland from 1967 to 1992. 223,400 of that was lost in the last 10 years.
- ◆ Cornell University study says that U.S. agricultural productivity is already unsustainable. Should the U.S. population double within the next 60 years, the subsequent decrease in arable land will change American eating habits and dramatically reduce future food exports.
- ◆ Soil conservation leaders in Cache County are beginning to map out areas of prime ag land for protection from development.
- ◆ Some Utahns are forming local groups to protect ag lands/open spaces in their communities. Kaysville resident Sherry Einfeldt formed Davis Greenland Alliance (547-9430) which works to put more ag land under conservation easements. The easements give land owners tax breaks in exchange for their developments rights.
- ◆ City of N. Logan recently enacted open space subdivision ordinance. It requires subdivision in sensitive areas to include open spaces. Example: Canyon Ridge subdivision will keep eleven of its 40 acres undeveloped.
- ◆ North Cache Soil Conservation District is currently studying the impacts of residential subdivisions on soil and community.

Environmental Impact concerns include but are not limited to the following:

Water systems - culinary and irrigation

Pollution - air, water, garbage, noise

Wildlife habitat - location is in close proximity to Forest Service land

Destruction of farmland

Traffic

Retention of rural nature of community

A development of this magnitude has an irreversible impact. The concerns of the immediate and surrounding communities need to be addressed as well as the impact on the county for services such as roads, schools, and law enforcement.

For these reasons we believe it is appropriate to request an extensive environmental impact study - perhaps cooperatively with Cache County since both counties will be impacted, before any further development proceeds.

We would like to know whether or not Box Elder County has established a **special service district** to "facilitate the development" of this project.

5-26-95

Beaver Dam residents fight project

By Cindy Yurth
staff writer

BEAVER DAM — Some 40 residents of this hamlet just across the Box Elder county line gathered Thursday night to discuss ways to block a proposed luxury development in their area.

J. Alton Veibell, who owns a farm straddling the county line, is considering a 2,200-acre development including 1,100 homes and a golf course in the area between Petersburg and Beaver Dam.

At the Thursday night meeting at Early Park, residents signed a petition protesting the development because they fear it would siphon off the water supply, destroy wildlife habitat, take agricultural land out of production, increase traffic and abolish the rural

Project

Continued from Page 1

for the test well.

"I told him, 'No way, buster, I'm not going to get involved in that kind of mess after what happened with our test wells out there by the gun safety range,'" Nishiguchi said.

The district had drilled two 1,000-foot test wells across from the range and was confronted by massive opposition by Cache County residents, who accused the

way of life the area has known for the last century. The petition will be distributed to the Cache and Box Elder County planning commissions and water officials, said Terri Howard, one of the meeting's organizers.

Not on the petition but discussed at the meeting was the fear that increased property taxes would drive the original residents out of their homes.

"If you don't think it can happen, just go on up to Sun Valley and see what's happened there," said one resident. "Could any of you afford to live in Sun Valley?"

LaDean Richards suggested the group take up a collection and hire an attorney, but other attendees suggested that other avenues should be exhausted before legal steps are taken.

The group eventually decided to form

district of trying to steal the protection requirements for a development of that size. To serve such a development, Veibell would have to have 60,000 gallons in storage, Bolingbroke said. "Basically he's stuck right now unless he finds a lot more water," he said. "He doesn't even have enough storage for the eight connections he has now."

For the proposed 1,100 homes, Bolingbroke estimated Veibell would need a well three times as productive as his present one and a one-and-a-half-million-gallon reservoir.

himself into committees to fight the development on different fronts: water, agricultural preservation, wildlife concerns, Cache County planning and Box Elder County planning.

Veibell, contacted by phone this morning, said he's well aware of the opposition but intends to go ahead with a feasibility study for the project. He said the first step is to drill a test well on his property and make sure the water is there to supply the development, but he has not yet applied for a permit.

Frank Nishiguchi, general manager of the Bear River Water Conservancy District, said Veibell had initially approached the district and asked it to apply for the permit

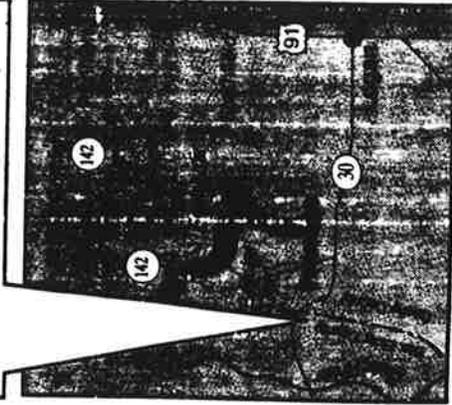
See PROJECT on Page 12

But to Jim Hansen of Ecometrix, the Salt Lake City development modeling company that's doing the feasibility study, water is the only thing standing in the way.

"It is certainly economically feasible and it is certainly aesthetically and environmentally desirable," Hansen said of the proposed development. "The only thing uncertain are the infrastructure concerns."

Of the residents' concerns, Hansen said, "Ironically, those are exactly the issues we're trying to address with this development. We want to preserve the rural

Proposed 1,100-home subdivision, golf course



atmosphere, and we want to develop water not just for this development but to stabilize the water supply in the entire community."

Hansen, whose great-grandfather was one of the founders of the Hansen Dairy in Beaver Dam, said he is as concerned as anyone about protecting the area.

"Certainly the demand for housing is there, and the next pressure is going to come in the west end of the (Cache) valley," Hansen said. "The question is, do we want a planned development with lots of greenspace that's going to preserve the rural character of the area, or do we want another Davis County?"