PLANNING COMMISSION MEETING
March 20, 1986

Meeting of the Box Elder County Planning Commission held on Thursday, March 20, 1986, at 7:00 p.m. Those present were: Chairman Richard Kimber, Don Petersen, Jon Thompson, DeVon Breitenbeker. Excused from the meeting were Don Chase and Kent Newman.

Also present was Ex-officio Denton Beecher and Jay Hirschi.

Chairman Richard Kimber, conducting, called the meeting to order at 7:00 p.m. and asked for approval of the minutes of January 16th and February 20th. A motion was made by Don Petersen that the minutes be approved as written. The motion was seconded by DeVon Breitenbeker and approved by all members present.

CONDITIONAL USE PERMIT FOR GRAVEL PIT OPERATION BY WHITE ORCHARD CO.

W. Robert White, Oscar Puckett, and David Oakola met with the Commission to present their request for a Conditional Use Permit for gravel extraction on 202 acres of 1350 acres of ground in an MU 160 zone. (Copy 1.) Robert White said they plan on hauling out gravel and at the same time prepare the gound for future housing development. Approximately 2 million tons of gravel overall is expected to be removed without destroying the beauty and still enhance flood control conditions. Surveyor Denton Beecher reviewed the plans for the proposal and had previously submitted thirteen items to be addressed by their project engineer, David H. Okola, which has been done. Several letters of communication are also attached including the approval from Robert North, Chairman of the Box Elder County-Willard City Flood Control District Board.

Chairman Richard Kimber said they have had a number of applications for gravel removal in the area and suggested the possibility of holding a meeting with the people in the area, to get their feelings. To this proposal Robert White said their Company would be in agreement if the Commission felt it was necessary. DeVon Breitenbeker said that because of the amount of information they have received tonight, he would like to take the time to review the information involved as it pertains to the request from the White Orchard Co. Following further discussion, DeVon Breitenbeker made a motion that the Conditional Use Permit be tabled to allow time for the Commission to study the request to see if a public hearing is necessary and place the request on the agenda for the meeting on April 17th. The motion was seconded by Jon Thompson and approved.

CONDITIONAL USE PERMIT FOR STORAGE UNITS BY ROBERT AND RONDA DAVIS

Robert and Ronda Davis met with the Planning Commission to present their request for a Conditional Use Permit to construct storage bays on their property. This request was submitted to the Commission at their meeting held on February 20, 1986, but there were not enough board members present for a quorum so no action was taken. Following a discussion, Don Petersen made a motion that the Conditional Use Permit be approved with the limitation of 10 vehicles be stored on the property for use by the auto shop if one is operating. The motion was seconded by Jon Thompson

and approved. (Copy 2).

DARRELL NIELSEN

Darrell Nielsen said he has attended the meeting just to be an observer and was interested in the White Orchard Co. Gravel Pit. He expressed his approval of the White project and said they had a sound proposal. He expressed his fustration on the response given to the White project by the Willard Flood Control Board when in comparison, he has been trying to get Robert North of the Willard Flood Control District to review and act on his property with no response.

Meeting adjourned at 8:45 p.m.

APPLICATION FOR CONDITIONAL USE PERMIT

Copy 1
minutes 3/20/86

Applicant's Name WHITE ORCHARD CO. Application No. _____

Address P.O. Box 9176 - Ogden 84409 Date Received by Building Inspector _____

Telephone 394-6621 Date of Hearing _____

Application is hereby made to the Planning Commission requesting that

Gravel extraction be permitted as a "conditional use"

on maximum 202 acres of 1350 acres (Sq. Ft. or Acres) located at Highway 89 Street Address

in a MU 160 zone (see attached location map).

Please complete the following:

I. State in detail what is intended to be done on or with the property. Include Site Plan as required in the Conditional Use Chapter of the Zoning Ordinance. Gravel will be extracted to a maximum depth of 35 feet below the existing ground surface in the aluvial deposits on the subject property. All edges of the extraction area or areas will be graded to provide smooth transitions to undisturbed areas.

II. Explain fully how your application will satisfy each of the following conditions:

(a) The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.

A valuable resource will become available in a manner that will allow the area to be further developed in the future. Flood protection facilities will also be developed.

(b) The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons nor injurious to property or improvements in the vicinity.

The proposed project will result in the construction of flood protection facilities recommended in the "Master Plan for Box Elder County Willard City Special District for Flood Control and Drainage", dated July 1981.

(c) The proposed use will be compatible with and complimentary to the existing surrounding uses, buildings, and structures when considering traffic generation, parking, building design and location, landscaping, noise, or other pollution.

The proposed use will be compatible with surrounding uses and will minimize impacts of a normal gravel extraction operation by controlling finished grades.

(d) The proposed use conforms to the goals, policies, governing principles and emerging land use patterns of the Master Plan. Please list specific goals and policies as adopted in the Master Plan which would be pertinent.

The proposed project will provide desireable flood protection facilities and will proceed in a manner that allows future use of the area.

III. Attach a copy of market analysis and economic study which justifies the proposed use, and any assurance of financial ability or program to complete and conduct the use (if required by Planning Commission)

Not applicable

IV. If proposed use is providing a public service, rather than a private personal use, explain how it will benefit the public or render a service to the community.

Prior to the completion of the gravel extraction operation and as a part of the proposed gravel extraction, storm water detention facilities will be constructed. These facilities will provide flood protection to lower properties.

V. List the names and addresses of all property owners within 300' of the subject property. (Use additional sheet if necessary)

VI. Fee paid _____ .

Signed:

(Applicant)	(Address)	(Phone)
W. Robert White -President	P. O. Box 9176	394-6621
	Ogden, Utah 84409	

Zoning Administrators Action:

Date Approved: _____

Date Disapproved: _____

Date Referred to Planning Commission for Action _____

Planning Commission Action:

Date Approved: _____

Date Disapproved: _____

Governing Body Action if Appealed From Decision of Planning Commission:

Date Approved: _____

Date Disapproved: _____

Public Hearing Date if Deemed Necessary _____

Conditions of Approval ☐ , or Reasons for Disapproval ☐

List:

Signature: _____
Chairman, Planning Commission or, Zoning Administrator

The Building Inspector shall place the Conditional Use Application No. as well as any conditions of approval on the Building Permit.

Appealed to the Planning Commission from Decision or Zoning Administrator_____

Appealed to the Governing Body from Decision of Planning Commission _____

Bring too - Denver [illegible]
[illegible] Surveyor

APPLICATION FOR CONDITIONAL USE PERMIT

Copy 2
Minutes 4/9/86

Applicant's Name Bob & Ronda Davis. Application No. 34

Address 375 So Main
WILLARD UTAH

Date Received by Building Inspector _____

Telephone 723-6079

Date of Hearing _____

Application is hereby made to the Planning Commission requesting that

Storage Units be permitted as a "conditional use"

on 1.9 acres (Sq. Ft. or Acres) located at 975 W. 3450 So Hyway 89 Perry Street Address

in a CH zone (see attached location map).

Please complete the following:

I. State in detail what is intended to be done on or with the property. Include Site Plan as required in the Conditional Use Chapter of the Zoning Ordinance. Our Intentions are to build approximatly 20 Storage units in the 1st Phase depending on financing ability and demand for Storage units in the area. Long range goal is to develop 9/10 of 1 acre into storage units, complete with asphalt, and to be surrounded by masonry walls where storage units do not serve as a wall, complete with all flood control catch basins and all other flood control requirements.

II. Explain fully how your application will satisfy each of the following conditions:

(a) The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.
Would provide a needed service to the community as storage -

(b) The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons nor injurious to property or improvements in the vicinity.
It would upgrade the community (The Storage Sheds would ~~upgrade~~ be built in a proffessional manner & would upgrade the property & community.) It would be a good investment for the community.

(c) The proposed use will be compatible with and complimentary to the existing surrounding uses, buildings, and structures when considering traffic generation, parking, building design and location, landscaping, noise, or other pollution. As it stands now the property is rather an eye ~~sore~~ sore to the surrounding properties. The storage units would upgrade and clean up the property as well as raise the value of the surrounding properties.

(d) The proposed use conforms to the goals, policies, governing principles and emerging land use patterns of the Master Plan. Please list specific goals and policies as adopted in the Master Plan which would be pertinent.
Since our boundries ~~board~~ border R-15 and the properties boarder the highway C-H the storage units would serve as a nuetral breaking point between the 2 ~~zo~~ zones.

III. Attach a copy of market analysis and economic study which justifies the proposed use, and any assurance of financial ability or program to complete and conduct the use (if required by Planning Commission)
all storage units in Perry are currently full. a waiting list is required - Waiting on OK from Planning commission.

IV. If proposed use is providing a public service, rather than a private personal use, explain how it will benefit the public or render a service to the community.
Storage for the community.

V. List the names and addresses of all property owners within 300' of the subject property. (Use additional sheet if necessary)

VI. Fee paid _____.

Signed:		
Bob C Davis (Applicant)	375 So Main Willard (Address)	723-6079 (Phone)
Linda B Davis	Same	Same.

Zoning Administrators Action:

Date Approved: _____

Date Disapproved: _____

Date Referred to Planning Commission for Action _____

Planning Commission Action:

Date Approved: 3/20/86

Date Disapproved: _____

Governing Body Action if Appealed From Decision of Planning Commission:

Date Approved: _____

Date Disapproved: _____

Public Hearing Date if Deemed Necessary _____

Conditions of Approval [X] , or Reasons for Disapproval [ ]

List: 1. AREA TO BE CONSTRUCTED AS PER PLANS & MEET ALL UBC REQUIREMENT

2. AROUND THE MECHANIC SHOP THERE SHALL BE NO MORE THAN 10 CARS OR CAR BODIES STORED AT ANY TIME.

Signature: Denton H. Beecher
Chairman, Planning Commission or, Zoning Administrator

The Building Inspector shall place the Conditional Use Application No. as well as any conditions of approval on the Building Permit.

Appealed to the Planning Commission from Decision or Zoning Administrator_____

Appealed to the Governing Body from Decision of Planning Commission _____

J.J.Johnson & Associates

Park Meadows Plaza
Park City, Utah 84060 (801) 649-9811

March 11, 1986

Mr. Russell O. Brown, P.E.
Rollins, Brown and Gunnell, Inc.
P. O. Box 711
Provo, Utah 84603

RE: White Orchard Co. Gravel Extraction
Our Project No. 2-687-86

Dear Russ:

In response to your review letter to the "Box Elder County-Willard City Special District for Flood Control", I have modified the submitted plans. A note has been added stating that all disturbed areas are to be seeded and mulched as soon as possible after finished grades are established in each area. We also show the slope as being reversed at the bottom of each pocket during initial operations until it can be demonstrated that increased runoff will not occur and the detention basin has been constructed. The last change I have made on the plans is to call the detention basin a detention basin or percolation basin based on my discussions with the dam safety section of the State Engineers Office. Depending on the regulations in use at the time we apply to the State Engineer for a permit, we might make the facility even larger and not provide a low flow outlet. This will involve determining the percolation rate from a large facility at this location. With respect to the problem of access roads becoming flood channels, we will construct water bars where required along the access roads to distribute water in a sheet flow pattern and install culverts or piping where necessary.

I hope this answers any concerns you might have. If you have any further questions, please call. I look forward to working with both you and the Flood Control District to arrive at a completed project that will benefit all concerned.

Sincerely,

David H. Akola

David H. Akola, P.E.

DHA/clt

ROLLINS, BROWN AND GUNNELL, INC.
PROFESSIONAL ENGINEERS

March 6, 1986

Box Elder County - Willard City
Special District for Flood Control
Willard, UT 84340

Gentlemen:

I have reviewed the material submitted to Box Elder County by White Orchard Company as a part of their request for a special use permit for gravel extraction on their property. The review was concerned with the project's impact on storm drainage.

The project proposes to remove gravel from selected areas east of the Ogden-Brigham Canal in the Magurie Canyon alluvial fan. It includes the construction of a detention basin on the Magurie Canyon flood channel about 3,200 feet east of the Ogden-Brigham Canal. This location is about 2,000 feet west of the mouth of the canyon. At this point the canyon has two separate channels about 400 feet apart. The basin includes both channels.

Gravel is to be removed from 10 areas to a depth of 20 feet. Slopes of banks in the excavated areas would be a minimum of 6:1 and a maximum of 3:1.

The plan has very few details about drainage and appears to be a conceptual plan, and as such, does not conflict with the District's master plan. The following concerns about drainage and flood control should be addressed in any final plan for a conditional permit to remove gravel in the area.

1. The detention basin location and size is such that it would accomplish the intent of the master plan and control flooding from Magurie Canyon. Detention basins require the approval of the State Engineer prior to construction. The detailed plans required should be submitted to the District for conceptual review prior to submittal to the State Engineer.

1435 West 820 North ■ P.O. Box 711 ■ Provo, Utah 84603 ■ (801) 374-5771

2. The District's master plan requires that developments should either dispose of water from their development on their own land, or direct it to an approved public channel. Since vegetation is being removed from the excavated area, the amount of runoff generated will be greater than at present. Details of how this water is to be handled need to be provided.

3. It would be desirable to have the areas revegetated after completion of excavation.

4. Access roads to the excavation areas should be designed such that they do not become flood channels.

Sincerely,

ROLLINS, BROWN AND GUNNELL, INC.

Russell O. Brown

Russell O. Brown

ROB/jbt

ROLLINS, BROWN AND GUNNELL, INC.
PROFESSIONAL ENGINEERS

March 11, 1986

Box Elder County - Willard City
Special District for Flood Control
Willard, UT 84340

Gentlemen:

I have received some additional information from the White Orchard Company in response to my review of their proposal for a gravel operation in Magurie Canyon.

They have discussed the proposed detention basin with the Dam Safety Division of the State Engineer's office and have obtained their requirements and regulations. The detention basin, when completed in accordance with these requirements, will eliminate Magurie Canyon as a source of flooding.

The amended plan provides for seeding of the disturbed areas to reduce runoff and control erosion.

Each excavation area will be graded to contain the runoff in a small detention swale in the disturbed area.

Roadways will be constructed with water bars to distribute the runoff over undisturbed areas next to the roadway.

These modifications to the plan address the concerns in my letter. The plan has no adverse impacts on drainage in the area, and when completed will contribute significantly to the reduction and control of flooding in the area.

I would recommend that the plan be approved as it relates to flood control.

Sincerely,

ROLLINS, BROWN AND GUNNELL, INC.

Russell O Brown

Russell O. Brown

ROB/jbt

1435 West 820 North ■ P.O. Box 711 ■ Provo, Utah 84603 ■ (801) 374-5771

March 14, 1986

Box Elder Planning Commission
Brigham City, UT 84302

Gentlemen:

The Box Elder County-Willard City Flood Control District Board has reviewed the proposal from White Orchard Company for a gravel extraction operation in Magurie Canyon. We requested some plan modifications and additional information.

At a meeting held March 11, 1986, the Dictrict Board approved the flood control and drainage features of the revised proposal consisting of a revised plan containing 4 sheets dated March 11, 1986, and a letter of response from Johnson and Associates to Rollins, Brown and Gunnell.

Sincerely,

Robert N. North

Robert North
Chairman

/jbt

CIRCA 1890's

Box Elder County,

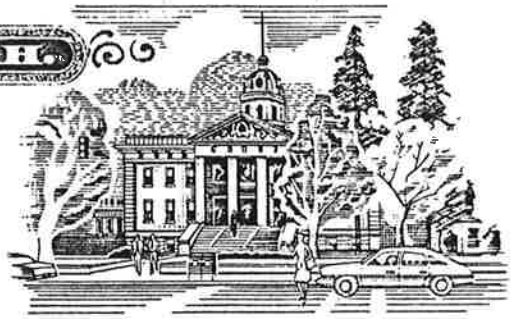
STATE OF UTAH

BRIGHAM CITY, UTAH 84302

OFFICERS

GLEN S. FIFE, COUNTY TREASURER
JAY R. HIRSCHI, COUNTY CLERK
ROBERT E. LIMB, COUNTY SHERIFF
MARIE G. KORTH, COUNTY RECORDER
JON J. BUNDERSON, COUNTY ATTORNEY
VON R. CURTIS, COUNTY ASSESSOR
DENTON BEECHER, COUNTY SURVEYOR
DORIS L. OLSEN, COUNTY AUDITOR

COUNTY COMMISSIONERS
DON E. CHASE
GLEN R. CURTIS
JAMES J. WHITE



CIRCA 1980's

6 March 1986

David H. Akola, PE
J.J. Johnson & Associates
Park Meadows Plaza
Park City, Utah 84060

Re: Proposed Gravel Extraction for White Orchard Co.

Dear Dave,

Upon reviewing the plans for said proposal, we would like to have the following items addressed.

1. The access road enters SR 89 directly east of residences. How are you going to prevent runaway trucks at SR 89?
2. Grades of the access road.
3. Canal crossing at Brigham-Ogden canal. We will need to have a signed permit from the canal company.
4. Ownership needs to be cleared up on parcel shown in name of C.P. Marshall.
5. Two parcels owned by Utah Board of Water Resources, which we believe is South Willard's water source, if so, this must be looked into and solved if a problem exists.
6. We will need a statement stating that this operation will comply with EPA requirements for air quality etc.
7. Will the access road be paved?
8. Permit from UDOT for access onto SR 89.
9. Submit a revegetation plan for the areas.
10. We will need more information on design of detention basin.
11. How will drainage from one area into another be controlled to prevent erosion ultimately filling the canal?
12. There will need to be a bond sufficient to guarantee completion of each area.

13. Have a written approval of the plan from the Willard-Box Elder County Flood District.

We feel that these items need to be addressed before we present said plan to the planning commission for their consideration.

We trust that you will be able to obtain the answers before the next March 20th meeting. If for some reason you are not able to obtain these answers and can't be prepared, let us know and we will withdraw you from the agenda.

Respectfully,

Denton H. Beecher
Box Elder County Surveyor

DHB:j

J.J.Johnson & Associates

Park Meadows Plaza
Park City, Utah 84060 (801) 649-9811

March 13, 1986

Mr. Denton H. Beecher
Box Elder County Surveyor
Box Elder County Courthouse
01 South Main
Brigham City, Utah 84302

RE: Proposed Gravel Extraction for White Orchard Co.
Project No. 2-687-86

Dear Mr. Beecher:

In response to your letter of 6 March 1986 requesting additional information concerning a Conditional Use Permit, the following is provided.

1. To prevent runaway trucks from entering SR 89, we plan on constructing a gravel bog area below the steeper grades of the access road where trucks can pull off the road and will sink into the gravel and bog down. We will also locate the access road where it is not directly opposite any residences.

2. The access road will vary in grade from about 4% near SR 89 to a maximum of about 9-1/2% near the Brigham-Ogden Canal.

3. Authorization to cross the Brigham-Ogden Canal will be obtained.

4. Quiet title action has been started to clear up ownership of the C. P. Marshall property. Until this action is completed, we will not enter this property with the gravel extraction operation.

5. The proposed project is located some distance away from the Utah Board of Water Resources parcels and will not impact them.

6. The gravel extraction operation will comply with all applicable laws and regulations.

7. The access road will be oiled the first year of operation to allow all areas to stabilize and then paved the second year.

8. I have discussed obtaining an encroachment permit or access permit for entering SR 89 with UDOT and have been told that they see no reason for its denial since SR 89 in that area is not a limited access highway. On issuance of the Conditional Use Permit from Box Elder County, we will apply for the highway access permit and meet all conditions of that permit such as signing or other traffic control.

9. I have revised the plan submitted to reflect that each disturbed area will be seeded and mulched as soon as possible after final grades are established in each area.

10. We have reviewed the design of the detention basin or percolation basin with the "Box Elder County-Willard City Special District for Flood Control" and with the State Engineer's Office. Since this structure might not be built for several years, they concur that it is not practical to do detailed plans now. Existing regulations might change prior to when the facility is actually built which would necessitate that everything be redesigned.

11. We have modified the existing plans to show a reverse slope at the bottom of each pocket to provide a small detention area until the large detention facility is built or until we can demonstrate that increased runoff and erosion will not occur. Existing basic drainage patterns will not be changed.

12. We will not object to a performance bond for revegetating or grading, however, we question its necessity since the work we will be doing is planned to improve the areas.

13. The Willard-Box Elder County Flood District has reviewed the plans and we have made minor changes in accordance with their concerns. They will be sending a letter directly to you indicating approval and stating that the completed project will greatly improve flood protection from Maguire Canyon flood flows.

I am enclosing three sets of revised plans with this letter that reflect the changes requested by the Flood Control District. I hope this information answers your questions and concerns. If you have any further questions or need additional information, please call.

Sincerely,

David H. Akola

David H. Akola, P.E.

DH/clt

OFFICERS

JAMES N. RANDALL
PRESIDENT
ARLIE S. CAMPBELL
1ST VICE PRESIDENT
E. A. REED
2ND VICE PRESIDENT
EDWARD H. SOUTHWICK
SEC.-TREAS.
GEN. MANAGER
LEGAL COUNSEL:
SAMUEL H. BARKER

OGDEN RIVER WATER USERS' ASSOCIATION

1483 WALL AVENUE :: PHONE 621-6555
OGDEN, UTAH 84404

DIRECTORS

GEORGE A. NIELSON
JAMES N. RANDALL
ARLIE S. CAMPBELL
LESLIE E. RANDALL
SHERMAN V. WALKER
E. A. REED
EDWARD E. KAMMEYER
FRED FROERER JR.
MARK G. HODSON

March 14, 1986

Mr. Denton H. Beecher
Box Elder County Surveyor
Brigham City, Utah 84302

Dear Mr. Beecher,

The Ogden River Water Users' Association has received a request from White Orchard Company to cross the Ogden-Brigham Canal with gravel hauling machines and equipment and a conveyor belt in Willard. They plan on developing lands East of the canal and removing gravel. We have received their general plan and program and have been assured that our facilities would receive the necessary consideration and protection. We believe that their plan can meet our requirements.

Inasmuch, as title to the canal right-of-way is owned by the United States it is necessary that a license agreement be prepared allowing them to cross the Ogden-Brigham Canal. This agreement will spell out the conditions required to protect the canal. This agreement will be presented to the Board of Directors of the Association for their approval at a later date.

At this point we are proceeding with the license and White Orchard Company will submit the necessary information.

Sincerely,

Edward H. Southwick
General Manager

EHS/nf

White ORCHARD COMPANY

Growers and Shippers of Peaches, Cherries, and Purple Plums

P.O. BOX 9176 OGDEN, UTAH 84409 PHONE 394-6621

March 18, 1986

Mr. Denton H. Beecher
Box Elder County Surveyor
Box Elder County Courthouse
01 South Main
Brigham City, Utah 84302

RE: Proposed gravel Extraction for White Orchard Co.
Project No. 2-687-86

Dear Mr. Beecher

In response to your letter of 6 March, 1986, requesting additional information concerning a Conditional Use Permit, the following is provided.

Item 3. Enclosed please find a letter from Edward Southwick, general manager of Ogden River Water User's Association stating that our plan can meet their requirements. We are proceeding with the permitting required by the United States.

Sincerely

Wesley R. White

Wesley R. White
White Orchard Co.

J.J.Johnson & Associates

Park Meadows Plaza
Park City, Utah 84060 (801) 649-9811

March 13, 1986

Mr. Denton H. Beecher
Box Elder County Surveyor
Box Elder County Courthouse
01 South Main
Brigham City, Utah 84302

RE: Proposed Gravel Extraction for White Orchard Co.
Project No. 2-687-86

Dear Mr. Beecher:

In response to your letter of 6 March 1986 requesting additional information concerning a Conditional Use Permit, the following is provided.

1. To prevent runaway trucks from entering SR 89, we plan on constructing a gravel bog area below the steeper grades of the access road where trucks can pull off the road and will sink into the gravel and bog down. We will also locate the access road where it is not directly opposite any residences.

2. The access road will vary in grade from about 4% near SR 89 to a maximum of about 9-1/2% near the Brigham-Ogden Canal.

3. Authorization to cross the Brigham-Ogden Canal will be obtained.

4. Quiet title action has been started to clear up ownership of the C. P. Marshall property. Until this action is completed, we will not enter this property with the gravel extraction operation.

5. The proposed project is located some distance away from the Utah Board of Water Resources parcels and will not impact them.

6. The gravel extraction operation will comply with all applicable laws and regulations.

7. The access road will be oiled the first year of operation to allow all areas to stabilize and then paved the second year.

8. I have discussed obtaining an encroachment permit or access permit for entering SR 89 with UDOT and have been told that they see no reason for its denial since SR 89 in that area is not a limited access highway. On issuance of the Conditional Use Permit from Box Elder County, we will apply for the highway access permit and meet all conditions of that permit such as signing or other traffic control.

9. I have revised the plan submitted to reflect that each disturbed area will be seeded and mulched as soon as possible after final grades are established in each area.

10. We have reviewed the design of the detention basin or percolation basin with the "Box Elder County-Willard City Special District for Flood Control" and with the State Engineer's Office. Since this structure might not be built for several years, they concur that it is not practical to do detailed plans now. Existing regulations might change prior to when the facility is actually built which would necessitate that everything be redesigned.

11. We have modified the existing plans to show a reverse slope at the bottom of each pocket to provide a small detention area until the large detention facility is built or until we can demonstrate that increased runoff and erosion will not occur. Existing basic drainage patterns will not be changed.

12. We will not object to a performance bond for revegetating or grading, however, we question its necessity since the work we will be doing is planned to improve the areas.

13. The Willard-Box Elder County Flood District has reviewed the plans and we have made minor changes in accordance with their concerns. They will be sending a letter directly to you indicating approval and stating that the completed project will greatly improve flood protection from Maguire Canyon flood flows.

I am enclosing three sets of revised plans with this letter that reflect the changes requested by the Flood Control District. I hope this information answers your questions and concerns. If you have any further questions or need additional information, please call.

Sincerely,

David H. Akola

David H. Akola, P.E.

DH/clt

CIRCA 1890'S

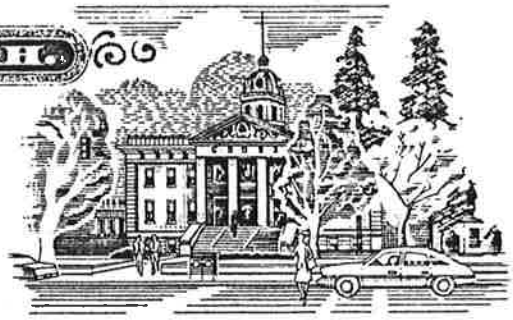
Box Elder County, STATE OF UTAH

BRIGHAM CITY, UTAH 84302

OFFICERS

GLEN S. FIFE, COUNTY TREASURER
JAY R. HIRSCHI, COUNTY CLERK
ROBERT E. LIMB, COUNTY SHERIFF
MARIE G. KORTH, COUNTY RECORDER
JON J. BUNDERSON, COUNTY ATTORNEY
VON R. CURTIS, COUNTY ASSESSOR
DENTON BEECHER, COUNTY SURVEYOR
DORIS L. OLSEN, COUNTY AUDITOR

COUNTY COMMISSIONERS
DON E. CHASE
GLEN R. CURTIS
JAMES J. WHITE



CIRCA 1980'S

6 March 1986

David H. Akola, PE
J.J. Johnson & Associates
Park Meadows Plaza
Park City, Utah 84060

Re: Proposed Gravel Extraction for White Orchard Co.

Dear Dave,

Upon reviewing the plans for said proposal, we would like to have the following items addressed.

1. The access road enters SR 89 directly east of residences. How are you going to prevent runaway trucks at SR 89?
2. Grades of the access road.
3. Canal crossing at Brigham-Ogden canal. We will need to have a signed permit from the canal company.
4. Ownership needs to be cleared up on parcel shown in name of C.P. Marshall.
5. Two parcels owned by Utah Board of Water Resources, which we believe is South Willard's water source, if so, this must be looked into and solved if a problem exists.
6. We will need a statement stating that this operation will comply with EPA requirements for air quality etc.
7. Will the access road be paved?
8. Permit from UDOT for access onto SR 89.
9. Submit a revegetation plan for the areas.
10. We will need more information on design of detention basin.
11. How will drainage from one area into another be controlled to prevent erosion ultimately filling the canal?
12. There will need to be a bond sufficient to guarantee completion of each area.

13. Have a written approval of the plan from the Willard-Box Elder County Flood District.

We feel that these items need to be addressed before we present said plan to the planning commission for their consideration.

We trust that you will be able to obtain the answers before the next March 20th meeting. If for some reason you are not able to obtain these answers and can't be prepared, let us know and we will withdraw you from the agenda.

Respectfully,

Denton H. Beecher
Box Elder County Surveyor

DHB:j

AGENDA

BOX ELDER COUNTY PLANNING COMMISSION

MEETING PLACE: COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

I. Public agenda for Box Elder County Planning Commission meeting scheduled for March 20, 1986 at 7:00 p.m.

II. Notice given to newspaper this 19th day of March, 1986.

III. Approval of minutes of February 20,1986.

IV. Scheduled Delegations:

1. ~~W.R.~~ Bob White Orchard Co. Conditional Use Permit for a Gravel Pit Operation. Oscar Puckett, Bob White, David Akola
2. Bob and Ronda Davis Conditional Use Permit for Storage Bays.
3. Darrell Nielsen
4.
5.
6.
7.
8.
9.
10.

V. Old Business

1.
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