

BOX ELDER COUNTY

The Board of Planning Commissioners of Box Elder County, Utah, met in public session in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street, in Brigham City, Utah, at 7:30 p.m. on June 20, 1991.

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

Richard Kimber	Chairman
Denton Beecher	Ex-Officio Member
Allen Jensen	Ex-Officio Member
Lonnie Thorpe	Member
Steve Grover	Member
Jon Thompson	Member

Absent:

Junior Okada	Member
DeVon Breitenbeker	Member
Marie Korth	Ex-Officio Member

The Minutes of May 16, 1991, were presented for approval. Mr. Thorpe made a motion to approve the Minutes as written. Mr. Grover seconded. None opposed. The motion carried.

AGENDA (ATTACHMENT No. 1):

ATKINSON MINOR SUBDIVISION:

Mr. Lee Allen of Lee Allen Realty met with the Planning Commission to request approval of the Atkinson Minor Subdivision. He stated a number of years ago Mrs. Atkinson asked that the work on the minor subdivision be done. Mr. Allen presented the plat of the subdivision which was prepared in 1988. He stated he felt everything was in order, and he submitted a letter from the Yukon Water Company who is the supplier of water in that area. The letter stated that if they have a share of water stock in the company, they are entitled to hook on to the water.

Mr. Beecher stated this is a request for preliminary and final approval in one step. Mr. Beecher and Mr. Allen explained the plat and answered questions from the Planning Commission members. Mr. Kimber stated it was his recommendation that the Planning Commission

accept the plat and requested a motion. Mr. Jensen made a motion to accept the plat. Mr. Thorpe seconded. None opposed. The motion carried. Mr. Beecher stated this will now go before the County Commission on Tuesday, June 25.

INFORMATION FROM DARRELL NIELSEN ON GRAVEL PIT:

Mr. Darrell Nielsen met with the Planning Commission to give a report on his activities at his gravel pit operation in Willard. He presented the Planning Commission with a letter (Attachment No. 2) explaining in detail his work along with a map and discussed the map showing what he has done to present.

Mr. Beecher stated that because some changes had been made, and the changes appear to be a definite improvement from the original, Mr. Nielsen would need to submit an amendment to the permit.

Chairman Kimber reported that their on-site meeting with Mr. Davis, Mr. Brown, Mr. Beecher, and Mr. Nielsen was very beneficial and felt it did a lot to improve relations with the Flood District. Mr. Thorpe made a motion to receive the material, and the Planning Commission would forward the material on to Willard City and the Flood District for their review and approval. Mr. Grover seconded. None opposed. The motion carried.

MILEAGE RECORD OF MEMBERS:

Mr. Beecher reminded the Planning Commission members they were to keep track of their mileage and submit twice a year for reimbursement.

UNSCHEDULED BUSINESS:

Mr. Thorpe brought up the matter of junk yards, citing a case in South Willard behind the Hot Springs Mobile Home Court where garbage is being dumped. It was decided the Health Department would be contacted for inspection.

Mr. Thorpe made a motion to adjourn at 8:10 p.m. Mr. Grover seconded. None opposed. The motion carried.

Passed and adopted in regular session this 18th day of July, 1991.

ATTEST:

Marie G. Korth

for: Marie G. Korth
Recorder/Clerk

Richard D. Kimber
Richard D. Kimber, Chairman

AGENDA
BOX ELDER COUNTY PLANNING COMMISSION
MEETING PLACE; COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

1. Public agenda for the Box Elder County Planning Commission meeting scheduled for 20 June 1991 .
at 7:30 P.M.
2. Notice given to the newspaper this 19 day of June , 1991 .
3. Approval of the minutes of 16 May 1991
4. Scheduled Delegations:
 - A. Atkinson Minor Subdivision Submission
 - B. Information from Darrell Nielsen on Gravel pit
 - C. Mileage record of members
 - D.
 - E.
 - F.
 - G.
 - H.
 - I.
 - J.
5. Old Business
 - A.
 - B.
 - C.
 - D.

Box Elder County Planning Commission
Mr. Richard Kimber, Chairman
County Courthouse
Brigham City, Utah 84302

June 14, 1991

RE: Darrel Nielsen Gravel Pit
Willard, Utah

Dear Chairman Kimber:

We have been proceeding with excavation of gravel materials at our newly opened site in Willard, Utah in accordance with our previously approved excavation permit. My purpose in writing this letter is to keep you advised of our activities at the site and to assure you that I am doing everything I can to stay on schedule and accomplish the objectives outlined in my approved plan and excavation permit issued by the Planning Commission.

In that summer is approaching and the likelihood of cloud bursts rain storms will soon be upon us I am interested in doing a few things at our site that will minimize damage to all property including my own in case we should have an unusual event. Please refer to the enclosed photo of the site in question. This is a 1982 photo that clearly shows the drainage channel, the Ogden Brigham canal and the now existing flood control/debris basin owned and operated by the Flood Control District.

I have been working toward providing detention basin capacity above the O.B. Canal as outlined in Phase I of my approved application plan. At the present rate of excavation we will be providing some detention basin capacity within the next 10 weeks. As to what capacity that might be I cannot say at this time, it depends on how much material we are able to remove in that period of time. However, it should be sufficient to provide a great deal of protection to the stream channel and the downstream basin operated by the Flood Control District. It is my intention to provide an overflow structure that will provide a channel for desilted water to flow out of the basin, over that O.B. Canal pipeline, without eroding its cover, and down slope to the Flood Control District's detention basin as shown on the enclosed site photo. I have already gone upstream and accomplished some channel cleaning and diverting work that will keep most of the potential storm water in the original channel and away from my present work site. The recent channel work is also depicted on the enclosed site photo. It is my opinion that this work is within the concept of the approved plan and application as outlined in phase I. It does not increase the flow going to the Flood Control Basin, only attempts to keep the flow in the original left hand fork and away from my present work area. This minor activity to improve the channel capacity has caused some individuals to express concern. Others believe the work to be beneficial. Had I thought it was not within the concept of the approved Phase I plan I would not have done the work without prior approval of the Planning Commission. But in that the work is complete and is obviously a benefit to myself and the downstream debris/detention basin I hereby request your approval of the completed work or at least favorable consideration that it is within the approved plan requiring no further official action.

As soon as we have removed the material over the next 10 weeks from the existing site I will submit to you detailed plans of the newly created detention basin, the overflow structure and the structure required to drain any detained water that may remain in the basin after the storm is over.

Att. No. 2

In addition, we have been doing other items of work that should improve conditions relative to the site and our activities. During the winter months we cooperated with the Weber Box Elder Conservation District to install approximately 400 l.f. of 48 inch diameter concrete pipe to complete cover the O.B. Canal in this area. The District provided the material and my crews installed the pipe. Needless to say I have invested a sizeable amount of money to decrease the possibility of the canal overflowing during a storm as has been the case in recent years which resulted in closing highway 89 and causing a great deal of damage to property below the canal. I have been willing to participate in this effort because I believe it will benefit the community and downstream property owners all the way westward to I-15.

You will also be interested to know that within the last two weeks we have paved the upper 300 feet of access road leading into our stock pile area. This provides a complete hard surface road the entire length from the highway to our stockpile and excavation area. This should virtually eliminate any dust caused from trucks traveling the road into Willard City. Again this was not requested or required but is something I felt would improve the workability of our operation and hopefully improve our relationship with the community. We have invested a great deal of money to comply with your requirements and hopefully we can soon begin to realize a return on our investment.

I have appreciated your integrity, willingness and cooperation to allow me to enjoy my constitutional right as a private land owner. I trust I have accomplished the requirements of my permit to date. I believe we are proceeding on schedule and it is my intention to comply with the requirements of the excavation permit.

I would welcome your visit to the site to review our progress and answer any questions you might have regarding our activities.

Sincerely,



Darrel Nielsen, Pres.
D.N. Land Co.
944 E. 800 S.
Bountiful, Utah 84010

Encl: 1 Sheet of photo