

BOX ELDER COUNTY PLANNING COMMISSION

August 15, 1991

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 7:35 p.m. on August 15, 1991.

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

Richard Kimber	Chairman
Allen Jensen	Commissioner, Member
Lonnie Thorpe	Member
Junior Okada	Member
Steve Grover	Member
Jon Thompson	Member
Marie Korth	Ex-Officio Member

Absent:

DeVon Breitenbeker	Member
Denton Beecher	Ex-Officio Member

Also present:

Earl Harlow	Willard Flood District
James Eddy Wells	Willard Flood District
Ron Nelson	Willard Flood District
LaVee Hemsley	
Kimball Hemsley	

Chairman Kimber presented the Minutes of July 18, 1991, for approval. Mr. Thorpe stated he had a hard time understanding the last paragraph on page 3 and was sure something could be written to better describe what they were talking about.

Mrs. Korth did not attend the previous meeting but said she would listen to the tape and try to word it differently.

Chairman Kimber said there was a spelling error in that same paragraph, 4th line from the bottom, second word.

Mr. Thorpe made a motion to hold the Minutes until the next meeting. Mr. Okada seconded.

BOX ELDER COUNTY/WILLARD CITY FLOOD CONTROL DISTRICT:

Earl V. Harlow, representing the Flood Control District, stated he was here to discuss the letter they had sent to the Planning Commission the previous month, and also a letter delivered to the Flood District by Mr. Nielsen requesting they respond to the Planning Commission relating to the water diversion at Mr. Nielsen's gravel pit. Mr. Harlow advised the Planning Commission that they are welcome and encouraged them to attend the Flood District Meetings in order to improve communications. He then asserted that the Flood Control District has an Agreement with the County that the County will reimburse the Flood Control District for the cost of engineering fees when they review the project for input to the County. Mr. Thompson said there was a billing in the past that the County paid for when they involved the Flood District engineer. Chairman Kimber said that was the only one he was aware of and was not familiar with any continuing Agreement. Mr. Harlow stated he would find the Agreement in the Minutes and it could be discussed at a later date.

Mr. Harlow said the Flood District was concerned with the existing stock pile, but that should be debated at a later date. He then discussed Condition Number 7, that the project should enhance, improve, or complement the plans or goals of the Flood District and the Master Plan indicates the alluvial fans should not be disturbed, also that the original plans had engineering stamps or certifications. They feel any revisions should be certified by the engineer and supporting data provided with the plans. In regard to the water diversion into the north channel, which the Flood District affirms as unacceptable, there seemed to be some confusion.

Chairman Kimber said it didn't appear to him that it was being diverted into the north channel, but away from the channel that went directly into the pit which is on the south side of the ridge.

Mr. Thorpe and Mr. Thompson explained that the question the Planning Commission had with the issue is that Mr. Nielsen had excavated the channel to keep the water from going through the pit area. He has not done anything to the alluvial fan to the north. That's still intact; however, he is in violation of the Conditional Use Permit,

but is this a better program than what was there at the beginning? In the eyes of the Flood Control, is it a better program?

Mr. Harlow said, ..."our feelings are through the pit area as originally designed..." but the Flood District is concerned that as the water goes through the pit area it will pick up alluvium and fill the existing lower retention basin. Chairman Kimber responded that when he, Mr. Brown, Mr. Davis, and Mr. Beecher were there to review the project, he got the very distinct impression that Mr. Brown felt the diversion around the edge would be less hazardous than to have it go through the pit and pick up loose materials. It was then the hopes of the Planning Commission that the Flood District people and Mr. Nielsen should get together and work out something that was acceptable. "We still hope that."

Mr. Harlow suggested it would be putting the Flood District in a position of compromise and liability to recommend a change from the original plan, even though that may be the best solution or better than the original plan.

Chairman Kimber opined that a compromise could be worked out to enhance what the flood group is attempting to do and continue operation for Mr. Nielsen. In the long run the Flood Control will have much better protection for the community than it had prior to the time of the operation.

The discussion then turned to the same old problem of communication and documentation. Mr. Harlow said, "while everybody is there we can talk about what we saw; it is fresh on everyone's mind, and then we can put on paper what the various issues are and what can be resolved or can't be resolved and go forth from there."

Mr. Okada asked Mr. Nielsen if the stock piles were temporary and would be moved when he was finished.

Mr. Nielsen replied, "no". Every ton that's taken out improves the flood basin; and when it's done, it will take care of three or four times the water that's going to be there. It will be rip-rapped and a nice overflow so the silt will stay in the retention basin and only clean water will go out.

Chairman Kimber suggested it would be worthwhile for all Flood Control members to go up to the gravel pit site and look at the project. Mr. Harlow set up a meeting for September 10th at 6:30 p.m.

Ron Nelson asked permission to make comment about things discussed in the Flood District meetings that were supposed to be passed on to the Planning Commission. He read a letter from Dr. Fred Pashley, a geologist, Weber State University, and comments from the Soil conservation people, State Division of Natural Resources, Department of Agriculture, Box Elder Wildlife Federation, and the Forest Service. He stated Conditions Number 7 and 12 have not been met; and on the advice of an attorney and "several others", Mr. Nielsen's permit should be revoked and his operation stopped. Mr. Nelson said he would get on the Agenda next time because, "I've got a lot more information."

Chairman Kimber thanked Mr. Nelson for his comments.

GREAT SALT LAKE MINERALS INFORMATION: (two attachments)

A letter and map had been sent to Mr. Beecher from Great Salt Lake Minerals and Chemicals Corporation showing the expansion of its solar evaporation pond system. This item required no action, but was just a matter of information on their project. Commissioner Jensen made a motion for the letter and map to be made a part of the Minutes as an attachment. Mr. Grover seconded. The motion carried.

REQUEST FOR PERMIT - FOLLOW UP ON REQUEST FROM DARRELL NIELSEN:

Chairman Kimber said this Agenda item had been reviewed in the previous discussion, but Mr. Thompson said he would like to comment.

Mr. Thompson noted that at the last meeting Mr. Nielsen was specifically asked to obtain written comment from the Flood District engineer that what he was doing would satisfy the Flood Control District.

Mr. Nielsen said he sent a letter to the Flood District and told them what the Planning Commission had suggested. "Personally I can't help it if they don't want to respond to it." Mr. Thorpe and Mr. Thompson indicated they felt the Flood District had responded in this meeting; that they are concerned about the stock being in an area that wasn't part of the conditions, and that's putting flood control in a

perilous situation. If Mr. Nielsen is going to change from the original plan, they felt the Planning Commission should have documentation from the engineer that it is going to be a better plan. That was made as a motion in the last meeting. The motion carried. Mr. Nielsen said he didn't think he had to deal with Mr. Brown personally because he is the Flood Control Engineer. He felt that should be the Flood District's responsibility. Mr. Thompson disagreed saying the way he sees it, the burden lies on Mr. Nielsen's back.

Mr. Nielsen stated he thought he was dealing with the Flood Control and they would handle it, but "I will go see Russ Brown and see what he wants to say about it. I will galdly do that."

Mr. Thompson said, "well, maybe that isn't what we decided, but that's what I had in mind."

Mrs. Hemsley asked for a "point of information". She stated the Flood District Minutes of 87 or 88 noted that the cost for any engineering required by the developer's project would be borne by the developer. The Flood District would not contribute taxpayer money to further a private project. She also stated there was a letter from Mr. Beecher that said the county would share the cost. She will provide those Minutes to the Planning Commission.

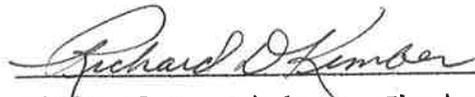
Mr. Grover made a motion to adjourn at 8:35 p.m. Mr. Thorpe seconded. The motion carried.

Passed and adopted in regular session this 19 day of Sept, 1991.

ATTEST:



Marie G. Korth
Recorder/Clerk



Richard D. Kimber, Chairman

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 15 August 1991 at 7:30 p.m.
- II. Notice given to newspaper this 14th day of August, 1991.
- III. Approval of minutes of 18 July 1991.
- IV. Scheduled Delegations:
 1. Earl Harlow - Willard Box Elder Flood District
 2. GLS present information on Lake operation - Information only - (no one present)
 3. Follow up on Darrell Nielsen request to obtain permit
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

V. Old Business

- 1.
- 2.
- 3.
- 4.
- 5.

GREAT SALT LAKE MINERALS & CHEMICALS CORPORATION

P.O. BOX 1190 765 NORTH 10500WEST OGDEN, UTAH 84402 TEL. (801) 731-3100 TWX (910) 971-5910



August 7, 1991

Mr. Dennis Beecher
Box Elder County Planning Commission
County Courthouse
01 Main Street
Brigham City, Utah

Dear Mr. Beecher:

For your information, Great Salt Lake Minerals & Chemicals Corporation is proceeding with the expansion of its solar evaporation pond system. This expansion will be located in Box Elder County and will be in the Great Salt Lake on State land. The project consists of (1) dredging a 20-mile long channel in the bottom of the north arm of the Lake from Promontory to Lakeside; (2) construction of an 8.5-mile long dike from Strong's Knob to Fingerpoint Mountain; and (3) constructing a pumping station adjacent to Strong's Knob. The solar pond formed by the dike will cover approximately 18,000 acres. Submitted herewith is a vicinity map, Drawing No. 101-01-05-001 showing the general layout of the project.

It is my understanding that since this project is on State property, no reviews or approvals by Box Elder County Planning Commission are required. The project is scheduled to begin by August 15, 1991.

Should you have any questions, please do not hesitate to call me at (801) 732-3300, or (800) 453-4515, extension 300.

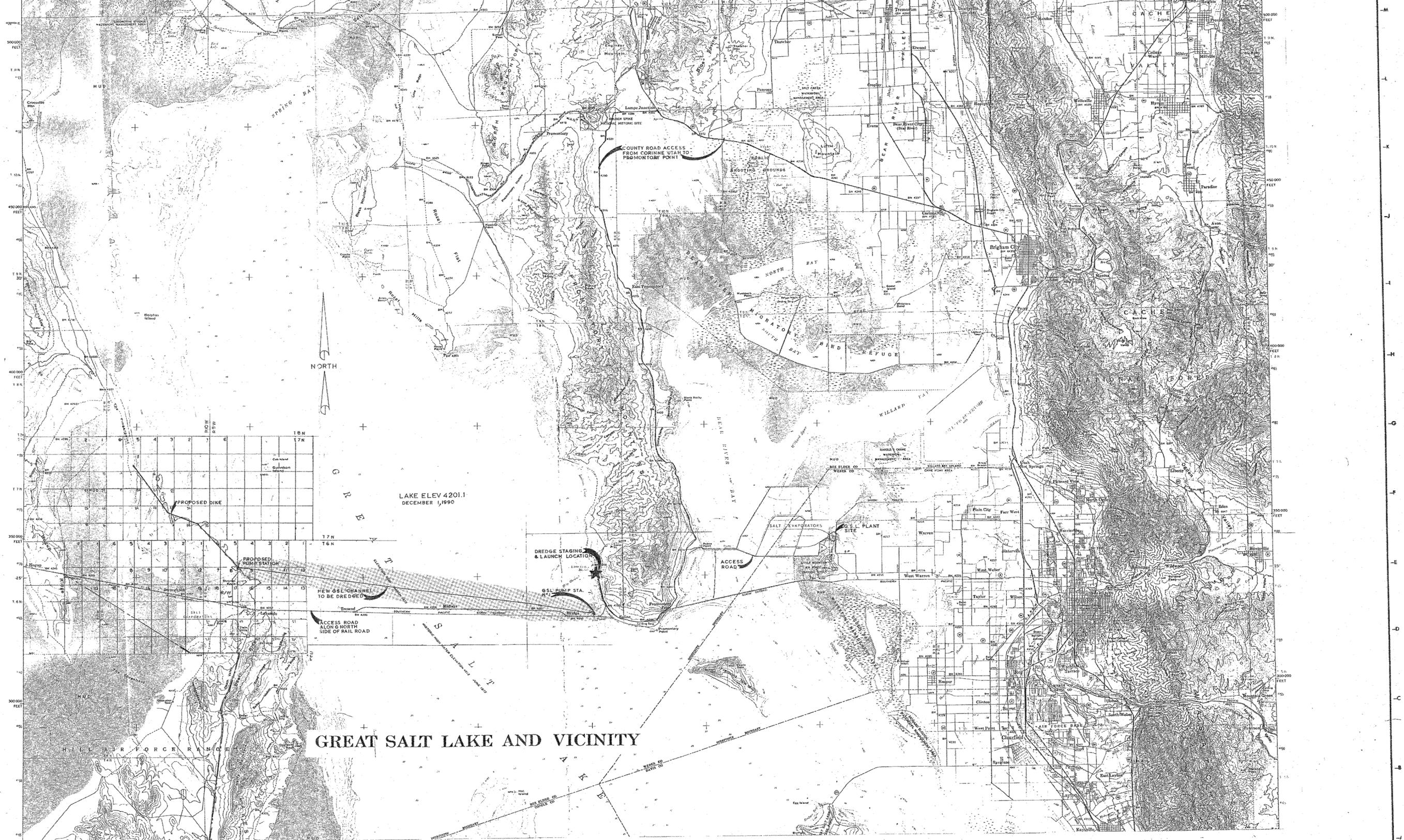
Sincerely,

A handwritten signature in cursive script, reading 'Kenneth A. Glauser'.

Kenneth A. Glauser
Chief Design Engineer

KAG/rm

Att no 2



LAKE ELEV 4201.1
DECEMBER 1, 1990

GREAT SALT LAKE AND VICINITY

NATIONAL GEOGRAPHIC	TITLE K₂SO₄ & Na₂SO₄ PLANT	GREAT SALT LAKE MINERALS & CHEMICALS CORPORATION	
	WEST LAKE PRODUCTION POND		LOCATION -
	VICINITY MAP FOR DIKE & DREDGING		DEPT. -
	PROJECT		PROJECT NO. -
DRAWN K.K.	DATE 12-20-90	CHECKED DATE	
REF.	SCALE - 1:125,000	PROJ. NO. 101-01-05-001	