

PLANNING COMMISSION MEETING

September 17, 1987

Meeting of the Box Elder County Planning Commission held on Thursday, September 17, 1987, at 7:30 p.m. in the County Commission Chambers. Present were Chairman Richard Kimber, DeVon Breitenbeker, Jon Thompson, Kent Newman, Don Christensen, Steve Grover and Robert Valentine. Also Ex-officio members Denton Beecher and Jay Hirschi.

Chairman Richard Kimber called the meeting to order at 7:30 p.m. and asked for approval of the minutes of the meeting held on August 20th. A motion was made by Steve Grover that the minutes be approved as written. The motion was seconded by DeVon Breitenbeker and approved.

Mr. Kimber explained to those present (list attached) that this is a public meeting of the Box Elder County Planning Commission and not a public hearing. Anyone who is not on the agenda will be allowed to speak to any of the issues this evening unless decided by the entire commission.

VON CURTIS MINOR SUBDIVISION

Von Curtis met with the Commission to get final plat approval for his minor subdivision which has been changed from the original 5 lots to three lots. Denton Beecher reported to the Commission that the zone has been changed to an RR-1 zone and the Commission has previously approved the concept plan for the subdivision. He said the health department restricted Mr. Curtis from developing the 5 lots as previously requested for health reasons. He reported that the Health Department has approved the plat for the development of 3 lots. A motion was made by Jon Thompson that the plat be approved and authorize the Chairman to sign. The motion was seconded by Steve Grover and approved.

ROCKY ROAD SUBDIVISION CONCEPT PLAN - JOE HOSKINS

Joe Hoskins, president of the Rocky Road Corp., met with the Commission and reported that they own some land in Western Box Elder County which has been paid for and they have informally divided the section of ground into tenths so each could have his own rural area. They would like to deed the ground to the individuals with a deeded right-of-way for access. He presented a concept plan for a proposed subdivision under the name of Rocky Road Subdivision with individual deeded ownership of the ten lots which have a frontage on Clear Creek and a common private road. (Copy 1). Mr. Beecher explained the requirements of establishing a subdivision and any deviation must be requested by the Subdivision. Chairman Kimber informed Mr. Hoskins that he meet with Mr. Beecher and get the requirements regarding zoning restrictions, etc., then if any choose to subdivide as suggested, they re-submit a request to the Planning Commission for their consideration.

ZONE CHANGE REQUEST - HARPER AREA

Attorney Quinn Hunsaker met with the Commission to review the zone change request which was submitted at the previous Planning Commission Meeting. Mr. Hunsaker suggested that a public hearing be held on the issue so the issue which has developed can be settled once and for all. He said if a hearing is held both the Planning Commission and the County Commissioners will be aware of the feelings of the people. A motion was made by DeVon Breitenbeker that the zone change request be referred to the County Commissioners for a public hearing. The motion was seconded by Jon Thompson and approved.

MAYOR LONNIE THORPE - NIELSEN GRAVEL PIT REQUEST

Mayor Thorpe informed the Commission that he received a letter from Wayne H. Braegger, Chairman of the Box Elder County Willard City Flood Contron District, in clarification of their position regarding the Nielsen Gravel pit approval or disapproval. (Copy 2). There was a question if the letter could be received and

accepted since the deadline for any information regarding the gravel pit was to be received by September 3, 1987. It was concluded that since it relates to documents already received, they would so accept the letter on the basis of clarification to previous information. This conclusion was put in the form of a motion by Mr. Breitenbeker, seconded by Mr. Thompson and approved. Mayor Thorpe very strongly recommended a hearing be held before a decision is made. He also expressed his concern with the flooding in the area if the gravel pit is developed. He explained the sensitivity ordinance was set up by Willard to protect the citizens in the area with the following purposes"

1. Control use of land in sensitivity area.
2. Protect general health, safety and welfare of citizens in Willard.
3. Minimize public and private property damage.
4. Provide for public awareness in sensitivity environments.
5. Protect cullinary water supply from possible contamination.
6. Maintain the water recharge areas in the Willard canyon area.

ORVAL GRAY - FRANK H. GILLESPIE RE. NIELSEN GRAVEL PIT

Mr. Gray expressed the concerns of Mr. Gillespie if the gravel pit was approved. Mr. Gray said they own property adjacent to the proposed gravel pit which consists of 12 1/2 acres with about 400 fruit trees. They are also concerned for their water right that runs across the Nielsen Property and needs to be protected. He felt the commission should be aware that dust has an adverse effect on fruit trees, and their rights should be protected.

DARRELL NIELSEN - NIEL SMITH - GRAVEL PIT

Mr. Niel Smith responded to the letter and comments made by Keith Hansen, Engineer, while reviewing the drawings given to him by Mayor Thorpe. (Copy 3). Mr. Smith responded to the questions raised by Mr. Hansen. Many other questions and answers were presented

regarding flooding, dust, safety of residents, noise, etc., for the benefit of the Planning Commission in gaining a better understanding of the request, prior to making any decision.

Mr. Robert Valentine asked for consideration to afford the people of Willard a public hearing as requested to be scheduled between now and the next Planning Commission meeting at which time be prepared to make a decision at the next planning commission meeting. He asked this in a form of a recommendation and not a motion. Following a discussion, Mr. Breitenbeker made a motion that a hearing be scheduled to hear the people without letting emotions interfere with their fulfilling the requirements of the ordinances of the County. He said this would also give them additional time to review the material received so they can be sure of what they are doing, and the hearing be held as soon as possible. The motion was seconded by Jon Thompson and approved. The Commission was in agreement that the public hearing be held on October 8, 1987, with the permission from the Willard Mayor to hold the hearing in the Willard City Hall at 7:00 p.m.

At 9:10 p.m. Robert Valentine made a motion that the meeting be adjourned. The motion was seconded by Mr. Breitenbeker and approved.

Copy 2
Planning Comm. Meeting 9/17/87

September 17, 1987

Box Elder County Planning Commission
Box Elder County Courthouse
Brigham City, Utah 84302

Dear Members:

It has been brought to our attention that a letter of recommendation written by Russell Brown to our Flood Control District has been construed to express the Flood Districts approval of gravel excavation on the property of Darrell Nielsen.

First I am quite surprised that someone did not take the time to notice the heading of the letter which clearly states that the recommendation is for flood control aspects "only".

We understand the question had been asked of Don Christensen, if the District had approved the plan. Don stated it had not, which is correct. We did, however, approve the letter, itself, a copy of which was sent to Darrell Nielsen and the Planning Commission in relation to what the District would expect in the way of flood control measures IF the Planning Commission and Willard City gave permission for the excavation project.

Once again we feel it necessary to state that this flood control group has no authority to recommend for or against the gravel proposal. Neither do we make any proposals other than flood control aspects. We would, however, highly recommend that the Planning Commission consider flooding and its proper control in any decision which you may make.

Letter by consent of the entire Flood Control group -
9/3/87.

Sincerely,

Wayne H. Braegger
WAYNE H. BRAEGGER
Chairman,
Box Elder County
Willard City Flood
Control District

cc: Willard City
Darrell Nielsen

RECEIVED SEP 15 1987


HANSEN AND ASSOCIATES, INC.

September 2, 1987

 Copy 3
 Planning Commission
 9/17/87

Mayor Lonnie Thorpe & Members of the City Council
 City of Willard
 P.O. Box 479
 80 West 50 South
 Willard, UT 84340-0479

RE: Darrell Nielsen
 Gravel Excavation

Dear Mayor Thorpe & City Council

I have made a preliminary review of the drawing and report dated August 1987. My comments are attached. In my opinion, the information presented is not adequate for a realistic assessment of the impact that the proposed excavation will have on Willard City and/or the County.

The drawings are, in my opinion, not accurate enough to establish what is to be done, the constraints to be applied nor the impact the facilities will have on the surrounding areas. The access road at a 12 to 15% grade is not safe for loaded gravel trucks and would prove to be time consuming and costly for trucks on their return trips.

①
②
③

I do not recommend approval and Willard City should demand the additional data referenced herein.

In 1980, I made a comparable review of the documents for this proposed project. My comments of April 11, 1980, May 7, 1980, are still valid and should be included as part of this review.

Respectfully,

HANSEN & ASSOCIATES, INC.

Keith A. Hansen

KAH/pk

Enclosure

Consulting Engineers & Land Surveyors

Brigham City
 538 North Main
 723-3491

Logan
 752-8272

Ogden
 3544 Lincoln-14B
 399-4905

RECEIVED

SEP 10 1987

COUNTY COMMISSIONERS

PRELIMINARY REVIEW
DARRELL NIELSEN GRAVEL EXCAVATION

DUST

The creation of dust and other particulates will be a major concern to the residents of Willard City. Any winds will cause the air-borne materials to move away from the excavation site & roadway onto properties owned by others. When the winds are westerly or from the south, the residents of Willard will be severely impacted. As the community expands toward the mountains, the impact will become more severe. Brigham City has just such a problem with property owners complaining about the operations of two commercial gravel pits in their area. It is difficult to correct a problem created by an operation such as a gravel pit after it is established. The time to apply the restraints and conditions is prior to the starting of the operation.

4

DUST CONTROL ROAD

Water trucks on gravel roads could be an effective control measure providing the road surface was kept wet enough to contain the dust and other fine particulates. The movement of the trucks, wind, and the sun would be constantly drying the road. In all probability, spraying would become ineffective or abandoned entirely depending on the traffic.

Water from the canal may not be available during all of the months of operation. Dust will still be a factor during the non-irrigating season; thus, the canal is not a source for water during this period. The cost of transporting water from some other source could prove to be impractical because of cost and/or length of haul. Also, the irrigators may object to the periodic use of water from the canal believing that their water rights would be affected since diversions are generally made over weirs and the depth of the water is critical. In my opinion, requiring the applicant to use water to control the dust would be difficult to enforce.

Recommendation: Roadway should be paved at least 22 feet wide.

DUST CONTROL EQUIPMENT

There is no question that the gravel/rock processing facilities will create dust and noise. This is an established fact. One only needs to observe the complaints about the commercial operations in Brigham City, which are to the best of my knowledge attempting to minimize their impact on the community.

Since the UDOH requirements were not part of the review documents, I cannot comment on them. One of the problems that will occur during the non-irrigation season, is the lack of water for controlling dust.

5

In my opinion, the plan, before approval, should be specific as to what will be done to control dust and not just reference what regulations would be applicable.

REVEGETATION

The proposed slopes of 2:1 are steeper than the natural angle of repose for this area. The ground surface lies at about 4 to 1. Increasing the exposed slope to a 2:1 will result in erosion that will result in washes and ravines with the transported materials being deposited in what is proposed to be a future retention basin. The erosion will migrate uphill creating scars that will be visible from essentially all areas. The erosion will continue until bedrock is encountered and/or the basin is full and the slope re-established at 4:1 more or less.

Nothing in this plan indicates that the slopes can or will be maintained long enough to establish the proposed vegetation. Maintaining the 6 to 12 inches of top soil could prove to be a monumental task. The revegetation plan does not address the water needs of the proposed plantings. What procedure will be used to guarantee the re-establishment and continued growth of the plantings. The soils report addresses the need for irrigation & fertilization. What will the cost be per acre for this proposal?

In my opinion, the soils report and revegetation plan should be developed by a qualified Agricultural Engineer and should be of sufficient detail to establish costs, period required to re-establish, and irrigation requirements, if any. Until the information is complete, a proper analysis of the proposal cannot be made nor can adequate requirements be written as part of the permit conditions.

PLAN REVIEW

Topography. The final topography drawing is not accurate in that the westerly slope is represented to be 2:1 but when plotted it is 1 1/2:1. This inconsistency affects the depth of the excavation, the quantity of material excavated and the possibility of revegetating. Nothing is proposed to control the erosion on this westerly side; therefore, the soils on this side will, in all probability, continue to erode and wash until the soils are stabilized. This erosion could jeopardize the Ogden-Brigham Canal on both the north and south ends of the excavation. Nothing is shown on the plans or in the narrative that addresses this problem.

The storm water runoff from Cook Canyon and adjacent areas will have an effect on the proposed excavation. Means must be provided to control the runoff during the excavation and must provide a final solution. The soils are highly erodible and will be transported. How is this to be controlled? What is the peak quantity to be contended with, its velocity, and where is it to be disposed of? The drawings do not address the impact of this storm-water on the City of Willard after it leaves the excavation site. Currently most of the water is lost by seepage into the alluvial fan. The excavation will change the flow pattern and this must be addressed. The storm waters could also become ponded in the excavated area. What effect will this have on the

existing homes, roads, parks, etc. in Willard City? These issues must be addressed using established soils data, storm water calculations, including cloud-bursts, hydraulics, etc. all to be put in written form so that other qualified professionals can assess the impacts of the proposals.

Visual Impacts. The "line of site" drawings do not address the visual impacts looking at the site from the north to the south. Also, I find that the drawings are not consistent with the topography & proposed excavation. 9

In my opinion, these drawings are of little value in assessing the actual visual impacts.

Geologic Section. There does not appear to be any foundation for the drawing. The type of materials and their respective depths will have a significant impact on the type of excavation, the cost-effectiveness and the impact the new water channels and possible pond water will have on the properties located westerly of the site. The lake sediments could prove to be an impermeable layer that will cause the storm water to travel laterally to the west ultimately surfacing or showing up in some basements. The type and depth of materials encountered during all phases will dictate the mitigation factors that must be used to minimize the impact on the down-slope property owners. 10

In my opinion, the geologic section as shown is of no value. In order to properly assess the impact of the excavation on the down-slope properties, a series of soil profiles must be established by drilling and sampling procedures beginning at the excavation site and proceeding westerly to the interstate highway. This data should be interpreted by a qualified geo-technical engineer who would be requested to submit his recommendations that are to be incorporated into the design. A proper soils analysis will prove the realistic depth of satisfactory materials. Without this knowledge, the economics of the proposed excavation is an unknown. 11

Typical Section. This drawing indicates the typical pond bottom to be at 4576, the final topography indicates the elevation to be about 4610. This difference in elevations impacts the visual impact, whether or not the excavation is practical, the amount of material to be removed, the seepage, the need for pond lining, soil erosion measures necessary, etc. None of the drawings have proven to be consistent with the other. 12

This is a major undertaking that will have a significant impact on the community and on the county as a whole. Whatever is presented for approval should be as accurate as practical so that no misunderstandings occur and the possibility of future litigation is minimized.

Access Road. This gravelled road will seriously impact the adjacent homes with noise & dust. The dust problem can be mitigated by wetting the loads and constructing a 24-foot wide paved road. The impact will be long-term and the rights of the affected property owners must be addressed. 13

The plan shows a cul-de-sac as the canal. There are no details that assist in determining how this cul-de-sac is to be built and its impact on the canal. The profile indicates the grade to be plus or minus 6%. The actual 14

grade is 12 to 13%, a grade on which loaded trucks will be difficult to control and even when unloaded, they would labor up the hill with difficulty.

I do not recommend approving this road if for no other reason than safety.

Debris Basin & Storm Water Disposal. In my opinion, the proposed excavation will increase the frequency of cleaning the debris basin and will increase the quantity of storm water that will have to be disposed of. (S)

In my opinion, the developer should address this issue and demonstrate how his proposal will minimize the impact on the finances of Willard City, the Flood Control District, and the County.

- 1- ADEQUATE FOR PLANNING PURPOSES. APPROVED SLOPES DICTATE ACTUAL EXCAVATION
- 2- 12% TO 15% GRADES ARE NOT UNCOMMON IN GRAVEL OPERATIONS (THE ROAD TO POWDER MOUNTAIN HAS GRADES UP TO 17% AND PRIVATE AND COUNTY GRAVEL TRUCKS & PRIVATE CONCRETE TRUCKS TRAVERSE THIS PUBLIC ROAD EXTENSIVELY EACH YEAR). GRAVEL TRUCKS USED COMMERCIALY ON STEEP GRADES ARE GENERALLY EQUIPPED WITH JAKE BRAKES AND ARE GEARED DOWN. HOWEVER, AS THERE APPEARS TO BE SAFETY CONCERNS, THE OWNER WILL CONSTRUCT A RUNAWAY TRUCK FACILITY (SEE ATTACHED DRAWING).
- 3- AS THE PROPOSED OPERATION IS PRIVATELY OWNED AND OPERATED ON PRIVATE LAND, THE ECONOMICS OF THE OPERATION WOULD APPEAR TO BE OF CONCERN ONLY TO THE OPERATOR.
- 4- THERE WILL INDEED BE REQUIREMENTS BY THE COUNTY TO CONTAIN THE DUST PROBLEM WITHIN ALLOWABLE STANDARDS.
- 5- WATER TO BE USED DURING THESE PERIODS WHEN AVAILABLE. WATER AND/OR DUST PALLIATIVE TO BE USED ON THE HAUL ROAD AT ALL TIMES.
- 6- "THE ANGLE OF REPOSE IS THE MAXIMUM SLOPE ANGLE UPON WHICH NON-COHESIVE MATERIAL WILL RESIDE WITHOUT MOVING". IN MATERIAL FROM ANGULAR CRUSHED LEDGE ROCK THRU FINE ROUNDED SAND, THE ANGLE OF REPOSE VARIES FROM ABOUT 29° (APPROX. 1 3/4:1) TO ABOUT 41½° (APPROX. 1 1/10:1). U.D.O.T. PERSONNEL STATE THAT THE SIDE SLOPES IN THE CLEAN GRAVEL CUT ABOVE FIFE ROCK PRODUCTS ON THE STATE ACCESS ROAD TO LOGAN VARY FROM 1½ TO 1 TO 2:1. THIS CUT HAS EXISTED FOR SEVERAL YEARS AND SHOWS VERY LITTLE MOVEMENT OR SLOUGHING.

ATTENTION IS ALSO INVITED TO BOX ELDER CANYON WHERE THE CUT SECTIONS FOR THE HIGHWAY ARE IN MANY LOCATIONS AS STEEP AS 1½ TO 1. NO ARTIFICIAL PLANTING WAS DONE DURING THE ROAD CONSTRUCTION, HOWEVER, BOTH SIDES OF THE CANYON EXHIBIT EXTENSIVE FLORA. ATTENTION IS ALSO DRAWN TO THE PLANTING IN THE FIFE PIT (WHICH IS GRADED TO A SLOPE OF 2:1). PICTURES HAVE BEEN PREVIOUSLY SUBMITTED. THIS PLANTING APPEARS TO BE HIGHLY SUCCESSFUL.

7- THE DEPTH OF EXCAVATION IS AFFECTED ONLY BY THE PERIMETER LIMITS

OF THE SITE AND THE APPROVED SLOPE, (SEE ITEM 6 FOR SLOPE STABILITY COMMENTS). ALL EXPOSED SLOPES ARE REQUIRED TO BE REVEGITATED. THE OGDEN-BRIGHAM CANAL HAS NOW BEEN FULLY PIPED WITHIN THE AREA OF CONCERN.

8- THE STORM WATER RUNOFF FROM COOK CANYON WILL BE CONTROLLED BY THE DIKE AS REQUIRED BY THE FLOOD CONTROL DISTRICTS ENGINEER. THESE WATERS WILL BE ACCOMODATED IN THE EXPANDED DETENSION/DEBRIS BASIN. THE RUNOFF CALCULATIONS HAVE BEEN PROVIDED BY THE FLOOD CONTROL DISTRICT ENGINEER. THE DRAWINGS SHOW THAT ALL RUNOFF WATER AFFECTING THE PROPOSED EXCAVATION AREA WILL BE CHanneLED TO THE EXPANDED DETENSION/DEBRIS BASIN.

9- THE EXCAVATED AREA WILL INDEED BE VISIBLE FROM THE NORTH.

10- THE GEOLOGIC SECTION WAS ACQUIRED FROM THE SCHICK INTERNATIONAL REPORT. "CURRENTLY MOST OF THE WATER IS LOST BY SEEPAGE INTO THE ALLUVIAL FAN". THE CONCERN FOR WATER "SURFACING OR SHOWING UP IN BASEMENTS" WOULD APPEAR TO

- THEREFORE BE ALLEVIATED BY ROUTING IT TO THE EXPANDED
- 11- IT WOULD APPEAR THAT THE ECONOMICS OF THE OPERATION WOULD ONLY BE OF CONCERN TO THE OPERATOR.
 - 12- THE AMOUNT OF MATERIAL TO BE REMOVED IS DEPENDANT ONLY UPON THE PERIMETER LIMITS OF THE OPERATION, THE APPROVED SLOPES, AND THE CONTROL ELEVATION OF THE OGDEN-BRIGHAM CANAL. AS NOTED IN THE PREVIOUS MEETING, AS ADEQUATE MATERIAL IS EXCAVATED, A SECOND DETENSION/DEBRIS BASIN WILL BE CONSTRUCTED TO FLOOD DISTRICT SPECIFICATIONS.
 - 13- THE ROAD DUST PROBLEM WILL BE CONTROLLED BY WATER AND/OR DUST PALLIATIVE.
 - 14- THE CUL-DE-SAC IS OF CONCERN ONLY TO OGDEN RIVER WATER USERS ASSOCIATION AND THE OPERATOR. THE ROAD IS INDEED 12% TO 15% GRADE (SEE COMMENTS IN ITEM 2 ABOVE).
 - 15- THE DEVELOPER IS REQUIRED TO DOUBLE THE CAPACITY OF THE DETENSION/DEBRIS BASIN AS RECOMMENDED BY THE FLOOD CONTROL ENGINEER TO ACCOMODATE ANY INCREASE IN THE REQUIRED RUNOFF STORAGE AND ADDITIONAL GRAVEL (DEBRIS). THE DEVELOPER IS REQUIRED TO DISPOSE OF GRAVEL IN THE DETENSION/DEBRIS BASIN UPON DEMAND OF THE COUNTY.

NEIL SMITH

**HIGHWAYS IN THE RIVER ENVIRONMENT
HYDRAULIC AND ENVIRONMENTAL
DESIGN CONSIDERATIONS**

Training and Design Manual

**U.S. DEPARTMENT OF TRANSPORTATION
Federal Highway Administration**

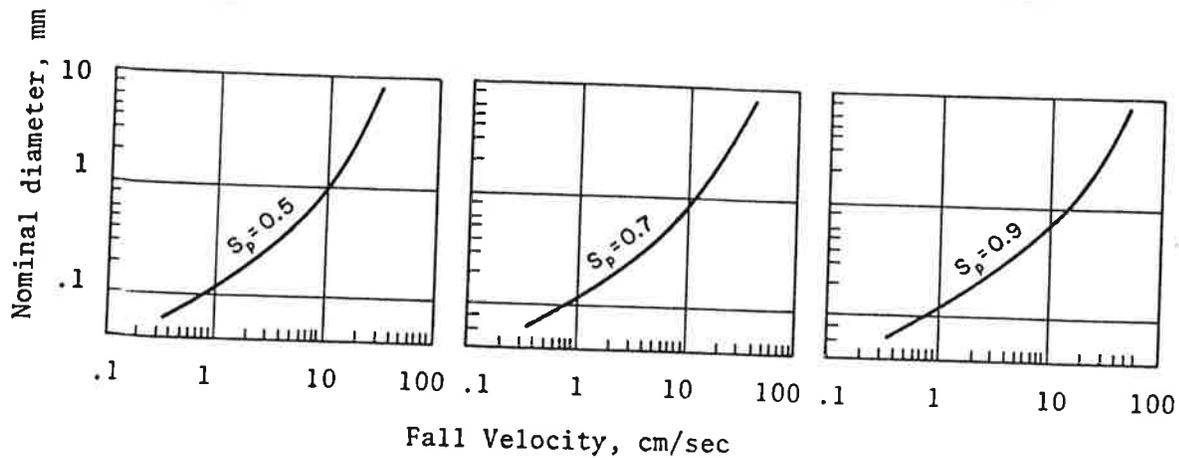


Fig. 3.7.2 Nominal diameter vs. fall velocity (Temperature = 24°C).

3.7.4 Cohesion

Cohesion is the force by which particles of clay are bound together. This force is the result of ionic attraction among individual particles, and is a function of the type of mineral, particle spacing, salt concentration in the fluid, ionic valence, and hydration and swelling properties of the constituent minerals.

Clays are alumino-silicate crystals composed of two basic building sheets, the tetrahedral silicate sheet and the octahedral hydrous aluminum oxide sheet. Various types of clays result from different configurations of these sheets. The two main types of clays are kaolinite and montmorillonite. Kaolinite crystals are large (70 to 100 layers thick), held together by strong hydrogen bonds, and are not readily dispersible in water. Montmorillonite crystals are small (3 layers thick) held together by weak bonds between adjacent oxygen layers and are readily dispersible in water into extremely small particles.

3.7.5 Angle of repose

The angle of repose is the maximum slope angle upon which non-cohesive material will reside without moving. It is a measure of the intergranular friction of the material. The angle of repose for dumped granular material is given in Fig. 3.7.3.

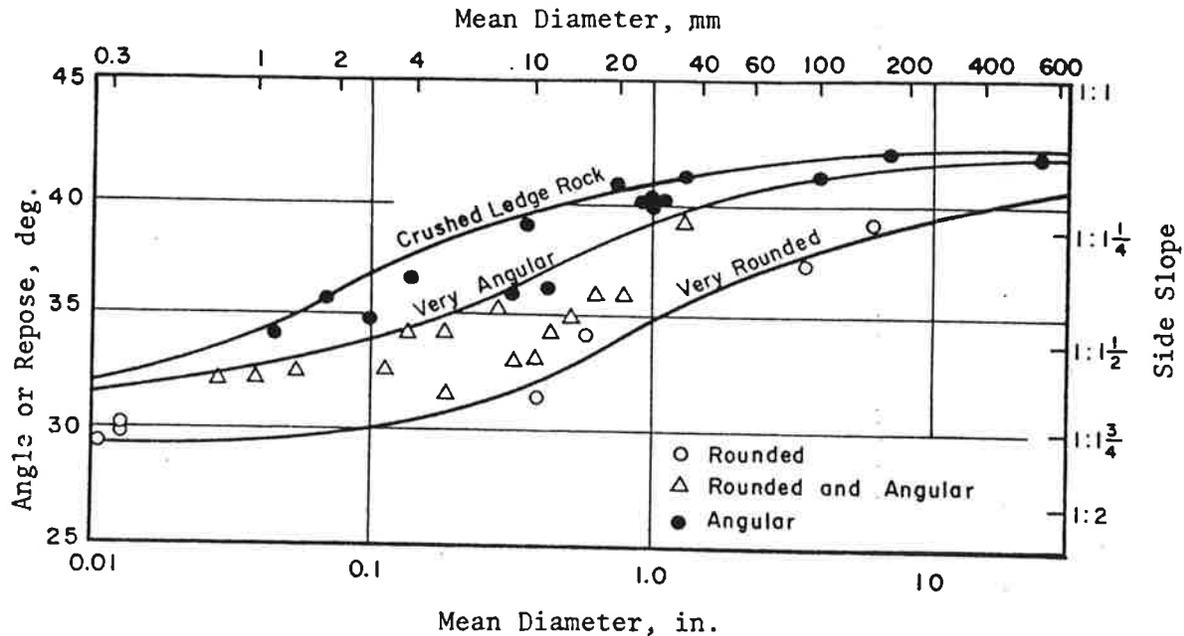


Fig. 3.7.3 Angle of repose.

3.8.0 METHODS OF MEASURING PROPERTIES OF ALLUVIAL MATERIALS

Following is a summary of selected procedures for measuring size distribution, specific weight and porosity, and cohesion of alluvial materials.

3.8.1 Size distribution

Four methods of obtaining size distribution are described herein: *Sieve analysis*, *visual accumulation tube analysis*, *pebble count method*, and *pipette analysis*. In general, the first three methods are used for sands, gravels and cobbles. The pipette analysis is used for silts and clays. However, the methods for the size distribution analysis of coarse sediments are appropriate for only a particular range of particle sizes (see Table 3.8.1). All together the four methods provide a means of obtaining particle size distributions for most bed material samples.

3.8.2 Separation of sand from fines

If the sediment sample to be analyzed (bed material or suspended sediment) has considerable fine material ($D < .062$ mm) it must be separated prior to analysis. To separate the coarser from the finer

ROCKY ROAD CORPORATION
A UTAH CORPORATION
-SINCE 1977-

*Copy 1
Planning Commission minutes 9/17/87*

BOX ELDER COUNTY
PLANNING COMMISSION

SEPTEMBER 9, 1987

RE: LETTER OF INTENT

DEAR MEMBERS:

In the early 1970's a group of individuals wanted to maintain a rural heritage in our lives. After looking at many properties, we were very much interested in isolated agricultural land in Western Box Elder County. After further exploration and negotiation, we purchased a section of such land. In order to maintain continuity of ownership until the property was paid for, we formed a Utah Corp. In 1976 "informally" divided the section into tenths so each owner could have his own rural area. This was about the same time period that Box Elder County developed and revised their subdivision ordinance.

Well the years have passed and our members needs for rural isolation have changed. The property is now paid for, and five small residences have been built. At our last Corp. meeting (9-5-87), we unanimously agreed that we would desire to "own" our own parcel and leave a deeded private right-of-way for access, rather than leaving the Corp. owning all of it.

Thus, we will endeavor to comply with the Box Elder County subdivision ordinances, before completing the dissolutionment of our Corp., if possible.

We solicit your assistance and indulgence in fulfilling the requirements in a mutually acceptable manner. Please accept the attached paperwork on our Concept Plan, and we will discuss it more fully at your regular Planning Commission meeting the evening of Sept. 17, 1987.

SINCERELY,

ROCKY ROAD CORP.

ROCKY ROAD CORPORATION
A UTAH CORPORATION
-SINCE 1977-

BOX ELDER COUNTY
PLANNING COMMISSION

RE: CONCEPT PLAN
ROCKY ROAD SUBDIVISION

ITEM 1-

The proposed name of the subdivision is ~~is~~
Rocky Road Subdivision.

ITEM 2-

Attached, please find "Attachment #1" which is a U.S. Dept. of Interior Geological Survey Map. Other than our residences, fences, and road, no man-made features exist within one-half (1/2) mile of any portion of it. The boundaries of the subdivision are the section lines of Sect. 17, township 14 North, Range 13 West. The adjacent property owners are the U.S. Forest Service on three (3) sides, and the State of Utah on the East side.

ITEM 3-

It is our understanding that the soil types and their boundaries are on file in the Box Elder County Surveyor's office.

ITEM 4-

The proposed parcel and private road layout are briefly detailed on attachment #2. The ten (10) Parcels are proposed in an irregular shape (approx. 528' wide and 5280' long), to assure members access to all parcels via the only feasible roadway.

Also, each parcel would have Clear Creek frontage for stock watering, and contain grazing area, forest area, and unusable cliff area.

ROCKY ROAD CORPORATION
A UTAH CORPORATION
-SINCE 1977-

ITEM 5-

The water system is a private closed system from various springs. The water rights(12 acre ft.) were established in 1880, and have been used for agricultural and supporting uses. This system would be maintained for any culinary uses. It is our understanding that there is ample water for the lands' utilization.

ITEM 6-

All of the five (5) completed residences have a sanitary waste system of an on-site approved septic tank system. We propose that this type of sanitation system continue to be utilized.

ITEM 7-

Although the four (4) corner section monuments are established, the section needs a final survey to ascertain the exact length and width. We assume the section to be essentially (& or -) 640 acres.

ITEM 8-

It is our understanding that the geologic hazards (if any) are on file at the Box Elder County Surveyor's office.

ITEM 9-

It is the intent of ten (10) members of Rocky Road Corp. to subdivide Sect. 17, T.14N, R. 13W. into ten(10) equal agricultural parcels, each having frontage on Clear Creek and a common private road. Each parcel would not be further subdivided, and each parcel would maintain a rural, remote, agricultural atmosphere. We would maintain our own road, and have private electrical generation. The water and sanitary waste systems would be on-site.

(Cont'd.)

ROCKY ROAD CORPORATION
A UTAH CORPORATION
-SINCE 1977-

ITEM 9 (cont'd. from last page)-

Considering the isolation of Sect. 17, the topography, etc., our proposed subdivision seems the most reasonable and still attain the objectives of our original reasons for purchasing said land.

We will exert a good faith effort to comply with Box Elder County subdivision ordinances. However, we need your concurrence in consideration of the unique circumstances presented in this proposal.

ITEM 10-

It is our understanding this item is waived at this phase of your subdivision procedure.

#1

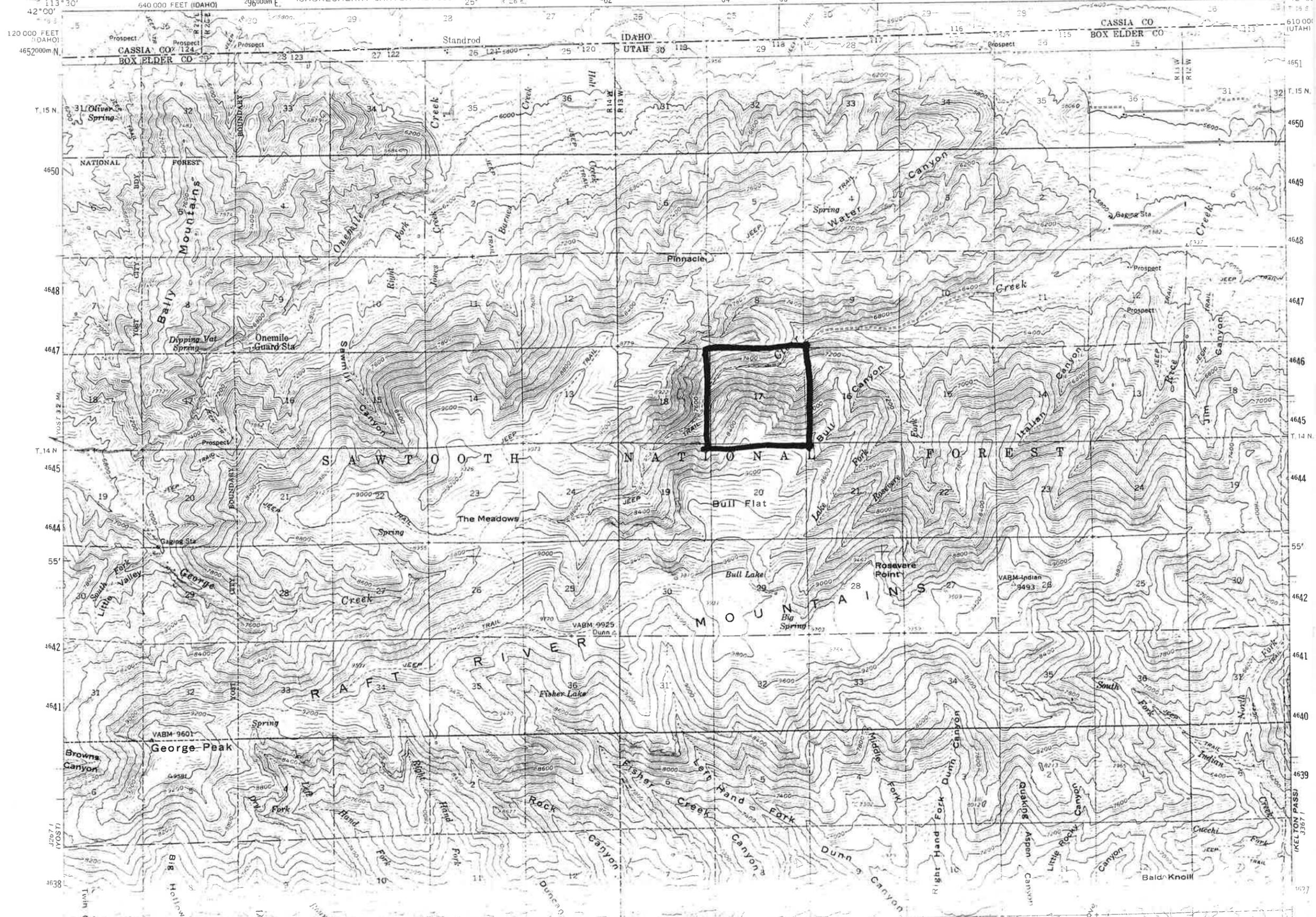
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

PARK VALLEY QUADRANGLE
UTAH-IDAHO
15 MINUTE SERIES (TOPOGRAPHIC)

1968 II SE
(JIM SAGE CANYON)
1:24,000

3368 III SW
(CHOKECHERRY CANYON 1:24 000)

3368 III SE
(NAF 1:24 000)



113° 15' 42" 00"

42° 00' 00"

610 000 (UTAH)

T. 15 N.

4650

4649

4648

4647

4646

4645

T. 14 N.

4644

4643

55'

4642

4641

4640

4639

4638

4637

(KELTON PASS) 3667

4637

Planning Commission Meeting

Sept 17-1987

those present

- page 2

Name	Address
Orville Snow	Brigham City
Darrell Nielsen	Bountiful
Teresa Yates	Brigham City
Tom Curtis	" "
Barbara Curtis	" "
Barbara Nielsen	Bountiful UT
Bryan Byler	Hillside, UT
Quinn Hunsaker	Brigham City
Wallace E Johnson	Willard ut
Carol W Johnson	willard ut
Jack Wright	Willard est
Mgt of Bathy	4146 N. Hwy 69, Brigham
Teresa Yates	5090 N Hwy 69 Brigham
Audrey Jensen	4740 N Hwy 69 Brigham
Aimee Boone	325 E. 100 N. Willard ut
James E. Webb	301 E. 125 N. Willard -
B J Kunkel	Willard ut
Clifford Woodland	3410 So. Hwy 89.
Stephen Brigham	willard
Mark Connolly	"
Mary Lou Connolly	Willard
Zir Widdison	WILLARD.
Maurine Widdison	Willard
Rosemary Harlow	Willard
Earl Van Harlow	WILLARD, UT

Planning Comm. Mtg. - Part
attendance

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NAME	ADDRESS
Jerry Dean	123 S 300 th Willard
Janie Youngkit	171 So. Main Willard
Norma Ball	724 S. main - Willard
Lorna Ball	724 S main Willard
Ira D. Archibald	75 N. main Willard
Ira N. Archibald	75 N. main Willard
Gardner W Barlow	156 No. 200 So. Willard
Francis W. & Hazel Witt	3870 So Hwy 89 Brigham
Arlen Priebe	399 So main Willard
Audrey W Priebe	399 So main Willard
Ruth Marrone	123 So 2nd E "
Evelyn Pachet	231 So. 100 E. "
Shirley Bolster	225 So 100 E "
John Edwards	55 So. 2nd W. "
R. Richard Mayhew	45 W. 100 N., WILLARD UT.
Beaul Nay	60 S 2nd W Willard ut
Lelanne Hunsaker	1420 N Main Willard, ut
Bart Hunsaker	1420 N Main Willard, ut
Tyler Barker	980 N. Main Willard ut.
Leslie J. Jacobson	104 So 1st E Willard
Orville Gray	1060 So main 59 Brigham
Marlene Kap	150 S 100 W - Willard
Gaye Meacham	565 S 200 E Willard
Sharon L. Puscott	228 S. 1E. Willard
Billy H. Prescott	228 So. FIRST EAST, WILLARD
Perry L. Javes	69 N 1E WILLARD
Deem Shandrew	658 So MAIN Willard

Karen Meacham
Kate Shupler
Danyong Kim

Willard
Willard
Willard