BOX ELDER COUNTY PLANNING COMMISSION

27 September 1988

Meeting of the Box Elder County Planning Commission held 27 September 1988 in the County Courthouse. Members present were:

Mr. Richard Kimber, Chairman
Commissioner Bob Valentine, Member
Mr. Don Christensen, Member
Mr. Steve Grover, Member
Mr. DeVon Breitenbeker, Member
Mr. Jon Thompson, Member
Surveyor, Denton Beecher, Ex-Officio Member
Clerk, Allen Jensen, Ex-Officio Member

Chairman Kimber called the meeting to order at 7:30 p.m. and asked for approval of the Minutes of 18 August 1988. Mr. Thompson made a motion to adopt the Minutes as recorded. Mr. Breitenbeker seconded. None opposed. The motion carried.

AGENDA (ATTACHMENT 1):

KEITH HEIL, MINOR SUBDIVISION:

Mr. Heil presented his plan for a minor subdivision. All requirements have been met, including private access and right-of-way for each plot. A motion to accept the final plan was made by Commissioner Valentine. Mr. Grover seconded. None opposed. The motion carried. Mr. Kimber signed, approving the plan which must now go before the County Commissioners for approval.

HERITAGE COUNCIL, EARL VAN HARLOW:

Mrs. LaVee Hemsley, Secretary of the Box Elder County Heritage Council represented Mr. Harlow. She presented twenty-six letters from Willard residents claiming health risks from dust expected from the proposed pit. She had two letters from doctors

citing health problems. Mr. Kimber requested they be made part of the Minutes.

RUPP TRUCKING - RECREATION SITE SOUTH OF MANTUA CITY:

Mr. DeeLoy Rupp requested approval to install a septic tank on their property in order to develop a private recreation site for three recreation vehicles. He explained future plans may see a cabin constructed. He also advised giving consent to allow an existing cabin to use the system with the understanding a change in ownership would negate the agreement. The plan has been approved by the Health Department. Mr. Beecher stated no contamination to streams would occur, stating the Health Department has addresssed this issue.

Mr. Breitenbeker made a motion to approve the request on condition that no more than four units will utilize the tank, including the existing cabin. Mr. Grover seconded. None opposed. The motion carried.

ATKINS MINOR SKETCH PLAN SUBMITTAL:

Mr. Beecher submitted a minor subdivision plan applied for by Marjorie Atkins. A letter from Ukon Water Company accompanied the plan stating water would be provided if one or more shares exist. Mr. Grover stated Mrs. Atkins has nine shares of water with the company. Mr. Grover made a motion to accept the sketch plan. Mr. Breitenbeker seconded. None opposed. The motion carried.

BOYD BROWN MINOR - DISCUSSION:

Mr. Beecher presented a request and preliminary plan for a minor subdivision from Boyd Brown. He stated nine lots are proposed for the subdivision. The request is for approval of the sketch plan with a request for conditional submittal on the preliminary final. The Penrose-Thatcher Water Company has agreed to provide water. A percolation test remains to be accomplished. The location is surrounded by homes. However,

a canal bounds the property on the back side. Safety was discussed and concluded the property owners would be responsible to fence the property. Mr. Thompson made a motion to approve the subdivision as plotted and submitted, contingent upon Health Department approval of the septic tank system. The motion authorized the Chairman of the Planning Commission to sign the plan. Mr. Breitenbeker seconded. None opposed. The motion carried.

JACK MOLGARD AND WILLARD CITY:

Mr. Molgard expressed concern with Mr. Darrell Nielsen not appearing, stating he was sick of the delays. Mr. Molgard discussed at length his concerns that Mr. Nielsen might submit his documentation without allowing enough time for public scrutiny. Mr. Kimber stated the Commission would not review each condition individually but would review them in total. Willard Mayor Lonnie Thorpe expressed concern that they have lived with this for eleven years, and people cannot sell their homes because of the threat of another gravel pit. Commissioner Valentine made a motion that this body inform Mr. Nielsen that prior to any action regarding the review of his submittal, the material be received at least thirty days prior and subjected to review by all concerned parties, and the people of Willard and Mr. Molgard will be notified and allowed that much time. Mr. Grover seconded. None opposed. The motion carried. Mr. Molgard then asked that no further agenda items on this issue be addressed until all documentation on the stated conditions are submitted. Commissioner Valentine added he did not want to exclude Mr. Nielsen the opportunity to meet with the Commission to discuss the conditions. Mr. Thorpe requested the Commission put a time limit of six months on when the conditions should be met. Mr. Molgard was asked for legal advice. It was concluded the County Attorney would be contacted for an answer.

DARRELL NIELSEN - REQUESTS DISCUSSION:

Mr. Nielsen did not appear to meet with the Commission.

CLYDE WESTLEY; DISCUSSION GRAVEL PITS:

Mr. Westley discussed the Willard Gravel Pit and requested his letter (Attachment 3) be included as part of the Minutes. Commissioner Valentine made a motion to accept the letter as part of the record. Mr. Christensen seconded. None opposed. The motion carried.

OLD BUSINESS:

Mr. Beecher discussed Commission Meetings scheduled and the required number of members not being in attendance to conduct the meeting. It was concluded all members will be reminded in writing and furnished a copy of the Agenda on the Monday prior to the day of Commission Meeting.

OTHER BUSINESS:

Mr. Beecher presented a letter from T. C. Taylor Co., LTD., desiring necessary permits and support to remove the old Southern Pacific Railroad tressel across the Great Salt Lake. Mr. Beecher provided information as to how this would be accomplished. Commissioner Valentine made a motion that the County, based on the available information, would support this type of operation if all the Federal, State and County ordinances are complied with. Mr. Thompson seconded. None opposed. The motion carried.

DANIEL & JACOB MINOR SUBDIVISION:

Mr. Beecher presented the plot plan for approval. This was originally submitted to the Commission on 18 August 1988. Mr. Breitenbeker made a motion to accept the Daniel B. Jacob Minor Subdivision as presented. Mr. Thompson seconded. None opposed. The motion carried.

Mr. Grover made a motion to adjourn at 9:00 p.m. Mr. Thompson seconded. None opposed. The motion carried.

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 29 September, 1988 at 7:30 p.m.

II. Notice given to newspaper this 21st day of September 1988

III. Approval of minutes of 18 August 1988

IV. **Scheduled Delegations:**

1. Keith Heil Minor - Final submittal
2. Heritage Council - Earl Van Harlow
3. Rupp Trucking - Recreation site - south of Mantua
4. Atkins Minor sketch plan submittal
5. Boyd Brown minor - discussion
6. Jack Molgard & Willard City
7. Darrell Nielsen - requests discussion
8. Clyde Westley - Discussion gravel pits
9.
10.

V. **Old Business:**

1. Reminder procedure
2.
3.
4.
5.

BOX ELDER COUNTY
PLANNING COMMISSION

By: Denton H. Beecher
Denton H. Beecher
Ex-Officio Member

atch no. 1

THOMAS L. HANNUM, M.D.
Professional Corporation
Office Phone 723-5248
Office Address
990 South Fifth West
Brigham City, Utah 84302

May 13, 1988

Mayor Lonnie Thorpe & City Council Members
City of Willard
P.O. Box 479
80 West 50 South
Willard, Utah 84140-0479

Dear Mayor & Council:

As you know, I have written your previously about my concern for the development of further gravel pits east of Willard. In my previous communication I expressed my concerns primarily with regard to aesthetic and enviromental factors. I am writing you this time to express my concerns with regard to health hazards attendant with further gravel pit development.

There are very specific medical conditions that could potentially be aggravated by further gravel pit and crusher operations. The noise and trucking activities alone will have a very negative effect on the general health of many people, simply from the standpoint of noise, dust, and increased traffic. A more specific health hazard, however, is the precipitating and aggravating effects of dust and other contaminants with regard to persons suffering from asthma, chronic bronchitis, emphysema, and other respiratory conditions. This is especially problematic since east winds originate in the large canyons and would be blowing across nearly the entire residental area of Willard.

I hope that you will bear my medical feelings in mind when you reach a decision concerning permission of another gravel pit.

Sincerely yours,

Thomas L. Hannum, M.D.

Thomas L. Hannum, M.D.

TLH:mn

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed
Brigham City, Utah

atch no. 2

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 18 July 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from Asthma.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1500 feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I are putting you on notice that my health could be seriously affected.

Signed: Judith D Beames

Name: Judith D. Beames

Address: 480 S. 200 E.

Willard, Utah 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: July 18, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my child(ren) (# /) suffer(s) from asthma & other allergies.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my children's health could be seriously affected.

Signed: Sharon L. Prescott

Name: Sharon L. Prescott

Address: Box 103

Willard, Utah 84349

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 11, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from Allergies to dust, plants, trees & foods.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2500 feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: Jeanette A. Huntsman

Name: Jeanette A. Huntsman

Address: 52 E. Box Elder Co.
Willard, Utah 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 11, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ dauther suffers from _____.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2 ~~to~~ br feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: Susan Seamons

Name: Tamara Seamons

Address: 290 S 200 E
Willard Ut 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: Apr. 10, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ daughter suffers from Asthma (Severe).

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within ~~across the street~~ feet of our home. We protest its consideration for approval. across the street

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my ~~husband's~~ daughters health could be seriously affected.

Signed: ~~Kimberlee~~ Wright

Name: Stephanie Wright

Address: 230 S 300 E

Willard, Ut

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 10, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ WIFE suffers from dust allergy.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within _____ feet of our home. We protest its consideration for approval. ACROSS THE STREET.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my ~~husband's~~ WIFE'S health could be seriously affected.

Signed: Kimberlee E Wright

Name: Kimberlee Wright

Address: 230 S. 300 E

Willard, Utah

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 4-7-88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from Hayfever and allergies.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1300 feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: Mary Lou Connolly

Name: Mary Lou Connolly

Address: 505 S 200 E

Willard, Utah 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 04-10-88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from asthma.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within about 4 blocks feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: Meredith Olson (for son Peter)

Name: _____

Address: 125 South Main
Willard, Utah 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 12, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know ~~I~~ my baby suffers from Asthma.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 4 ~~feet~~ blocks of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my child's health could be seriously affected.

Signed: Dixie Hansen

Name: Dixie Hansen

Address: 9 So. Main

Willard Utah 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 12, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know ~~I~~ my child suffer from ASTHMA.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: Carl + Helen Braegger

Name: Carl + Helen

Address: 172 S - 1st E

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 10, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ CHILDS suffers from Severe Asthma.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 3 blocks ~~feet~~ of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my Childs medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: Karlene Ainsley

Name: Allan Childs

Address: 43 So. 2nd E
Willard, UT

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Allan Ainsley

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 10, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know ~~I~~ my child suffers from asthma thayfever.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 3 blks ~~feet~~ of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: Heidi Steffensen

Name: by Emily Steffensen

Address: 141 E 200 S
Willard, Ut

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 10, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from severe asthma - hayfever.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 3 Blk ~~feet~~ of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: John W. Steffensen

Name: John Steffensen

Address: 141 E 200 E
Willard, Utah

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 11, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ wife suffers from Hayfever (dust).

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my ~~husband's~~ wife's health could be seriously affected.

Signed: Susan Koch

Name: Susan & Kayle Koch

Address: 235 E 300 S

Willard, Ut

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 4/7/88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ CHILDREN suffers from ASTHMA.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through ~~your action~~ our children, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: Dale R Brickstad

Name: DALE R BRICKSTAD

Address: 345 S. Main

Willard Ut.

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 4-7-88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ children suffers from asthma.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1600 feet of our home. We protest its consideration for approval.

The county of Box Elder, through ~~your action~~ our children, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: J David Buck

Name: J David Buck

Address: 344 so MAIN
Willard, Ut.

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 7, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ children suffers from asthma.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through ~~your action~~ our children, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: Bob C Davis

Name: Bonda B Davis

Address: 379 S. Main

Willard Ut

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 4-8-88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ children suffers from asthma.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 3000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through ~~your action~~ our children, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: Kay M Hubbard

Name: 334 So. MAIN

Address: Willard UT

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 4-7-88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ children suffers from asthma.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through ~~your action~~ our children, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: Monique Kuyes

Name: Ronely Kuyes

Address: 325 S. Main

Willard UT 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 12. 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my ~~husband~~ suffers from Parkinson's Disease.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my ~~medical~~ Child's condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my husband's health could be seriously affected.

Signed: _____

Name: Eldon Thompson

Address: 10 - S - 2nd E.
Willard, Utah

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed
Brigham City, Utah

Laura Wells

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 12, 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from Diseases, Problems Allergies.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: _____

Name: Laura Wells

Address: 195 East Country
Willard, Ut,

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 12. 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my wife suffers from Chronic Sinusesl.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my wife's health could be seriously affected.

Signed: _____

Name: Carolyn Thompson

Address: 10-5-2nd E.
Willard, Utah

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed Brigham City, Utah

Permit to Helen Probe

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: April 12 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from Sinuses, Problems Allergies.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 2000 feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I ~~are~~ am putting you on notice that my health could be seriously affected.

Signed: _____

Name: Laura Wells

Address: 195 East Center
Willard, Ut.

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed _____
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 12 April '88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my wife suffers from Asthma, Allergies.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1500 feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my wife's health could be seriously affected.

Signed: Earl Van Harlow

Name: EARL VAN HARLOW

Address: 485 S 200 E
Willard, UT

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed
Brigham City, Utah

ERMOUNTAIN ALLERGY & ASTHMA CLINIC

5801 SOUTH 300 EAST
MURRAY, UTAH 84107
PHONE: 266-4115

150 SOUTH TENTH EAST
SALT LAKE CITY, UTAH 84102
PHONE: 363-4071

3449 SOUTH 4155 WEST, #3
WEST VALLEY, UTAH 84120
PHONE: 968-8685

3860 JACKSON AVE.
OGDEN, UTAH 84403
PHONE: 399-5643

EDWIN A. BRONSKY, M.D.
CHARLES M. ROGERS, M.D.

DAVID P. BURKLEY, M.D.
LORIMER T. CHRISTENSEN, M.D.

BRENT R. BURDETT, M.D.
JOSEPH R. ANDERSON, M.D.

August 19, 1987

Re: Rosemary Harlow

TO WHOM IT MAY CONCERN:

Rosemary Harlow is a 29 year old with severe asthma. She requires 4 different daily asthma medications to control wheezing. Additionally, she requires intermittent use of Corticosteroids (Prednisone). Rosemary informs me that there may be a gravel pit started near her home. I expect this may very well increase particulate air pollution in her residential neighborhood. If this is the case I would expect worsening of Rosemary's asthma and increased requirement for Corticosteroids with the risk of side effects. It is my advise that Rosemary avoid this kind of exposure.

Sincerely yours,

Joseph R. Anderson

Joseph R. Anderson, M.D.

JRA:lb

RECEIVED
BOX ELDER COUNTY
SURVEYOR

AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 7/23/88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. I feel it is imperative that you know I suffer from asthma, hay fever.

I live adjacent to the proposed site. I bought my home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1800 feet of my home. I protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my medical condition caused by Darrell Nielson's operation at this location. You have been informed of my concerns.

I must strongly protest and hereby inform you that I are putting you on notice that my health could be seriously affected.

Signed: Janet Riley

Name: Janet Riley

Address: 180 E. 600 S.
Willard, Utah 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988

Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 7/23/88

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my child(ren) (#) suffer(s) from asthma, hay fever.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1800 feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my children's health could be seriously affected.

Signed: Janet Riley

Name: Janet Riley

Address: 180 E. 600 S.
Willard, Utah 84340

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed
Brigham City, Utah

MEMORANDUM

TO: Box Elder County Planning Commission

Re: Health Effects of Proposed Gravel Pit

Date: 23 July 1988

Dear Sirs:

Your commission is considering and may soon approve and issue a conditional use permit for a gravel pit and crusher operation near our home. We feel it is imperative that you know my child(ren) (#2) suffer(s) from allergies and asthma.

We live adjacent to the proposed site. We bought this home as far away as possible from traffic and pollution because of this medical condition. Any amount of dust or emissions is intolerable. The proposed pit will be within 1500 feet of our home. We protest its consideration for approval.

The county of Box Elder, through your action, could be held responsible for any adverse effects on my child's medical condition caused by Darrell Nielson's operation at this location. You have been informed of our concerns.

We must strongly protest and hereby inform you that we are putting you on notice that my children's health could be seriously affected.

Signed: Jay Shuler

Name: JAY SHULER

Address: 525 So. 200 E.
Willard, Ut.

RECEIVED
BOX ELDER COUNTY
SURVEYOR
AUG 26 1988
Filed
Brigham City, Utah

September 29, 1988

Box Elder County Planning Commission

Dear Commissioners:

This letter is (for public record) in reference to the conditional use permit for the proposed gravel pit at Cook's Canyon, southeast of Willard. As members of the Box Elder County Planning Commission, you are long-range planners of our county, and I'm sure your interests are in doing the very best job possible in this endeavor. The members of your Commission with whom I have had an opportunity to talk individually have expressed personal feelings against allowing another development in this area. However, as appointed officials making decisions for the benefit of all, personal feelings cannot always prevail. A lot of facts have been presented since October, 1987 (when the approval for application was granted). I am sure each of us now has a better understanding of the impact this development will have in our county. I would like to use the pit which is located directly east of Willard as a point to be considered. This pit has been "reclaimed" by the developer, but from Willard Bay State Park or to any who pass by it, how much difference is there between that pit or any of the others? Obviously, it will never be the same as it was before, but what do we expect it to be? This area was much like Cook's Canyon is now--an obscure area which blends, seemingly unnoticed, as part of our Wasatch Mountains. It was also an area of critical winter range for deer. Will it ever be returned to that state?

atch no. 3

Current available access to this pit will never allow these past benefits to be "Reclaimed". The pit has become a popular RV motorbike area and a great target shooting area. Every weekend it sees a lot of use. Even if you can view this as constructive use, how many target ranges and motorcycle pits do we need? Who will maintain them? Even if access were to be blocked, it will likely be beyond our lifetimes before deer winter range (18" sagebrush) becomes available, and some patrolling would be required to keep trespassers out to allow nature a chance to take over.

Some time and effort should be expended in deciding what to do about this pit and the others. Long-range plans should be laid, and it should be determined what our county master plan means when it states "... restored to a satisfactory aesthetic condition."

In view of the problems we have to solve with existing pits and the guidelines set in our master plan, I believe there is good reason to reject the conditional use permit in this area. Gravel is a necessity of our lifestyles and will be needed for many years to come, but we must carefully consider what sources we should tap. Is it worth the costs to our county to allow another pit in Willard? Some of the considerations I feel are most important are listed below.

The proposed gravel pit is within clear view of Willard Bay State Park and will create additional blight to the mountainside which is already scarred from existing and past gravel excavations.

The Willard Bay State Park Superintendent drafted a letter in opposition to the proposed gravel pit (attachment 1).

Interstate 15 passes close to the Wasatch Front here at Willard. I think we should consider what impression of our mountains we want to leave the residents and visitors who use this major route north and south through Utah. Industrial blight is not what our travel brochures advertise or boast of.

Utah's fruit way along Highway 89, south of Brigham City, (through Willard) is advertised as a popular stop for residents and visitors alike. Our fruit way will not only be affected by another ugly scar on the mountain, but by additional gravel truck traffic (estimated at 350 trips per day) which will increase congestion. Gravel spillage and the added congestion will both increase the danger for those pulling off and on the highway to patronize local businesses. Dust on fruit while still on the trees increases chance for disease. Dust on fruit when in the stands for sale makes it less attractive and salable.

The proposed gravel pit, if allowed, will remove "critical deer winter range" in this area (see attachment 2).

Representatives from: Utah State Division of Wildlife Resources, Utah State Department of Parks and Recreation, Cache-Wasatch National Forest, Utah State Wildlife Federation, Box Elder Wildlife Federation, Cache Valley Wildlife Federation, Brigham City Bowmen's Association, and many Utah residents joined at a public hearing in March to hear and present facts to the Box Elder County Commissioners in opposition to this proposed pit.

National, state, local, and private organizations have all indicated concern and opposition to the development of another gravel pit in this area (see attachments 1 through 7).

This gravel pit also conflicts with the ideals stated in our master plan (see attachment 8).

CONCLUSION:

I would like to encourage you, as planning commission members and long-range planners of our county, to decline the conditional use permit on the basis of the information which has been made available. I hope you will also advise the county commissioners of your support in their rejecting this permit if it reaches that point. I would expect that as a commission you will discuss what long-range plans will be made to restore the existing pits in our county which create eyesores to residents and visitors to our state, and take action to restore them. A lot of additional information is contained in the presentation prepared by the Box Elder Heritage Council, a copy of which was presented to the Box Elder Planning Commission on March 17, 1988. If you have not taken the time to review this presentation, please do so now.

If you would like additional information, I would be happy to provide you with any information I have.

Respectfully Yours,

Clyde Westley

Clyde Westley
Box Elder Heritage Council
Public Relations
P. O. Box #457
Willard, Utah
84340
(801)723-8220

State of Utah
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF PARKS AND RECREATION

Norman H. Bangerter
Governor
Dee C. Hansen
Executive Director
Jerry A. Miller
Division Director

Willard Bay State Park
900 West 650 North Box A
Willard, Utah 84340-9718
801-734-9494

March 10, 1988

To Whom It May Concern:

The proposed gravel pit in the Willard City, Utah area is not recommended by us.

The beauty of the Willard Bay State Park area is enhanced by the mountains to the East of it. Many tourists and local visitors have remarked on the overall scenic beauty of our location.

It is our contention that scaring of the mountain side would be detrimental to the aesthetic atmospher and decrease the spirit and effect of the surrounding area.

B. J. FLOREK
Park Superintendent
Willard Bay State Park

ATTACHMENT 1

an equal opportunity employer

STATE OF UTAH
NATURAL RESOURCES
Wildlife Resources

Norman H. Bangerter, Governor
Dee C. Hansen, Executive Director
William H. Geer, Division Director

Northern Region · 515 East 5300 South · Ogden, UT 84405-4599 · 801-479-5143

December 1987

Mr. Bob Valentine
Box Elder County Planning Commission
Box Elder County Courthouse
Brigham City, Utah 84302

Dear Mr. Valentine:

Enclosed are our comments and concerns with the gravel mining operation proposed near Willard by Mr. Darrell Nielsen.

In general, our overall concern involves the continual loss of deer winter range along the Wasatch face in eastern Box Elder County. Normally, winter range near Willard extends from the edge of residential and agricultural developments up to near the 7,000 foot elevation. However, during a severe winter, the extent of available forage shrinks significantly forcing deer down in elevation into a zone we call "critical winter range". It is the extent of this zone which ultimately determines the number of deer which survive the winter and are available to harvest. Urbanization, agricultural development, roads, and gravel/rock mining have already removed much critical range and continues to erode remaining areas in a piece-meal fashion. Loss of this habitat has also forced additional deer into orchards, cultivated fields, residential areas and increased the incidence of deer-auto accidents. In response to these problems, the Division has continued to reduce the herd size to compensate for less winter forage. It is impossible to provide opportunity for more people within less resource. Loss of critical habitat could eventually diminish the herd to the point where hunting would be threatened. This would be a significant economic and recreational loss to Box Elder County residents.

The operation proposed by Mr. Nielsen is within critical winter range - that area which provides available forage during a severe winter. Loss of habitat in this zone will reduce the herd. The mine site, including additional roads and retention basins directly removes habitat. In addition, construction activity on the area during the winter, creates a zone of disturbance in which deer use is diminished. The impacts of this project on big game will be long-term. Most gravel mines operate over a long-term and the re-establishment of vegetation needed for winter forage (sagebrush and bitterbrush) require 15-20 years to reach a height available to deer during the winter.

ATTACHMENT 2

Since it is extremely difficult to mitigate the loss of "critical" habitat areas, we encourage every possible effort be made to locate the development in an area of less impact. We would be most interested in working with you and Mr. Nielsen to discuss such possibilities.

Sincerely,

Jack A. Rensel
Supervisor, Northern Region

JAR/GWW/ss

ATTACHMENT 2 (Continued)

United States Department of Agriculture
Forest Service
Intermountain Region
Ogden Ranger District
P. O. Box 1433
Ogden, UT 84402
Reply to: 2800
Date: 12/9/87

Darrell Nielson
944 East 800 South
Bountiful, UT 84010

Dear Mr. Nielson:

We have reviewed your proposal for developing a gravel pit east of Willard, UT. The gravel pit will not be located on National Forest Land, therefore, our only direct concern is the potenial encroachment onto National Forest Land. The pit will have to be designed such that it will not erode or slough back to the National Forest Land boundary. We have that problem now with a gravel pit just north of Willard Creek.

Indirectly we have other concerns with a gravel pit in that area:

1. The area is subject to flash flooding from high intensity storms that hit the area frequently. We recommend the pit be designed to act as a debris basin or to retain storm water to insure material does not erode onto the lands below the pit.

2. The other indirect concern we have is the impact to the scenic quality of the area. The Wasatch Mountains are spectacular, especially in that area. The existing gravel pits tend to dominate the view from the Interstate and Highway 89 thus ruining the view. Therefore, we recommend that the pit be designed such that it is screened from view from the major highways. This can be done through leaving any tall vegetation in front of the pit or by developing the pit so that the landform screens the pit from view.

3. We also recommend that a revegetation plan be developed to prevent soil erosion and to eliminate impacts on the view when the pit is complete.

We appreciate the opportunity to comment on the proposal and hope this will be of value.

Sincerely

for KENNETH BRONSON
District Ranger

ATTACHMENT 3

Box Elder Wildlife Federation, Inc.

P. O. Box 192 — Brigham City, Utah 84302

25 February 1988

Box Elder County Commission
20 North Main Street
Brigham City, Utah 84302
Attention: Commissioner Robert G. Valentine

Subject: Open letter to the Board of Commissioners

Dear Bob:

Our fifty-plus members favor conservation of fish and wildlife habitat. We strongly oppose Mr. Darrell Nielsen's planned gravel pit operation on the Willard Bench.

We recognize Mr. Nielsen's right to pursue financial gain, but hope that he will accept the Department of Wildlife Resources offer to assist him in finding an alternate site.

We encourage the commissioners to adopt a sensitivity ordinance similar to that of the City of Willard. We would all lose something if the deer were to vanish from our mountains.

Thank you for your consideration.

Jack L. Avery, President

Jack L. Avery

ATTACHMENT 4

UTAH WILDLIFE FEDERATION
POST OFFICE BOX 15636
SALT LAKE CITY, UTAH 84115

February 21, 1988

Dear County Commissioners!

The Utah Wildlife Federation is one of the oldest and largest Wildlife Conservation groups in the State of Utah, consisting of nearly 4800 members statewide and approximately 350 members in Box Elder County.

We have received information that the Box Elder County Commissioners will be deciding on whether to issue a permit to allow a gravel pit to be constructed in the Willard area. We would like all of the Commissioners to know that the Utah Wildlife Federation would be opposed to this permit being issued on the grounds that this would destroy some of the area's critical winter range for the deer herds. We feel strongly that, if this gravel pit is allowed to be put in this area, the loss of recreational and economic dollars would be significant to Box Elder County residents.

We would like to see if a workable solution could be worked out between Mr. Nielsen and the DWR that would have less affect on the winter range. I would also like to offer the services of the Utah Wildlife Federation in helping to mitigate this issue to a reasonable and equitable solution.

Sincerely,

Patrick Sackett
Vice President
Utah Wildlife Federation

ATTACHMENT 5

P.O. Box 305
Millville, Utah 84326
(801) 752-4008

7 March 1988

Cache Valley Wildlife Federation
Conserving Wildlife

Dear Mr. Westley,

We are writing concerning the proposed gravel pit at Cook's Canyon southeast of Willard, Utah. We (the 242 members of the Cache Valley Wildlife Federation) oppose the development of a gravel pit at this site

. The deer herds of the Wasatch Front are a tremendous resource to the Box Elder County and the State of Utah and with winter range being a critical part of big game management along the Wasatch Front and in Cache Valley. We feel if local residents and county officials do not protect this critical winter range, no one else will, and it will be lost. Development on critical winter range must be avoided if a deer herd is going to exist in this area. Certainly, there are other less critical sites for new gravel pits, as well as existing gravel pits which can supply that area.

We urge the Box Elder County Commissioners to consider the great economic and recreational value of the Wasatch deer herd, and vote "No" for a gravel pit at the Cook's Canyon site.

Sincerely,

Michael Mickelson

Cache Valley Wildlife Federation

ATTACHMENT 6

United States
Department of
Agriculture

Soil
Conservation
Service

85 So. 1st East
Tremonton, Utah 84337

February 2, 1985

Box Elder County Planning and Zoning Commission
County Courthouse
Brigham City, UT 84302

Dear Sirs:

The Soil Conservation Service has been asked to comment on a conditional use permit requested by Darrell Nielsen for a gravel pit near Willard. SCS has some concerns with this proposal since it has the potential to pose erosion, safety and aesthetic problems. Periodic high intensity storms hit the Willard area. When this occurs large volumes of water, mud and gravel can inundate the area below causing heavy property damage and danger to the people in its path. When the slopes are steepened by mining gravel this hazard is severely heightened. The steep slopes, low rainfall, and low soil fertility and water holding capacity make this area very difficult to reseed when mining is complete. Without reseeding, the mountainside will become a permanent blemish on the landscape. I'm sure that the people of Willard must also be concerned with the potential for dust, noise and safety hazards that this project might bring to their community.

I have not received any information regarding how Mr. Nielson plans to overcome the above problems. Therefore I cannot comment on how successful his efforts might be.

W. Lyle Reynolds

W. Lyle Reynolds
District Conservationist

cc: Darrell Nielsen
Ferris Allgood

ATTACHMENT 7

The Soil Conservation Service
is an agency of the
Department of Agriculture

ATTACHMENT #8

The following guidelines are taken directly from the BOX ELDER COUNTY MASTER PLAN (1973-1990). These are just some of the ideals which conflict with the approval of a conditional use permit application for another gravel pit in the Willard area:

Development of the county's resources is important to present and future citizens. Restraint should be exercised in procedures and timing to prevent gross conflict with other land uses and community values. Settling and concentration ponds, tailings, and pits should be engineered and managed for environmental compatibility, pleasing appearance and re-establishment into harmonious natural settings when an operation is completed. The residents and the visitors to county areas should not be subjected to ugly scars on the mountains, cluttered wastelands or other unpleasant results of insensitive treatment of the landscape. Particularly distorting are the gravel excavations within view of the main circulation routes in the county. Man made scars along the Wasatch Mountains should be restored to a satisfactory aesthetic condition.

Comment: Gross conflict exists with recreational land uses in the area and more so with community values. Existing gravel pits exemplify the past (poor or nonexistent) re-establishment into harmonious natural settings. Residents and visitors are subjected to the ugly scars on the mountains. Interstate 15 and Highway 89 are the major north-south circulation routes through northern Utah. The existing gravel pits are not being restored to a satisfactory aesthetic condition.

The broadest possible cooperation should be fostered with the State Parks and Recreation Commission, the National Forest Service, the Bureau of Land Management, and other agencies interested in recreational facilities and services. Special county-wide facilities which should be investigated and have precise planning by appropriate agencies (if found feasible) include Willard Bay area and Willard Peak area.

Comment: Attachments 1 through 7 express the concerns of many of the above agencies, the continuing approval cycle expresses how much consideration is given to this.

Conflicting, uneconomic, and unattractive land use patterns resulting from unrelated and unplanned projects should be avoided.

Comment: Conflicting because of Willard Bay State Park, and the fruit way. Uneconomic because mining is extremely short range economically and the cost to the state is greater than the benefit. Unattractive because it will add another scar to the mountain.

It is proposed that these lands (Multiple use) be subject to conditional use permits for all uses; that primary uses allowed be forestry, stock grazing, mining, and recreational activities in appropriate areas; that emphasis of management practices be placed on conservation and wise use of natural resources to permit and encourage improvement in soils stability, plant cover, water quantity and quality, and scenic beauty. Local, state, and federal officials concerned with land management and control should establish the closest possible coordination, and after full discussions with both private and public land owners and users, adopt such plans, ordinances and regulations as are needed to prevent deterioration of these extensive areas.

Comment: Either this is not an appropriate place for a mining operation, or they constructed Willard Bay State Park too close to available gravel deposits. Soil stability and plant cover will be destroyed along with the scenic beauty.

Though flood dangers have been lessened through conservation practices and stream flow management, every care should be made to avoid the unnecessary loss of life and property due to floods. Safety can best be achieved when no construction of residential, commercial or industrial projects takes place in a flood plain.

Comment: Cook's Canyon is a well known flood plain.

The intense interest of the State of Utah and the Federal government in land use planning to assure proper development and utilization of the state and federal resources for future generations will result in administration of local land use problems by state or federal authorities, if the counties and municipalities should fail to adequately plan for maximum benefit to all.

Comment: I believe the state should consider passing legislation which would not allow additional gravel pit excavation with out some type of evaluation or approval. There are other available gravel resources in areas of less impact. In this case I believe one of the major reasons for the planning commission granting approval was just not having enough information at the time to deny it. The fear of a law suit was obvious at the meeting in which the approval was granted, and they had no legal reasons at the time to say no. Other cities and counties which have ordinances controlling additional gravel pit excavations only have them because they already have a problem with existing gravel pits, not because of foresight in preventing the problem.

Encourage tourists and travelers to visit the county, and provide the services and facilities that are adequate to meet these needs.

Box Elder County is the last major agricultural area in Utah, future growth will be an attracted growth rather than necessary growth resulting from increasing population. Right now Box Elder County is more attractive than other Wasatch Front counties because it has more elbow room and feels free of congestion.

It is believed that only by having green fields and uncluttered open spaces surrounding the municipalities of the county can the best environment for living and working be preserved and enhanced.

Scenic and recreational roads should be designed for beauty rather than speed; for viewing and visiting and enjoying the countryside, rather than for just passing through it. They should have the amenity of simplicity to the extent reasonably possible.

Comment: Highway 89 is such a road.

WILLARD: It seems appropriate, however, to maintain the dignity of the community, particularly as it relates to its historic and cultural evolution, by maintaining a rather spacious, rural atmosphere within the town.

Comment: the above was in the master plan evaluating Willard. It is my opinion that if this master plan had been followed since its conception in 1973 there would be no gravel pits in the locations which they can now be seen in the Willard area. However we must remember a "plan" only sets guidelines to follow, how well the plan works depends on how well the guidelines are followed.

One of the greatest aesthetic assets and community resources in Box Elder County is the tremendous expanse of the open Landscape. From the high Wasatch Mountains on the east to the Pilot and Goose Creek mountains on the west there are numerous mountain ranges, valleys, dry lake bed marshes, and the Great Salt Lake. This open county is attractive to those who appreciate the contrast with the congested urban setting, and refreshing to all who seek peace and solitude under the clear blue sky.

Comment: I was inspired to include this last excerpt from the master plan, it pretty well says it all.