

RE: Public Hearing re: 14 Ac request to be rezoned from AV-3 to G (Gravel Zone) for the purpose of a rock quarry, rock crusher and cement plan.

To: Ogden Valley Planning Committee / Weber County Commissioners

From: Clarke Farm LLC, adjacent property owner  
EJ Harris, manager

Clarke Farm LLC is owned by our family Trust, all together we have about 97 acres on the west and south of the property being requested to be rezoned from AV3 To G. Several Family members have come to me, to buy their land or their interest from the Melvin Clarke Estate with my promise to keep it in the Clarke name, protect the water, preserve the habitat and improve the property in a trust for generations to come. I am really just a custodian of the property. I completely share the spirit and the intent of the Ogden Valley general plan which was developed to stop this type of careless rezoning proposals.

When the developer approached me to lease my property, he indicated my property was as a large piece of his plan, I informed him that it goes contrary to everything that our trust is intending to accomplish, we would not desecrate the property, destroy the natural habitat , wildlife corridor and clean water we have on the property . Levanta LLC inaccurately included our property as a "future reserve" as well as the inclusion of Greg Clarke's Property "Excavation area 2" in his site layout as per my conversation with Greg who feels the same.

There are so many reasons this zoning request is completely wrong for Ogden valley. Perhaps a gravel operation could be of benefit in the valley but this is clearly the wrong location . The Rezone is not in the spirit or intent of the masterplan. Any benefit is completely outweighed by negative public impact; it has significant risk to the Eden waterworks well located on our property which supplies the majority of Eden's drinking water ( proposed G site overlaps the source protection Zone 2 ) , destroying the North fork river habitat and wildlife corridor , silt and other pollution downstream and into Pineview. Another critical concern is the amount noise pollution, air pollution and traffic next to the JR high school as well as in growth area of down town Eden and desired future development areas. This not a good trade off for less traffic on Trappers and Ogden Canyon for significant increased traffic around the school and Eden down town commerce.

Bottom line the impact of this zoning would have substantial devaluation of our property values as well as many other violations of our property rights. This would be the same for the surrounding neighbors, land owners and business.

If the door is opened for Zone G then it allows excavation contractors (or large Cement companies )to take over up to a mile of the river corridor which would have irreversible consequences that would result in significant negative environmental impact in Ogden valley for generations.

Please deny the Zone change. There are too many risks, negative impact and it clearly does not align with the spirit and intent of the Ogden Valley plan.

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**From:** Julia Harris  
**Sent:** Monday, June 24, 2019 9:40 PM  
**To:** john@wolfcreek.com; Ewert, Charles  
**Subject:** [EXTERNAL]Re Zoning AV3 to G in Eden

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I've outlined my concerns as an adjacent property owner, regarding the rezoning and gravel excavation and cement plant next to my property.

Thanks, Julia Harris of Clarke Farm LLC

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**From:** John Lewis

**Sent:** Tuesday, June 25, 2019 5:39 AM

**To:** jami.chandler.taylor@gmail.com; slfrancis@digis.net; swaldrip@icloud.com; Grover,Rick; chogge@weberbasin.com; bobwood2275@gmail.com; Ewert,Charles; j.j.howell@ovalley.net

**Subject:** [EXTERNAL]Fwd: Gravel Pit and possible cement plant

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John Lewis  
Owner  
Wolf Creek Resort

Begin forwarded message:

**From:** Richard Webb <[RCW1010@msn.com](mailto:RCW1010@msn.com)>

**Date:** June 24, 2019 at 11:38:36 PM MDT

**To:** "John Lewis ([john@wolfcreekresort.com](mailto:john@wolfcreekresort.com))" <[john@wolfcreekresort.com](mailto:john@wolfcreekresort.com)>

**Subject:** Gravel Pit and possible cement plant

Hi John,

Richard Webb (the elder) here, wishing to express my thoughts germane to the proposed gravel pit and zoning change petition that will be before the Planning Commission Tuesday evening. Very simply said, I am very much opposed to this idea and ask that you and the commission do not support it. I am sure that you have read the detailed email from Kim Wheatly regarding the matter and it is not my intention to be redundant to his communication. That said, I do have a couple of brief concerns regarding the issue.

- With the number of blatant violations of the proposal to the General Plan, how can the county planning department allow this matter to proceed to the Planning Commission.
- We have a general plan that was supported by the County Commissioners, Planning Commission and County Planning Department. This plan was a result of “grass root” participation by citizens of the Ogden Valley. With such strong support from local citizens who seek to maintain a certain rural “feel” that will attract only quality development, how can a “gravel

pit” set in the middle of the valley garner a feeling of pride, attractiveness, family living, tourism and recreational sports? Were this allowed to happen I can just imagine the phrases used to describe the valley such as “let’s go skiing at the Pit.” In short the whole idea is an affront to making the valley a desirable place to live, work and visit. When the ambiance is gone so will be the valley and it’s values. I can’t see any long term worth to this petition.

Thanks for reading this modest submission. I believe that we both share the long term visions for Ogden Valley and what we have before us would be an affront to all concerned.

Best,

Richard

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**From:** janet.esfeld@gmail.com  
**Sent:** Tuesday, June 25, 2019 11:49 AM  
**To:** Ewert,Charles  
**Subject:** [EXTERNAL]Gravel and crushing pit

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Weber County,

I would like to weigh in on the issue of allowing a change in zoning to allow for a gravel and crushing business to locate in Eden, Utah.

This is an unwelcome type of business to this valley! What makes this valley a special place is the respect for the environment, beauty & serenity.

Tasteful new businesses that will enhance the rural quality of this valley are always welcome and encouraged. Tourism is also very important. As new businesses come to the valley the need for them to fit in with the class of this area. Additional amenity based businesses that enhance the lifestyle are always welcome and supported. A gravel pit with crushing noise, dust and an increase in truck traffic is WAY off base in keeping with the desires of this town.

The effect on the environment is a negative. The effect on tourism is a negative. This is not a welcome business. That is why there are zoning laws to begin with.

Please do not consider changing the zone to allow for this eyesore!

Janet Esfeld

Janet Esfeld  
5964 E. Big Horn Parkway  
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[www.facebook.com/Snowbasinvacationrentals/](https://www.facebook.com/Snowbasinvacationrentals/)

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**From:** Michael Strada

**Sent:** Tuesday, June 25, 2019 10:42 AM

**To:** Ewert, Charles

**Subject:** [EXTERNAL]Zoning change and gravel/concret plant in Eden UT

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Dear Mr. Ewert,

I would like to take this opportunity to express my opposition to the proposed zoning change allowing a rock crushing plant and a concrete plant in Eden, UT.

This change would allow a damaging commercial venture to be placed in close proximity to Snowcrest Jr. High School. It would produce a large volume of dust and considerable noise and potentially have negative effects on the water table in the area. It would negatively impact local home owners and business.

If this change is allowed I imagine the next step would be to expand the operation further impacting the rural character of Eden.

I hope Weber County would vote against this proposal.

Thank you.

Michael L. Strada

3401 N Windriver Ct

Eden, UT 84310

**From:** Teri Jensen  
**Sent:** Tuesday, June 25, 2019 10:25 AM  
**To:** Ewert, Charles  
**Subject:** [EXTERNAL]Eden Gravel Pit

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Dear Mr. Ewert,

I cannot attend tonight's public hearing, but I own a vacation home in Eden. I was shocked to hear a gravel pit was being entertained for an area zoned as agricultural. Such a development, will destroy my view and reduce the value of my property. It simply doesn't belong in an area overlooking one of the State's most beautiful, small recreational reservoirs.

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The area has been hit hard by drought over the past few years. I don't think we have the water available to support this project. I heard the developers are not Eden residents, but I don't know if this is true. Regardless, this is the wrong place for a gravel pit and cement plant.

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Sincerely,

Teri

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**TERI JENSEN**  
VICE PRESIDENT - FINANCE

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**From:** Trappers Ridge Hoa  
**Sent:** Tuesday, June 25, 2019 11:07 AM  
**To:** Ewert, Charles  
**Subject:** [EXTERNAL]Rock Crusher

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Charley,

I can't believe we're even having this discussion!! NO. Please. NO. See you tonight.

Don Stefanik  
President  
Trappers Ridge Homeowners Association  
Eden, Utah