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**From:** Ewert,Charles  
**Sent:** Monday, June 24, 2019 1:02 PM  
**To:** Kimber McCafferty  
**Cc:** Rob Edwards  
**Subject:** RE: [EXTERNAL]Rezoning proposal in Eden

Got it! I will be sending it to the planning commission before the end of the day.

Sent from [Mail](#) for Windows 10

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**From:** [Kimber McCafferty](#)  
**Sent:** Monday, June 24, 2019 9:21 AM  
**To:** [Ewert,Charles](#)  
**Cc:** [Rob Edwards](#)  
**Subject:** [EXTERNAL]Rezoning proposal in Eden

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Charles,

My husband and I are the sellers in this matter and think that our voice should be heard. We were advised by one of the Planning commission members to reach out to you with some information to be distributed to the planning commissioners for the meeting tomorrow. Please let me know if you have any questions. 801-430-6298

As the sellers of the property proposed for the sand and gravel rezoning, Kimber and Patrick McCafferty, we would like to go over a few points that brought us to sell a portion of the property that has been in my family for 5 generations. We feel that our home will either be consumed by the M-1 or by the river, and we are not sure which will come first.

## We will start with the M-1.

- 1- Out of the **three homes** on 2650 North we are the only existing owner that was here prior to the M1 designation. The other homes have been sold to new owners with the M1 already existing across the street. One of the homes is currently being used as a rental property.
- 2- **Dust** – There has been concerns that the dust will be a problem. Currently there is dust coming from the M1, but there have not been any complaints from surrounding homes, schools, tennis courts, or businesses. The Daycare had a state inspection on June 10, 2019 and regular inspections approximately every 6 months with no concerns of dust. *(photo attached)*
- 3- **Road** – 2650 North is a heavily used road for truck traffic despite opposing opinions. The county trucks can operate day or night. There are trucks hauling sand, gravel, bark, sod, mulch, fuel, and other items on a regular basis. There are transport carriers hauling heavy equipment both by the county and construction companies. With our permit with the Corp of engineers there were 50 loads of gravel that were hauled out last fall. The trucks had to pass by the homes on 2650 North 100 times and no one even noticed the additional trucks. In one day we have counted up to 42 trucks delivering sand or gravel to the county shop. *(photos attached)*
- 4- **Taxes** – We are taxed at the same rate as others in the valley but instead of beautiful breath taking views we look at an industrial zone across the street. *(photo attached)*
- 5- **Noise** – There has been concerns voiced about noise. My morning alarm clock is the beeping of equipment backing up, buckets banging, beds banging, material being dumped and equipment operating. I also hear loud music and the noise of the tennis courts that were built above my home beginning early in the morning and goes into the evening. Is it environmentally safe to have tennis balls in the irrigation canal and what does it do to the wildlife.

## The river.

- 6- **Spring run off**- During the **spring run off** I look out at the North Fork river each morning to make sure that it hasn't jumped its bank and coming toward my home. We met with the county and we were told that they would not help us contain the river and that we needed to contact the State of Utah and the Corp of Engineers. *(photos attached)*
- 7- **Stream restoration permit**- After having an on sight meeting with Darin Rasmussen with the state of Utah and many others, we were granted a stream restoration permit. We were told that the ideal width of the river would be no more than 100 feet and that we needed to use natural materials like large boulders, and special barbs and J hooks to turn the river back into its ideal path. Due to not having the proper equipment, in which we had to barrow what we did use, we only made a minimal change before winter set in.
- 8- **Oil Mining Gas/DNR**- We were also granted permit by Oil Mining and Gas/DNR to remove gravel from our property so that we could level out the property remove the gravel soil and bring better soil in for planting.

- 9- **Permits in place in 2018**- These permits have been in place for a year now and we could start operating ourselves if we had the proper equipment.
- 10- **Drinking water**- There has been a concern that in this process the drinking water may be contaminated. The DNR did not have a concern about this and wouldn't it be more of a concern that an individual using old equipment without oversight being a problem than a business owner who is regulated by the EPA, state and federal government that relies on repeat business and a clean record with these agencies to make a living.  
On the neighboring property between my property and the Eden Well sight there is a hay barn with only 113 feet from the center of the pump house to the south wall of barn and the garages north wall is 298 feet from the center of the well. These buildings contain farm equipment, tractor, chemicals are used, stored and mixed for weed control.
- 11- **Unmonitored storm drain**- There is a storm drain that currently comes down 2650 North and ends at the end of the country road. No one is monitoring the debris that comes out of that drain and empties into the North Fork river, nor does the county clean it out. The debris frequently contains, lead pencils, pens, shoes, batteries, plastic tampon materials, foil chip bags, cups, plastic bottles to name a few items. *(photos attached)*

In our opinion we no longer live in a residential area due to the growth that has placed more demands on the M1 across the street. The M1 is where the county felt it should be years ago for these types of business and there would be no further impact to the surrounding area than what is already here.

3 Homes



Dust



Road and Usage











Spring run off

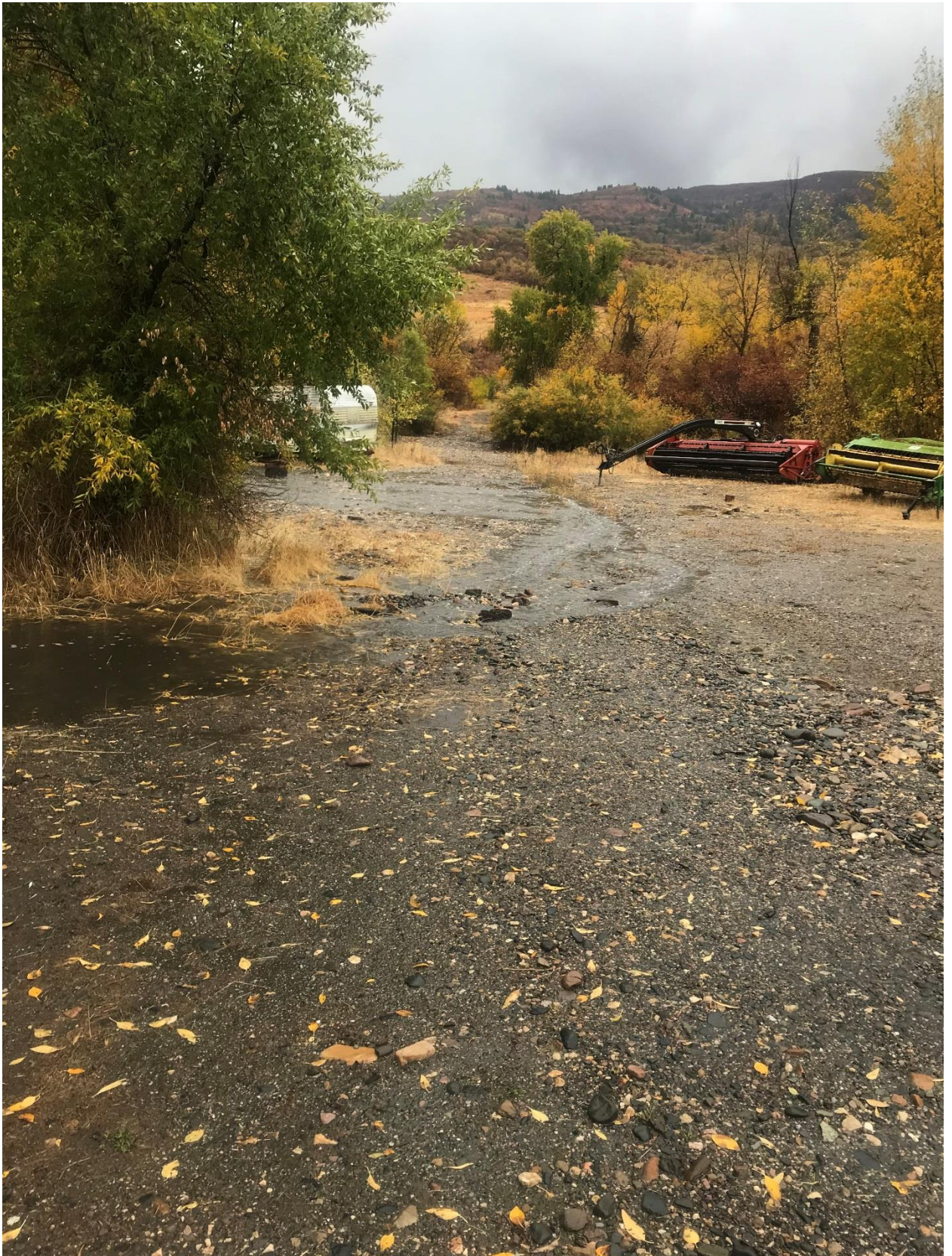








Storm Drain





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**From:** Grover,Rick  
**Sent:** Friday, June 14, 2019 9:11 AM  
**To:** Ewert,Charles  
**Subject:** FW: [EXTERNAL]Fwd: Proposed Eden Rezone

FYI

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**From:** John Lewis <[john@wolfcreekresort.com](mailto:john@wolfcreekresort.com)>  
**Sent:** Thursday, June 13, 2019 3:47 PM  
**To:** Grover,Rick <[rgrover@co.weber.ut.us](mailto:rgrover@co.weber.ut.us)>  
**Subject:** [EXTERNAL]Fwd: Proposed Eden Rezone

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Forwarding this to the planning commission FYI. Due to ex parte rules, I will not be responding.

Thank you.

John Lewis  
Owner  
Wolf Creek Resort

Begin forwarded message:

**From:** Cori Anderson <[coriswisheranderson@gmail.com](mailto:coriswisheranderson@gmail.com)>  
**Date:** June 13, 2019 at 2:25:33 PM PDT  
**To:** [john@wolfcreekresort.com](mailto:john@wolfcreekresort.com)  
**Subject:** Proposed Eden Rezone

Hi John,

I am writing to you in your capacity as chair of the planning commission. I want to offer you my perspective on a rezone that is schedule to come before the planning commission, titled "Eden Rezone from AV-3 Zone to G Zone."

First, I want to acknowledge that there is potential economic benefit to having a concrete ready mix batch plant in the Ogden Valley. We pay approximately 25% more for concrete because of the distance from concrete plants and a local plant would remedy this.



The proposed location of this specific plant, however, is problematic. The parcel under consideration is currently zoned agricultural. The adopted Ogden Valley general plan specifically prioritizes retaining the agricultural characteristics of the Ogden Valley. Rezoning agricultural property to a industrial/ mining property does not align with the adopted plan for the valley. In fact, the plan specifically states that in planning we should "Avoid rezoning new property to commercial or manufacturing until such time that the community supports it." I've yet to speak to anyone who supports this change in zoning. The plan also states "Mining operations can produce significant off-site impacts and, even with appropriate mitigating conditions, may be incompatible with existing land uses in many areas of the Ogden Valley planning area." It is obvious that this rezone is incompatible with this area.

I also want to express my concerns about the parcel's proximity to two education facilities: Snowcrest Junior High and the valley's only pre-school, High Altitude Kids. The increased vehicle traffic, dust and noise that the plant will produce are not compatible with the health and safety of the children who attend these schools. I work in the construction industry and have attended trainings by industrial hygienists who speak about the substantial health risks associated with breathing in silica. The number one source of exposure to silica is concrete dust. It causes life long, irreversible and compounding damage to lung tissue. It is unreasonable to create this health risk in such close proximity to two schools. I don't want to send my daughter to school with a concrete batch plant next door. It will cause a substantial financial burden for me to locate childcare elsewhere and will be detrimental to High Altitude Kids' business when parents seek childcare elsewhere.

Finally, a concrete batch plant is a short sighted use of this land. There's opportunity for positive development in the valley. We should focus on growth that improves our community, not on projects that offer short term financial gain to non-residents and out of state LLCs who have no interest in investing in our community long term. We have an adopted general plan and the proposed rezoning is not in line with it.

Thank you,  
Cori Anderson  
Ogden Valley Resident  
Weber County Business Owner

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**From:** Grover,Rick  
**Sent:** Tuesday, June 18, 2019 3:30 PM  
**To:** Ewert,Charles  
**Subject:** FW: [EXTERNAL]Fwd: Gravel pit/Cement plant proposal

FYI

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**From:** John Lewis <[john@wolfcreekresort.com](mailto:john@wolfcreekresort.com)>  
**Sent:** Tuesday, June 18, 2019 2:24 PM  
**To:** Grover,Rick <[rgrover@co.weber.ut.us](mailto:rgrover@co.weber.ut.us)>  
**Subject:** [EXTERNAL]Fwd: Gravel pit/Cement plant proposal

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John Lewis  
Owner  
Wolf Creek Resort

Begin forwarded message:

**From:** Lew Swain <[hlswain@gmail.com](mailto:hlswain@gmail.com)>  
**Date:** June 18, 2019 at 2:07:27 PM MDT  
**To:** [john@wolfcreekresort.com](mailto:john@wolfcreekresort.com)  
**Subject:** Gravel pit/Cement plant proposal

John I have been made aware of a proposal that will be considered next Tuesday evening by representatives of the Weber County/ Ogden Valley planning commission. The proposal is associated with the request to establish a gravel mining and cement plant operation East of the Snowcrest Jr High. I own a 45 acre tract of land that is proximate to the Western boundary of the river bed and very close to the proposed gravel/cement operation.

You are certainly aware of the exhaustive process undertaken by the Weber County Planning Department to establish a well conceived master plan for the valley. I and hundreds of other interested citizens attended meetings and provided input which led to the master plan that was accepted by the planning commission and board of county commissioners a few short months ago. This plan should be modified only when there is material justification and an overwhelming reason to do so. I suggest that a gravel operation at the proposed location is not that overwhelming reason.

I would request that the planning commission deny this application and refuse to alter the current zoning designation for the subject property.

Thank you for your consideration

Sincerely

H. Lewis Swain

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**From:** Miranda Menzies  
**Sent:** Wednesday, June 19, 2019 11:07 AM  
**To:** Ewert,Charles; John Lewis; Grover,Rick  
**Subject:** [EXTERNAL]Gravel operation zoning/land use change

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Gentlemen,

I will not be able to attend the public hearing concerning the gravel / concrete operation behind Snowcrest Junior High in Ogden Valley. Below are my thoughts directed to the Ogden Valley Planning Commission, and the county Planning Department.

1. This is an appallingly bad idea from the point of view of water quality. The property is right beside the North Fork of the Ogden River, and maintaining river quality through a gravel pit, and preventing turbidity from being carried down river. The operation would need to have stream alteration permits, wetlands permits and even with those, knowing the enforcement resources, natural resources damages are likely.
2. Gravel crushing operations are a major source of noise. This is NOT what you need next to residential or commercial areas of Eden.
3. The air quality impacts will be significant, due to the crushing and screening operations - take a look at the plumes of dust rising from the operations along I-15. We already have degrading air quality in the valley due to the increasing development of homes with poor energy efficiency and fossil fuel furnaces/water heaters. Please don't multiply it by 10 by adding gravel sorting without STRINGENT enforcement, which somehow Utah seems incapable of providing.
4. Is the road access truly adequate for trucks? The traffic impacts need to be considered, especially since they will be driving past the school.
5. The only possible benefit of this proposal would be the lower truck traffic in Ogden Canyon. The main beneficiaries would be builders getting lower delivered prices. And the residents will all be the losers. Unless the county is prepared to put much more resources into enforcement (including air emissions provisions), and make requirements about different access (not past the school), please kick this idea into the trash can.

thank you,  
Miranda

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**From:** Eden Water Works Company

**Sent:** Thursday, June 20, 2019 10:33 AM

**To:** Ewert, Charles

**Subject:** [EXTERNAL] Proposed Rock Quarry Creates Grave Risk for Eden Municipal Well

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### Proposed Rock Quarry Creates Grave Risk for Eden Municipal Well

The proposal by Levanta LLC to rezone 14.1 acres of the North Fork River bottom west of Snowcrest Jr. High from the current Agricultural Valley (AV-3) zone to a Gravel zone (G) would allow for:

1. Sand & gravel excavation, including gravel crushing
2. Crushing gravel mined on the premises
3. Contractor equipment storage
4. Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted—gravel excavation & crushing.

A spokesman for the project indicated to the Planning Commission at a planning meeting held June 4 that the company hopes to be able to pull the mined sand, gravel, and rock from the river for the next 30 years, extracting approximately 50,000 yards of material from the site annually, or the equivalent of about 5,000 truckloads of material each year (a large truck load can accommodate approximately nine to ten yards of material), which would be hauled out from the proposed facility.

This project is an immediate and long-term threat to the sanitation, safety and longevity of the Eden Water Works (EWW), main well. Not to mention, the noise and air pollution a project like this would ultimately create. In the summer, this well provides 60% of the water for many Eden residents and all of EWW customers/shareholders.

According to Google map's distance tools, this project would take place just 475 feet, or 158 yards from the main well.

Operations like this will also require on-site fuel storage. Fuel spills, large or small, are also a direct risk.

To add to the risk, the EWW well is only 60 feet deep. It is a shallow well as it sits next to the North Fork of the Ogden River. There is little doubt the river itself contributes to the water in the aquifer just below it. When measured from the surface, the well is 60 feet deep, but when measured from the river bottom, that 60 feet could be even less. Because of this, the aquifer is already at risk from any contamination that may occur in or near the river.

It doesn't take a hydrologist to figure out that if you mine a river bottom you will increase the pollution in the river water (when running), ultimately filtering down into the aquifer. Our drinking water is at risk.

Water sources in the valley are under pressure. Future, inevitable growth will only exacerbate the issue. If we lose this well, it will be costly and difficult to replace.

The proposed project will overlap with the Source Protection Zone for the EWW municipal well.

Hopefully, the Utah Department of Environmental Quality, Weber-Morgan Health Department or the Utah Division of Drinking water will put a stop to this immediately.

Regardless, we need everyone that possibly can to attend the Planning Commission meeting, where this project will be discussed. Residents will have a chance to comment on the proposal. The meeting will be held at Snowcrest Jr. High at 5PM on Tuesday, June 25.

Ron Lackey, Board President  
Eden Water Works

PS: Maps of our source protection areas are attached.

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**From:** jklisch@aol.com  
**Sent:** Thursday, June 20, 2019 3:52 PM  
**To:** Ewert,Charles  
**Subject:** [EXTERNAL]Public Hearing re rezoning applicatiion

**CAUTION:** This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Dear Mr. Ewert,

As residents of Eden and shareholders of Eden Water, We strongly object to the proposed rezoning to allow a gravel pit operation and concrete batch plant next to and in the bed of the North Fork of the Ogden River. It jeopardizes our water system and would cause both a water and noise pollution in our beautiful valley. If nothing else, think of the adverse affect it would have on our students at Snowcrest Junior High School.

We will be out of town on the date of the public hearing on this matter so we would most appreciate you passing on our concerns to the Commissioners.

Sincerely,

John Klisch  
Helene Liebman

3419 Eden Hills Drive  
Eden, Utah 84310

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**From:** Peggy Turner  
**Sent:** Friday, June 21, 2019 7:54 AM  
**To:** Ewert, Charles  
**Subject:** [EXTERNAL]Gravel Pit in Ogden Valley.

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Dear Commissioner Ewert,

Please do not allow an application to rezone approximately 14.15 acres located at approximately [4720 East, 2650 North](#) in Eden from the AV-3 (agricultural valley three-acre) zone to the G (gravel) zone for the purposes creating a gravel pit.

To re-zone this area would create a very negative impact to the noise and environment here just so a Developer can benefit from the "gains".

We need to keep our open agricultural lands available to wildlife and the birds which help our environment world wide.

I am adamantly opposed to this proposed development.

Thank you for your consideration in this vital environmental matter.

Peg Turner  
cell [801-389-4514](tel:801-389-4514)  
[classyutahhomes@gmail.com](mailto:classyutahhomes@gmail.com)

"Live where you Play!"



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**From:** Katherine Maurer  
**Sent:** Friday, June 21, 2019 11:23 AM  
**To:** Ewert, Charles  
**Subject:** [EXTERNAL]Fwd: consideration of quarry/ cement industrial park and rezoning of farm accessed land

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----- Original Message -----

From: Katherine Maurer <katiemaurer@comcast.net>  
To: [ssillito@co.weber.ut.us](mailto:ssillito@co.weber.ut.us)  
Date: June 21, 2019 at 12:45 PM  
Subject: consideration of quarry/ cement industrial park and rezoning of farm accessed land

Dear Ogden Valley, Weber County Zoning Committee, ie Charley Ewert

Ten years ago, my husband and I decided to make Eden, Utah our home. We accidentally stumbled over this beautiful town when skiing at Powder Mountain. During our initial visit we found this rural area to be friendly, peaceful and extremely pleasing to the eye. There is a calm about Eden. It is quiet, full of families and people who enjoy the outdoors. As a new comer to the area, it was obvious that those who visited or lived in this community appreciated its beauty and maintained a behavior to sustain its beauty and rural feel. Thankfully, there are residents in Eden who are willing to put in the dedicated hours on a committee of like minded people who believe that a long term plan of sustainability is important in order to protect these valuable natural resources we all enjoy. These guide lines and projected community needs are in place to ensure that future generations can live, play and continue to enjoy these natural gifts.

I am of the belief that we as a people must protect our valuable lands. The impact of a cement mixing plant will impact the beauty of Eden. More importantly, the introduction of industry in this quaint town will steal the calm, interrupt the traffic flow, increase the noise level and create road

issues, do to constant dump truck weight and traffic. I lived in a small town in NJ for thirty years. I lived near a quarry. The noise of loaded and heavy dump trucks rumbled down my road. I feared for my children's safety while riding bikes or walking the roads. We had no sidewalks. The dirt in the air covered my home. The quiet I once had evaporated into sounds of air brakes and bouncing empty loads. Our country one lane bridges crumbled only to get repaired by my tax dollars. I can go on... but I think you understand that what I am trying to express. We moved to Eden to escape the noise, fast paced, industrial life.

My husband and I love Eden, we love Utah and have felt that the governing parties of this state make smart choices. Please, we are begging you to keep Eden the simple, rural, family centered town it wants to be.

Sincerely, Katie and Wayne Maurer

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**From:** Nancy/William Taylor

**Sent:** Friday, June 21, 2019 1:52 PM

**To:** Ewert, Charles

**Subject:** [EXTERNAL]ATTN: Weber County Planning Directors re: Proposed rezoning for gravel pit in Eden

**CAUTION:** This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Dear County Commissioners,

As we are out of town and unable to attend the planning commission meeting to be held at Snowcrest Junior High on June 25, 2019, we are writing to express our concern about and disagreement with the proposed gravel mining and cement plant proposed for the western edge of Eden town center. It is hard to imagine how this proposal could be any more out of sync with the pristine beauty, riparian habitat, and rural nature of our valley. Aside from the increase in dust and traffic, this will add substantial noise to our valley--factors all detrimental to our quality of life, health, and well-being.

Having participated in the General Plan process over the past few years, it's perplexing to think that consideration of this proposed spot zoning would even be seriously entertained. We are depending on you to act in the interests of and on behalf of many, rather than favoring one person's business proposition.

Respectfully yours,

Nancy Stukan and William Taylor

5499 E. Elkridge Circle

PO Box 1176

Eden, UT 84310

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**From:** BONNIE  
**Sent:** Friday, June 21, 2019 3:32 PM  
**To:** Ewert,Charles  
**Subject:** [EXTERNAL]Rock Quarry in Eden

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Hello Mr Ewert,  
My husband, George and I are not in favor of a rock quarry in the center of Eden. The reasoning of on site materials for future building does not hold water.

Many of us are very familiar with the tremendous noise the rock crusher makes and the huge dust pollution the excavating will make. Siting the infrastructure over in Fairways and the Bridges, last summer.

I don't feel that this is a necessity or a financial need in our Valley! Please count us as a "NO" to this endeavor.

Respectfully,  
Barbara Watts  
Trappers Ridge

Sent from my iPhone

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**From:** Kevin Dempsey  
**Sent:** Friday, June 21, 2019 2:18 PM  
**To:** Ewert, Charles  
**Subject:** [EXTERNAL]FW: Important Public Meeting for Ogden Valley Residents

**CAUTION:** This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Charley: I am writing you to express some strong concerns with the proposed Concrete plant in our community. Since I will not be able to attend the meeting I wanted to note and document my concerns. I am in the steel business in Salt Lake city where we manage a large fleet of heavy trucks throughout the valley. I know firsthand how dangerous they can be. In our little town with no stop lights this Concrete plant could make things very dangerous. We can see how during the summer, the town swells with vacationers driving motorcycles, razors, jeeps and bicycles. Having the proposed number of concrete trucks in that traffic would be a dangerous. Furthermore, Concrete plants require a lot of water. While this is a good water year we don't know what our future holds. Please make sure all these risks and concerns by others are addressed prior to allowing this project to move forward.

Thanks in advance,

Kevin Dempsey  
6042 E. Big Horn Pkwy  
Eden, UT 84310

**Kevin M. Dempsey**  
Senior Vice President - Western Region  
Triple-S Steel Holdings, Inc.  
+1 801-994-8243 (direct)  
+1 310-529-2016 (cell)  
[www.sss-steel.com](http://www.sss-steel.com)

**From:** Trappers Ridge Hoa [mailto:[trappersridgehoa@gmail.com](mailto:trappersridgehoa@gmail.com)]  
**Sent:** Friday, June 21, 2019 8:21 AM  
**Subject:** Fwd: Important Public Meeting for Ogden Valley Residents

Trappers Ridge Homeowners:

I am forwarding a message and attachment from Jan Fullmer regarding industrial expansion in the Ogden Valley. If you're interested, you're welcome to attend.

Don

----- Forwarded message -----

From: **Jan Fullmer** <[jfullmer1@aol.com](mailto:jfullmer1@aol.com)>

Date: Thu, Jun 20, 2019 at 8:04 AM

Subject: Important Public Meeting for Ogden Valley Residents

To: <[jfullmer1@aol.com](mailto:jfullmer1@aol.com)>

Dear HOA Leaders,

There is an important public meeting at the Snowcrest Middle School on Tuesday, June 25, 2019 at 5:00 pm that is being led by the Weber County Planning Commission. The objective of the meeting is to gather public input on a zoning change on a large parcel of land behind the Snowcrest Middle School to allow for a gravel pit, stone crusher and a ready mix concrete plant. This parcel is currently zoned as agricultural.

I have attached the notice published in the current issue of the Ogden Valley News for your reference. It is extremely important to have a very good public attendance at this meeting for Ogden Valley residents to voice their opinion on this zoning change. Those who golf at Wolf Creek or live near the back 9 of the golf course, know the impact of the tremendous noise and dust as a result of a rock crusher that was in operation for approximately 2 months last summer on road construction which paralleled the 15th golf fairway. This type of industry in our Ogden Valley is also not supportive of the updated Ogden Valley General Plan which Weber County paid consultants to develop in 2014 - 2015.

If you deem appropriate, it would be appreciated if you could forward this information to your respective communities.

Thank you,  
Jan Fullmer

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**From:** Kimbal Wheatley

**Sent:** Friday, June 21, 2019 2:32 PM

**To:** Ewert, Charles; John Lewis; Shanna Francis; A Stephen Waldrip; Froerer, Gage; Harvey, Jim H.

**Subject:** [EXTERNAL]A gravel pit in Eden?

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For your information, this guest commentary will appear in the Ogden Valley News next Monday.

A Gravel Pit in Eden? Just Say NO!

Guest Commentary by Kim Wheatley

The Ogden Valley Planning Commission will hold a public hearing 5 pm, June 25, 2019 Snowcrest Junior High regarding an application to rezone 14 acres located immediately west of Snowcrest from AV-3 (agricultural valley three-acre) zone to G (gravel) zone for the purposes of mining and processing gravel and cement.

This is a terrible idea and runs contrary to existing ordinances, private property rights, the General Plan, and the health and safety of our kids. Show up at the hearing and express your displeasure about replacing the North Fork riparian corridor next to Snowcrest with a gravel pit, rock crushing and cement making operation. Here is information to help you understand what's at stake.

A developer named Kody Holker [proposes the county "spot" rezone 14 acres](#) from [AV-3 \(agriculture and residential\)](#) to [G \(gravel zone\)](#) in order to mine some 500,000 tons of gravel on 8.2 acres (resulting in a 21 feet deep pit), to allow a ready-mix concrete processing plant approximately 200 feet from the Snowcrest play fields and courts, and to run a rock crusher, etc to process material from the pit. A rezone would result in an "island" of gravel zone completely surrounded by AV-3 zone. Holker's [site plan](#) anticipates future rezoning for gravel extraction north and south of the proposed site to encompass about a mile of the North Fork river. The [sensitive land ordinance](#) specifically precludes *any* development of the stream and riparian corridor of the North Fork and the [gravel zone ordinance](#) requires a 600 foot setback from residential zones (AV-3) for operation of a rock crusher. Holker is assuming the ordinances will be amended to allow river bottom destruction and locating a crusher less than 600 feet from a residential zone.

Holker has a right to ask for rezone, but the right to rezone differs from other land use property rights because zoning changes can harm the property rights of others. This is why a change to zoning requires public input and allows one-to-one contact (ex parte contact) with planning and county commissioners. The Planning Commission must use the General Plan and existing ordinances to guide their rezone decision and they will consider community concerns. So show

up at the hearing and/or write or call planning and county commissioners to let them know what you think. But here is what I think...

There are a lot of reasons for rejecting this rezone application, even assuming Holker somehow gets around the sensitive lands and crusher setback ordinances. But an important reason is that it is contrary to the [General Plan](#).

We recently spent two years crafting our General Plan, which is also our Economic Development Plan. Preserving our rural character and natural beauty is our core strategy for attracting destination tourists and people who want to live here, which will and is increasing property values and economic activity. Our General Plan intends the area around the 4-way stop in Eden to be one of two major commercial centers in the Valley, but this one will occur as we hope only if investors can see and sell the idea of living in and visiting beautiful "downtown" Eden...an area of open spaces, farming, irrigation ditches, and higher density homes integrated with retail and commercial businesses. The western edge of the Eden Town Center is the stream/riparian corridor of the North Fork river with its *no development* setback rules. If the North Fork is zoned G and gravel extraction is permitted, Eden Town Center will border a gravel pit, crushing operation, and cement plant instead of a protected riparian and stream corridor that can one day become part of Eden Town amenities. Eden Town has a good chance of attracting investors, but that chance is greatly diminished if it borders a gravel pit.

This proposed rezone is exactly the type of development the General Plan was developed to prevent. The Plan provides clear guidance to the Planning and County Commissions when they consider any rezone, and even more clarity for a rezone to permit mining gravel. Quoting from the Plan...

- 
- *The Ogden*
- *Valley community desires physical development to complement, not overwhelm*
- *or compete with, the rural character of the Valley. Weber County will*
- *promote and encourage unique and functional design in new developments, public*
- *spaces, and streetscapes to create a visible character distinct to Ogden Valley that*
- *enhances the Valley's character.*
- (p 4)
- 
- 
- *New*
- *commercial development should be designed to be compatible with the rural character*
- *of Ogden Valley. (p 22)*
- 
- 
- *A goal of Weber County is*
- *to protect the Valley's sense of openness and rural character. Encourage the*
- *preservation and maintenance of significant trees, shrubs, and other natural vegetation*
- *in riparian*
- *and other natural areas. (p 7)*
- 
- 
- *To the extent allowed*



- *by law, development should not occur on sensitive areas including steep slopes, wetlands,*
- *floodplains,*
- *areas of geological instability, prominent ridgelines, wildlife habitat and corridors,*
- *natural riparian areas and natural waterways.* Amend the Weber County Land Use Code to
- *prohibit (to the extent allowed by law)*
- *development in identified crucial habitat areas and wildlife corridors, on identified prominent ridgelines, and within*
- *natural riparian areas and natural waterways.*
- (p 15)

#### **Mining**

- *operations can produce significant off-site impacts*
- *and, even with appropriate mitigating conditions, may be incompatible with existing*
- *land uses in many areas of the Ogden Valley planning area. (p 24)*

A goal of Weber County is

- *to ensure that higher intensity uses, such as industrial and mining*
- *activities in the Ogden Valley planning area, are both located and regulated in a manner that*
- *minimizes adverse impacts and preserves the rural character*
- *of the planning area. Ensure that higher intensity uses are appropriately governed in a manner that minimizes adverse impacts on the rural character of the Valley. Amend allowed uses in each zone to eliminate uses that are incompatible with the purpose and intent of the zone or are in conflict, with the provisions of this General Plan. Amend existing zoning regulations to*
- *restrict mining operations to a specific mining zone.* Require mining operations to
- *petition*
- *the County for a zone change prior to initiation of the operation. Specific mining*
- *operation*
- *proposals should be evaluated for community impacts prior to zone changes.* Consider
- *requiring*
- *a development agreement for large scale mining activities*
- *prior to formal rezoning. (p 27)*

#### **Ogden Valley**

- **Culture and Rural Character** *The defining attributes of Ogden Valley have been reported*
- *consistently in general and special purpose plans for the area over the last 30 years, and is discussed in the Community Character element of this General Plan. The agricultural history of the Valley and the mountain valley setting of the planning area are*
- *distinctive and are the foundation for planning for the future. At the same time, expanding resorts,*
- *increasing visitation and tourism and managed growth provide the basis for long-term*
- *economic sustainability. While the Valley is changing, it is important to Valley residents*
- *and businesses that the core elements that make Ogden Valley what it is be preserved.*
- (p 48)

- 
- 
- *A goal of Weber County is*
- *to ensure that higher intensity uses, such as industrial and mining activities*
- *in the Ogden Valley planning area, are both located and regulated in a manner that*
- *minimizes adverse impacts and preserves the rural character*
- *of the planning area. (p 49)*
- 

But apart from undermining the General Plan, here are more reasons rezoning the river bottom for mining and processing behind Snowcrest is very bad idea. First, realize rezoning to Gravel Pit (G) is a forever decision with huge off-site consequences.

- 
- It would mean we don't care
- much about the inevitable dust, noise, exhaust and visual pollution adjacent to where
- our kids go to school and day care. It also means we don't care much about increasing heavy
- truck traffic on a county road through the Snowcrest campus by 50-100 thousand trips (phase I) and 10 times than many in later phases.

- 
- 
- It would mean we don't care
- much about the inevitable property devaluation of nearby landowners
- who will see their wealth decrease as a 21 foot deep 8 acre hole grows in the North Fork along with active rock crushing, sorting, trucking, processing, etc.

- 
- 
- It would mean we don't care
- about two businesses the rezone would likely bankrupt
- fairly quickly (High Altitude Kids and New World Distillery).

- 
- 
- It would mean we think it
- is economically smart for the west side of the
- [Eden Town Center](#)
- to border a gravel pit with heavy industry. Nor would we care that we are forever destroying
- the river bottom that would otherwise evolve into an amenity for higher density residential in Eden Town. Nor would we care what investors in Eden Town, or anyone else for that matter, might think about
- willy-nilly rezoning
- in the Valley, including gravel pits if anyone asks.

- 
- 
- It would mean we think it
- is ok to completely
- disrupt and destroy the Nork Fork riparian corridor.
-

- 
- It would mean we think it
- will do no harm to our water table, subterranean flows, aquifers and flooding
- to dig an 8-acre 21 foot hole in the North Fork bottoms.
- 
- 
- It would mean we think it
- is ok to spot zone anytime a developer finds it to be in their economic self interest. It would also mean we think we can deal with the
- precedent-setting nature of both spot zoning and mining our natural waterways.
- 

I know we don't think we believe any of these things, but anyone who thinks this rezone is a good idea does.

--

**Kimbal Wheatley**

**(801) 725-7583**

**[kimbalwheatley@gmail.com](mailto:kimbalwheatley@gmail.com) is preferred communication method**



*Please consider the environment before printing anything.*

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**From:** menziesrm@aol.com

**Sent:** Friday, June 21, 2019 11:57 AM

**To:** John@wolfcreekresort.com; Grover,Rick; Ewert,Charles; Froerer,Gage; Harvey, Jim H.; sjenkins@weber.co.ut.us

**Subject:** [EXTERNAL]Comments on Eden Gravel Pit Rezoning Proposal

**CAUTION:** This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Gentlemen,

I recently heard about the above referenced proposal. Unfortunately, I will be out of town on 6/25 and will not be able to attend the public meeting. **However, I am adamantly against the rezoning proposal.**

Mr Holker obviously has the right to request a rezone, but I urge you to vote against this for the following reasons:

1. Siting a gravel pit and rock crushing operation immediately behind a school, seems asinine given the noise (both from trucks and mining/crushing) and air pollution that will result. The health effects of both, particularly on young children, are well documented.
2. We will be introducing the first major pollution point source into the Valley. (Currently Valley residents are in control of their own destiny in terms of air and water pollution.)
3. The property values and potential success of neighboring businesses such as the Distillery and High Altitude Kids will be adversely affected.
4. The potential for ground water pollution will be severe.
5. The proposal is clearly in contravention of many sections of the General Plan.
  - a. Putting heavy industry just outside the Eden Town center was never part of the plan
6. This is something that the community will live with forever.
7. It is my understanding that any acceptance of the proposal would require amendment of the sensitive land and the gravel ordinances which would set an unfortunate precedent of allowing heavy industrial operations into our pastoral valley.

Whereas I could cite many more concerns the harm that this rezoning would do so far outweighs any potential benefits that I urge you to vote against it.

Sincerely,

Richard Menzies

---

**From:** Marcus Pierce  
**Sent:** Friday, June 21, 2019 5:42 PM  
**To:** Ewert, Charles  
**Subject:** [EXTERNAL] Regarding the gravel pit

CAUTION: This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. Think Before You Click!

Hi Charley

I oppose any rezoning for the gravel pit/crusher/cement making Development near Snowcrest Junior high.

We own a lot in Valley Junction which we hope will someday be a part of a downtown Village. This gravel pit would negatively impact any commercial growth in this area.

Also the dust, dirt and noise would have very negative effects on the school, sports area and the new pickle ball courts. (which we put great effort into fundraising to get built)

Thank you,  
Valerie Pierce  
6068 E. Big Horn Pkwy  
Eden, Utah

Sent from my iPhone