

BOX ELDER COUNTY PLANNING COMMISSION MINUTES NOVEMBER 16, 2023

The Board of Planning Commissioners of Box Elder County, Utah met in the Box Elder County Commission Chambers at 7:00 p.m. The following members were present by a roll call, constituting a quorum:

Roll Call

| | |
|-------------------|------------------|
| Mellonee Wilding | Chairman |
| Jared Holmgren | Vice-Chair |
| Lonnie Jensen | Member |
| Steven Zollinger | Member |
| Bonnie Robinson | Member |
| Jed Pugsley | Member |
| Jennifer Jacobsen | Member |
| Vance Smith | Alternate/Member |

the following Staff was present:

| | |
|---------------------|---------------------|
| Scott Lyons | Comm Dev Director |
| Marcus Wager | County Planner |
| Destin Christiansen | Excused |
| Stephen Hadfield | Excused |
| Boyd Bingham | Excused |
| Diane Fuhriman | Executive Secretary |

Chairman Mellonee Wilding called the meeting to order at 7:00 p.m.

The Invocation was offered by Commissioner Steven Zollinger.

Pledge was led by Commissioner Vance Smith.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Minutes of the October 19, 2023 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by Commissioner Jed Pugsley to approve the minutes as written. The motion was seconded by Commissioner Jared Holmgren and passed unanimously.

UNFINISHED BUSINESS -NONE

PUBLIC HEARINGS

Chairman Mellonee Wilding explained public hearings provide an opportunity for the public to voice their concerns or approval on an item. In the meeting there is also unfinished business, public hearings, and new business. The unfinished business and new business provides opportunity for the commissioners to take action on an item. It is not a time for public comment or input. Although the commissioners may ask questions of the applicant during these times.

ZONING MAP AMENDMENT, Z23-016, Request for a zone change of 11.905 acres from MU-160 (Multiple Use – 160 acres) to MG-EX (Mining, Quarry, Sand & Gravel Excavation) and 158.945 acres from MU-160 (Multiple Use – 160 acres) to MU-80 (Multiple Use – 80 acres) located in Willard Canyon at approximately 370 North 700 East currently parcel 02-006-0020 in Willard area of Unincorporated Box Elder County ACTION

Staff explained Willard City owns a 170.85-acre parcel zoned MU-160 (Multiple Use 160 acre). Willard City would like to negotiate an agreement with the adjacent property owners and mine operators, to lease the 11.09-acre portion of the parcel for gravel extraction purposes. Willard is requesting the 11.09 acres be rezoned to MG-EX (Mining, Quarry, Sand & Gravel Excavation). This would leave the remainder parcel less than 160 acres; Willard is proposing to change to zoning to MU-80 (Multiple Use – 80 acres) which is the next smallest zone. Willard would have annexed the parcels and existing operations into city boundaries if not for state code that would diminish their ability to regulate existing operations.

Staff explained rezone applications are a legislative procedure with the Planning Commission acting a recommending body. The Planning Commission reviews the application taking into account testimony presented at a public hearing, private property rights, economic considerations, and the four approval standards in the county land use code which are: (a) whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan; (b) whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property; (c) the extent to which the proposed amendment may adversely affect adjacent property; and (d) the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection. The Planning Commission then makes a recommendation to the County Commission who acts as the decision making authority. The County Commission then makes a decision based on the reasonably debatable standard.

The public hearing was then opened for comments.

Staff read comments received from Mitch Zundel, Brad Knowles, Jason Thomas, John Knoblock, and Willard City Mayor Travis Mote to be included in the minutes.

(See Attachment No 2. – Emails/Letters.)

Brad Wells, property owner, asked the Planning Commission to please approve the rezone as it is a good deal for all parties. If Willard City is not able to sell their gravel, the city will have to pay to move their water line. This small corner of property will finish out the pit and the reclamation bond will help make the area a lot better. He said the gentleman who wrote the letter concerning the Bonneville Trail has never been to the site. If the mining is continued, a better trail than what the gentleman has envisioned could be sought.

Chris Davis, Willard City Manager, stated there is currently not a reclamation bond in place for the acreage operated by Staker Parson. There are 3 owners involved in the pit, the Wells family, Staker Parson, and Granite Construction. We are looking to put that particular area into beneficial

use to benefit the public long-term. Mr. Davis said 750 North is a private road owned by Granite Construction so no additional roads will be needed. He stated the majority of the city council is ready to approve an agreement on November 30th subject to a few changes and city attorney review. The city council is asking for this rezone to be approved.

Nikki Tubbs thinks this presents a tremendous opportunity for Willard. The million dollars in revenue the city will receive from the gravel, coupled with avoiding the one million dollar expense that ultimately the citizens will have to pay to relocate the water line, is a substantial benefit to the citizens. Additionally the city stands to gain sales tax from the gravel, and the significant increase in the reclamation bond to \$1.6 million insures responsible environmental practices Ms. Tubbs encouraged the Planning Commission to approve the rezone request so the agreement between the three parties can continue to move forward for the benefit of all involved.

Rod Mund, Willard City Councilmember, asked the Planning Commission to either give a yay or nay on the rezoning request. In the past Willard City has not embraced gravel pits, but fought against them. He was Willard City's mayor when gravel pits went through the courts and lost. Whether the citizens realize it or not there is a legal right-of-way for gravel established by the courts in the early 90's. The city denied a gravel pit because they did not have a zone in place. The owner of that property came to the county and had the property rezoned and established a gravel pit. Mr. Mund said let us have our destiny in our own hands and let the city make their own decisions.

Gordon Sleeman, Willard, has lived directly west of the gravel pit for the past 28 years. He has watched the mountainside change and the gravel be taken out. He is not opposed to Willard having the opportunity to extract the gravel and receive the revenue. The staff report the commissioners received does not adequately list the benefits the city receives as a result of the entire scope of what the city wants to do. He thinks it is unfortunate the commissioners have not been made aware of the other items that will come down the road as a result of this rezone request. He is in favor of the rezone.

Diana Baker, Willard, is against the rezone. She has been on the Willard City Planning Commission for the last three years and as a lifelong resident, she is against the rezone.

Bruce Sherrod, Granite Construction, said he is the overseer of the gravel pit. He said this has been a good year for relationship building in the community. He is hoping this will open up communication with the city and its residents. He is at his job every day, all day, if anyone wants to see him, or has complaints. He cannot fix problems if he is not aware of them. He is trying to make things better. He has added more sprinklers and is getting more water from Willard. He would like to resolve the issues to make this rezone happen.

Clyde Westley, Willard, asked the Planning Commission to deny the request for the zone change. He feels the request is not in line with what Willard citizens want and have not been properly represented. He said a survey of city residents was conducted in 2021. The results of the survey was the citizens wanted to keep Willard rural with a small town charm. The city council ignored those surveys and proceeded with the request of this rezone. He requested a new survey to determine who in Willard wants to sell the gravel and who wants it left undisturbed. He was told

by city officials his request would be considered, but he has never received a response since. He thinks tabling the item to give the city time to figure this out would be good. He thinks the gravel pit will have negative effects on the environment and quality of life. He urged the commissioners to deny the request.

Brody Wells, property owner, is in favor of the request. He said the property has been in his family's name for over 100 years. When the state came to his great-great-grandpa and told him he had to put a gravel pit there, he was not very happy. Mr. Wells wishes the gravel pit was done, but the only way it can be done is if the little chunk of land is mined out. If it is mined out it will help the environment, the citizens, and the old-timers will be able to see the mountain can be beautiful again.

John Seamons, Willard City Councilmember, resents the letter the mayor sent to the Planning Commission as the council did not receive a copy. He said the council has been negotiating with the Wells family since April 20, 2022. Granite Mining has presented the council with a plan that gives a final picture. There are four members of the council who believe in this. The plan has so much more depth than what has been presented to the commission. There is a significant dollar event benefitting Willard City with this zone change. It will cost the city 1 million dollars each time the pipeline is moved, it is part of the lease agreement with the Wells family. Granite Mining will pick up that fee. Mr. Seamons said there is a 1 million dollar grant to move pipeline from the north well to a new tank farm crossing the Wells property. He said the little piece of property is not good for much of anything and asked the Planning Commission not to table this decision.

Natalie Scovill, South Willard, agrees with comments made in Mitch Zundel's letter. She would like to see more specific things written out. She feels sad they have lost access to Willard Canyon. She thinks some of these things need to be spelled out so people do not lose access to more things county residents want.

Kristin Mote, Willard, thanked the Planning Commission for listening to the citizen's concerns on the matter of the gravel pit in the mouth of Willard Canyon. It is her opinion this issue should be rejected and sent back to the city. The city councilmembers should not be passing off this issue to the county, especially if it is so important, and they have worked so hard, to get an agreement in place. Why didn't they have the courage to do it themselves? Willard City likes to put things on to the county, then whine about how the county is handling those issues. This is a matter Willard City should take accountability for, as there is not a benefit for the county. She believes Willard City has the capacity to create a gravel ordinance in line with county and state regulations. The city council members need to find the courage to take this on instead of playing it safe and punting it to the county.

BJ Wells stated he is a property owner of the existing mine. It is important to know the Wells family owns the west and south sides of the property being discussed. There are no trails or anything out there, it is just desolate land. Granite Construction has put forth a 1.6 million dollar reclamation bond as a part of the conditional use permit. He knows of no other existing pit even coming close to that amount. Mr. Wells thinks this rezone meets all four of the standards from county code for reviewing zoning map amendments.

Mark Neff, Willard, said without this rezone the city will have some serious money deficits for future services and infrastructures. The city council is totally responsible in doing the right thing because they understand the issues; those who say the council is not responsible do not understand the fiscal issues. He does not agree with the comments made by Mitch Zundel and feels his comments were irresponsible. Mr. Neff said this request is consistent with the existing infrastructure and adequate facilities are already in place. This is a pit inside of an existing pit with the least negative impact of any pit he has ever seen.

Brad Sweet, Granite Construction, has been involved with Willard City and this project since 2017. He said Willard City is not being quick to judge, or throwing it back to the county. The council knows exactly what they are doing. The county has ordinances and controls in place, the city does not. There is a state law disallowing the city from implementing new ones, so they are required to come to the county. The council is following every letter of the law.

Peggy Barker, former resident of Willard, feels this issue is about money and the destruction of beautiful mountains. She likes to hike there but there is barbed wires across the trails now. She would like the Planning Commission to look at beauty and nature, as opposed to money in some people's pockets.

Quinn Bingham, Granite Construction, said he is here to support the residents of Willard City. He is not doing his job if he does not abide by the laws of the state and federal agencies that apply to this pit. There is a liability aspect of allowing access to the trail at this point. There are laws in place not allowing people access to active mining sites. In due time, the area will be reopened once the area is mined out.

Jeff Wells, Willard, said when the freeway was built the company mining the pit at the time, left the mountain scarred. When his family spoke with companies about mining the pit, they wanted to know how the companies planned on reclaiming it. Parsons had no answer for reclamation, Geneva didn't have an answer, but Granite Construction did. He said Granite Construction is here trying to do what is best for everyone. When it's done it will be a lot better.

Alex Perez, Willard, said she is aware of the money this will bring in for some, but it is not about money for those of us who live in Willard. She is unsure how this will make Willard prettier. She is opposed to the zone change.

Ken Braegger, Willard, has seen the mountain prior to any excavation up to the point it is at today. He thinks the little piece of ground is a stepping stone for Willard City to accomplish some major things for the future. There have been developers interested in bringing commercial development to Willard, but the city struggles to provide water infrastructure for their commercial zone and for future development. He said the benefits of this rezone outweigh any negative aspects. The piece of ground is already a gravel pit the federal government blasted rock from in order to build Willard Bay. He supports the rezone request.

Peggy Braegger, Willard 40-year resident. She knows citizens complain about dust from the gravel pit, but the farmers in the area create just as much dust as the pit. She thinks this is a great

opportunity for the citizens of Willard to move forward and plan for our future and the future of our children instead of going backwards into the dinosaur ages.

Heidi Erickson agrees with Mitch Zundel and Mayor Mote. She thinks this request needs to be tabled until we can truly see the long-term effect and the long-term agreement in writing on all sides. She sees the advantage of saving Willard the money to build the water system but noted the north side of Willard is also owned by the Wells family who will benefit greatly both ways. She feels the Wells should be willing to not put an ultimatum on things and hurry this through. When someone is trying to push something through, it is not a good choice.

Hearing no further comments, a motion was made by **Commissioner Bonnie Robinson** to close the public hearing on the Zoning Map Amendment, Z23-016. The motion was seconded by **Commissioner Jed Pugsley** and passed unanimously.

ACTION

Commissioner Mellonee Wilding is uncomfortable with the entity applying for annexation, denying their own annexation, and then bringing it before the county. She feels like it does not meet the requirement of applying for annexation. She agrees there are great benefits to Willard, but if it is so great for the city, the city should be taking this on and making it happen. She does not understand why this request is before the county. Willard can make this happen without this zoning, it can happen if Willard finds a way to work with the county and within state regulations.

Commissioner Bonnie Robinson agrees with Commissioner Wilding and does not see how the county benefits in any way.

Commissioner Mellonee Wilding stated the Planning Commission does not have the benefit of legal counsel here tonight. She would like to seek the County Attorney's interpretation of the state law.

Commissioner Jared Holmgren understands how difficult it can be to deal with state legislature year after year and changing laws.

Commissioner Steven Zollinger asked if staff was aware of the legislation denying the ability for Willard City to annex in the parcel. Staff is familiar with the House Bill but is unfamiliar with the interpretation of the bill and agrees it may be worth having County Attorney Hadfield's interpretation. Commissioner Zollinger is uncomfortable moving forward without legal counsel.

Staff stated from what Willard has said, there is a clear benefit to the city. Staff wants it to be clear regarding some of the comments made in the public hearing, it is not staff's job to pitch Willard City's benefits to the Planning Commission, which is why those comments were not included in the staff report. If Willard wanted that information included in the staff report, it should have been provided to staff. One of the concerns staff has if this is approved in the county, and as the county code enforcement department, our department would be the one enforcing the conditional use permit. This involves county time, county wages, and county manpower. Staff is concerned with being the department in charge of enforcing the CUP with no compensation.

Commissioner Vance Smith likes the idea of this being a benefit to the city and Granite Construction stepping up and not burdening the city. He also takes issue with enforcement being on the county with no benefit. Where the county has an existing ordinance and the city does not, something could possibly be worked out.

Commissioner Jared Holmgren agrees this is a pit within a pit and it is cleaning up something needing to be cleaned up. He said this is gravel done right and has no problem going forward as long as the county is covered.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to table Zoning Map Amendment Z23-016, a request for a zone change of 11.905 acres from MU-160 (Multiple Use – 160 acres) to MG-EX (Mining, Quarry, Sand & Gravel Excavation) and 158.945 acres from MU-160 (Multiple Use – 160 acres) to MU-80 (Multiple Use – 80 acres) located in Willard Canyon for up to 6 months allowing time for the Planning Commission to seek legal counsel. The motion failed for lack of a second.

MOTION: A Motion was made by **Commissioner Jed Pugsley** to table the review of Zoning Map Amendment Z23-016 a request for a zone change from MU-160 to MG-EX and MU-80 for up to 6 months based on the Planning Commission's desire for legal counsel and clarification on how a County and City agreement would look, how a permit would be correctly filed, and whether the ombudsman's office needs to be included for final clarification. The motion was seconded by **Commissioner Vance Smith** and passed unanimously.

NEW BUSINESS

WILLARD CANYON SUBDIVISION, SS23-021 Request for approval for 1 new non-residential lot located on the north side of Willard Canyon in Unincorporated Box Elder County. ACTION

Staff said Willard City is requesting approval of the Willard Canyon Subdivision plat. The proposed subdivision is for 1 new non-residential lot. The applicant has a zoning map amendment application running concurrent with this application. If approved, that amendment would allow Willard City to subdivide the 170.85 acre parcel into an 11.09 acre parcel and a 159.76 acre parcel. Staff explained non-residential subdivisions are generally used for industrial parks and manufacturing zones. In this scenario, there are no new roads, no new utilities are being proposed, and no new infrastructure. The request would be for extracting gravel from the 11.09 acre parcel. Staff said the Planning Commission may approve the plat but one condition contingent upon approval would be the County Commission approving the zoning map amendment.

MOTION: A Motion was made by **Commissioner Steven Zollinger** to table application SS23-021 for the Willard Canyon Subdivision for up to 6 months based on the decision to table Zoning Map Amendment Z23-016. The motion was seconded by **Commissioner Jed Pugsley** and unanimously carried.

WORKING REPORTS

Training – Zoning Reform for Housing Attainability

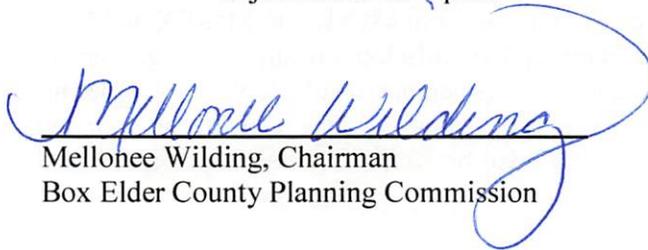
Staff conducted the training in the pre-meeting.

PUBLIC COMMENTS

Gordon Sleeman asked if the county enforces the conditional use permit on the existing gravel pit discussed in the meeting. If the county is already policing the CUP, he doesn't see where the additional 11 acres increases expenses.

ADJOURN

MOTION: A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Vance Smith and meeting adjourned at 8:28 p.m.



Mellohee Wilding, Chairman
Box Elder County Planning Commission



Willard Re-Zone Request - Public Hearing

2 messages

Mitch Zundel

To: "Scott L. Lyons"

Thu, Nov 16, 2023 at 11:53 AM

Scott,

"I'll start with my request...please table this decision until all parties have come to an agreement in writing. The parties (Willard City, Granite Construction, Wells Brothers, others?) can make their agreements contingent upon the approval of this rezone. There are a number of questions that are still not answered and many of those are very large decisions. For example, I have heard at least two different proposals...one being that Granite Construction would mine Willard City's portion of the property in question to a 2:1 slope where another proposal is they would mine all the way down to the rock. This is one of a number of proposals I've heard that can make a HUGE difference on the look of the mountain, not to mention the impact of the area. With this, along with other questions that I've heard, please allow Willard City and the other parties time...time to agree to what they would like to do with the property. A rezone is just about as close to a final decision as it can be (not many rezones ever go back to what they were before). A rezone will put certain things in motion that you can't stop, whether you want to or not. Without truly knowing what is being requested, how can you truly make a decision on a rezone? This happens with other rezones, however, this rezone is different in that the parties are undecided on what they truly are planning on doing. Nor are there codes that will help the developer know what they can do with their property. For example, if you rezone for a subdivision, you know what rules you are planning on following...the zoning codes are in place. This rezone doesn't have those zoning codes that will help the developer know what they can/can't do with the property or how many homes to build, etc. THIS decision affects the whole community (some worse than others) and a development agreement should accompany the rezone. Conditions placed on a piece of property are another way of saying, "yes, you can do this but under these conditions." This is the only time in the development process you can say no to a developer. By tabeling the decision, you aren't saying no or yes...but are allowing the pieces to come into place to help you with your decision on whether or not a rezone is in the best interests of the community/citizens.

"I ask again, please just table this decision until all parties can come to Box Elder County with a firm and written (and signed) proposal so you know what you are deciding or to what you are agreeing. Thank you. Mitch Zundel. Willard City Resident."

Thanks for all you do!

Mitch Zundel



ZONING MAP AMENDMENT, Z23-016

1 message

Brad Noles

Wed, Nov 15, 2023 at 5:10 PM

To: slyons

Hi,

My name is Brad Noles and I live in Willard. I do not want the below approved on 16 Nov. We have enough gravel pits and do not need to expand this one and scar up our beautiful mountains any further.

ZONING MAP AMENDMENT, Z23-016, Request for a zone change of 11.905 acres from MU-160 (Multiple Use - 160 acres) to MG-EX (Mining, Quarry, Sand & Gravel Excavation) and 158.945 acres from MU-160 (Multiple Use - 160 acres) to MU-80 (Multiple Use - 80 acres) located in Willard Canyon at approximately 370 North 700 East currently parcel 02-006-0020 in Willard area of Unincorporated Box Elder County



Fwd: Willard City Rezoning and Mining for Granite Construction.

1 message

Wed, Nov 15, 2023 at 8:58 AM

All,

My name is Jason Thomas I am a resident of Willard city. I will not be able to attend the planning commissions meeting regarding the rezoning and sell of Willard city property to Granite Construction. I would like to say and go on record that I am strongly opposed to the proposed rezoning, sell and mining plan. I ask that the Box Elder County planning commission reject the rezoning and selling of Willard city property to allow more unnecessary mining and expansion into Willard Canyon.

Thank
Jason Thomas

ZONING MAP AMENDMENT, Z23-016 Public Comment

1 message

John Knoblock
Reply-To: John Knoblock

Thu, Nov 16, 2023 at 1:01 PM

Hi Scott-

Can you please forward to your Planning Commission, and publically read at the Planning Commission meeting tonight, my comments below concerning the ZONING MAP AMENDMENT, Z23-016.

I am John Knoblock, Chair of the Bonneville Shoreline Trail Committee. While I live in Millcreek, the Bonneville Shoreline Trail Committee has a deep interest in the matter of rezoning part of Willard Canyon to Mining, Quarry, Sand & Gravel Excavation per ZONING MAP AMENDMENT, Z23-016. The Bonneville Shoreline Trail is a planned recreational trail extending from the Idaho border 280 miles down to Nephi. This trail plan has been supported by Counties along the trail alignment, the Utah Legislature, and the United States Congress, most recently in the Federal "Bonneville Shoreline Trail Advancement Act" (S. 1222 (117th): Bonneville Shoreline Trail Advancement Act) supported by Rep. Curtis and Senator Romney.

Unfortunately, it appears that the proposed rezone allowing for a gravel mining operation will prevent the construction of the Bonneville Shoreline Trail across the rezoned parcels. It is well within the power of the Planning Commission and County Council to require that any zone change to these parcels includes a requirement for the property owner to dedicate a 'Trail Easement' for the Bonneville Shoreline Trail. Included in that trail easement should be a requirement to allow continuous public through access on that trail easement at all times. This is a critical parcel for completion of the BST between two US Forest Service parcels and public access across it on the BST must be preserved.

While the best protection of this scenic canyon would be to not change the zone, I request that any zone change includes a 'Trail Easement' for the Bonneville Shoreline Trail. We can work with you to identify the location and extent of this easement connecting between the US Forest Service parcels.

Thank you very much-

John Knoblock, Bonneville Shoreline Trail Committee

Mayor Travis Mote
80 W 50 S
Willard, UT 84340

Box Elder County Commission/
Box Elder County Planning Commission
Attn: Scott Lyons
1 South Main St
Brigham City, UT 84302

Subject: Public comment for Willard City rezone application.

Commission Members.

For years Willard elected officials (including myself) have laid the blame of lax Conditional Use Permits (CUPs) and enforcement of gravel pits on the Box Elder County Commission. This is reflected in recent recordings of Willard City Council meeting where multiple elected officials raise concerns about the county's historic enforcement of CUPs. Box Elder County Ordinance 5-1-360 requires land use change applicant to seek annexation within local municipalities. This ordinance provides a prime opportunity for municipalities to take ownership of difficult land use issues that directly affect their residents.

The Willard City Council declined to annex parcel 02-006-0020 due to the fact Willard City does not currently have a gravel extraction zone. The "concern" of the council was that if Willard creates a gravel zone, then the city will be forced to allow gravel mining. It is my opinion that another major reason for this decision was to expedite an agreement with Granite Construction prior to new council members being seated. I believe this decision to be rushed and not well thought out. I see no benefit for the county in taking ownership of this issue. It will be another instance where the county takes responsibility for the permitting while the city scrutinizes the county's enforcement of CUP. The city will receive the revenue from the gravel and the gravel tax (due to the scale being in city limits). The county will take on the enforcement of the CUP. As I stated in during the City Council meeting on Sept 28, 2023, I believe it is in the best interest of our citizens to take ownership of this issue. Willard City should explore a gravel extraction zone. We should ensure that it protects current residential zones to the extent allowed by state law. Gravel companies own property east of 89 from South Willard to Brigham City. This type of rezone will become a reoccurring issue and cities should take responsibility for it where possible.

In my review of Utah code title 17 Chapter 27a Part 10 *Vested Critical Infrastructure Materials Operations* and title 17 Chapter 41 *Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas*, I do not find any provision that distinguishes a difference between counties and municipalities in regulating vested mining operations. Willard and the county need to work together on proactive land use planning to ensure current residential areas are protected to greatest extent possible from gravel extraction zones. My hope is that this can culminate in municipalities monitoring and enforcing the CUPs.

The conceptual agreement with Granite and the Wells has some good benefits for Willard City. In time I believe agreements will be reached and signed. Willard and all other similarly situated communities need to take ownership of the gravel extraction zone CUP process for their residents' sake. Municipalities are in a better position than the county to work with local mining operations on maintaining conditions outlined in the CUP. County approval of this rezone could potentially create a negative precedent for similar situations. I encourage you to table this issue. Allow our attorneys 60 days to determine if the county and city differ significantly in regulating the gravel extraction land use. This is a perfect time to work together and determine a good model for these difficult annexation requests.

Respectfully



Travis Mote
Willard City Mayor