

#2 CUP  
Gypsum mine



## Good Earth Minerals, LLC

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June 29, 2012

Ms. Deon Goheen  
Washington County Planning Department  
197 East Tabernacle Street  
St. George, Utah 84770  
435-634-5701

Dear Ms. Goheen,

Good Earth Minerals, LLC is supplying the following addendums by map and by written statement in this letter pursuant to the requests of the Planning Commission at their June 13<sup>th</sup> meeting concerning the request for a Conditional Use Permit for the "GEM Mine Proposal" in Washington County, Utah:

- **The working hours of GEM Mine will be from dawn to dusk with operating hours no earlier than 6 AM and no later than 9 PM. Work will be from Monday through Friday with no weekend mining or hauling from the mine.**
- A Staging Area Site Detail (Site Plan) is attached to this letter. The Site Plan is scaled at 1 inch = 100 feet and prints out on an 8 ½ by 11 inch page. Additionally, this map is in digital format on the supplied thumb drive and the e-mail transmission.
- Digital copies of the Binders filed with the State for the "Notice of Intent to Commence Large Mining Operations" are supplied on this date for distribution to the Planning Commission Board.
- Additionally digital copies of the BLM Environmental Assessment and the Decision Record are being supplied for the Planning Department's use.
- An additional printed set of 3 Binders supplied to the Utah Division of Oil, Gas, and Mining as a Notice of Intent to Commence Large Mining Operations and the BLM documents are supplied for the Planning Commission. Letters of authorization are included under the "Letters" tab within Binder #2.

Please let me know at your earliest convenience if you need anything else and thank you for your help to put this project on the Washington County July agenda.

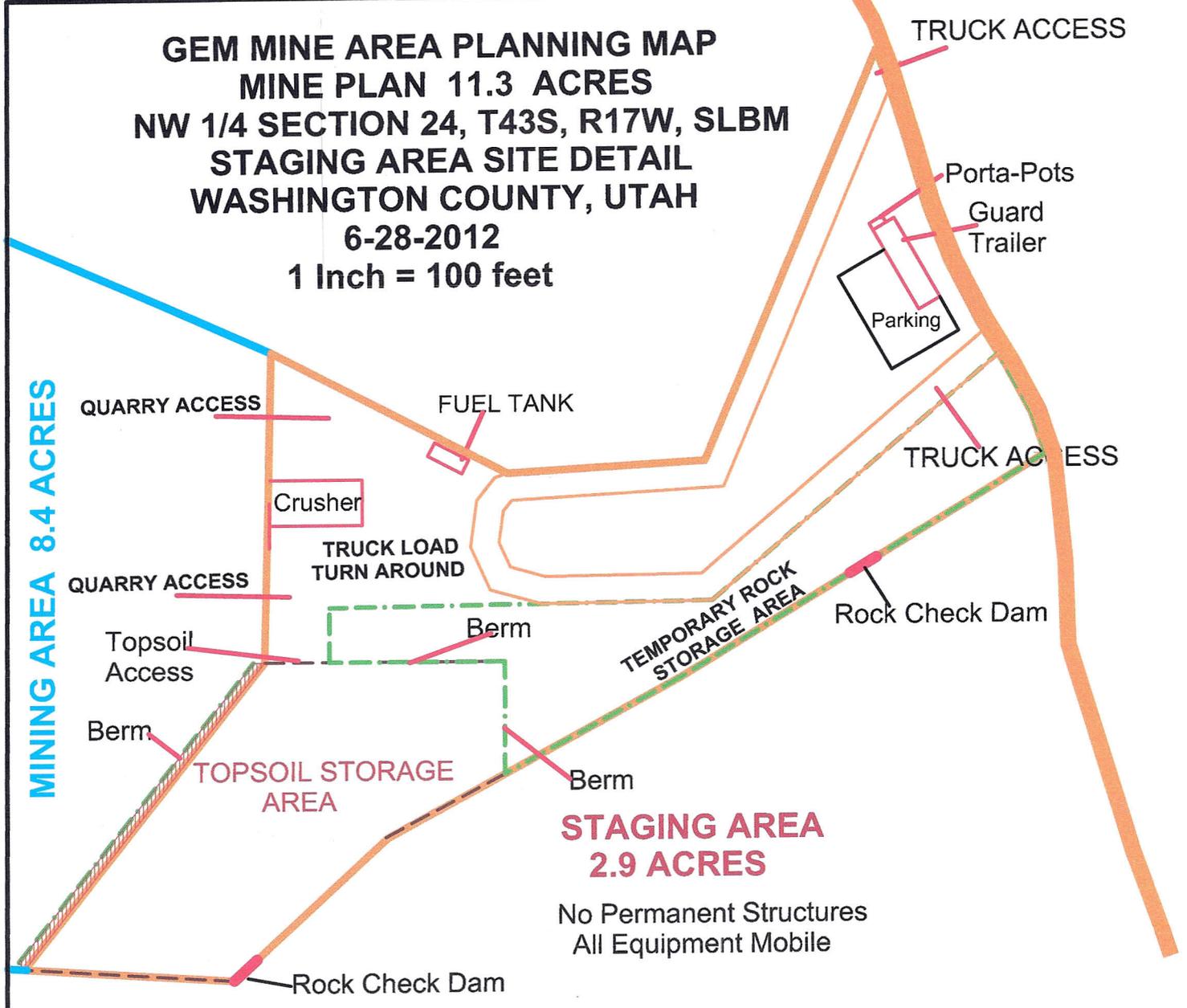
Sincerely,  
*Frederic C. Johnson*

Agent for Good Earth Minerals, LLC

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600 17<sup>th</sup> St., Suite 2800 South, Denver, CO 80202-5428  
Office (303) 804-0100 Fax (720) 283-1857

**GEM MINE AREA PLANNING MAP**  
**MINE PLAN 11.3 ACRES**  
**NW 1/4 SECTION 24, T43S, R17W, SLBM**  
**STAGING AREA SITE DETAIL**  
**WASHINGTON COUNTY, UTAH**  
**6-28-2012**  
**1 Inch = 100 feet**



No Permanent Structures  
 All Equipment Mobile

**EXPLANATION**

-  = Proposed Mining Area
-  = Existing County RS 2477 Roads
-  = Topsoil & Rock Stockpile Storage Boundaries
-  = Staging Area Boundary

STATE PLANE  
 GRID NORTH



**SCALE**



Addendum to CUP Application

## Deon Goheen

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**From:** Ron Smith [rs206265@sunrivertoday.com]  
**Sent:** Monday, July 02, 2012 10:09 AM  
**To:** Deon Goheen  
**Subject:** Gypsum Mine 5 Miles West of Sunriver

Dear Planning Commission,

While I generally favor economic development and growth, responsible growth must not come at the expense of quality of life and public health. Permitting a gypsum mine operation just 5 miles west of Sunriver will violate those principles of responsible growth. Blast explosions will interrupt the quiet of a peaceful community. Dust carried aloft by the explosions will harm the health of many retirees that have compromised pulmonary function. Darcy Stewart has created a wonderful development in Sunriver than contributes to the economic well being of St. George. Please don't compromise the quality of his work by allowing a gypsum mine operate just 5 miles upwind.

Thank you for your consideration, Ron Smith

Washington County Land Use Authority Commissioners  
c/o Washington County Planning Department  
197 East Tabernacle St.  
St. George, UT 84770

July 2, 2012

Hand delivered  
**RECEIVED**  
7-2-12

Subject: Good Earth Minerals Application for Conditional Use Permit to mine the GEM Gypsum mine located near SunRiver and Bloomington.

I am writing this letter in opposition to the granting of a permit for the proposed gypsum mine west of SunRiver and Bloomington. As a long-time resident of the Arizona Sonoran Desert I am well aware of the potential for Valley Fever when the spores causing the disease are released into the air. It is known in Arizona that most long-term residents of the desert will eventually contract Valley Fever, suffering minor to very significant health problems as a result. This area of St. George is home to many senior citizens, some of whom already have breathing problems. Adding large amounts of dust and other particulates to the air will only exacerbate their breathing problems.

Additionally, it has already been stated that this driest of areas in the second driest state in the country will provide substantial water resources for the mining operation and to mitigate the enormous amount of dust released. The precious water supply should not be used to mine a product that will most likely be shipped to overseas markets. Especially now that Washington County is already claiming that a future pipeline to pump water from Lake Powell is necessary to meet the future water demands. Has the mining company disclosed the potential markets for the gypsum? China is the major market I presume.

The Land Use Authority should not sacrifice the public good for a project that will provide minimal employment growth, use large quantities of water, pollute the air, and endanger the public to enrich mine operators.

Sincerely,

  
Frank La Duca  
SunRiver Resident

Washington County Land Use Authority Commissioners  
c/o Washington County Planning Department  
197 East Tabernacle St.  
St. George, UT 84770

2 July 2012

Hand delivered  
RECEIVED  
7-2-12

Subject: Good Earth Minerals Application for Conditional Use Permit to mine the GEM Gypsum mine located near SunRiver and Bloomington.

Dear Commissioner and Commission Members:

Some several months ago, I attended a SunRiver Board meeting with participating company officials relating to the Good Earth Minerals Company gypsum mine that will be located approximately five miles west of SunRiver. At this meeting, there was discussion regarding the route the company trucks would take to transport the mineral from the mine. The route as delineated in the company's Environmental Assessment was west on a dirt road to Highway 91 and then south. There had been great concern expressed previously by some SunRiver residents that the route could ultimately be re-directed to SunRiver Parkway via the unfinished Southern Parkway. Company representatives at the meeting dismissed that possibility as unfeasible, saying in essence there was no bridge to cross the Virgin River and that route would also require a major modification to the Environmental Assessment.

The transport route has now been changed to Highway 91, through Santa Clara and east on Sunset Boulevard to Bluff Street, then to I-15 South through the port of entry to enable transport to another state. It's very easy to envision the potential problems created by extensive heavy truck traffic on the heavily traveled Sunset Boulevard and Bluff Street. The route has now changed once and it's also very easy to envision it could be changed again to a significantly less traveled, shorter and less expensive route. A bridge over the Virgin River to connect the southern and northern portions of the Southern Beltway is already in the long range planning stage. It seems apparent either a temporary or permanent bridge construction could be facilitated if enough funds could be made available. The company could then use a route on or in close proximity to the unfinished southern portion to connect to SunRiver Parkway and onto I-15 with significant cost savings. This presents the possibility it could happen sooner rather than later, and I herein express my deep consternation about that possible route.

I share the same previously documented concerns regarding the noise and dust that can be created by a mine in close proximity to a residential community. I object to SunRiver Parkway ever being used as the gypsum mineral transport route because of potential traffic danger to residents, truck exhaust air pollution and noise. I also anticipate the disappointment and frustration that could occur in residents of an adult community who have invested a significant part of their lives in the community and who will be immediately exposed to potentially harmful mine dust and invasive mine noise if the permit is approved. Further potential exposure to possibly 20 to 40 large noisy trucks moving daily through the community on SunRiver Parkway can only add in a major way to any problem. I am not aware if any change was made and approved to the Environmental Assessment regarding the Sunset and Bluff route, but that may or may not be pertinent to a decision on a conditional use permit.

I strongly recommend disapproval of the application for a conditional use permit for the Good Earth Mineral Company mine west of the SunRiver community because of the adverse dust, noise and mineral transport possibilities.

*Howard Carpenter*

Howard Carpenter  
1611 Spirit Walker Dr.  
St George UT 84790

Washington County Land Use Authority Commissioners  
c/o Washington County Planning Department  
197 East Tabernacle St.  
St. George, UT 84770

RECEIVED  
7-3-12

Hand delivered

Subject: Good Earth Minerals Application for Conditional Use Permit to Mine the GEM Gypsum Mine located near SunRiver and Bloomington

Dear Commissioner:

This letter registers our strong objections to permitting the proposed Good Earth Minerals Company gypsum mine located five miles west of SunRiver St. George. Our views are shared by many of the residents of SunRiver.

The mining operation will be in close proximity, less than five miles from two major suburbs of St. George City: the senior community of SunRiver; and Bloomington. Mining will create objectionable and dangerous dust and noise that nearby residents will have to endure for at least the 20-year projected life of the operation. SunRiver is already burdened by blasting noise and dust created by the nearby gypsum mine in the Arizona Strip. We do not want our community and our health to be further compromised by the addition of another mine that would be not only closer to SunRiver, but upwind as well.

Additionally, the mine could cause irreversible damage to the Lower Virgin River Area of Critical Environmental Concern (ACEC). I understand the BLM has given it's approval, but those of us that live near and use the ACEC on a daily basis do not believe a mining operation could not damage this fragile area. This area is home to the Endangered Holgrem Milk Vetch which only exists here in the Lower Virgin River ACEC. The Wood fin Minnow and the Virgin River Chub are also endangered inhabitants. Why take a chance on destroying another species on our fragile planet.

Another concern is who will monitor the mine and the haul road on a regular basis to insure that dust is being controlled properly by the applicant? Lacking any firm commitment it seems obvious that neither the County nor the BLM (nor any other agency) would be willing to enforce proper dust control, which would constitute virtually a full time job whenever the mine is operating. No air quality monitoring means no protection for the surrounding communities.

Common in this region is soil contaminated with the spores of a fungus called *Coccidioides Immitis*. When contaminated soil is disturbed, the fungi spores can be stirred into the air and carried by the wind for miles. There are frequent winds that blow out of the southwest directly towards Bloomington and SunRiver from the vicinity of the proposed mine. If the spores are breathed, *Coccidioidomycosis* disease (commonly called Valley Fever) may result. It begins as a respiratory illness and may progress to a persistent infection. Disseminated *Coccidioidomycosis* is the most severe form of the disease and can be fatal. We personally are aware of neighbors in SunRiver who have been infected by Valley Fever. One of our residents has already required surgery to remove associated tumors. The proposed mine would increase the exposure of the older, less resistant residents of the area to this dangerous fungal disease.

Using the Southern Parkway would break our community in half. SunRiver is a golf cart community. If we are forced to live with GEM trucks in our community, we still need to cross SunRiver Parkway to access our community facilities. What accommodations would be made to allow safe passage of our golf carts?

I am not aware of any changes that were made to the Environmental Assessment regarding the new route. Would a new Environmental Assessment be required prior to approval of any future route changes?

I strongly recommend rejection of the application for a conditional use permit for the Good Earth Mineral Company mine west of the SunRiver community.

Sincerely,

*David Nelson*  
*Joanne Nelson*

David & Joanne Nelson  
1598 Ironwood Drive  
St. George UT 84790  
435-773-4212

Washington County Land Use Authority Commissioners  
July 2012

1

c/o Washington County Planning Department

197 East Tabernacle St.

St. George, UT 84770

hand delivered  
RECEIVED  
7-2-12

Subject: Good Earth Minerals Application for Conditional Use Permit to mine the GEM Gypsum mine located near SunRiver and Bloomington.

Dear Commissioner and Commission Members:

I'm a new Sunriver resident and the letter below states my and many of my neighbors concerns about the proposed Mine upwind from our Sunriver and Bloomington developments.

I attended a SunRiver Board meeting some time ago regarding the Good Earth Minerals Company gypsum mine that will be located approximately five miles west of SunRiver. At this meeting, there was some discussion regarding the route the company trucks would take to transport the mineral from the mine. The route as delineated in the company's Environmental Assessment was west on a dirt road to Highway 91 and then south. There had been great concern expressed previously by some Sunriver residents that the route could ultimately be re-directed to SunRiver Parkway via the unfinished Southern Parkway. Company representatives at the meeting rejected that possibility as being unfeasible, saying in essence there was no bridge to cross the Virgin River and that route would also require a major modification to the Environmental Assessment.

The transport route has now been changed to Highway 91, then through Santa Clara and east on Sunset Boulevard to Bluff Street, then to I-15 South through the port of entry to enable transport to another state. It's very easy to envision the potential disruption caused by extensive heavy truck traffic on the heavily traveled Sunset Boulevard and Bluff Street. The route has been changed once and it's also very easy to envision it could be changed again to a significantly less traveled, shorter and less expensive route. A bridge over the Virgin River is already in the long range planning stage to connect the southern and northern portions of the Southern Beltway. It seems apparent either a temporary or permanent bridge construction could be facilitated if enough funds could be made available. The company could then use a route on or in close proximity to the unfinished southern portion to connect to SunRiver Parkway and onto I-15. This presents the possibility it could happen sooner rather than later, and I herein express my deep consternation about that possibility.

I share the same previously documented concerns regarding the noise and dust that can be created by a mine in close proximity to a residential community. I object to SunRiver Parkway ever being used as the gypsum mineral transport route because of potential traffic danger to residents, truck exhaust air pollution and noise. I also anticipate the disappointment and frustration that could occur in residents of an adult community who have invested a significant part of the remainder of their lives in the community and who are already faced with exposure to potentially harmful mine dust and enduring mine associated noise. Further exposure to possibly 20 to 40 large noisy trucks moving daily through the community on SunRiver Parkway can only exacerbate any negative opinion about the mine.

I am not aware if any change was made to the Environmental Assessment regarding the new route, but that may or may not be pertinent to what was said at the SunRiver board meeting.

I strongly recommend rejection of the application for a conditional use permit for the Good Earth Mineral Company mine west of the SunRiver community.

A handwritten signature in blue ink, appearing to read "M. J. Beards", with a long horizontal flourish extending to the right.

Washington County Land Use Authority Commissioners  
c/o Washington County Planning Department  
197 East Tabernacle St.  
St. George, UT 84770

Page 1 or 2

Subject: Good Earth Minerals Application for Conditional Use Permit to Mine the GEM Gypsum Mine located near SunRiver and Bloomington

Dear Commissioner:

This letter registers our objections to permitting the proposed Good Earth Minerals Company gypsum mine located five miles west of SunRiver St. George. Our views are shared by many of the residents of SunRiver.

This mining operation will be in close proximity, less than five miles from two major suburbs of St. George City: the senior community of SunRiver; and Bloomington. Mining will create objectionable and dangerous dust and noise that nearby residents will have to endure for at least the 20-year projected life of the operation. SunRiver is already burdened by blasting noise and dust created by the nearby gypsum mine in the Arizona Strip. We do not want our community and our health to be further compromised by the addition of another mine that would be not only closer to SunRiver, but upwind as well.

As evidenced by the existing gypsum mine in the Arizona Strip about eight miles south of SunRiver Saint George, gypsum mining operations create immense quantities of fine dust. GEM claims in their environmental assessment that dust will be controlled, but this claim is questionable. And, what an incredible waste of water in this arid region!

Particularly in the case of blasting, there is no way to control dust. The applicant's proposed use of water trucks may be of value in reducing dust from excavation and transportation. Even then, it will take immense quantities of water and a focused effort to prevent significant quantities of dust from being released.

Who will monitor the mine and the haul road on a regular basis to insure that dust is being controlled properly by the applicant? Lacking any firm commitment it seems obvious that neither the County nor the BLM (nor any other agency) would be willing to enforce proper dust control, which would constitute virtually a full time job whenever the mine is operating.

Common in this region is soil contaminated with the spores of a fungus called *Coccidioides Immitis*. When contaminated soil is disturbed, the fungi spores can be stirred into the air and carried by the wind for miles. There are frequent winds that blow out of the southwest directly towards Bloomington and SunRiver from the vicinity of the proposed mine. If the spores are breathed, *Coccidioidomycosis* disease (commonly called Valley Fever) may result. It begins as a respiratory illness and may progress to a persistent infection. Disseminated *Coccidioidomycosis* is the most severe form of the disease and can be fatal. We personally are aware of neighbors in SunRiver who have been infected by Valley Fever. One required surgery to remove associated tumors. The proposed mine would increase the exposure of the older, less resistant residents of the area to this dangerous fungal disease.

Noise from the heavy equipment used in mining and from the trucks used to transport the mined materials will be loud and continual during weekdays. Much of SunRiver is already subject to high noise levels associated with heavy truck traffic on Interstate 15, as well as from frequent blasting at the Arizona Strip gypsum mine. Any noise from the proposed mine will be extremely objectionable.

We are not against mining, per se. However, it would be unacceptable to expose the residents of any community, particularly a senior community, to mining operations conducted within the immediate environs of these established communities. The proposed GEM mine would endanger the health of the residents of both Bloomington and SunRiver, would degrade their quality of life, and would reduce property values. Profits must not override the well-being of citizens.

Further, permitting one mine to operate so close to a densely populated and growing urban area sets an extremely poor precedent. There are many mining claims in the immediate vicinity of the proposed mine. Once one operation has been permitted it will be impossible to deny other applications. A future SunRiver blanketed by noise, dust and disease spread by extensive nearby mining operations can easily be envisioned as a result of this mine being permitted.

Another important concern is the proposed transportation route for the mined gypsum. The applicant's plan calls for trucking the gypsum from the mine to highway 91, then through the middle of Santa Clara, east on Sunset Blvd. to Bluff Street (or possibly Dixie Drive), then south to Interstate 15, and south on I-15 through the port of entry into Arizona. Heavy haul diesel trucks do not belong on this already slow and congested urban route. They will exacerbate the congestion, make driving more hazardous, and will increase both air pollution and noise. These issues in themselves are sufficient reason to refuse a conditional use permit.

Lastly, over and over again we have seen taxpayers burdened with the huge costs of cleanup and reclamation of mines. The reclamation bond amount proposed for this mine is ridiculously low. If the mine is permitted, bonding should be required to be sufficient to cover all reclamation (including the haul road) and cleanup costs such that taxpayers will not be the ones left holding the bag after the mine owners have disappeared over the horizon with their profits. Too, rather than waiting 20 years to accomplish it, reclamation should be carried out continuously while gypsum is being removed.

Sincerely,

A handwritten signature in black ink, appearing to read "Waid and Cheri Reynolds". The signature is written in a cursive, somewhat stylized script.

Waid and Cheri Reynolds  
4983 Bonita Bay Drive  
St. George UT 84790  
435-216-2881

Washington County Land Use Authority Commissioners  
c/o Washington County Planning Department  
197 East Tabernacle St.  
St. George, UT 84770

Page 1 of 2

Subject: Good Earth Minerals Application for Conditional Use Permit to Mine the GEM Gypsum Mine located near SunRiver and Bloomington

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Noise from the heavy equipment used in mining and from the trucks used to transport the mined materials will be loud and continual during weekdays. Much of SunRiver is already subject to high noise levels associated with heavy truck traffic on Interstate 15, as well as from frequent blasting at the Arizona Strip gypsum mine. Any noise from the proposed mine will be extremely objectionable.

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Further, permitting one mine to operate so close to a densely populated and growing urban area sets an extremely poor precedent. There are many mining claims in the immediate vicinity of the proposed mine. Once one operation has been permitted it will be impossible to deny other applications. A future SunRiver blanketed by noise, dust and disease spread by extensive nearby mining operations can easily be envisioned as a result of this mine being permitted.

Another important concern is the proposed transportation route for the mined gypsum. The applicant's plan calls for trucking the gypsum from the mine to highway 91, then through the middle of Santa Clara, east on Sunset Blvd. to Bluff Street (or possibly Dixie Drive), then south to Interstate 15, and south on I-15 through the port of entry into Arizona. Heavy haul diesel trucks do not belong on this already slow and congested urban route. They will exacerbate the congestion, make driving more hazardous, and will increase both air pollution and noise. These issues in themselves are sufficient reason to refuse a conditional use permit.

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Waid and Cheri Reynolds  
4983 Bonita Bay Drive  
St. George UT 84790  
435-216-2881

Washington County Land Use Authority Commissioners  
c/o Washington County Planning Department  
197 East Tabernacle St.  
St. George, UT 84770

Hand delivered  
**RECEIVED**  
7-2-12

Subject: Good Earth Minerals Application for Conditional Use Permit to Mine the GEM Gypsum Mine located near SunRiver and Bloomington

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Further, permitting one mine to operate so close to a densely populated and growing urban area sets an extremely poor precedent. There are many mining claims in the immediate vicinity of the proposed mine. Once one operation has been permitted it will be impossible to deny other applications. A future SunRiver blanketed by noise, dust and disease spread by extensive nearby mining operations can easily be envisioned as a result of this mine being permitted.

Another important concern is the proposed transportation route for the mined gypsum. The applicant's plan calls for trucking the gypsum from the mine to highway 91, then through the middle of Santa Clara, east on Sunset Blvd. to Bluff Street (or possibly Dixie Drive), then south to Interstate 15, and south on I-15 through the port of entry into Arizona. Heavy haul diesel trucks do not belong on this already slow and congested urban route. They will exacerbate the congestion, make driving more hazardous, and will increase both air pollution and noise. These issues in themselves are sufficient reason to refuse a conditional use permit.

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A handwritten signature in blue ink, appearing to read "M. Barber", is located in the lower right quadrant of the page. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.