

April 19, 2012

Questions;

Who owns the property?

Under what premise is Mr. Huber asking for the zoning change.

He is not a Lawyer.

He is not a Real Estate Broker or Agent.

What is the name of the Company that has requested the zoning change?

Does he own any property in Box Elder County?

Tarleton McBride Pres. of Collinston Water Company, a Non-Profit Corp. EN 1095894-0140, EIN #45-4787544.

First.

A.) Water is Utah's most valuable resource. Looking at the picture from Google Earth, it is easy to see that if a hazardous material invades the water supply, Wheatland Seeds well will be the first to be contaminated. It would be followed by the wells historically known as the Bishop Well, Orpha's Well, the Lamar Bittle Well, and then all the others in the area. There are no substantial clay layers to stop it.

Wheatland Seed is an agriculturally based business in the area. If their water is contaminated, the ramifications to the food stuffs they make, have made, have shipped, or will ship may be catastrophic to them financially. Would you buy food from a company that has a contaminated well? Something like that can't be hidden, even if they were only mopping the floors with it. A few keystrokes on a computer and the whole world would know what their products could have possible contamination.

B.) The draw that handles flood water goes through the property. Any surface contaminations will be washed out to the adjoining wheat fields. Please note the wheat fields directly in the path of the runoff water. Those chemicals will be absorbed by the plants and go into food. How do you feel about eating bread that has been raised on ground contaminated by oils, antifreeze, transmissions fluids, etc... How would you feel if you owned that ground?

It is impossible to say that it will not negatively effect the environment.

Second :

According to the Box Elder Planning Office, once the zoning is changed, the owners can do anything that that is allowed by that zoning designation. This would allow for a fully-fledged salvage yard. There would be nothing to stop it, because of the County's own Ordinances.

It is an irrefutable fact that wrecked cars leak fluids, which are harmful to the environment.

On the property there are 2 storage buildings. One is 3000 sq. ft., and the other is 846 sq. ft., for a total of 3,846 sq. ft. of with concrete flooring. A large F350 4 door covers 160 sq. ft. That calculates out to enough room for 24 large trucks under the roof, on concrete floors where contaminates can be controlled. Why do they need 2.71 acres for 10 cars when 24 very large trucks will fit in the existing buildings? Would they even need a conditional use permit to store 10 vehicles inside a building? Why is there a proposal to change zoning if there is no need for a zoning change under their proposal?

Salvage Yard Character Reference from Cache Valley.

http://www.cachecounty.org/docs/planning/projectfolders/cup/ddautosalvage_cup/b_reviews/Staff%20Report_DD%20Auto%20%20Salvage.pdf

The project is located at approximately 1976 West 200 North, off Highway 30, west of Logan in the Commercial and Industrial Manufacturing Zones. David Grange, representing himself and the Michael K. Jones Trust, is requesting an expansion to the existing Conditional Use Permit. The applicant has previously been in violation of the conditions of the Conditional Use Permit in the storage of vehicles on property not included in the permit and also due to a lack of general upkeep of the salvage yard. The applicant brought the salvage yard into compliance and is currently again in violation of the Conditional Use Permit due to the unapproved expansion of the salvage yard car storage on parcel 05-059-0012.

Closing comment: The Residences of Collinston were the ones the designed the zoning for Collinston. To protect their community, with ordinances, from things they did not want in their Community. These ordinances were put in place for our Community. What about US? Are you going to be there for US?

Speaking as Tartton McBride, the only adjoining land owner other than the Highway. I own land on the East, West, North, and South sides. I oppose the zoning change. It's not good for agribusiness, for our community, the environment, or for long term interests of the County.

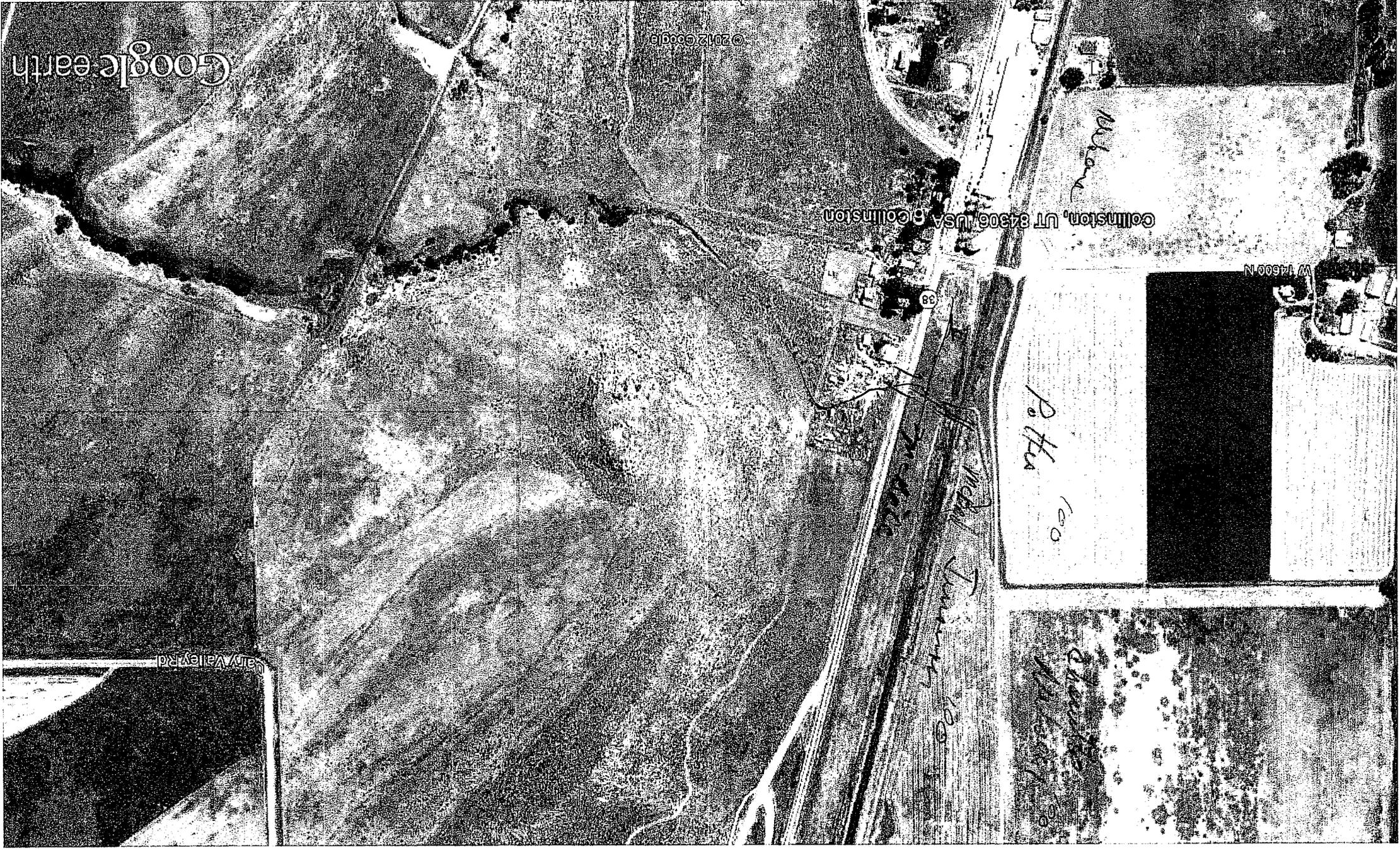
If the water becomes contaminated, and someone becomes ill, is injured, or is killed by the chemicals then present, are you willing as Commissioners to accept responsibility for the blatant disregard of human life and health?

When a community creates zoning to protect their quality of life and area, it should not be changed without their majority permission. How do we fix this—through legislation or litigation?

Ted Dean: Division of Water Rights

Bob Hart P.E.: Utah Division of Drinking Water

Mike Rhodes: Bear River Health Dept.



Google earth

© 2012 Google

Collinston, UT 84306, USA

W 14500 N

Potholes

100

Small Tunnel

Valley Rd

Valley Rd