

Dear Box Elder County Planning Commission and to whom it may concern,

My name is Kelly Lemmon. My wife Connie and I reside at 13984 N 3100 W Collinston, Utah. My home/property is kitty-corner to the property (Sorenson Re-zone Z17-008 approx. 13855 N. 3100 W) being proposed for a rezone from RR-2 to RR-1. **We strongly oppose this rezone.** We believe it is not in keeping with what RR-2 zoning intended and the precedent that was established with the RR-2.

We built our home here in 2008. Much of the reason and appeal to do so stemmed from the fact that it is RR-2. We have thoroughly enjoyed the rural feel. To date, any additional subdivision/new home construction has maintained the RR-2 zoning. There are several lots currently either for sale or under construction for residential housing that meet the current zoning (note Bingham and Rupp properties on 3100 W. south of said property). To now change the zoning changes the intent of the RR-2 zone and what was envisioned for what our community should look and feel like. I believe it will impact our quality of life. Reducing the potential lot size by half will result in increased traffic, noise, etc. Where we are in unincorporated Box Elder County, this puts additional demands on surrounding communities to provide emergency services. It will put increased demands on limited resources including water. With the high water we have had this winter, many homes in the lower field areas had water coming back in the homes from septic systems.

Does Collinston really have a need to higher density housing than RR-2?

We understand and realize that growth and change are a part of the great country, state and county in which we live. But let's maintain what was desired with the original RR-2 zoning for our community.

Thanks for your consideration,

Kelly and Connie Lemmon
13984 N. 3100 W.
Collinston, Utah 84306
K24lemm@msn.com
801 388-0667

Att #2

Paul and Pat Garner

13980 N 3100 W

Collinston Utah 84306

435-279-4171

Location in conjunction with rezone: directly east

We strongly oppose the rezone to one acre lots in the Collinston area for the following reasons.

1. Collinston is a very rural area and in staying with the Box Elder County Planning Project (1) "...land use plans and development standards should reflect citizen preferences... regulations should be consistently enforced." And (2) "...quality of public services, facilities, water, sewer, waste disposal. Roads, law enforcement..."
2. The area under consideration for rezone is 10 – 15 feet lower than the existing road and the ground to the east slopes several feet higher. This is a natural runoff area directly into the rezone area and has been proven to have a higher water table at specific times of the year. This year is an example when homes to the west of 3100 W experienced failed septic systems.
3. Contaminated water tables and even failed septic systems is not pleasant for owners or neighbors. Considering the number of water wells in close proximity and down slope from these lots is also a concern.
4. Higher density in Collinston is not warranted as there are hundreds of acres available and this parcel of six acres is part of a 19.02 acre parcel. There is plenty of land available to support bigger lots.
5. Current approved RR-2 zoning and/or subdivisions in the Collinston area cover hundreds of acres. This alone brings a higher density of housing to the Collinston area as development continues. A housing density of RR-1 is not warranted or wanted.

6. 3100 West is not a very wide road. It is 28 feet wide and the thickness does not support the snow removal equipment even now. The sides of the road are broken down and repairs from the installation of the water line have not been repaired properly to eliminate the shoulders from deteriorating.
7. The recent effort in the Bothwell area to rezone to RR-1 was presented to this Commission last meeting and is (at this time) pending finalization to a Recommendation: Denied. We ask that you consider the same denial for the Collinston area.

Thank you for this consideration and for considering our comments and request for denial of the proposed rezone.

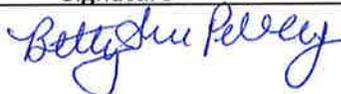
Pat Garner
Paul Garner

Petition against the re-zone of Parcel # 06-037-0010, approximately 13825 N 3100 W, Collinston area, unincorporated Box Elder County.

Parcel 06-037-0010 consists of 19.02 acres with a proposed rezone from RR-2 to RR-1 for 6 (six), one acre lots.

Public hearing will be held on May 18, 7:00 pm, Box Elder County Courthouse, Brigham City, Utah.

If you are against the rezone from RR-2 to RR-1 please sign below. It is also recommended you attend the meeting on 18 May.

Print Name	Signature	Address	Phone
1. Betty Sue Pebley		14046 N 3100 W Collinston UT 84906	385-333-8061
2. Marlene Pebley		14046 N 3100 W Collinston UT 84306	801-698-5636
3. Travis Spencer		14016 N. 3100 W. Collinston	435-919-6752
4. John C Potter		3370 W 14600 N Collinston ^{Utah}	435-458-3533
5. Jennie Potter		3370 W 14600 N Collinston ^{Utah}	435-458-3533
6. Zac and Kathryn Groom Eric Droom		3535 west 14100 north. Collinston UT	435-669-8936
7.			
8.			
9.			

May 8, 2017

Petition Opposing Rezone of RR-2 to RR-1 in Collinston, Utah

We the undersigned residents of Collinston, Box Elder County, Utah oppose the proposed rezone (Sorenson Rezone Z17-008 Approx. 13855 N.3100 W). The proposed change is to modify the zoning from the current RR-2 to RR-1.

NAME

ADDRESS

1. Kelly Gemmon 13984 N. 3100 W. Collinston, Utah
2. Connie Gemmon 13984 N 3100 W. Collinston, Utah
3. Ted Dean 13790 N 3100 W Collinston, Utah
4. Sandra Dean 13790 N 3100 W Collinston UT#H.
5. Adam ~~Alvord~~
6. Aileen Powell 14185 N 3100 W Collinston, UT
7. J. Richard Garrett 14260 N 3100 W Collinston.
8. Donna Garrett 13760 N 3100 W Collinston UT
9. ~~Michelle~~ 13760 N. 3100 W. Collinston, UT
10. Brant Wheeler 13760 N 3100 W Collinston UT
11. Melani Wheeler 13760 N. 3100 W. Collinston, UT
12. ~~Jamie D. Barber~~ 13760 N 3100 W Collinston UT
13. Karalee K. Paulson 13760 N 3100 W Collinston UT
14. Kristy Ballard 13760 N 3100 W Collinston UT
15. Wayne Ballard 13460 N. 3100 W. Collinston, UT
16. Paul Garner 13460 N 3100 W Collinston
17. Pat Garner Pat Garner 13990 N 3100 W. Collinston, UT
18. Nelson Backell 13980 N 3100 W "

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NAME

ADDRESS

- | | | |
|-----|--------------------------|-----------------------------------|
| 1. | <i>Stefani Barksdale</i> | <i>13990 N 3100 W Collinston</i> |
| 2. | <i>Kyle Potter</i> | <i>3300 W 15200 N. Collinston</i> |
| 3. | <i>Nancy Hachmeister</i> | <i>13820 N. 3000 W Collinston</i> |
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The homeowners signing this petition strongly oppose the Sorenson application to rezone 6 acres of a larger 19.02 acre lot to RR-2, located on 3100 W) and to request the application be denied.

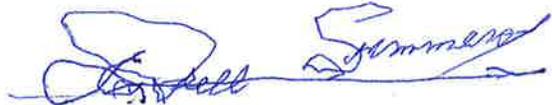
<u>Homeowner</u>	<u>Address</u>	<u>Phone</u>	<u>Date</u>
Pat Garner	13980N 3100W	435 279 4171	5/17/17
Paul Garner	13980N. 3100W.	435 458 3597	5/17/17
Suzanne Mitchem	13500 N 3100 W	435-458-3752	5/17/17

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<u>Print Name</u>	<u>Signature</u>	<u>Address</u>	<u>Phone</u>
<u>1.</u> Debbie Jensen		14460 N. 3100W. Collinston UT 84306	435-730-4458
<u>2.</u> BONNIE JENSEN		14460 N 3100 W COLLINSTON	435-730-3511
<u>3.</u> KEN LOVE		14425 N 3100W COLLINSTON UT	801-391-5449
<u>4.</u> BONNIE LOVE		14425 N. 3100 W Collinston, UT	801-520-1083
<u>5.</u> F. Odell Summers		14100 N. 3100 W Collinston, Utah	14100 N. 3100 W Collinston, Utah
<u>6.</u> Ethel Summers			
<u>7.</u> Adella Carbridge		14046 N. 3100 W Collinston, UT	435-452-2943
<u>8.</u> Rick Carbridge		14046 N 3100 W Collinston UT 84306	801-510-3387
<u>9.</u>			