

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
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Att #2