

BOX ELDER COUNTY PLANNING COMMISSION MINUTES April 15, 2021

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:

<i>Roll Call</i>		<i>the following Staff was present:</i>	
Mellonee Wilding	Chairman		
Jared Holmgren	Vice-Chair	Scott Lyons	Comm Dev Director
Kevin McGaha	Excused	Marcus Wager	County Planner
Michael Udy	Member	Steve Hadfield	County Attorney
Desiray Larsen	Member	Jeff Scott	Commissioner
Bonnie Robinson	Member	Diane Fuhriman	Executive Secretary
Laurie Munns	Member		

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

The Invocation was offered by **Commissioner Bonnie Robinson**.
Pledge was led by **Commissioner Laurie Munns**.

The following citizens were present & signed the attendance sheet

See Attachment No. 1 – Attendance Sheet.

The Minutes of the March 18, 2021 meeting were made available to the Planning Commissioners prior to this meeting and upon review a **Motion** was made by **Commissioner Laurie Munns** 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.

TEXT AMENDMENT, Z21-005, Request for a text amendment to Section 2-1-050 to allow for alternate members on the Planning Commission. ACTION

Staff stated the applicant, Box Elder County, is requesting a text amendment to Section 2-1-050-A, Land Use Authority, to add alternates to the Planning Commission membership. Staff then read the standards for review for zoning text amendments as follows:

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan; The proposed amendment is consistent with the 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; This text amendment applies to all areas of unincorporated Box Elder County.

C. The extent to which the proposed amendment may adversely affect adjacent property; The proposed amendment should not adversely affect adjacent property.

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 proposed amendment will not have an impact on facilities and services.

Staff explained the following highlighted portion is the proposed additional verbiage to the code. 5-1-050 Land Use Authority.

A. Established as the Land Use Authority. A Planning Commission, consisting of seven (7) members, is hereby established to exercise the powers and duties specified herein. The County Commission may appoint two (2) alternate Planning Commission members. In the event of the absence of any regular members at any meeting, the alternate member(s) shall serve with full rights and authority at said meeting. The appointment, term, vacancy, and removal of an alternate member shall be the same as for a regular Planning Commission member.

Staff envisions the alternates attending each Planning Commission Meeting but not having a vote unless there is an open spot on the Commission.

The public hearing was then opened for comments. There were no comments.

Hearing no comments, a motion was made by Commissioner Bonnie Robinson to close the public hearing on Text Amendment Z21-005. The motion was seconded by Commissioner Mike Udy and passed unanimously.

ACTION

Commissioner Mellonee Wilding clarified that the alternates will serve when any member is absent not just when a quorum has not been met.

Commissioner Bonnie Robinson likes this idea, the more input the Commission has, better decisions should be made.

MOTION: A Motion was made by **Commissioner Laurie** to forward a recommendation of approval to the County Commission for application number Z21-005, a text amendment to Section 2-1-050-A, Land Use Authority, of the Box Elder County Land Use Management & Development Code, and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

ZONING MAP AMENDMENT, Z21-006, Request for a zone change of 8.72 acres from RR-2 (Rural Residential 2 acre) to RR-1 (Rural Residential 1 acre), located at approximately 13350 North 3100 West in the Collinston area of unincorporated Box Elder County.
ACTION

Staff stated the applicant is requesting four (4) parcels, 8.72 acres located at approximately 13350 North 3100 West in the Collinston area, be rezoned from RR-2 (Rural Residential 2 acre) to the RR-1 (Rural Residential 1 acre) zone. The RR-2 zone was adopted June 2, 1998 as part of an effort to zone the Beaver Dam/Collinston area. Prior to this the area was unzoned. The zone would double the density in this zone. The surrounding land uses are rural residential and agricultural, the surrounding zone is RR-2.

Staff then read the review standards as they apply to this proposed amendment.

A. Whether the proposed amendment is consistent with goals, objectives and policies of the County's General Plan; The County General Plan states that the County will encourage and support design and development strategies that preserve open space, particularly those developed to preserve agricultural land. It also states that future land use decisions will consider the following:

- maintaining the current quantity and quality of public services and facilities through balancing growth and development with facility/service capacity e.g. water, sewer, waste disposal, transportation and roads, law enforcement, emergency services;
- protecting rural, agricultural, mineral, wildlife and other County interests or traditional land uses;
- promoting development patterns consistent with, and sensitive to, resident preferences; and
- balancing private property rights with public interests.

It is the County's position that future residential development should complement other County interests and be located in areas that are compatible with adjacent land uses.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property; The area is primarily rural residential/agricultural. The rural residential is two-acre lots with development along the existing roads.

C. The extent to which the proposed amendment may adversely affect adjacent property; This is unknown. The amendment would double the density on these eight acres making eight homes possible as opposed to the four currently allowed. This could also set a precedent for the community which may then have a larger impact. The public hearing process may shine additional light on adverse effects.

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 culinary water provider in this area is the Bear River Water Conservancy District. The property owner currently owns four connections. The Conservancy District has four available connections on this portion of their system from Deweyville to Beaver Dam. Individual septic systems approved by the Bear River Health Department will be required. The developer may be required to improve roads, storm water, culinary water and other facilities/services listed as part of the subdivision process.

The public hearing was then opened for comments.

Pat Garner read a prepared statement in opposition to the proposed rezone.

(See Attachment No. 2 – Statement.)

Kelly Lemon read a letter he had prepared in opposition to the proposed rezone.

(See Attachment No. 3 – Letter.)

Karli Bitner lives by the property. She said 3 of her 4 kids ride bikes; there are no sidewalks so they ride on the road. She is concerned going from 4 houses to 8 will increase the amount of traffic on the road. More people on the road would increase risk of hitting a child. She is opposed to the rezone.

Jamilee Holmstead said many of the reasons she is opposed to the rezone have already been stated. She said with an increased number of individuals, there will be an increase in the cost of water. A lot of residents have livestock and the increased cost would increase the inability to feed and water them. The possibility of ground water contamination increases with more septic tanks. Not only is it detrimental to those who have wells but could potentially harm wildlife that drink from the ponds as well as water flowing into the river that runs below Collinston. She said more individuals could decrease our sense of community which may cause the individuals that live there to grow distant from each other.

Tyler Mickelson thinks this is a gate way to more people and homes and is the reason he opposes the rezone.

Charlotte Jackson said this is a slippery slope. Once the zoning is opened up to one acre then it becomes ½-acre lots. The area is going to get more and more dense and she does not want to continue on this path.

Joshua Bringhurst lives in one of the new houses one 3100 West, he wants to raise his family here. He had bought a house in the rural area of Clinton, then all the farmers sold their land and soon he was surrounded by lots of neighbors. He moved here to get away from people and enjoy a slower life. He doesn't want to see what happened in Clinton, happen here. He is opposed to the rezone.

Chandra Porter stated it could open up a precedence for rezoning other areas of 3100 West. She has been in areas before where people subdivide their 2 acres and then have flag lots so 32 homes can quickly become 60. She is also opposed to the rezone.

John Walling comes from the Hooper/Roy area. He moved to this area to view the hillside not houses. He is opposed to the rezone.

Rick Corbridge agrees with what has been said. One of his big concerns is the lack of planning of the new homes, he wouldn't want to drive up any of the driveways. He would like to see the Planning Commission help and get more involved so there aren't 4 entryways on Highway 38; it makes for a dangerous road. People drive very fast and he feels the addition of more homes will cause major issues and some possible deaths.

Neal Fisher said we share more than a common zip code, we have a common history. There is a lot of land to be developed in the Beaver Dam/Collinston area. We are facing getting swallowed up by these developments even at the current zoning. If the density is increased our communities are going to change drastically. He is against the change in zoning.

Gretchen Alexander owns 200 acres of farm ground in the area. She agrees with the lack of planning of the last development. It is just plain ugly. She is concerned with the amount of pollution created by the developers. She is against the rezone not because she wants to keep people out but because the residents want to keep the lifestyle of living in the country. She knows growth is inevitable but she would like to see it controlled.

Neleen Jensen has been in Collinston about 20 years and said it used to be really beautiful. Her Dad was a builder for many years and she sees the structure and quality of the homes is not the best. The planning of the developments has not been good, the driveways are very steep. If pride is not taken in the surrounding area then there will be a whole new set of problems. If these homes are zoned as 1-acre lots, that will bring in a ton more people and a lot more problems. She is also concerned about having enough water to sustain all these homes.

Maddison Peterson is a resident of one of the new homes on Highway 38. She grew up on a 1-acre lot in Tremonton. Eventually the neighboring 1-acre lot was sold to ½ acre. She is not opposed to new people but the road in Tremonton picked up a lot of new traffic. It took away from the whole aspect of why they were out there. She said it is hard living on Highway 38, there have been times when she is turning into her driveway she is afraid she is going to get hit from behind because of the amount of traffic. Adding more homes and drivers on the road is not safe.

The following residents of Collinston agree with the prior comments and would like to go on record as being opposed to the rezone. Kathryn Groom, Sandra and Ted Dean, Paul Garner, Vicki Barrett, Stephanie Reeder, Mikhail Jackson, Jared Arnold, and Dakota Bringhurst.

Rodney Clark, applicant, gave a family history of the land he owns. He explained there is a gravel road on the furthest north part of the parcel that could be used as access. What he wants to do is build his house on the lot. He also has kids who want some of the lots and to be able live together

as a family. He's not a developer, he's just a landowner who has been able to keep some property that was handed down to him from his parents and grandparents. He understands the traffic concern, he has 21 grandkids and doesn't want them hurt on the roads either. He is willing to listen to the concerns and try to solve them.

Sarah Nye, Rodney Clark's daughter, said she wants to come and join her father and live there. Her father is not trying to hurt the community in any way, they are trying to join it. Any problems or concerns the community has, they are willing to try and solve. She wants a place for her family to land and contribute to society.

Matthew Nye, son-in-law, said some very good points have been brought up but some have been irrelevant to the situation. He understands the concerns, he has 5 boys under the age of 12 that want some space to run around and explore and ride bikes. He wants a place with a yard and a place to grow a garden. He shares the same concerns for his family as the residents of Collinston.

Lonnie Jensen stated growth is going to happen. Box Elder County is unique with open ground and farming communities. He would like to keep it unique. The Clarks' are just asking to zone their parcel of ground but he is afraid if the parcel is opened up to 1 acre it would start more of the same. He understands the heritage of wanting to live on the family homestead but is afraid of 1 acre zoning.

Hearing no further comments, a motion was made by **Commissioner Laurie Munns** to close the public hearing on the Zoning Map Amendment, Z21-006. The motion was seconded by **Commissioner Bonnie Robinson** and passed unanimously.

ACTION

Commissioner Bonnie Robinson said one of the guidelines for reviewing zoning map amendments is to preserve open space and agricultural land. She understands from the public comments that it is important to have their open space and agricultural land protected.

Commissioner Jared Holmgren said everything surrounding this parcel is 2 acres lots. He agrees with the idea that changing the zoning would set a precedence that would scatter throughout the community and change the whole outlook of the community.

Commissioner Bonnie Robinson asked about Collinston Community Plan. Staff explained when the community plan was initiated it had a lot of interest. Staff attended the kick-off meeting and appreciated that it was a community driven plan. The community made assignments for who was in charge of what, sent out a survey to every single household, created a boundary for what was deemed the Collinston community and brought back a drafted plan. Staff reviewed the plan and redlined areas not realistically enforceable or were in conflict with County or State Code. The plan is still in draft form so there is no official Collinston Community Plan adopted by the County. The County is in the process of overhauling their general plan. The last general plan adopted was in 1998. It is not an easy task and the county has not had enough staff to do an overhaul. The county got a grant through UDOT and hired an outside consultant. Staff, in conjunction with the Planning Commission and the consultant is currently working on overhauling the general plan.

Staff said the Beaver Dam Community was here last month for a public hearing. Several residents requested the Planning Commission table the item so they had time to work on a plan. Staff worked diligently to make the community aware of the survey for updating the County's General Plan. Since then, there has been zero responses from the Beaver Dam Community.

Commissioner Laurie Munns stated there is very little participation from the residents of the county which affects the county as a whole. She encouraged everyone to get involved. She would like to keep Box Elder County as rural as possible.

A discussion ensued regarding the survey for the Box Elder County General Plan Update. Staff again encouraged participation in taking the survey and will answer any questions from the attendees after the meeting.

Commissioner Laurie Munns is concerned with setting a precedence of other areas wanting to rezone to 1-acre lots.

Commissioner Mellonee Wilding said the county is not in the business of being a city. When areas are zoned smaller we are creating city problems the County is not equipped to address.

MOTION: A Motion was made by **Commissioner Bonnie Robinson** to forward a recommendation of denial to the County Commission for application number Z21-006 a zoning map amendment from the RR-2 to the RR-1 zone based on public clamor and the precedence it sets for higher density housing and not being in accordance with the county plan to protect open space, and adopting the conditions and findings of staff. The motion was seconded by **Commissioner Laurie Munns** and passed unanimously.

NEW BUSINESS

COUNTRYSIDE ACRES SUBDIVISION (subdivision name subject to change), SS21-008, Request for Preliminary approval for a 16 lot subdivision, located at approximately 16700 North 4400 West in Unincorporated Box Elder County. ACTION

Staff said the applicant is requesting preliminary approval of the Horizon Estates Acres Subdivision fka Countryside Acres Subdivision.. The name was changed as to not add confusion with the numerous other subdivisions with "country" in the name. The proposed subdivision is 16 new lots, all around a half-acre in size. The existing parcel is 10.15 acres in size. The surrounding area is Unzoned and land use is Agriculture and Rural Residential/Agriculture. Access will be off 4400 West. Staff is waiting for the geotechnical study and though the subdivision is still in the review process, staff recommends approval.

MOTION: A Motion was made by **Commissioner Jared Holmgren** to approve application number SS21-008, a preliminary plat for the Horizon Estates Subdivision located in unincorporated Box Elder County, and adopting the conditions and findings of staff and the completion of the geotechnical study. The motion was seconded by **Commissioner Bonnie Robinson** and unanimously carried.

CONDITIONS:

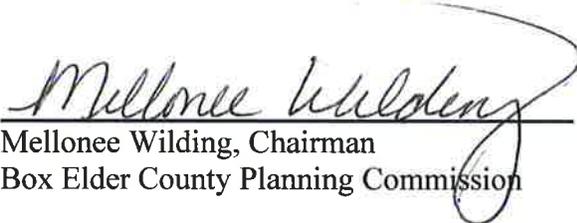
1. Compliance with all County Staff reviews and comments.
2. Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
3. Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code.
4. Submittal of geotechnical report.
5. Compliance with County Engineer, Fire, Roads, Planning & Zoning requirements as part of Final Plat. Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.

WORKING REPORTS - NONE

PUBLIC COMMENTS - NONE

ADJOURN

MOTION: A Motion was made by Commissioner Bonnie Robinson to adjourn commission meeting. The motion was seconded by Commissioner Laurie Munns and meeting adjourned at 8:40 p.m.


Mellonee Wilding, Chairman
Box Elder County Planning Commission

PLANNING COMMISSION MEETING

THURSDAY, APRIL 15, 2021

NAME	ADDRESS	AGENDA ITEM
Alan Anderson	505 South 100 West Cortland UT 84314	#7
COLTON PETERSON	13882 W Hwy 38 Collinston, UT	#2
Joshua Bringhurst	13405 N 3100 W Collinston UT	#2
Jennifer Bringhurst	13805 N 3100 W Collinston UT	#2
Dakota Bringhurst	13405 N 3100 W Collinston UT	#2
Shauna Walling	13820 N, 3100 W, Collinston	#2
John Walling	13820 N, 3100 W, Collinston	#2
Mikhail Jackson	13885 N 3100 W Collinston UT 84306	#2
Charlotte Jackson	13885 N 3100 W Collinston 84306	
LONNIE JENSEN	14460 N, 3100 W, COLLINSTON	#2
Josi Jensen	14460 N, 3100 W, Collinston	#2
Kimberli Jensen	14460 N, 3100 W, Collinston	#2
Neal Fish	16470 N Beaver Dam Rd Beaver Dam	#2
Tyler Mitzelsch	16430 N Beaver Dam Rd. Beaver Dam	#2
Madison Peterson	13882 W Hwy 38 Collinston	#2
Travis Spencer	14016 N, 3100 W, Collinston	#2
Jamilee Holmstead	13845 N 3100 W Collinston,	#2
Gretchen Alexander	14185 N, 3100 W Collinston	#2
Kelly Lemmon	13984 N 3100 W, Collinston	#2

PLANNING COMMISSION MEETING

THURSDAY, April 15, 2021 cont.

NAME	ADDRESS	AGENDA ITEM
Connie Lemmon	collinston, UT. 84306 13984 N 3100 W	#2
ROBERT McDONALD	13825 N. 3100 W. COLLINSTON UT 84306	#2 221-COG
Kami BUCKWAY	13825 N. 3100 W. Collinston UT 84306	#2
Paul Garner	13980 N 3100 W Collinston	#2
Pat Garner	"	"
Brant Wheeler	13700 N 3100 W Collinston	#2
Zac Groom	3535 W 14100 N collinston	#2
Kathryn Groom	3535 W 14100 N. Collinston, UT	#2
Matt Nye	3548 midland Dr Roy UT 84067	2
Sarah Nye	3548 midland Dr. Roy 84067	2
Rod Clark	3548 Midland Dr. Roy 84067	2
Nikki Garrett	13760 N 3100 W Collinston, UT	2
Neleen Jensen	14260 N 3100 W Collinston.	2
Sandra Dean (Ted Dean)	13790 N 3100 W collinston	2
Rich Corbridge (Adella)	14046 N 3100 W collinston	2
Stephanie Reeder (Vance)	13785 N 3100 W collinston	2
Karli & Dan Bitner	13725 N 3100 W. collinston	2
Chanella Porter	13745 N 3100 W. collinston	2
Jared Arnold	2944 W 13555 N collinston	2
Zjani Arnold	2944 W 13555 N collinston	#2

Oppose zoning request Z-21-006.

There have been no zoning changes in Collinston for several years, staying at ~~the~~ RR-2. Which is in accordance with the Collinston plan and completed with the majority of residents and county personnel.

At RR-2, Collinston has seen phenomenal growth with over 30 ^{in a} ^{limited} ^{area} new homes in the last few years. Soon there will be very limited open/agricultural areas as money speaks the loudest and the longest to sell out to developers.

Any change to RR-1 affects all residents and all property and adds a density that is not wanted or supportable in Collinston and sets a precedent to all of the unincorporated areas of Box Elder County.

RR-1 land use is not sensitive to resident preferences and is inconsistent with current development patterns.

An RR-1 change doubles the current density and is too high to keep any semblance of a rural community.

Specific to the area of this zoning request is safety. Hwy 38 at the intersection of 3100 W goes into an S curve with a hill limiting sight distance when you are north-bound. All driveways off of Hwy 38 would be high risk with an increased risk for bus stops.

Request this zoning change be denied and RR-2 be maintained as a standard of living in Collinston.



Att. #3

Scott Lyons <slyons@boxeldercounty.org>

Proposed rezone Z21-006 (Collinston)

1 message

Kelly Lemmon <Kelly.Lemmon@autoliv.com>

Thu, Apr 8, 2021 at 10:43 AM

To: "Scott L. Lyons" <slyons@boxeldercounty.org>, Marcus Wager <mwager@boxeldercounty.org>

Cc: "k24lemm@msn.com" <k24lemm@msn.com>

To whom it may concern,

My name is Kelly Lemmon. My wife and I reside in Collinston, Box Elder County, Utah. We are opposed to the requested rezone of changing 8.72 acres from RR2 to RR1 (Z21-006). Please see the following arguments.

- 3-4 years ago, an attempt was made to develop a master plan for the unincorporated area of Box Elder County known as Collinston. Meetings with the current citizens were held, surveys taken and a plan was drafted and submitted to the county. The overall consensus of the community was to maintain the current rural feel and open space. It was felt that the current zoning was adequate to accomplish this and should be maintained. This appears to be working and is allowing growth as well. In the past 4 years, 32 new homes have been built with more in the planning stages with all meeting the RR2 zoning requirement. This has increased the # of homes in Collinston by over 100%. (It should be noted that three new homes were built on lots that are under 2 acres but were subdivided prior to current zoning).
- Increasing by 2 times the number of homes puts added demand on surrounding communities (Deweyville, Fielding, etc.) for emergency services etc.
- It puts additional demand on a limited water supply. Where will this water come from. Many of us are on private wells. BRWC has applied for well permits to pull 3,500 acre feet from ground water in Collinston. It is believed that this would compromise these private wells and is being opposed.
- More septic systems condensed on smaller lots raise the risk of ground water contamination for these private wells.
- The proposed 8.72 parcel requested to be rezoned to RR1 is already subdivided into 4 parcels basically meeting the current RR2 zoning. They consist of 2.65 acres, 2.22 acres, 2.02 acres and 1.83 acres each. This meets the current zoning with the exception of the 1.83 acre lot (why change them?). It is my understanding the 1.83 acre lot just smaller than 2 acres is because it was subdivided prior to the current RR2 zoning. These four current lots range in frontage (to both highway 38 and 3100 West) from approx. 160 feet to 177 feet. They are bounded on the east by county road 3100 West and on the west by state road highway 38.
- To change the zoning to RR1 would potentially allow an additional 4 lots be created. It appears the additional 4 lots would probably require access from highway 38. This raises major safety concerns with vehicles pulling off and on to highway 38 as well as 3100 West. This is further exacerbated by the fact that this property lies just north of the crest of a hill. This creates a blind view for vehicles traveling north on either highway 38 or 3100 West of any vehicle pulling in or out.

I would request to have this email read at the April 15th Public Hearing and attached to the meeting minutes.

Thank you,

Kelly Lemmon

801 388-0667

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<https://www.autoliv.com/autoliv-email-disclaimer>



Scott Lyons <slyons@boxeldercounty.org>

Proposed rezone in Collinston (Z21-006)

1 message

Rich Garrett <Hunt1elk@hotmail.com>

Tue, Apr 13, 2021 at 11:00 AM

To: "slyons@boxeldercounty.org" <slyons@boxeldercounty.org>, "mwager@boxeldercounty.org" <mwager@boxeldercounty.org>

My name is Richard Garrett. My wife and I live in Collinston. We are opposed to the proposed rezone request allowing 8.72 acres to be rezoned from RR2 to RR1 (Z21-006). Unfortunately, we will not be able to attend the April 15 meeting. These are our concerns:

1. We moved to Collinston 8.5 years ago to enjoy the quiet of the rural area. We intentionally bought an existing home to avoid further crowding of the area.
2. Three or four years ago the residents of the Collinston area developed a Master Plan as suggested by Mr. Lyons. The community consensus was to maintain the rural feel of the area and maintain as much open space as possible. We felt the RR2 zoning allowed the community to retain that atmosphere and still allow for controlled growth. The number of homes in the Collinston area has grown dramatically with many young families moving in.
3. We recognize the continued growth adds additional strain on the surrounding communities for emergency services (fire, EMT, etc.)
4. A major concern for development in our area is water. Prior to Bear River Water Conservancy (BRWC) installing water lines in the area all of the homes were on private wells or springs. BRWC has applied for well permits to draw 3500 acre feet of water from our aquifer. We believe this will have a negative effect on the existing private wells. Adding more homes will only intensify the need for more water.
5. Additional septic systems, particularly in a condensed area, have the potential for water contamination which could negatively effect the privately owned wells.
6. The proposed rezone would allow 8 homes to be built instead of 4 under the current zoning laws. This would also require 8 driveways to enter Highway 38 and/or 3100 West. The acreage in question is on the downward slope of a hill that affects both of these routes. The location of the lots creates a safety concern due to the limited area of sight. It should also be noted that there are three new homes adjacent to the property that were built on one-acre lots that were created prior to the current zoning ordinance that do not come into view until after one has crested the hill.
7. Perhaps our greatest concern is that by allowing this rezone, the commission would pave the way to other rezoning requests for smaller and smaller lots. Greed often outweighs the common good. By granting this current rezone request, we fear that denying other rezone requests would result in litigation that the county could not afford nor win. Once that genie is out of the bottle, it will be very difficult to put it back in.
8. I am aware of plans to request even higher density lots than one acre in our immediate area. Granting this rezone request could have negative, far ranging affects.

Thank you for taking the time to review our concerns. We request that this email be read at the 15 April Public Hearing and attached to the meeting minutes.

Richard Garrett

(801)866-5334

Sent from [Mail](#) for Windows 10