

## Lake Point Planning and Zoning Commission Minutes

Date: Monday, July 17, 2023

Place: Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074

Time: 7:00 PM

1. **Call to Order- 7:02PM**
2. **Prayer- James Simko**
3. **Pledge of Allegiance- Bryan Coulter**
4. **Presiding Officer- James Simko**
5. **Attendance Roll Call-**

Lake Point Planning and Zoning Commission & Staff (PZ=Commission)	Public	Public
James Simko (PZ Chair)	Frankie Duke	
Hannah Caldwell (PZ Vice Chair)	Heath Denney	
Lori Chigbrow (PZ)	Adrian Campbell	
Rickey Lloyd (PZ) <b>Left @ 8:25 PM</b>	Sharlene Thompson	
Kirk Pearson (PZ)	Scott Cluff	
Bryan Coulter (PZ)	Chris Robinson	
Marylinn Sharp (PZ)		
Chaelea Allred (PZS)		

**6. Public Comment-**

1. Motion to open Public Comment Bryan, Rickey 2<sup>nd</sup>
2. Vote was unanimous approved

**7. Action/Business Items-** Open Public Hearing for Commercial Zoning Map & Commercial Zoning Definitions Motion by Hannah, 2<sup>nd</sup> Bryan

**Hannah** - Explaining what the public hearing is about.

**James** – Explaining the meaning of all of the zones.

**Hannah** – Talking “Dark Sky” **(13:00 RECORDING)**

**Hannah** – Talking Fire **(15:00 RECORDING)**

**Keith Denny** – Our property, we are concerned about the property lines. **(17:00 RECORDING)**

**Hannah** – Property Lines and the fire marshal **(23:00 RECORDING)**

**James** – Talking UDOT **(24:30 RECORDING)**

**Scott Cluff** – would like to make sure they are all in the commercial Highway **(29:50 RECORDING)**

**Chris Robinson (32:25 RECORDING)** Would like to annex the old salt plant into Lake Point

**Hannah** – Where is the rest of the “one acre average” **(56:00 RECORDINGS)**

**Chris and Hannah**, are discussing where the property is and what can and can not be done with it. **(58:00 RECORDING)**

**Marylinn** – Why was that land that was supposed to be open land given to BLM **(1:00:30 RECORDING)**

**Chris** - is explaining why it happen and what was in their agreement

**Rickey-** **(1:03:45 RECORDING)**

**Kirk** – I think that it is something we should consider **(1:09:45 RECORDING)**

**Chris** - We would like to build higher density, apartment, town homes, North of Pheasant Lane

**Chris - (1:16:00 RECORDING)** Water, are you going to be restricted by water?

**James** – **(1:18:00 RECORDING)** Do you think that they “Ritchie Brothers” are going to stay

**Chris** – Talking about property by “Ritchie Brothers” Property

**Mark Gines** – **(01:20:00 RECORDING)** Will there still be a tunnel? Will there be a place to cross for the kids that are needing to get over the road.

**Frankie Duke** – Do you have enough exits on and off of SR36 for the high density you are talking about.

**Lori** – **(1:30:00 RECORDING)** all of the trucks that are going to TA will use that new access that goes in front of Flying J

**Hannah** – **(1:32:30 RECORDING)** to Frankie’s point it will be dangerous.

**Kirk** - **(1:36:00 RECORDING)** I think that we need to consider these things.

What about water? We need to talk about the wells and the effect that it will have on the private wells that are already being used.

**Lori**- Need to use 5 methods that will help with High density or affordable housing.

**Bryan** – We have the chance to do the sewer plant and that will help us. Don’t worry about the overlay. Water, Kennecott has water, so if we work with them, we will be able to build more houses.

**James** – When interest rates go down the building will begin.

**Hannah** – We must have business taxes for a base. **(1:45:00 RECORDING)**

**Marylenn** – We need to make sure that we are in the acting in the best interest of our city and the people we represent.

**Kirk** – We have the highway with the commercial zone and that will be appealing to businesses.

**(1:46:45 RECORDING)**

Motion to close public hearing and public comment on the Commercial Map Kirk, 2<sup>nd</sup> Bryan

Motion to present the Map and definitions as we have written them to the city council. Kirk, 2<sup>nd</sup>

Bryan Passed Unanimous.

**(2:12:40 RECORDING)**

## **8. Commission Updates**

### **1. James Simko**

1. Other

### **2. Hannah Caldwell**

1. When we get frustrated about regulations remember in Hawaii, they passed a law that you can’t laugh out loud. You must speak in a-low-ha...

### **3. Lori Chigbrow**

1. Would like to talk about supplement at our next meeting. One of the steps of the DRC is to gather all the information. Would you like to get online and give it one last review? Do we approve both together? Permitted and supplemental. Public Hearing on the 31<sup>st</sup> for permitted items.

### **4. Rickey Lloyd**

1. Other

### **5. Kirk Pearson**

1. Other

### **6. Bryan Coulter**

1. Talking about the possibility of the DRC with Dan Crawford. Everyone that is coming here is an honorable person. We are representing all these people. If you can’t say something good, say nothing. We are here to work with them. They might be wrong, but we need to be professional and explain the why.

### **7. Marylenn Sharp**

1. When we have people come to present their plan, are we giving a time limit or are we giving the whole meeting?

## **9. Public Comment**

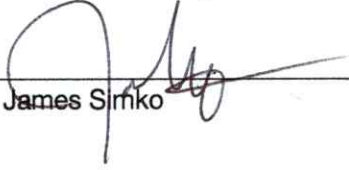
1. Motion to open Public Comment Bryan, 2<sup>nd</sup> Hannah
  2. Vote was unanimous approved
- Jonathan Garrard – we need to have some sign ordinances with the Commercial regulations  
**(2:51:45 RECORDING)**
3. Motion to close Public Comment Lori, 2<sup>nd</sup> Bryan
  4. Vote was unanimous approved

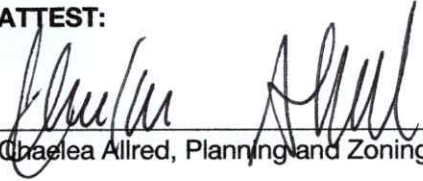
10. **Closed Session- if needed**
11. **Adjournment 9:58PM**

Note-The minutes may include a summary of what was discussed and are not intended to be verbatim. All public meetings have an audio recording, time stamps are included in the minutes to help the public find where certain topics were discussed. Please see the audio recording of this meeting for a full audio record of the meeting.

Note- Additional information concerning meetings including agendas, minutes, recordings, written/typed public comment, other distributed materials, ordinances, resolutions, public notices and how to sign up for notifications on the Public Notification Website, can be found at <https://lakepoint.gov> under Departments-Recorder.

**PASSED AND APPROVED** but the Commission this 8<sup>th</sup> day of August, 2023

  
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Chair, James Simko

**ATTEST:**  
  
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Chaelea Allred, Planning and Zoning Commission Secretary