

**TOOELE COUNTY PLANNING COMMISSION  
47 SOUTH MAIN STREET, TOOELE, UTAH 84074  
(435) 843-3160**

**PUBLIC HEARING**

**July 27, 2006**

The Tooele County Planning Commission Public Hearing was called to order at 7:00 p.m. by Chairman George Mattena.

***Roll Call / Members in attendance:***

Sharon Grgich Doug Atkin Bill Bergner  
George Mattena Craig Anderson Tim Booth

***Staff:***

Nicole Cline Kent Page Mary Dixon

**1. Consideration to Amend the Lakepoint General Plan:**

George Mattena explained what the planning commission wanted to accomplish at this meeting. Gaylen Fridley stated that Jerry Winter has had asked him to say a few words about clustering in the Lakepoint area. Mr. Fridley stated that they would like the Lakepoint general plan to read the same as Erda, they do not want clustering in the Lakepoint area. The residents of Lakepoint want 1 acre lots or larger. They would like the area left rural. Mr. Fridley stated that he has heard that no one has ever addressed the Lakepoint general plan. George Mattena explained that things have been done in the Lakepoint area and they cannot be changed. There are other concerns and we need to address them. Lakepoint is a rural community and it is up to the community to keep it rural. Bill Bergner stated that they will take the taxed area and will consider that as the Lakepoint area. Nicole Cline explained that the subdivisions that are recorded in the recorders office will be the road maps for the area. Shelly DeLaney does not want clustering in the Lakepoint area. Shelly DeLaney is afraid that their life style that is here now will change and she does not want it to change. Kurt Allen stated that he feels like clustering should not be in the Lakepoint area. Kurt Allen read a statement on how he feels he wants the area to be. Dave Ellison moved to the Lakepoint area for the rural atmosphere. Dave Ellison does not like the motorcycles going up and down the streets. Sherry Anderson stated that she moved from South Jordan because she did not like all of the restrictions that were in place there she likes the rural atmosphere in the Lakepoint area. Kelly Wood agrees with what has been said and he would like it left rural. Kelly Wood does not want clustering in the area and the landowner's privileges taken away. Marylinn Sharp explained that they have had many meetings about this and they do not like clustering they want it to be 1 acre lots or larger. Marylinn Sharp stated that if someone does not want animals they can put something else in their back yard. Marylinn Sharp wants the owners to be able to decide what they want to do. Roddy Sharp agreed he remembers having meetings about this eleven years ago. Roddy Sharp stated that he remembers from the meetings that the residents want one acre lots or larger. Roddy Sharp does not want clustering in the Lakepoint area. Mark Ginnes stated that last May we had a meeting about this plan and he would like the area left as it is. Mark Ginnes does not want the developers to be able to come in and taker over the area and not be able to have what the landowners want. Kurt Pearson a developer and a builder stated that he does not

see a problem financially with the one-acre lots. Kurt Pearson stated that people chose to build here because they want to live here. Doug Atkin stated that about a year ago, we had a development that had clustering in it but it was changed to one-acre lots. Doug Atkin stated that he wanted the Lakepoint general plan reopened. Bill Bergner stated that this committee will be fair. Jessica Tarver stated that her dad had started the Stoney Mtn subdivision, they do not want smaller lots leave it as it is. Ron Magnum agreed with everything that had been said. Ron Magnum likes the open space in the area so that his children can have the lifestyle that he had growing up. Ron Magnum wants it left rural. Ron Magnum stated that he does not mind the developers but he feels like they need to go along with the life style in the area. Val Sterns stated that Saddleback got clustering but the people of the Lakepoint area do not want clustering. George Mattena stated that we need to do what we can with what we have. Jim Willis stated that this is not the first time that this has been brought up, this has been going on for fifteen years now. Ken Childs stated that he is opposed to clustering. George Mattena stated that land is constantly developing and the communities have to be involved. Roger Powell wants the one acre lots. Jonathon Garrard agrees with what has been said. Jonathon Garrard stated that with clustering there is suppose to be open space that is to be taken care of. He is afraid that the space will not be taken care of, it will only become a weed patch. Doyle Garrard stated that he has not seen this many people at any of their meetings. Doyle Garrard stated that a petition came around about clustering and he did not sign it he did not know what it really meant. Doyle Garrard stated that things have changed over the years. He has heard negative comments and feels like nothing is getting done. He stated that people with land should have the opportunity to do with it what they want. Carl Huffenger asked who would hear or see the meeting minutes. Jerry Winters asked us to put in the plan the same wordage as Erda. Doug Atkin stated that the county commission will get a copy of this. Doug Atkin sated that we are held to legal standards. Nicole Cline stated that when this committee gets a rough draft of the Lakepoint general plan then the public will be made aware of it for comments. Tina Fridley stated that she knows that the county commission can vote against us. George Mattena stated that if this commission gives the county commission information that this area wants this then they will vote for this. George Mattena stated that when we see large groups then we know that the community is for this plan. Maggie Johnson stated that we need to help each other keep this a rural area. Maggie Johnson wants to make sure that their voices are heard. George Mattena stated that if people do not want duplexes in the area then we can possibly put that in the general plan that they are not allowed. Doug Atkin stated that one of the things that is driving clustering subdivisions is water.

**Other Business:**

**Adjournment:**

With no further comments, Sharon made a motion to adjoin. The motion was seconded by Doug. All concurred. The meeting adjourned at 8:05 p.m.

**APPROVAL:**

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**Chairperson, Tooele County Planning Commission**

