

Lake Point Planning and Zoning Commission Minutes

Date: Monday, April 24th, 2023

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

Time: 7:00 PM

1. **Call to Order- 7:03 PM**
2. **Prayer- Rickey Lloyd**
3. **Pledge of Allegiance- John Gollaher**
4. **Presiding Officer- Hannah Caldwell**
5. **Attendance Roll Call-**

Lake Point Planning and Zoning Commission & Staff (PZ=Commission)	Public	Public
James Simko (PZ Chair) Absent	Eric Peterson	Bryan Davies
Hannah Caldwell (PZ Vice Chair)	Ellen Harmon	Rhondalyn Garrard
Lori Chigbrow (PZ)	Barry Harmon	Ivanava Garrard
Rickey Lloyd (PZ)	Jordan Taylor	Jonathan Garrard
Kirk Pearson (PZ) Absent	Megan Marshall	Mark Gines
Bryan Coulter (PZ)	Randall Marshall	Marianne Gines
Marylin Sharp (PZ) Absent	John Gollaher	Gary Calvin
Jamie Olson (RCDR) Absent	Chance Jord	
Chaelea Allred (PZS)	Ross Smedley	
	Hillary Smedley	
	Jesse Fairbanks	

6. **Public Comment-**
 - A. Motion to open Public Comment - Lori, 2nd - Bryan
 - B. Vote was unanimous approved
7. **Reports/Presentations-**
 - A. Bryan Coulter presenting information about setbacks **(4 Minutes)**
 - i) Bryan Coulter talked about setbacks, what they are and how they work, residential and commercial.
 - Barry Harmon** - public - talking about setbacks. Salt Lake City lets you use a building as a fence.
 - Ellen Harmon** - asked if there was a variance for people that need it?

Action/Business Items

- A. ADU open discussion - **(13:23 Minutes)**

Hannah is explaining what an ADU is and how they work. Internal ADU's have to be approved per state law to help with the housing crisis.

John Gollaher - public - talking about his ADU that he currently has. Would like to see the city bring back the duplexes.

Jonathan Garrard - public - asked questions about ADU's being section 8 housing. When can it be counted toward Moderate incoming housing. In the most recent legislative session they changed how many parking spaces the city can require for an ADU. Can not require more than 4.

Barry Harmon - asked a question about ADU having a separate address.

Rickey - talked about wanting to have the least amount of regulation as possible.

Bryan - talked about short term rental (less than 30 days) and long term rental (more) than 30 days) How does the community feel about long and short term rental? Airbnb, VRBO. Is that a good or bad source of income?

Hannah - if you rent your property as an airbnb then the owner has to keep the property pretty so that people will want to rent it.

Jonathan Garrard - public - talked about airbnb 14 days or less per calendar year. Without being penalized by the IRS.

Hannah - talked about the 9 digit zip code and how we need to add it to our online shopping so that we can get the sales tax.

Marianne Gines - public- when they rent airbnb's out of town they party. Do we want that in our neighborhoods? Are we going to have people living in the trailers on the property?

John Gollaher - public - had to get approval from the county to stay in the trailer while they built their house.

Bryan - not one wants to enforce dumb rules. I think we would rather air on the side of less rules and have people figure out how to talk to their neighbors.

Rickey - some people just hate their neighbors but we need to be good neighbors and be good to our neighbors.

Bryan - if we have rules and no enforcement or explanation why do we have the rule?

Hannah - we don't want to monitor everyone and what they do on their own private Property.

Bryan - we do not want to rule by CUP's. We want to have general guidelines.

B - Animal Regulation open discussion (1HR 2 Minutes)

Hannah - Summarized a comment that was submitted online asking that if we are going to create regulations that it be light.

Mark Gines - public - when we moved here it said 10 horses for our water. Then the county changed it to 4. It is counted in Units 20 chickens or 1 horse - if you don't use your water rights you lose them. Hannah - who is going to decide who is taking care of their animals and who isn't.

Chaelea Allred - this was talked about last week and in the wet months no matter how much property you have your horses are up to their knees in mud and some would consider that neglect.

Lori - This is why we wanted to hear from the public.

Mark Gines - Water rights are a huge concern. I have neighbors that have lost their water rights because they didn't use them.

Rickey - I know on my well it states how many animals, chicken, cows all of that.

Jesse Fairbanks - public - non-water use has gone away in the last legislative session. You don't lose it anymore you bank it.

Hannah - this is for the common good. we have to keep coming back to what is best for the common good. We talked about the contamination of a well and the use of animals. contamination is a state water issue. A lot of Lake Point is on metered water. Be responsible. We as a city don't want to have more regulations above the health department guidelines and the state water share guidelines.

Bryan - talked about how other cities don't have a lot of rules, but they all have laws about dogs. You have rights to have animals as long as they are not killing other animals or hurting People. If your dog barks all night you need to take your dog in the house.

Jesse Fairbanks - public - are you going to only regulate specific breeds?

Hannah - We don't want to tell you how many animals you can or can't have but we love cats for the gophers, mice. If there are too many animals at your neighbors, talk to your neighbor.

Bryan - most of the ordinances that I looked at said more than three dogs... you have a "kennel" people train dogs, breed dogs, dog daycares. but we don't want to hear them. But you need to have a place for them where they aren't seen or heard.

Hannah - I'm not opposed to anyone having 20 dogs. I just don't want to hear or see them.

Chance Jory - I had a neighbor that had a makeshift shelter and they had 20-30 dogs back there all the time. How long does it go before it is a nuisance?

Jordan Taylor - I have 1 cow on 2 acres but what happens when my neighbors don't like my cow mooing all night for a week. Once a month she moos all night. My old neighbor loved the mooing of the cattle all around. My new neighbor thinks my cow is a nuisance.

Bryan - we are a rural community, we have the sights, the smells and the sounds that take place. The cow isn't a dog.

Hannah - there has to be a happy medium and leeway, these are not human beings that can be reasoned with.

John Gollaher - public - I tried to be neighborly to my neighbor and it turned really ugly. There has to be a balance. There has to be control somewhere.

Hannah - we are hoping that things will work themselves out, through state water, the health department. We don't want to enforce codes and rules.

Lori - we are hoping to find a way to work these things into an ordinance without regulating animals, nuisances.

John Gollaher - state water doesn't come to your house anymore to do the well proofing they do it by drone.

Russ Medley - we moved here because we wanted to have animals but our new neighbor has made it very clear that she doesn't want to smell my horse, hear my horse. What should I tell her? Without guidance from you all I don't know what to do. Everyone that moved into Bridalwalk got a document that said I am moving into a rural neighborhood with farm sounds, smells, ect...

Jordan Taylor - what is the city going to do to safeguard us from that neighbor that doesn't want us to have animals even though our property says we can.

Barry Harmon - I have dealt with this and Animal control will typically go to the person that called and say here is a log, keep a log of how often it happens, and then they will give you a week or 30 days, and then they will look at it and say this is not a big deal. if it is a dog barking all night every night then it is. but the city does need some types of checks and balances. The board of health doesn't always work either.

Jesse Fairbanks - Is there some sort of math equation that says how many animals you can have? There has to be some sort of guideline.

Megan Marshall - Our kids raise animals for 4h animals so we have a lot of animals but only for a season.

Bryan - we will explain some whys. but not necessarily make it all into code. We will offer some reasons to help people get along. We don't want to over regulate, just give general guidelines. We are going to try and balance. All of this can change

John Gollaher - you don't have to govern water rights. the state will do that.

Marianne Gines - people are moving to Lake Point for the space, the farm land, animals. What is a nuisance? Does it go against water rights? Is it a county health department? We moved here so we have space and don't have to listen to people complain. People are moving here but they need to know what was here first.

Mark Gines - there is a difference between horse poop and dog poop.

Bryan - You have a right to protect your livestock and property. Shoot them, trap them, do what you need to, to protect your property.

Hannah - talked about education, we need to educate people about animals. Maybe add a Tab to the Lake Point City Page.

Lori - it is the responsibility of those moving into Lake Point to research where they are moving. We need to help brand our community. Did you not see this is a rural community?

Barry Harmon - We like how dark it gets. Can we have a dark sky ordinance?

Hannah - I don't know how much the city can do about people's homes as far as lights go but the commercial lights but we definitely can.

Jordan Taylor - There is a night sky ordinance for the county.

Barry Harmon - what about house lights that case all night, what if i can't sleep because their light shines right through my window.

Rickey - People that move in if they don't like the smells, they will get used to it.

Hannah - We appreciate you guys coming out. We don't know if we will always be unanimous, or that we will make everyone happy but hopefully we can find a happy medium.

Motion to close public comment - Lori, 2nd Rickey

Passed unanimously

8. Commission Updates

A. Hannah Caldwell

i) forwarding things from Mike Hansen, training and such.

B. Lori Chigbrow

i) Other

C. Rickey Lloyd

i) Other

D. Bryan Coulter

i) sent codes to the commission members, please look those over.

9. Closed Session- if needed

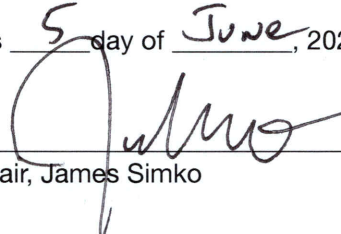
10. Adjournment- Bryan motioned, Lori 2nd

Note-The minutes may include a summary of what was discussed and are not intended to be verbatim.

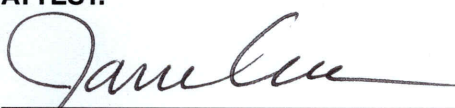
All public meetings have an audio recording, time stamps are included in the minutes to help the public find where certain topics were discussed. Please see the audio recording of this meeting for a full audio record of the meeting.

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PASSED AND APPROVED by the Commission this 5 day of June, 2023


Chair, James Simko

ATTEST:



~~Chaelea Alfred, Planning and Zoning Commission Secretary~~

Jamie Olson Recorder