

Lake Point City Council Minutes

Date: Monday, August 14, 2023

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

Time: 6:00 PM

1. **Call to Order-** 6:00 pm
2. **Prayer-** Jamie Olson
3. **Pledge of Allegiance-** Jonathan Garrard
4. **Presiding Officer-** Jonathan Garrard
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Jonathan Garrard (Chair)	Dawn Quintana	
Ryan Zumwalt (Vice Chair)	Melanie Harris	
Dan Crawford (C.)	Tyler Bishop	
Kathleen VonHatten (C.)	Bryan Coulter	
Doyle Garrard (C.)	Lori Chigbrow	
Jamie Olson (RCDR)	Kirk Trimble	
Rob Patterson (Attorney) Arrived at 6:50 pm Left at 12:04 am	Rhondalyn Garrard	

6. **Public Comment-** (2:15 recording)
 - A. Motion-Dan to open Public Comment. Kathleen 2nd
 - B. Vote was unanimously approved
 - i) Dawna Quintana (2:56 recording)
 - 1) Owns Urban Lye and has been in the home-based business for 30 years and has owned businesses in other states. If you are claiming an income, you should have a license. She has a brick-and-mortar business now and even when doing her business from home the state required a business license. Dawna explained how it works with events when she sells around the county. She explained her need to have insurance because people are "sue happy". She has people lose their business because of being sued. It is helpful to the business, the city, and the people to have a business license. Dawna explained how she felt about auto mechanic service in Lake Point. She suggested a limit of how many can do that business in Lake Point. Because of how small we are, the city could limit the number and space out similar businesses throughout the city. Dawna expressed her thoughts on traffic. If you limit traffic, it will limit the business owner. Suggested if you had an acre, it wouldn't matter because they can fit the cars coming and going.
 - (a) Jonathan asked a few questions about the following topics
 - (i) Protecting the city (14:00 recording)
 - (ii) Licensing in multiple places
 - (iii) School fundraisers
 - (iv) Cottage Laws
 - 2) Dawna mentioned product labeling
 - ii) Melanie Harris (18:34 recording)
 - (a) Briefly brought up Cottage Laws and Lemonade Stand laws.
 - iii) Brian Coulter (19:24 recording)

- 1) He mentioned in his previous work with the SBA, they encouraged businesses.
- 2) There are reasons you need a business license, for example, if you are cooking for people.
- 3) He would like to encourage businesses. He explained sometimes businesses grow but can't afford the jump to commercial. Bryan brought up incubator-type businesses in a small strip mall for example. Rent is cheaper and it helps them move along their business and creates a stepping stone. Bryan gave some examples of things that might not need licenses vs some that might need a license.
- 4) Doesn't believe in limiting the types and number of businesses
- 5) Is willing to help out any way he can.
 - (a) Doyle asked about retail incubators. (31:00 recording)
 - (b) (Dawna Q. and Bryan C.) discussed where Dawna does her business in the Old Hospital and how cheap that space is to rent and how that evolved.
- iv) Gina Levesque (38:35 recording)
 - 1) Liked the comments and the moderation that Bryan brought up
- v) Council and the public had an open discussion. (39:16 recording)
- vi) Tyler Bishop (47:00 meeting)
 - 1) has a mobile welding service and doesn't do any work at his house. The county wanted him to store everything inside and it's kind of hard to store your truck and trailer inside a garage. He asked for consideration for mobile businesses that may not have an impact on traffic but would need some outside storage.
 - 2) The Public and Council discussed storage of items on property.
- vii) Kirk Trimble (51:20 recording)
 - 1) Brought up impact on the public and vicinity of neighbors. Some people live on over an acre and then some on .18 acre. It's hard to put a dollar figure on that. Mentioned he parking, and explained he lives next to the music studio and sometimes they have 30 vehicles, but no one's driveways are being blocked. Regarding restrictions and what is a reasonable restrictions? If there is no impact, why should there be a restriction?
 - (a) (Doyle) asked if there were that number of cars all the time. Would he have an issue?
 - (i) It doesn't cause any issues and to his knowledge, there haven't been any issues.
 - (b) (Kathleen) expressed concern with defining commercial vs residential and how to distinguish between the two.
 - (c) (Bryan Coulter) explained defining commercials and he gave the suggestion of instead of saying "restrictions" use words like "suggestions and recommendation" for small businesses.
 - 2) (Kirk) error on the side of individual liberty and freedom
- viii) Council and the Public had an open discussion
- ix) Rickey Lloyd (1:00:15 recording)
 - 1) Brought up "criteria", "we" should not be a nuisance by restricting and prohibiting. We should show by example rather than taking away liberties.
- x) The Public and Council discussed further
- C. Motion- Dan to close Public Comment. Doyle 2nd
- i) Vote was unanimously approved

7. Work Session- (1:04:00 recording)

- A. Home-Based Occupation/Business Work Session.
 - i) Council is working to create one draft using 3 previously drafted documents as a reference. The first draft was presented by counsel as a starting point. The second draft was presented by Dan and the 3rd draft was provided by Jonathan as a combination of the two previous drafts after feedback from the Council and the public.
 - ii) Jonathan handed out a drafted ordinance (Draft 3) including his comments for reference (Exhibit A)
 - iii) Jonathan handed out charts that were handed out in the previous meeting. (Exhibit B)
 - iv) Council decided on how they would proceed with going through the drafts.

- 1) Council Discussed Draft 1 Home Occupations (1:14:30 recording)
 - (a) Council went through the document and made edits to the draft.
 - (b) Section 1. (1:16:00 recording)
 - (c) Section 2. (1:24:00 recording)
 - (d) section 3. (1:34:20 recording)
 - (e) Section 3.a. (2:12:00 recording)
 - (f) Section 3.a.i. (2:25:00 recording)
 - (g) Section 3.b. (2:27:27 recording)
 - (h) Section 3.c. (3:35:00 recording)
 - (i) Section 3.d. (2:42:00 recording)
 - (j) Section 3.e. (2:52:00 recording)
 - (k) Section 3.f. (2:56:30 recording)
 - (l) Section 4.b. (3:04:28 recording)
 - (m) Section 6.f. (3:16:25 recording)
- v) Council moved to the Draft 3 Combined HBB (3:26:36 recording)
 - 1) Council reviewed the document and made edits.
 - 2) Jonathan handed out a document of Laws of Nature (Exhibit C).
 - 3) Section 2. (3:34:07 recording)
 - 4) Section 3.3 (3:39:30 recording)
 - (a) Record- Jonathan is against with removing 3.3.1, 3.3.2, and 3.3.3 (4:07:43 recording)
 - 5) Section 4. (4:09:49 recording)
 - 6) Section 4.1.1. (4:25:02 recording)
 - 7) Section 4.2. (4:52:28 recording)
 - 8) Section 4.2.1.A.i. (5:04:55 recording)
 - 9) Section 4.3 (5:29:27 recording)
 - 10) Section 5. (5:32:00 recording)
 - 11) Section 6. (3:35:07 recording)
 - 12) Section 7. (5:37:47 recording)
 - 13) Section 8. (5:38:28 recording)
 - 14) Sections 9 and 10. (5:39:04 recording)
 - 15) Council discussed after reviewing the entire document (5:39:45 recording)
 - 16) Questions for Rob (5:57:25 recording)
- 8. Public Comment (6:11:55 recording)**
 - A. Motion- Doyle to open Public Comment. Dan 2nd
 - B. Vote was unanimously approved
 - i) Lori Chigbrow (6:12:28 recording)
 - 1) Lori took lots of notes and shared some of her thoughts.
 - 2) Thoughts on 2.3 making it owner or tenant occupied.
 - 3) 3.3.1 and 3.3.2. Concerning complaints and she suggested verbiage.
 - 4) Type 1. Gave a suggested definition.
 - 5) She sees that Level 1 as having no impact, they would not have customers, no employees, no out of the ordinary deliveries, or outside visits.
 - 6) She sees Level 2 might have a few customers, not really an impact on the community, not many deliveries for the business. Might have an employee. She suggested to take out notification of neighbors because there isn't really an impact. She would move manufacturing over to type 3.
 - 7) She sees Level 3, as when you start having an impact on your neighbors.
 - 8) She would like to see business examples listed in each type.
 - 9) Ideas on registering a business.
 - 10) Adding license fee for late fee. Registering with the state Dept of Commerce.
 - 11) Why the design standards (6:28:10 recording) and they contradict other rules.
 - 12) She mentioned a few other cities she looked at for their regulations and verbiage.
 - 13) Over defining things makes it more narrow.
 - 14) Auto Repair thoughts (6:36:00 recording)
 - C. Motion-Doyle to close Public Comment. Kathleen 2nd.

D. Vote was unanimously approved

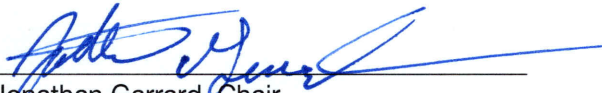
9. Adjournment- 12:37 pm

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 Council this 23rd day of August, 2023


Jonathan Garrard, Chair

ATTEST:


Jamie Olson, City Recorder

