

Lake Point City Council Minutes

Date: Wednesday, Sept 6, 2023

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

Time: 6:00 PM

1. **Call to Order-** 7:01 pm
2. **Prayer-** Ryan Zumwalt
3. **Pledge of Allegiance-** James Simko
4. **Presiding Officer-** Jonathan Garrard
5. **Attendance Roll Call-** Jonathan Garrard

Lake Point Council & Staff (C=Council)	Public	Public
Jonathan Garrard (Chair)	James Simko	
Ryan Zumwalt (Vice Chair)	Lori Chigbrow	
Dan Crawford (C.)	EG Paul Mazzolini	
Kathleen VonHatten (C.)	Todd Chelini	
Doyle Garrard (C.)	Kim Mazzolini	
Jamie Olson (RCDR)		
Rob Patterson (Attorney)		

6. Public Comment-

- A. Motion-Doyle to open Public Comment. Dan 2nd
 - i) Vote was unanimously approved
- B. Todd Chelini (2:40 recording)
 - i) Todd, his sister, and his brother-in-law are here to discuss the proposed zoning changes to their property at the point of Clinton Landing Road and Lake Shore.
 - ii) In the past the land use was some sort of commercial use including stored tires, it was leased it to Mr. Tow, where it was technically an impound yard.
 - iii) The zoning proposed by the city being commercial neighborhood, doesn't allow what the land has been previously uses for.
 - iv) They have looked into cleaning it up, repairing, upgrading the two-door shop and also looking into electrical charging station. They don't want to build a big commercial building.
 - v) In the 90's and it has a build board at the end of the property and they are looking into improving the billboard. Maybe one side a video board and upgrading it. They would be a considerable expense and the suggested zoning does not fit, since they would need a permit to upgrade it. They would like their land to be zoned Highway Commercial.
 - 1) (Doyle) asked about the lot and if it was divided.
 - 2) (Todd) the road divides the property.
 - vi) (Doyle) commented on the night sky ordinance that they are looking into that might affect the billboard and the desire of Todd wanting it to be a digital sign.
 - vii) (Todd) it would just be facing the highway and be on the one side of the billboard.
 - viii) (Dan) thought maybe there were options for the billboard that would be acceptable for the "night sky" ordinance.
 - ix) (Todd) went over the description of the property and their wishes and ideas for the land.
 - x) (James Simko) gave some business ideas.
 - xi) (Kim Mazzolini Todd's Sister) had questions as to why that area was proposed to be a Commercial Neighborhood zone. (17:10 recording)

- 1) (James) gave some examples of the zoning change, for example flow of traffic and if there is an emergency and getting people out of there. Neighborhood Commercial is meant to not have a lot of traffic flow.
 - xii) (Paul Mazzolini) (Todd's brother-in-law) looked for a description of what different zones they allow and gave examples of what he found was allowable, and the neighborhood commercial is nothing like what is already out there in that area.
 - xiii) (Jonathan) explained the uses that the Planning and Zoning are discussing and how to find them.
 - xiv) (Ryan) said they need to consider the other property owners and not just the one.
 - xv) (James Simko) brought up grandfathering and asked about their timeline.
 - xvi) (Kim Mazzolini) they just got access to the property after getting Mr. Tow out of there. They are in the beginning stages.
 - xvii) (Todd) wasn't sure where the property lines were and where the right of ways were located.
 - xviii) (Todd) explained things that need to be worked on and they do want to turn it into revenue-building property.
 - xix) (Kathleen) expressed her thoughts on commercial neighborhood and what her vision of what that feel like. (27:55 recording)
 - xx) (Kim Mazzolini) expressed that they don't want their option to be narrowed.
 - xxi) (Lori) expressed the concerns the Commission had on having auto in Neighborhood Commercial, and cars parking overnight were a problem.
 - xxii) (Dan) expressed ideas, communicating with Planning and Zoning, and business potential.
 - xxiii) (Jonathan)- Explained where to find things and how to contact the Council.
- C. Motion-Kathleen to close Public Comment. Doyle 2nd
- i) Vote was unanimously approved

7. Action/Business Items

- A. Public Hearing for O-2023-19 Commercial Zoning Map (38:13 recording)
- i) (Jonathan) wanted to make note that we had public concern from Chris Robinson.
 - ii) Motion-Dan to open the public hearing. Jonathan 2nd
 - 1) (Chris Robinsons) Jonathan read Chris's email sent Sept 3, 2023 (45:06 recording) (Link added to the city website in Recorder-Minutes sheet)
 - (a) (Chris) is unable to attend the meeting when the zoning map will be discussed.
 - (b) (Chris) Saddleback Development 135787 amended with Tooele County, he is an owner of this land and has marked up the proposed zoning map attached to the email. He requests a work session with the Council when discussing zoning changes since he is a large owner in Lake Point.
 - (c) (Chris) requested to have a work session with the City Council before approving zoning maps and the General Plan so they can work together.
 - (d) (Jonathan) verbally explained some of the marked-up parts of the map Chris attached to the email.
 - 2) (Kim Mazzolini) asked about the process of the zoning map. It's hard as an owner to see a map without the definitions and asked if it is normal to adopt a map that doesn't have the definitions to explain the map. (49:44 recording)
 - 3) (Jonathan) explained that it was worked on at about the same time and explained their vision.
 - 4) (James Simko) mentioned the option of applying for a rezone.
 - 5) (Kim) Asked how applying for a rezone worked
 - (a) (Ryan) explained that process
 - 6) (Kim) asked about UDOT's ideas of roads through Lake Point and onramps in the area of their property.
 - 7) (Jonathan and the Council) explained the ideas that have been expressed over the years.
 - 8) (Doyle) asked about some land that was Chris's land in yellow. (59:50 recording)

- 9) The Commission and Council discussed the citizen concerns and business ideas.
- 10) Motion-Kathleen to close public hearing. Dan 2nd
 - (a) Vote was unanimously approved
- iii) (Ryan) answered Doyle's question 9.A.ii.8. (1:06:50 recording)
 - 1) (Ryan) read some references from some Tooele County Meetings.
- iv) Commission and Council discussed zoning for certain lands (1:10:00 recording)
- v) Commission and Council discussed citizen concerns with zoning. (1:17:00 recording)
- vi) Motion- Kathleen to approve the map as proposed by planning and zoning. Ryan 2nd (1:19:00 recording)
 - 1) (Jonathan) was wondering about the top piece (north corner) and why it is zoned residential.
 - (a) Someone from the council will look into the reasons why the county had it zoned that way.
 - 2) (Jonathan) doesn't think it is wise to shrink our boundaries.
 - 3) (Ryan) is concerned with changing the map and likes the process of public hearings and informing the public on zoning changes.
 - (a) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
 - (b) Vote was unanimously approved
- B. R-2023-24 Oquirrh Mountain Express (1:27:30 recording)
 - i) Council discussed the drafted document
 - ii) (Ryan) read and gave some information including public comments submitted from a Transportation Survey and the reasons for the creation of the Green Ravine Conservation and Preservation Easement. These will be attached to the Resolution 2023-24 as exhibits.
 - iii) Council edited a draft of the resolution for approval. (1:38:00 recording)
 - iv) Motion-Dan -Move forward with R-2023-24 Oquirrh Mountain Express with changes discussed tonight per Jonathan making changes and pending attorney review. Doyle 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
 - (a) Vote was unanimously approved
- C. Recycle Bin (2:13:24 recording)
 - i) Council discussed the recycling issues.
 - ii) Council discussed paying for another recycle bin in the north end of Lake Point.
 - iii) Individual recycling for residents is not an option at this point because it would be forced onto every resident including the cost associated.
 - 1) Motion- Kathleen that we okay renting a recycling bin 8 yard bin which will be placed on an HOA designated location of \$215.00 per month with a review in 3 months. Dan 2nd (2:21:23 recording)
 - (a) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
 - (b) Vote was unanimously approved
 - (c) Kathleen will schedule it being delivered after she has a location from the HOA.
- D. Proposal for allocation of funds for Emergency Night Community Event (2:24:00 recording)
 - i) Council discussed Kathleen's ideas and where she is on this.
 - ii) (Kathleen) would like to table this until she has more information.
- 8. Public Comment**
 - A. No public Comment
- 9. Adjournment-** 9:35 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 27th day of Sept, 2023


Jonathan Garrard, Chair

ATTEST:


Jamie Olson, City Recorder