

## Lake Point Planning and Zoning Commission Minutes

Date: Monday, January 08, 2024

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

Time: 7:00 PM

1. **Call to Order-** 7:13 pm
2. **Prayer-** Marylinn Sharp
3. **Pledge of Allegiance-** Lori Chigbrow
4. **Presiding Officer-** James Simko
5. **Attendance Roll Call-** James Simko

Lake Point Planning and Zoning Commission & Staff (PZ=Commission)	Public	Public
James Simko (PZ Chair)	Jonathan Garrard	
Herbert Davila (PZ)	Doyle Garrard	
Lori Chigbrow (PZ)		
Rickey Lloyd (PZ)		
Bryan Coulter (PZ) on the phone		
Marylinn Sharp (PZ)		
Jamie Olson (RCDR)		
Rob Patterson (Attorney) left at 9:55 pm		

6. **Public Comment-** (2:48 recording)
  - A. Motion- James to open Public Comment. Lori 2nd
    - i) No Public Comment
  - B. Motion-Marylinn to close Public Comment. Lori 2nd
    - i) Motion- was unanimously approved
  - C. **Approve the Minutes**
    - i) No minutes to approve
7. **Action/Business Items** (3:45 recording)
  - A. Public Hearing for the following, proposed land use regulations
    - i) Motion- James to Open Public Hearing for Site Plan Review. Marylinn 2<sup>nd</sup>
      - 1) Jamie assisted with some technical difficulties.
      - 2) Jonathan Garrard (9:56 recording)
        - (a) (Jonathan) Concern with Section 1 purpose addressing dwelling and site plan review.
          - (i) (Rob and Lori) discussed a small edit to clarify.
        - (b) (Jonathan) Concern with Detailed Boundary Survey 6.D. concerning acceleration and deceleration lanes (16:25 recording)
          - (i) (Rob) talked to this topic and explained how it may affect Lake Point.
        - (c) (Jonathan) Concern with Detailed Boundary Survey 6.D.10. if it would limit smaller trash receptacles, for example in parking lots.
          - (i) (Rob) this could be clarified in the Commercial Regulations Ordinance, but not necessarily needed in this document.

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- (d) (Jonathan) Was wondering if it might be helpful to have visuals, examples, and diagrams to assist applicants.
- (e) (Jonathan) In Section 4. Phase Development if it would be helpful to have additional details on the criteria and process for approval.
  - (i) (Rob) explained some language he added to help clarify and give more detail. (35:00 recording)
- (f) (Jonathan) would like when the "Where As's" are added, for them to reference the Vision and Core Values (27:20 recording)
  - (i) (Jonathan) can mention this also to the City Council when it gets put into ordinance form when the "Where As's" are added.
- (g) (Lori) also added language in the "Where As" section to referencing the General Plan, Vision and Core Values
- 3) Doyle was happy they made the adjustment and didn't have a hard deadline on phases. (44:00 recording)
- 4) Motion-James to Close Public Hearing for Site Plan Review. Lori 2<sup>nd</sup>
  - (a) Motion passed unanimously by those present.
- 5) Motion-James to Recommend the Site Plan Review to City Council. Lori 2<sup>nd</sup> maybe
  - (a) Roll Call Vote - [James Simko Yea], [Herbert Davila not present], [Lori Chigbrow Yea], [Rickey Lloyd not present], [Bryan Coulter Yea], [Marylinn Sharp Yea]
- ii) RR-1 Zoning District Regulations (47:00 recording)
  - 1) Motion- Lori to open Public Hearing for RR-1. James 2<sup>nd</sup>
  - 2) (Lori) went over amendments the Planning and Zoning proposed and discussed.
  - 3) Discussed clarification verbiage concerning home-based business and occupation.
  - 4) Discussed the changes to the Detached ADU verbiage based off the Commission and public feedback. (50:52 recording)
    - (a) Commission Discussed
    - (b) (Doyle Garrard) Wanted to make sure it was still allowed that you could switch your primary dwelling unit and ADU as an option, depending on sizes.
      - (i) (Doyle Garrard) brought up if the 1200 sq ft is a livable space or 1200 sq ft. footprint.
      - (ii) (Doyle) If it is a footprint, they could be limited to adding a garage because the garage sq footage could take away from the livable space.
  - (c) The Commission discussed the livable space and footprint square footage for an ADU and the 20% roof line requirement for buildings. (1:12:00 recording)
  - (d) (Jamie Olson) brought up that a requirement for having an ADU is to provide parking and if she could afford to do it would prefer to be able to add a garage to the ADU. Why make an applicant separate a garage just to jump through a hoop and also cost them more money? (1:16:00 recording)
  - (e) Commission continued to discuss.
  - (f) (Jonathan Garrard) as someone with aging parents and loved ones, if he were to add an ADU to my property I would want my parent to have a garage to park their car in and not take away from her living space.
  - (g) The Commission and Rob continued to discuss the livable space and footprint.
  - (h) (Doyle) feels similar to Jonathan and feels more comfortable with what Rob has explained as an ADU and likes the way it written and would be able to have the garage not apply to the 1,200 sq ft ADU.
  - (i) The Commission agreed to leave it the way the worded it on the draft that was posted with the intention of the ADU being the living space as an ADU is defined. So, if the applicant wants to attach a garage to the ADU it would be okay and not be included in the square footage limit.

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- 5) Discussed the changes to Duplexes verbiage. (1:55:04 recording)
    - (a) (Jonathan) recommended that the Commission add the reasons they came up with the 0.85 acres limit for a duplex.
    - (b) (James) explained the reasons and Lori made a note for the Council for them to see.
  - 6) Motion- James to close the Public Hearing for RR-1. Lori 2nd (2:01:10 recording)
    - (a) Motion passed unanimously by those present
  - 7) Motion- James to recommend the RR-1 to the Lake Point Council with amendments. Lori 2nd. (2:01:37 recording)
    - (a) Roll Call Vote - [James Simko Yea], [Herbert Davila not present], [Lori Chigbrow Yea], [Rickey Lloyd Not present], [Bryan Coulter Yea], [Marylin Sharp Yea]
    - (b) Motion passed unanimously by those present.
- B. Storm Water Drainage Design (2:02:34 recording)
- i) Motion- Marylinn to open the public hearing for Storm Water Drainage. James 2nd
    - 1) Motion passed unanimously
  - ii) (Jonathan Garrard) as a citizen, this causes him great concern. (2:04:54 recording)
    - 1) (Jonathan) For the older residents and properties that don't have the big drainage swells, he is concerned this requires them needing put in an 18-inch pipe, where the swell might only be 6 inches deep or doesn't have a swell at all. If they are required to add this drainage, they will just be the collector of water and be a massive puddle or pool. This would also apply to the new church site. Would the city be responsible to put in the drainage downstream so the water wouldn't pool up?
  - iii) (Rob) recognized the concern with individual parcels.
  - iv) (Lori) asked Rob if someone has a preexisting drainage that is 6 inches, they would be required to put in an 18-inch pipe or ask for a variance.
    - 1) (Rob) correct.
  - v) (James) brought up church options might be a French Drain and the concern of our high-water table.
  - vi) (Rob) explained some verbiage in the document that addressed looking at the downstream and upstream capacity effects and if it doesn't work, they can work with the city for an alternative design.
  - vii) Commission discussed.
  - viii) (Jamie Olson) expressed concern with the cost of Engineering to come out to a residence property that might not have or has a small drainage area to determine if they can get a variance or if they even need one. That could get very expensive. (2:21:49 recording)
  - ix) (Lori) asked how they could change it
  - x) (Rob) suggested some language something to the effect of "the design may be reduced based on the capacity of adjacent swells."
  - xi) (Doyle Garrard) this was brought up because of some flooding that happened in a Lake Point Estates subdivision and when storms would come the swells couldn't handle the flow and then the water would run into the roads. His observation was more that the swells were not maintained, and were filled in with lime fines, which washes away. He liked the idea of the piping having an inlet shape.
  - xii) The Commission discussed this concern and recognized the issue and discussed options.
  - xiii) (Rob) acknowledged the concern and recommended the Commission reach out to Jones and DeMille to get some verbiage from Jones and DeMille for preexisting homes or where swells don't exist. (2:31:10 recording)
  - xiv) Motion- Lori to close Public Hearing on Storm Water Drainage Design. James 2nd (2:34:20 recording)
    - (a) Motion passed unanimously by those present.

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- xv) Motion- James to recommend Storm Water Drainage to the City Council with the understanding that as we send it over that they will look into it, they call Jones and DeMille to see if they can put in verbiage that allows old Lake Point the opportunity to not have to spend tons of money, to force them to comply, that we don't create too much of a hardship for them updating their storm water drainage. Marylinn 2<sup>nd</sup> (2:34:45 recording)
  - 1) Roll Call Vote - [James Simko- Yea], [Herbert Davila- not present], [Lori Chigbrow- Yea], [Rickey Lloyd- Not present], [Bryan Coulter- Yea], [Marylinn Sharp- Yea]
  - 2) Motion passed unanimously by those present.

### 8. Commission Updates

- A. James Simko
  - i) No updates
- B. Lori Chigbrow
  - i) (Lori) asked about the Sign Ordinance and wanted some clarification from Rob. (2:36:40 recording)
  - ii) (Lori) mentioned that Tooele didn't have a Sign Ordinance that they have in place.
    - 1) (Rob) wasn't sure how they could approve a sign without a sign ordinance.
    - 2) (Rob) we cannot allow a change to the size of the sign without the sign ordinance. If they wanted to just change the lettering or words on an existing sign, that could be done, but to change the size or lighting would require the ordinance.
  - iii) (Lori) wanted to bring attention back to the Sign Ordinance they have worked through and recommended the commission read through a document Lori emailed out to the Commission last week.
  - iv) (Lori) Asked the Commission to make sure they are prepared for possible presentations they may have in the future; the Commission should be researching the topic so they are prepared.
  - v) (Lori) Asked Jamie for some guidance on an email that went to Chaelea and discussed.
- C. Rickey Lloyd
  - i) Not in attendance
- D. Bryan Coulter
  - i) No updates
- E. Marylinn Sharp
  - i) No updates
- F. Herbert Davila
  - i) Not in attendance

### 9. Public Comment (2:57:00 recording)

- A. Motion- James to open Public Comment. Marylinn 2<sup>nd</sup>
  - i) Motion was unanimously approved by those present.
- B. (Jonathan Garrard)- informed the Commission that there are Council members who would like the Commission to keep the Annexation Plan as a priority.
  - i) Commission discussed.
- C. Motion- James to close Public Comment. Marylinn 2<sup>nd</sup>
  - i) Motion was unanimously approved by those present.

### 10. Adjournment – 10:17 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

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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 15<sup>th</sup> day of January, 2024

  
Chair, James Simko

**ATTEST:**

  
Chaelea Allred, Planning and Zoning Commission Secretary