

Lake Point Planning and Zoning Commission Minutes

Date: Monday, March 3, 2025

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

Time: 7:00 PM

1. **Call to Order-** 7:00 pm
2. **Prayer-** Gino Garcia
3. **Pledge of Allegiance-** Rickey Lloyd
4. **Presiding Officer-** Gino Garcia
5. **Attendance Roll Call-**

Lake Point Planning and Zoning Commission & Staff (PZ=Commission)	Public	Public
Vacant (PZ Chair)	Ashley Davies	
Gino Garcia (PZ Vice Chair)		
Lori Chigbrow (PZ) arrived at 7:03PM		
Rickey Lloyd (PZ)		
James Simko (PZ)		
Marylin Sharp (PZ)		
Chaelea Allred (PZ Sec.) Absent		
Jamie Olson (RCDR)		

6. Public Comment-

- A. Motion-Bryan to open Public Comment. Rickey 2nd
 - i) Motion- was unanimously approved
- B. Ashley Davies – Sunset Road **(2:05:00 RECORDING)**
 - i) (Ashley) She has 1.20 acres and wants to split it into 0.62 acres.
 - ii) (Ashley) She wants to do this for a couple reasons, the way the house is situated and can't maintain the extra land on their lot, and it would financially benefit her family.
 - iii) (Jamie) showed the Commission a map and area surrounded parcels.
 - iv) (Gino) if we create a new zone then we create the opportunity for others to do that. His understanding from the majority of the city was the city wanted the 1 acre lots.
 - v) (Ashley) some have suggested they build an accessory dwelling unit
 - vi) (Ashley) She asked if it made a difference if the parcels around her that are grandfathered
 - vii) (Lori) the other lots are in a development agreement.
 - viii) (Lori) would like to talk to legal counsel to talk to this further.
 - ix) (Ashley) feels that
 - x) (Rickey) understand that we have code now, but what
 - xi) (Bryan)
 - xii) (Ashley) wanted to make sure to apply for the right things.
 - xiii) (Gino) will follow up with the attorney to get some questions asked and put it on an agenda.
 - xiv) (Commission) thanked her for coming in.
- C. Ryan Zumwalt
 - i) He has been in the discussion with Jamie and the attorney, and it was advised to not consider any houses that are in the Community Development. Because those homes under the agreement that requires for every house on less than

- ii) The ADU factor, a home that has an ADU, if in the future it gets
- D. Motion- Bryan to close Public Comment. Gino 2nd
- i) Motion- was unanimously approved

7. Staff Report

- A. (Gino) asked Jamie when the Council would be reviewing the Sign Ordinance.
- i) (Jamie) March 26, 2025 at 6 pm

8. Discussion (No Formal Action Taken)

- A. Annexation Discussion
 - i) The Commission asked Ryan Zumwalt to help them draft an Annexation Plan.
 - ii) The Commission and Ryan discussed ideas and thoughts on the Lake Point's future Annexation Plan. The following items were some of the topics discussed with some estimated time stamps.
 - 1) Main goals for an annexation.
 - 2) Property owners, and if they do or do not want their property in a municipality's annexation plan.
 - 3) Potential land in surrounding areas.
 - 4) Ryan went through a few of the state codes that need to be considered as the Commission works on a draft.
 - 5) Ryan showed a few other city's plans and wanted to know what the Commission prefers, so that he knows what to work on as he puts a rough draft together.
 - 6) Commission looked at a map and put down their thoughts on area they might want to include in an annexation plan. **(Recording 1:30:00)**
 - 7) (Lori) pointed out a resource on annexation that she put in the drive.
 - 8) (Commission, Council and Staff had an open discussion around a couple maps layed out on tables.

9. Commission Updates (2:13:00 recording)

- A. James Simko
 - i) No updates
- B. Gino Garcia
 - i) Alexis will plan on presenting March 26 who will fill Eric's vacant seat and the first meeting with new commission member will be April 7
 - ii) Gino, be mindful when you are reaching out to staff, as their time will be billed to the city, and maybe be efficient with your request
- C. Lori Chigbrow
 - i) No updates
- D. Rickey Lloyd
 - i) No updates
- E. Bryan Coulter
 - i) No updates
- F. Marylinn Sharp
 - i) Asked about an ADU document that was shared in a text and wanted to get more information.
 - 1) (Lori) explained further what she had shared and how ADU's might become more popular and the Commission needs to be aware of the expansion of ADU's.
 - 2) (Marylinn) wanted to review the verbiage we have on ADU's in the near future.

10. Public Comment

- A. Motion -Bryan to open Public Comment. Rickey 2nd
 - i) Motion was unanimously approved
- B. Motion to close Public Comment
 - i) Motion- Bryan was unanimously approved. Rickey 2nd

11. Closed Session- if needed

12. Adjournment- 9:21 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 Commission this 17 day of March, 2025


Vice Chair

ATTEST:


Jamie Olson, City Recorder

