

Lake Point Planning and Zoning Commission Minutes

Date: Monday, December 1, 2025

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

Time: 7:00 PM

1. Opening Formalities

- A. Call to Order - 07:01 pm
- B. Prayer- Rickey Lloyd
- C. Pledge of Allegiance- Lori Chigbrow
- D. Presiding Officer- Lillian Erickson
- E. Attendance Roll Call-

Lake Point Planning and Zoning Commission & Staff (PZ=Commission)	Public	Public
Lillian Erickson (PZ Chair)		
Lori Chigbrow (PZ Vice Chair)		
Bryan Coulter (PZ) over the phone until 7:15 pm and then arrived in person.		
Rickey Lloyd (PZ)		
Marylinn Sharp (PZ)		
Gino Garcia (PZ)		
Chaelea Allred (PZ Sec.)		
Jamie Olson (RCDR)		

2. Staff Report

- A. Marriot Site Plan should be coming up soon

3. Public Comment-

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

4. Discussion Items (No Vote)

- A. WFRG (Wasatch Front Regional Council) presentation by Tim Watkins
 - i) Tim Watkins shared thoughts on the following topics
 - 1) Land Use Intensity in community
 - (a) Tim provided detailed land-use visualization tools and conceptual models illustrating how mixed-use (MU) zones can transition from low-density residential into higher-intensity residential, flexible-use, and commercial centers. Flexible ground floor uses
 - (b) Personal work from home office space, flexible accessory office space, live/work, retail.
 - 2) He emphasized that a successful MU zone must include:
 - (a) A connected street framework
 - (b) Walkable block patterns
 - (c) On-street and shared rear-lot parking
 - (d) Architectural flexibility, including both pitched-roof "rural character" options and more traditional flat-roof main-street options

- 3) Mixed-use center
- 4) City center design
- 5) Live/workplace
- 6) Commission appreciated the helpful presentation.

5. Action/Business Items

- A. Site Plan Approval 1605 Saddleback Blvd - EV charging Station **(32:00 recording)**
 - i) Jamie Olson presented the Site Plan report and answered any questions from the Commission.
 - ii) Motion-Rickey to recommend this site plan (1605 Saddleback Blvd) to the City Council for approval as presented. Lillian 2nd
 - 1) Roll Call Vote - Gino Garcia Absent, Lori Chigbrow Yea, Rickey Lloyd Yea, Bryan Coulter Yea, Marylinn Sharp Yea
 - 2) Motion passed unanimously
- B. Public Hearing - Commission recommendation to the Council for adopting Wildland Urban Interface (WUI) Fire Risk code and Risk Map and changing code referencing LUDMA om Utah Code (39:41 recording)
 - i) Motion-Lillian to open the public hearing. Bryan Coulter 2nd
 - 1) Motion passed unanimously
 - ii) Kathleen gave the Commission the overview of the need to adopt the WUI code specifically to be in compliance with HB 48.
 - iii) Lake Point previously adopted Title 15A in 2022, which includes the 2006 WUI code, but legal review indicates the safer approach is explicit adoption of the WUI code and a matching WUI risk map to avoid ambiguity.
 - iv) Designation of the Wildland Urban Interface Risk Map
 - 1) It was updated this year
 - v) North Tooele Fire District already operates under this risk map and WUI code.
 - vi) Failure to adopt risks loss of state wildfire suppression cost-sharing
 - vii) Buck Peck (North Tooele Fire Marshal)
 - viii) A separate State-run program beginning in 2026 will evaluate statewide “high-risk” areas for existing homes and may assess an annual fee (\$20–\$100), but that process is not part of tonight’s adoption.
 - ix) Buck emphasized that Lake Point is already enforcing WUI standards for new construction; tonight’s action formalizes compliance and protects the city financially Threat assessment worksheet is used by the Fire Marshal, he then enforces building code according to the risk assessed
 - x) A separate and future item under HB 48 the state is looking at adopting a High-Risk Zone.
 - xi) If the WUI code and map is not officially adopted, the state could not help financial fund wildfire mitigation.
 - xii) Jonathan Garrard- Public Hearing Comment
 - 1) Jonathan asked about a specific map he found online and showed it to Buck, he had concerns with how and what the State of Utah might adopt for their risk map.
 - 2) Jonathan pointed out that this Bill passed unanimously and if there are concerns than people need to bring it up to the Legislature.
 - 3) He felt this was a hidden tax
 - 4) He felt there were broken parts to the government process.
 - xiii) Square footage of structures was discussed and details are unknown until the state adopts their map.
 - xiv) Motion - Bryan to close public comment. Lillian 2nd
 - 1) Motion passed unanimously
 - xv) Motion – Lillian to forward a positive recommendation to the City Council to adopt the Utah Wildland Urban Interface Code and the associated WUI Risk Map, and to update city code references to correctly cite LUDMA. Bryan 2nd

- xvi) Roll Call Vote - Gino Garcia Absent, Lori Chigbrow Yea, Rickey Lloyd Yea, Bryan Coulter Yea, Marylinn Sharp Abstain
xvii) Motion passed 4 to 1

6. Discussion Items (No Vote) (1:37:00 recording)

- A. Multi Use Zone
i) Commission discussed how to move forward now that they have the new ideas and visual presented earlier in the meeting by WFRC (Wasatch Front Regional Council).
ii) Tabled, until they can gather more information.

7. Commission Updates (2:04:08 recording)

- A. Lori Chigbrow
i) No updates
B. Rickey Lloyd
i) No updates
C. Bryan Coulter
i) No updates
D. Marylinn Sharp
i) No updates
E. Lillian Erickson
i) No updates
F. Gino Garcia
i) Absent

8. Public Comment

- A. Motion – Lillian to open Public Comment. Bryan 2nd
i) Motion was unanimously approved
B. No public comment
C. Motion to close Public Comment
i) Motion Lillian was unanimously approved. Rickey 2nd

9. Closed Session

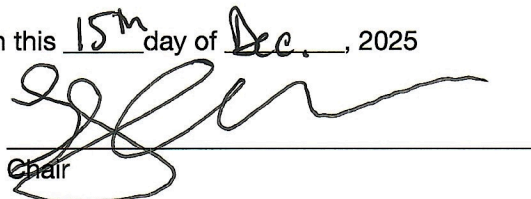
- A. Not needed

10. Adjournment- 9:06 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 15th day of Dec., 2025


Chair

ATTEST:


Jamie Olson, City Recorder