

Lake Point City Council Special Business Meeting Minutes

Date: Thursday Feb 26, 2026

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

Time: 8:00 PM

1. Opening Formalities

- A. Call to Order- 8:00 pm
- B. Presiding Officer- Kirk Pearson
- C. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Kathleen VonHatten (Chair) absent	Jonathan Garrard	Jeff Perkins
Kirk Pearson (Vice Chair)	Chris Bradley	Sharon Perkins
Kirk Trimble (C.)	Chris Anderson	
Ryan Zumwalt (C.)	Hiedi Anderson	
Lori Chigbrow (C.)	Brad Gibson	
Jamie Olson (RCDR)	Todd Barrett	
Jay Springer (Attorney)	Brendon Hatch	

2. Public Comment

- A. Motion- Kirk to open Public Comment. Lori 2nd
 - i) Vote was unanimously approved
- B. (This public comment session, at times, had an open discussion and it was unclear who was speaking. Summaries maybe not be in sequence)
- C. Chris Bradley
 - i) Expressed concern regarding a property located at the west end of Highline Drive in the Lake Point Estates subdivision. He stated the property owner appears to be operating multiple businesses on the property without a residential dwelling present. Mr. Bradley referenced the city's home-based business regulations requiring a residence on the property and requested the City take enforcement action to cease business operations occurring on the site.
- D. Brad Gibson
 - i) Stated the property appears to be functioning as a commercial warehouse within a residential neighborhood. He expressed concern that such use was not anticipated by residents when homes were constructed in the area
- E. Brandon Hatch
 - i) Requested clarification on how evidence is collected and asked whether additional documentation from residents would assist the investigation. Council encouraged residents to submit any additional information, photographs, or documentation to the City through the official city email address.
- F. Jeff Perkins
 - i) Shared a personal experience from a prior residence where a business operating in a residential neighborhood negatively affected property access and home values. He expressed concern that similar impacts could occur in Lake Point and asked that the issue be addressed promptly.
- G. Chris Anderson
 - i) Inquired about the fines for noncompliance.
- H. Sharon Perkins

- i) Inquired about CC&R committees
 - I. Council members responded that the matter has been reported and is currently under investigation by the City's building department, Recorder, and legal counsel. Council explained that complaints received by the city must be documented and investigated through appropriate due-process procedures before enforcement action may occur.
 - J. Residents asked questions regarding the roll of the CC&Rs, investigation timeline and enforcement process. Council explained that complaints initiate an investigation that includes gathering evidence, reviewing permits and records, and consulting with the City Attorney and building officials before determining appropriate action.
 - K. Council clarified that the City does not enforce CC&Rs, as they are private agreements between property owners. Enforcement typically occurs through private legal action between property owners or through a homeowner's association.
 - L. Residents discussed the possibility of forming or reactivating a neighborhood committee to address CC&R enforcement within the subdivision.
 - M. Council explained that the city may enforce municipal ordinances but cannot enforce private CC&R agreements.
 - N. Residents asked about the process for strengthening enforcement tools, including increasing fines or requiring CC&R confirmation during the permitting process.
 - O. Council explained that:
 - i) Land-use related changes typically begin with the Planning and Zoning Commission, which may recommend ordinance changes to the City Council.
 - ii) Business ordinance changes may be considered directly by the Council.
 - iii) Council indicated these topics could be reviewed in the future.
 - P. Motion- Pearson to close Public Comment. Lori 2nd
 - i) Motion passed unanimously
3. Action/Business Items
- A. Commercial Site Plan for 8235 Commerce Drive, applicant Todd Barrett (56:15 recording)
 - i) City Recorder Jamie Olson presented a site plan application submitted by Todd Barrett for property located at 8235 Commerce Drive, consisting of approximately 2.55 acres zoned Commercial General.
 - ii) The proposal included construction of a commercial warehouse and office facility for Pro Industrial, a contractor providing mechanical, structural, and civil construction services primarily supporting refinery, mining, and industrial operations.
 - iii) Applicant Todd Barrett provided a brief overview of the business operations, explaining that most employees work off-site and equipment would typically be stored at the facility between jobs.
 - iv) Council members expressed support for the proposed business locating in Lake Point.
 - v) Motion- Kirk to approve the Site Plan review for 8235 Commerce Drive. Lori 2nd
 - 1) Roll Call Vote-[Trimble-Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Absent] [Pearson-Yea]
 - 2) Motion passed unanimously
 - B. Adding Trash Flow service contract- technical support (1:04:15 recording)
 - i) Lori explained the need for the service contract to be renewed, so the system can be updated and resources like technical support and training can be utilized.
 - ii) Motion- Lori to approve Trash Flow Service Contract renewal. Trimble 2nd
 - 1) Roll Call Vote-[Trimble-Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Absent] [Pearson-Yea]
 - (a) Motion passed unanimously
4. Public Comment
- A. Motion- Pearson to open Public Comment. Ryan 2nd
 - i) Motion passed unanimously
 - B. No public comment
 - C. Motion- Pearson to close Public Comment. Trimble 2nd
 - i) Motion passed unanimously
5. Adjournment- 9:07 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 but not limited to 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.

Note- Any "For the Record" statements included in these minutes represent the individual Council Members who made them. They do not reflect official findings or the position of the city unless adopted by majority vote.

Note – These minutes may have been prepared using AI tools (ChatGPT and Otter.ai); all facts have been reviewed and verified.

Note- This meeting may have included public comment that was written and given to the City Recorder for the record. To find the complete record please visit lakepoint.gov Departments-Recorder-Downloaded Forms- Meeting Minutes.

PASSED AND APPROVED but the Council this 11th day of March, 2026


Chair

ATTEST:


Jamie Olson, City Recorder