

## Lake Point Planning and Zoning Commission Minutes

Date: Monday, February 9, 2026

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- Marylinn Sharp**
- 4) **Presiding Officer- Lillian Erickson**
- 5) **Attendance Roll Call-**

Lake Point Planning and Zoning Commission & Staff (PZ=Commission)	Public	Public
Lily Erickson (PZ Chair)	Buck Peck (NTFD)	
Sean Hansen (PZ)	Abbie Hunter	
Bryan Coulter (PZ) (on phone)	Janae Hunter	
Jim Willes (PZ)	Kathleen VonHatten	
Marylinn Sharp (PZ)	Randall Hinton	
Gino Garcia (PZ)	Rob Clausing	
Josh Carter (PZ)	Jennie Trimble	
Chaelea Allred (PZ Secretary)	Randy Trimble	
Jamie Olson (City Recorder)		

- 6) **Staff Report – Chaelea Allred**
  - a) **Josh Carter – (2:30 RECORDING)**
  - b) **Jim Willes – (3:00 RECORDING)**
  - c) **Sean Hansen – (3:45 RECORDING)**
- 7) **Public Comment-**
  - a) Motion to open Public Comment Lillian, 2<sup>nd</sup> Marylinn
  - b) Vote was unanimous approved
  - c) Motion to close Public Comment Lillian, 2<sup>nd</sup> Marylinn
  - d) Vote was unanimous approved
- 8) **Meeting Minutes- Motion to approve minutes Lillian, Sean 2<sup>nd</sup>**
- 9) **Discussion Item –**
  - a) **Randall Hinton – (6:40 RECORDING)**
    - i) Bryan talking about coverage of property (16:00 RECORDING)
- 10) **Action/Business Items-**
  - a) **Appointing commission chair & Vice Chair – (29:30 RECORDING)**
    - i) Gino – nominate Jim for Chair 2<sup>nd</sup> Bryan –
      - Josh - yay
      - Lillian - yay
      - Gino - yay
      - Bryan – yay
      - Jim – yay
      - Marylinn – nay
      - Sean - yay
    - ii) Gino would like to nominate Lillian for Vice Chair 2<sup>nd</sup> Sean

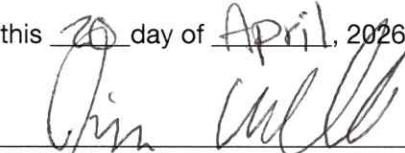
- iii) Jim would like to nominate Bryan and Vice Chair 2<sup>nd</sup> Lillian
  - Josh - Nay
  - Lillian - yay
  - Bryan - yay
  - Jim - yay
  - Marylinn -nay
  - Sean - yay
  - Gino - nay
  - Jim - yay
- b) Jim is the new Chair and Bryan Vice Chair
- c) Mixed Use – (35:30 MINUTES)
  - i) Talking percentages (40:00 RECORDING)
  - ii) Master Plan – (44:40 RECORDING)
  - iii) Flexible space – (1:02:30 RECORDING)
  - iv) Density – (1:14:00 RECORDING)
  - v) Figure 1 – (1:22:50 RECORDING)
  - vi) Maximum Height – (1:32:00 RECORDING)
  - vii) Wall Length – (1:32:35 RECORDING)
  - viii) Parking Standards - (1:33:25 RECORDING)
  - ix) Non-Residential Parking – (1:35:20 RECORDING)
  - x) Kennels – (1:40:00 RECORDING)
- d) Cellphone Usage - 1:57:00 RECORDING)
- 11) Commission Updates- (1:57:45 RECORDING)**
  - a) Lillian Erickson
    - i) None
  - b) Sean Hansen
    - i) Can the Sewer district come talk to us about sewer plant
  - c) Bryan Coulter
    - i) We should talk to the state about the sewer treatment plant
  - d) Marylinn Sharp
    - i) None
  - e) Jim Willes
    - i) Let's take a look what we are doing and see what we are missing and what we need to work on closer.
  - f) Gino Garcia
    - i) Thank you, Lillian for being Chair, good luck to Jim and Bryan
  - g) Josh Carter
    - i) I am new at the. Help me learn all as much as I can. Please patient.
- 12) Public Comment**
  - a) Motion to open Public Comment Lillian, Josh 2<sup>nd</sup>
  - b) Vote was unanimous approved
    - i) Janae Hunter – (2:05:40 RECORDING)
    - ii) Rob Clausing – (2:12:05 RECORDING)
    - iii) Bryan Coulter – (2:16:20 RECORDING)
    - iv) Jennifer Trimble – (2:17:30 RECORDING)
    - v) Kathleen VonHatten – (2:26:00 RECORDING)
  - c) Motion to close Public Comment – Lillian, 2<sup>nd</sup> Jim Willes
  - d) Vote was unanimous approved
- 13) Closed Session- if needed**
- 14) Adjournment – 9:29 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 20 day of April, 2026

  
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Chair, Jim Willes

  
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Chaelea Alfred, Planning and Zoning Commission Secretary