

Lake Point Planning and Zoning Commission Minutes

Date: Monday, September 21, 2026

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

Time: 7:00 PM

- 1) **Call to Order- 7:01 PM**
- 2) **Prayer- Sean Hansen**
- 3) **Pledge of Allegiance- Lillian Erickson**
- 4) **Presiding Officer- Jim Willes**
- 5) **Attendance Roll Call-**

Lake Point Planning and Zoning Commission & Staff (PZ=Commission)	Public
Lillian Erickson (PZ)	
Sean Hansen (PZ)	
Jordan Taylor (PZ)	
Jim Willes (PZ Chair)	
Jordan Johnson (PZ Vice Chair) Online	
Gino Garcia (PZ) Absent	
Josh Carter (PZ)	
Chaelea Allred (PZ Secretary)	
Jamie Olson (City Recorder)	

6) **Staff Report – Chaelea Allred / Jamie Olson**

7) **Public Comment - No Public Comment**

8) **Discussion Items – 07:22 RECORDING**

- a) **Sign Ordinance – Lillian Presenting Proposed changes (7:33 RECORDING)**
 - i) Jim – section 12 questions
 - ii) Updated Graphic – **(10:15 RECORDING)**
 - iii) Illuminated Signs - **(11:20 RECORDING)** moved to below
 - iv) Maximum height for monument Sign 8 ft **(12:10 RECORDING)** change verbiage to help with grade below road level.
 - v) Pole/Pylon Sign **(13:20 RECORDING)** added language to space signs to 100' apart. Discussed commerce drive and if we should need to change that.
 - vi) Shared sign **(15:10 RECORDING)** 3 or more businesses sharing a sign
 - vii) Section 10 is where the externally illuminated signs has been moved **(15:45 RECORDING)** added verbiage from billboard signs.
 - viii) Section 12 **(20:10 RECORDING)** this is a reference to the signs in homebased businesses discussing who needs to do what for homebased business.
 - ix) UDOT comment **(31:55 RECORDING)**
 - x) can you regulate the signs on the stop signs or telephone poles **(33:00 RECORDING)**
 - xi) **Lillian (33:40 RECORDING)** will be redlining this and bringing it back to the commission next meeting.
- b) **RR1 review – (35:00 RECORDING)**
 - i) Definitions **(40:30 RECORDING)** DADU detached ADU
 - ii) Highest point of roof **(41:50 RECORDING)**
 - iii) % coverage **(42:30 RECORDING)** 35% was what we felt like was reasonable. Jordan Taylor thinks that is even a little low would like to see 40% Josh says 40% is too much, Sean like 35%, Lillian likes 35%, Jordan Johnson likes 35% or up to 40%, Jim likes 35%.
 - iv) ADU's **(52:25 RECORDING)** – military leave or extended hospital/ nursing home stay.
 - v) DADU size
 - vi) DADU basement **(1:12:50 RECORDING)**
 - vii) One ADU per parcel **(1:19:00 RECORDING)**
 - viii) DADU Utilities **(1:20:30 RECORDING)**

- c) Conservation ordinance – (1:29:10 RECORDING)
 - i) Overlay maps (1:30:30 RECORDING)
 - ii) Administration & Compliance (1:59:50 RECORDING)
- d) Conservation – send to the attorney this week.
- e) RR1 – Jordan Taylor will talk to Sewer district and see what needs to be done
- f) Sign ordinance – Lillian will update

9) Commission Updates-

- a) Lillian Erickson
 - i) None
- b) Sean Hansen
 - i) None
- c) Jordan Taylor
 - i) None
- d) Josh Carter
 - i) Said he would get back to him about new job
- e) Jordan Johnson
 - i) None
- f) Jim Willes
 - i) None
- g) Gino Garcia
 - i) Absent

10) Public Comment

- a) No public

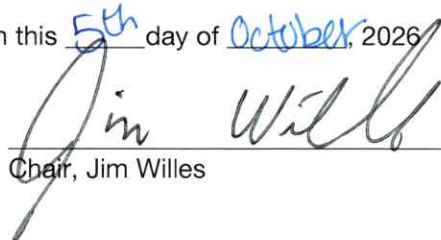
11) Closed Session- if needed

12) Adjournment 9:11

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 5th day of October, 2026


Chair, Jim Willes

ATTEST:


Chaelea Allred, Planning and Zoning Commission Secretary