

Lake Point City Council Special Meeting Agenda

Date: Wednesday, Nov. 15, 2023

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

Time: 6:00 PM

1. **Call to Order-** 6:00 pm
2. **Prayer-** Kathleen VonHatten
3. **Pledge of Allegiance-** Jonathan Garrard
4. **Presiding Officer-** Jonathan Garrard
5. **Attendance Roll Call-** Jonathan Garrard

Lake Point Council & Staff (C=Council)	Public	Public
Jonathan Garrard (Chair)	Mark Vos	
Ryan Zumwalt (Vice Chair)	Jordan Taylor	
Dan Crawford (C.)	Dan Solt	
Kathleen VonHatten (C.)		
Doyle Garrard (C.) on phone		
Jamie Olson (RCDR)		
Rob Patterson (Attorney) left at 11:24 pm		

6. **Legal Training** (2:10 recording)
 - A. (Kathleen) asked about the process of choosing a Planning and Zoning Commission Member
7. **Public Comment-** (4:13 recording)
 - A. Motion-Kathleen to open Public Comment. Dan 2nd
 - i) Motion was unanimously approved
 - ii) Mark Vass
 - 1) Lives on Tiffany Lane and has been to one previous city council meeting
 - 2) Had comments on the Home-Based Business Ordinance
 - 3) Asked about 5 employees and 12 vehicles parking.
 - 4) 12 vehicles parking section.
 - (i) On behalf of myself, my wife, and a neighbor opposing the extra vehicle traffic, having few sidewalks, kids, and dogs.
 - (ii) His Neighbor is supportive of businesses as long as vehicles are on site (not in front of the house). Mark is opposed to the 12 vehicles
 - a. Concerned with demands on electricity
 - b. (Jonathan) for clarification on the fear of drawing on electricity
 - i. Mark gave some thoughts and concerns
 - c. The main concern is the traffic and firmly opposes the 12 vehicles.
 - 5) He is opposed to businesses drawing in more cars into the residential area.
 - (a) (Jonathan) asked if he was opposed Ride Share type commuting.
 - (b) (Mark) expressed gratitude for the work the Council has done.
 - (i) (Mark) Asked if there was a reach-out for public feedback
 - (ii) (Jonathan) yes
 - (iii) (Mark) Cautioned about the squeaky wheel.
 - (c) (Ryan) asked about the statement he mentioned he wouldn't mind if a business had that many vehicles and they were "off to the side" and if he could clarify that statement.
 - (d) (Marc) Law needs be applied to all and isn't sure what is pushing this and feels if this is passed, as is, people will take advantage of it.

- (e) (Jonathan) explained his view of traffic change over the years in Lake Point as a rural community
- (f) (Marc) doesn't want to stop someone's business
- (g) (Ryan) asked about a question he overheard Marc asking the Recorder (before the meeting) and Ryan wanted to get more details on what his question was concerning.
- (h) (Marc) asked about a path by Colette Street and Saddleback and he wanted to know who took care of that path because there is an area that is collecting water and water is not flowing.
- (i) (Ryan) will find out and get it looked into.
- B. Dan Solt (21:40 recording)
 - i) Has a business in his home and installs blinds for Home Depot
 - ii) He needs a Home Business License and needs that from the city
 - iii) (Jonathan) this is being worked on tonight and hopefully, it gets passed tonight.
 - iv) (Dan) feels like there isn't a lot of traffic with home-based businesses.
- C. Motion- Kathleen to close Public Comment. Ryan 2nd
 - i) Motion passed unanimously

8. Action/Business Items

- A. Post moratorium permit approval (26:15 recording)
 - i) The Council discussed these permits
 - ii) Motion- Kathleen to approve county permits #14883 and #15546 to go back to the county for completion by Dec 31, 2023. Jonathan 2nd.
 - iii) Ryan-Record – Wanted a clear record on these, because he supports approving them but Janet and Stephanie emailed all the people in October telling them that their permits would be closing so I think we have generated the action for people contacting us that they were notified. So just to make sure that has helped us get people coming out and want to make sure we are accurate on that.
 - iv) Motion passed unanimously
 - v) (Doyle) asked for clarification on the second permit.
- B. Contract renewal for Mike Adams (37:45 recording)
 - i) The Council discussed the terms of the proposed contract and discussed
 - ii) Motion- Kathleen to table until the Nov 29, 2023. Ryan 2nd
 - 1) Motion passed unanimously
- C. In God We Trust Resolution (49:00 recording)
 - i) The Council discussed this resolution
 - ii) Motion- Dan to approve the R-2023-27 In God We Trust Resolution as edited by Recorder and Ryan. Ryan 2nd. (57:22 recording)
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
 - 2) Motion passed unanimously
 - iii) (Ryan) will reach out to Jim Garrard
- D. Planning and Zoning Commission Vacancy (1:00:29 recording)
 - i) The council discussed how they will proceed with the vacancy appointment.
 - ii) Motion- Ryan to extend the deadline for filing the replacement for the Planning and Zoning Commissioner for Hannah Caldwell to Nov. 29, 2023. Dan 2nd
 - 1) Motion passed unanimously
- E. Home-Based Business Ordinance (1:06:30 recording)
 - i) (Rob) introduced the compilation of this draft of the Council's feedback from the last meeting.
 - ii) Council reviewed the Draft 5
 - iii) Below are the items discussed, not all items discussed are listed. For time stamps please refer to the Final Draft (Exhibit A)
 - 1) Whereas statements (1:07:30 recording)
 - 2) Section 2.5 In-Home Instruction (1:18:58 recording)
 - 3) Section 4.4.5. Minor Operated Business (1:25:25 recording)
 - 4) Section 5.5.4. Medical Dental (1:28:50 recording)
 - 5) Section 6.6.3. Parking (1:38:00 recording)
 - 6) Section 6.6.4. Signs (1:50:00 recording)
 - 7) Section 6.6.7. Deliveries (2:03:52 recording)

- 8) Section 7.7.2. Insurance (2:16:14 recording)
- 9) Section 7.7.4. Short-Term Rental (2:21:30 recording)
- 10) Section 8.8.1. Repair or Service of Vehicles Storage (2:27:35 recording)
- 11) Section 8.1.3. Inspections (2:50:00 recording)
- 12) Section 9.2.5. Traffic Impact (2:59:12 recording)
- 13) Parking for Customers
- 14) "On average" decisions and deliveries defined (3:16:35 recording)
- 15) Section 9.3. Discussed if they would allow expanded Home-Based Business allowing more than five employees (3:42:00 recording)
- 16) Section 9.3.2. Notice of property owners (4:02:00 recording)
- 17) Section 9.3.7 Distance between Extended Home-Based Businesses and Grandfathered Businesses included in that limitation. (4:06:00 recording)
- 18) Section 9.3.13. Time limit for Home-Based Expansion (4:07:44 recording)
- 19) Section 2.2 Definition Home Occupation (4:17:00 recording)
- 20) Section 8.1.2 Servicing equipment location on the property (4:24:50 recording)
- 21) Section 8.3. Garage/Yard Sales (4:40:42 recording)
- 22) Mobile Businesses (4:42:48 recording)
- 23) Section 11. Conclusion (4:52:50 recording)
- iv) Motion- Dan approve with all the changes tonight and everything else discussed. Ryan 2nd (4:57:20 recording)
- v) Council discussed how excited they are they are done with this and to be able to work through this. They have appreciated the public input.
 - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Dan-Yea] [Kathleen-Nay] [Doyle-Yea]
 - (a) Record- Dan is very grateful for the citizens that participated, our City Council really working hard, it's taken 6 months to get here and public input, attorney, recorder, and everybody else out there.
 - (b) Jonathan- when we edit it here it doesn't really give the opportunity for the citizen to see it, we have one here that has stuck it out and I appreciate it. So, number one we have changed it and I don't know if they know what has actually been changed today. And on all the feedback I have received on this particular item, I don't think we have met all the feedback; I know we have gotten some and I appreciate your feedback tonight. But I am still going off a lot of those surveys and I didn't have a lot of people reach out that were contrary to what those surveys were showing. So, a Nay for me.
 - (c) Kathleen- Nay for opposite reasons as Jonathan. I appreciate that we compromised and got it down from the higher number, Jonathan, Dan, that we started at. I am glad that we came down and I appreciate that, and I know that we have worked through a lot. I just feel it is too high for residential. I think it is still too big of a business to be in residential.
 - (d) Motion passes 3 to 2

9. Attorney Clarification (5:02:42 recording)

- A. Rob wanted clarification on the ILA with Tooele County and wanted direction from the Council
 - i) Negotiations for Police Services
 - 1) (Ryan) Erda Agreement- Erda is 49 square miles. \$400,000 including dispatch for year for 2024
 - 2) (Ryan) Questions of them based on our tax base.
 - 3) (Ryan) State law- says fees can't be an amount reasonably related to providing that service.
 - ii) Land Use
 - iii) Class C Road Funds verbiage
 - iv) Cancellation of the contract from 30 days to 6 months
 - v) Police Services in the Future
 - vi) (Ryan) Asked about the Sheriff's legal responsibility in responding to emergencies if there isn't a contract

- vii) (Ryan) asked if Rob has seen contracting with Highway Patrol to patrol locally
- viii) (Rob) asked how the sheriff dept is funded by the county and maybe look into that information.

B. (Jonathan) asked the Council about the Stake Center that will be built soon. They had questions about the parking regulations.

- i) That is in the Supplemental Regulation.

10. Council Updates (5:21:00 recording)

A. Dan Crawford

- i) No updates
- ii) Dan excused himself from the meeting.

B. Kathleen VonHatten (5:24:00 recording)

- i) Asked if the Council had a preference on access points for SR-36
- ii) Skywalk on SR-36 discussed.
- iii) Trails discussed.
- iv) Committees (5:40:30 recording)
- v) Emergency Mock Training- The Council needs to look at that email.

C. Ryan Zumwalt (5:42:36 recording)

- i) (Ryan) had a request for speed limit signs on Foothill.
- ii) Beehive Tour is scheduled, and he needs to see if this date works Dec 2, 2023 at 10 am

D. Jonathan Garrard (5:46:35 recording)

- i) Gave some info on the stake center building/engineering questions and asked the Council for feedback.

E. Doyle Garrard (5:57:50 recording)

- i) Doyle wanted to show and explain a spreadsheet with the cities fixed costs.

11. Public Comment

A. No public comment

12. Adjournment- 12:03 am

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 Council this 3rd day of Jan, 2024


Jonathan Garrard, Chair

ATTEST:


Jamie Olson, City Recorder