

## Lake Point City Council Minutes

Date: Wednesday, Nov 29, 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-** Chaelea Allred
3. **Pledge of Allegiance-** Dan Crawford
4. **Presiding Officer-** Jonathan Garrard
5. **Attendance Roll Call-** Jonathan Garrard

| Lake Point Council & Staff (C=Council)    | Public         | Public |
|-------------------------------------------|----------------|--------|
| Jonathan Garrard (Chair)                  | Chaelea Allred |        |
| Ryan Zumwalt (Vice Chair)                 | Tina Garrard   |        |
| Dan Crawford (C.)                         | Mr. Lambchops  |        |
| Kathleen VonHatten (C.)                   |                |        |
| Doyle Garrard (C.)                        |                |        |
| Jamie Olson (RCDR)                        |                |        |
| Rob Patterson (Attorney) left at 10:04 pm |                |        |

6. **Legal Training – Rob (3:03 recording)**
  - A. (Rob) explained a County CUP that was issued prior to the city incorporating and explained it was a good example of something being grandfathered.
  - B. (Ryan) had concerns with some information being said in Planning and Zoning meetings that might need Legal clarifications. Ryan will address them with Jonathan and Dan and if needed bring Rob into the discussion.
7. **Public Comment- (9:07 recording)**
  - A. Motion- Jonathan to open Public Comment. Dan 2nd
    - i) Motion passed unanimously
  - B. No public comment
  - C. Motion- Doyle to close Public Comment. Kathleen 2nd
    - i) Motion passed unanimously
8. **Approve the Minutes- (10:08 recording)**
  - A. Motion-Kathleen to approve the 2023 11.08 Minutes. Doyle 2nd
    - i) Motion passed unanimously
9. **Action/Business Items**
  - A. O 2023-30 Business License Ordinance (11:05 recording)
    - i) (Rob) explained the amendments to the Commercial Business License Ordinance
    - ii) (Ryan) brought up the Council's concerns about the lack of regulations on "mobile businesses" in this ordinance and it now references the new Home-Based Business Ordinance.
    - iii) (Ryan) felt it was missing a lot from the mobile business regulations.
    - iv) (Rob) if you want to go more in-depth, you can.
    - v) The council discussed and made edits and discussed if they wanted to move forward with the ordinance.
    - vi) Motion- Dan to approve O 2023-30 Business License Ordinance per discussion and changes and bring it back end of Feb. Ryan 2<sup>nd</sup> (35:36 recording)

- 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
- 2) Motion passed unanimously
- B. Resolution Fee Schedule 2023-28 and items that are related to permit fees (37:00 recording)
  - i) (Rob) explained the edits and topics that need discussion.
  - ii) Motion- Kathleen to discuss the building permit portion first so we can excuse Kelly if he wants to go.
  - iii) The Council discussed the building permit fees.
  - iv) Kelly Brown explained the fees and handed out a Permit Fee Comparison (Exhibit A)
  - v) The Council discussed the building permit fees and made adjustments for New Builds, Basement Finishes, ADU's,
  - vi) Council and Rob discussed the Business License Fees and decided on \$20.00 for the Home-Based Business License (1:28:24 recording)
  - vii) Expanded Business License neighbor notification and fee was decided to be \$125.00 (1:31:39 recording)
  - viii) Nuisance Appeal Fee will be \$20.00 (1:41:45 recording).
  - ix) Refund Policy added.
  - x) Excavation Permit- refundable deposit amended to change the refundable deposit to a flat fee.
    - 1) The Council will research on how to handle larger projects. (2:01:10 recording)
  - xi) Motion-Dan to approve Resolution Fee Schedule and items that are related to permit fees as discussed and amended 2023-28. Kathleen 2<sup>nd</sup>. (2:28:42 recording)
    - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
      - (a) Motion passed 4 to 1
- C. Dominion Franchise Agreement (2:29:49 recording)
  - i) Doyle explained the draft.
    - 1) Motion-Doyle to approve the Dominion Franchise Agreement that we have formalized and agreed upon. Dan 2<sup>nd</sup>.
  - ii) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
    - 1) Motion passed unanimously.
- D. Approval of contract renewal for Mike Adams (2:31:41 recording)
  - i) The council discussed the option of doing a 1-year or 5-year contract.
  - ii) Mike didn't have a preference on which term and is willing to do either.
  - iii) Motion-Dan to approve the one-year contract with Mike Adams. Jonathan 2<sup>nd</sup>
  - iv) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
    - 1) Motion passed 4 to 1
    - 2) Record Ryan- I think we need a longer-term contract to show our commitment to the veteran and the services being provided. So that we don't have to start over and pay more money.
- E. ILA (Inter Local Agreement) with Tooele County (2:37:42 recording)
  - i) Doyle gave the update of the discrepancy in the Sheriff Service Cost listed in the first draft of the ILA
    - 1) (Doyle) The numbers jumped because they had put the costs for Stansbury instead of Lake Point. Which was a relief for Doyle.
  - ii) The council discussed the B and C road funds and 30-day termination policy. (2:41:30 recording)
  - iii) The council discussed the land use portion of the County ILA
    - 1) Residential (2:42:42 recording)
    - 2) Commercial (2:55:32 recording)
    - 3) Subdivisions (3:10:52 recording)
      - (a) Ryan explained the reasons he doesn't believe the plats should return to the county.
      - (b) Council and Rob discussed and the Council decided to remove the plats from the ILA after the information Ryan provided.

- 4) (Kathleen) will create a list tomorrow of land use items to keep on the ILA and then have the Council review it.
  - 5) (Rob) went over the edits of the ILA draft the Council discussed. (3:22:00 recording)
- iv) Motion-Kathleen to approve the ILA as amended pending attaching the Appendix A with three-member council approvals by tomorrow
  - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
  - 2) Motion passed unanimously
- F. Law Enforcement (3:28:40 recording)
  - i) (Dan and Ryan) met with Erda and they are not interested in doing law enforcement with Lake Point. They have done a lot of research. So, unless their pricing changes they are not interested.
  - ii) (Dan) gave some feedback from another city and how they calculate costs for law enforcement.
- G. Second Engineering Company and inspection options (3:33:45 recording)
  - i) (Doyle) talked to Barry Bunderson, an engineer, to see if he was interested in doing some of our engineering permits.
  - ii) (Doyle) would like Barry to come to a City Council meeting so the Council can meet him and ask questions.
  - iii) (Dan) will reach out to Barry for an updated proposal
- H. R 2023-29 Appoint Planning and Zoning Vacancy (3:42:28 recording)
  - i) (Rob) made edits to the Resolution.
  - ii) Motion-Kathleen to approve Resolution 2023-29 to appoint Herbert Davila until Feb. 2024. Doyle 2<sup>nd</sup>. (3:45:06 recording)
    - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
    - 2) Jonathan didn't feel like the questions that were asked were answered.
      - (a) Motion passed 4 to 1.
    - 3) (Dan and Jonathan) will send Herbert documents.
- 10. Attorney Clarification (3:47:09 recording)**
  - A. Kathleen- asked about putting liens on property tax for citizens who haven't paid their Trash bill.
    - i) (Rob) explained the process
  - B. The council discussed efforts made to collect payments and how to proceed.
- 11. Council Updates**
  - A. Doyle Garrard (4:04:09 recording)
    - i) (Doyle) We need to hire an auditor
    - ii) (Doyle) asked Jed about some road questions, that Jonathan had concerning layers of material put to construct a road.
    - iii) (Doyle and Kathleen) Met with Howard Schmidt and the storm retention pond located in the Vistas. Found out there was supposed to be a diversion and so Howard is looking into the issue.
      - 1) Different trails in Lake Point were discussed.
  - B. Dan Crawford (4:14:25 recording)
    - i) Dan is still working on insurance.
  - C. Kathleen VonHatten (4:14:47 recording)
    - i) Trash Collection and Balances Due (discussed during Attorney Clarification)
    - ii) Graffiti- heated pressure washer demo was discussed.
    - iii) (Kathleen) Lake Point Standards, she needs to know what the Council wants so she knows how to respond on cross-sections for roads, trails, etc.
    - iv) Newsletter possibly created in January
    - v) Lake Point City Sign concerns with the Boy Scout sign on the front, added without city approval. (4:30:40 recording)
      - 1) Council discussed.
  - D. Ryan Zumwalt (4:40:49 recording)

Exhibit A  
2023 11.29

**BUILDING PERMIT FEE COMPARISON**

| City                           | Valuation Per SF        | Basement Square Footage |              |              |
|--------------------------------|-------------------------|-------------------------|--------------|--------------|
|                                |                         | 1000                    | 1500         | 2000         |
| Lake Point                     | \$ 35.00                | \$ 35,000.00            | \$ 53,000.00 | \$ 70,000.00 |
|                                | Permit Fees             | \$ 837.52               | \$ 1,071.44  | \$ 1,279.52  |
| Tooele County                  | \$ 11.25                | \$ 11,250.00            | \$ 16,875.00 | \$ 22,500.00 |
|                                | Permit Fees             | \$ 347.35               | \$ 462.55    | \$ 602.00    |
|                                | Difference from LP Fees | \$ (490.17)             | \$ (608.89)  | \$ (677.52)  |
| Brighton City                  | \$ 28.00                | \$ 28,000.00            | \$ 42,000.00 | \$ 56,000.00 |
|                                | Permit Fees             | \$ 184.26               | \$ 592.62    | \$ 794.82    |
|                                | Difference from LP Fees | \$ (653.26)             | \$ (478.82)  | \$ (484.70)  |
| West Jordan                    | \$ 28.00                | \$ 28,000.00            | \$ 42,000.00 | \$ 56,000.00 |
|                                | Permit Fees             | \$ 180.90               | \$ 498.72    | \$ 732.81    |
|                                | Difference from LP Fees | \$ (656.62)             | \$ (572.72)  | \$ (546.71)  |
| Davis County                   | \$ 25.00                | \$ 25,000.00            | \$ 37,500.00 | \$ 50,000.00 |
|                                | Permit Fees             | \$ 955.33               | \$ 1,247.91  | \$ 1,540.48  |
|                                | Difference from LP Fees | \$ 117.81               | \$ 176.47    | \$ 260.96    |
| Brigham City                   | \$ 35.00                | \$ 35,000.00            | \$ 53,000.00 | \$ 70,000.00 |
|                                | Permit Fees             | \$ 609.91               | \$ 821.03    | \$ 976.93    |
|                                | Difference from LP Fees | \$ (227.61)             | \$ (250.41)  | \$ (302.59)  |
| Lehi City                      | \$ 34.00                | \$ 34,000.00            | \$ 51,000.00 | \$ 68,000.00 |
|                                | Permit Fees             | \$ 680.54               | \$ 917.56    | \$ 1,085.35  |
|                                | Difference from LP Fees | \$ (156.98)             | \$ (153.88)  | \$ (194.17)  |
| Average Cost from Survey       |                         | \$ 542.26               | \$ 801.69    | \$ 1,001.70  |
|                                |                         | \$ (295.26)             | \$ (269.75)  | \$ (277.82)  |
| LP Contracted Cost Permit Fees |                         | \$ 610.50               | \$ 610.50    | \$ 610.50    |
|                                |                         | \$ (227.02)             | \$ (460.94)  | \$ (669.02)  |

- i) Dec. meeting schedule discussed
  - ii) Transportation Committee- UDOT says that the Oquirrh Mountain Express Way is not in their plans, it is a County plan. The council is trying to set up meetings with others involved.  
(4:48:18 recording)
  - iii) (Ryan) wanted applications and forms that are created to be reviewed and voted on.
- E. Jonathan Garrard
- i) No updates

**12. Public Comment**

- A. No Public Comment

**13. Adjournment-** 10:52 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 Council this 3rd day of Jan, 2024

  
Jonathan Garrard, Chair

**ATTEST:**

  
Jamie Olson, City Recorder