

Lake Point City Council Minutes

Date: Wednesday, Dec 13, 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-** Doyle Garrard
3. **Pledge of Allegiance-** Eli Wayman
4. **Presiding Officer-** Jonathan Garrard
5. **Attendance Roll Call-** Jonathan Garrard

Lake Point Council & Staff (C=Council)	Public	Public
Jonathan Garrard (Chair)	Nathan Harris	Eli Wayman TCSD
Ryan Zumwalt (Vice Chair) Ryan left at 8:13 pm	Lori Chigbrow	Barry Bunderson Civil Proj-ex
Dan Crawford (C.) arrived at 7:03 PM via phone	Chris Robinson	
Kathleen VonHatten (C.)	Buck Peck	
Doyle Garrard (C.)	Chaelea Allred	
Jamie Olson (RCDR)		
Rob Patterson (Attorney) arrived at 6:27 pm left at 8:17 pm		

6. **Legal Training** – Tabled and went to 7. Public Comment. Came back at (2:09:04 recording)
 - A. (Kathleen) asked about ADA compliance for trails in the future. With the intent to get possible funding for a crosswalk at SR-36
 - i) (Rob) explained ways to make a natural trail accessible.
 - ii) (Kathleen) wants to make sure if they do the work to get a trail to SR-36 that they could get funding still.
 - B. Council moved to 9.C. Night Sky
7. **Public Comment-**
 - A. Motion- Kathleen to open Public Comment. Doyle 2nd
 - i) Vote was unanimously approved by those present.
 - B. Sheriff Report by Eli Wayman (3:56 recording)
 - i) (Wayman) The speed trailer will be put back into Lake Point soon.
 - ii) (Kathleen) mentioned the illegal dumping on Droubay Rd.
 - 1) (Wayman) It is best to contact the Sheriff's Dept and the County when illegal dumping happens.
 - C. Motion- Doyle to close Public Comment. Jonathan 2nd
 - i) Motion passed unanimously by those present.
8. **Reports/Presentations**
 - A. Barry Bunderson- Civil Projex- Engineering (7:22 recording)
 - i) (Doyle) introduced Barry to the Council. Barry previously responded to the city's original RFP for engineering. Doyle thought it might be wise to have Barry possibly do some of the engineering inspections.
 - ii) (Doyle) asked about a contract.
 - 1) (Barry) has a standard contract and could keep it on an hourly basis.
 - iii) (Doyle) asked what he specialized in
 - 1) (Barry) Water and Drainage and has done a lot of subdivision work esp. on drainage inspections. Generally, he is the developer's engineer.
 - iv) (Jonathan) asked how flexible his schedule is.

- 1) (Barry) is busy. But they work things into schedules as things come. If it is small things here and there, they shouldn't be a problem.
- v) (Doyle) asked if he was familiar with Civic Review, a software company, and thought it would be good to give him access so he could view permits that apply.
- vi) (Jonathan) in the information provided, Jonathan asked about when equipment or other staff might be brought in.
 - 1) (Barry) gave some examples, he has a staff member who will do up drawings, but if it's just inspections, he would be the only one doing inspections.
- vii) (Kathleen) asked if there was a different rate for travel time.
 - 1) (Barry) The rate is the same.
- viii) (Barry) let the Council know that he has spent a lot of time in Grantsville in Planning and Zoning meetings the last 11 years.

9. Action/Business Items (Council moved to 9.B. Home Based Business)

- A. ILA (Inter Local Agreement) addressing services currently provided by Tooele County (1:32:42 recording)
 - i) (Rob) Introduced the two documents- 1) giving options of adding the plats to the County ILA and there is a "Vesting and Development Review Agreement" between Chris and Lake Point concerning any changes or 2) the plats will be processed by Lake Point City and not be added to the ILA with the county and the city approves the Memorandum Decision Agreement, that confirms the vesting and the extensions of the plats.
 - 1) (Chris) concerned with Title 13 and Title 35 and splitting the county's code. He suggests to maybe reword it so there is clarification.
 - 2) (Chris) asked for some clarification on the process if the city takes it and would like to know what happens next in the process.
 - 3) (Chris) thinks it might be easier to do it with the county, but with the agreement Rob drafted he feels more comfortable working with the city if that is how they choose.
 - 4) (Rob, Chris, and Council) discussed the details of the agreements.
 - 5) (Council) expressed not wanting to stop Chris and are happy he is more comfortable with the options
 - 6) (Jonathan) asked Chris if he had a map of the Green Ravine Conservation Easement.
 - (a) Chris is sure he could get a map and send it.
 - 7) Motion- Ryan to approve the Memorandum of Decision as presented (keeping the plats with Lake Point and leaving them off the ILA. (1:58:53 recording)
 - (a) Motion fails without a second.
 - 8) (Doyle) is concerned that we are not at a point where we have everything to take care of this. It made him feel better that Ryan has talked to Jones and DeMille, and they could do the job.
 - 9) (Kathleen) was concerned with the Title change the county did and she feels more comfortable with either option now.
 - 10) Motion- Kathleen to approve the Vesting and Development Review Agreement and submitting the two plats to add to the ILA, based on no changes and the agreement with Chris, including the changes by Pastures Saddleback. Doyle 2nd (2:05:10 recording)
 - 11) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Dan-Yea] [Kathleen-Yea] [Doyle-Yea]
 - (a) Motion passed 4 to 1
 - 12) Council Moved to Legal Training 6.
 - B. Home Based Business Ordinance possible amendments addressing fire inspections (22:08 recording)
 - 1) (Ryan) expressed his concerns about operating home-based businesses without having fire inspections.
 - 2) (Buck) explained the history of Home-Based Businesses. The code is written referring to businesses are Brick and Mortar, and it gives jurisdiction to help facilitate home businesses and keep them safe.

- 3) (Buck) gave examples of reasons why the fire dept. might need to do a fire inspection.
- 4) (Buck) is willing to call business owners and ask questions to make sure there isn't a concern.
- 5) (Buck) it is not feasible to give a list of what a business owner might need and explained the reasons. (30:20 recording)
- 6) (Kathleen) feels our ordinance verbiage covers where it lists the state code needing to be followed and then it is between the applicant and the fire dept.
- 7) (Buck) the enforceability of the code is by the state. Cities can get into more detail or clarify their code if they choose. Buck feels the current wording in the ordinance is sufficient.
- 8) (Ryan) asked if something is wrong can Buck take away a license?
 - (a) (Buck) Yes, the Fire Dept. and Sheriff could enforce a cease and desist and will work with the city and keep them informed.
- 9) (Ryan) would like to know if we should have the fire dept on all the applications for all Business License applications? (44:00 recording)
 - (a) (Buck) you can rely on your Recorder to screen the applications and she will send them to me, similar to how the county does it.
 - (b) (Buck) if there is a question, Buck is more than willing to make a phone call and communicate well with the applicants.
- 10) (Doyle) asked if they generally only have to go once to a house for an inspection.
 - (a) (Buck) they have it set up so that the first visit/inspection can be more of a consultation and then come back for a second inspection. If you fail the second, they would be required to have a third inspection, which would entail an additional inspection fee.
- 11) (Jonathan) When do you charge for the inspection? There is no charge for a phone call. There would be a charge for the inspection. (53:00 recording)
- 12) (Kathleen) do we want to have Jamie go through and assess each application? (1:06:40 recording)
- 13) (Ryan) expressed concerns about wanting more questions on the application and that the \$20 doesn't adequately cover the cost of the time it will take to screen applications for the need for a fire inspection.
- 14) (Kathleen and Doyle) okay with Jamie screening applications and making sure to add in the application that a fire inspection may be required.
- 15) Council continued to discuss.
- 16) There will be no amendments to the ordinance and the fire dept will collect the fees for the fire inspections at this time.
- 17) Council moved back to 9.A.
- C. Council to discuss the Night Sky Ordinance (2:15:38 recording)
 - i) Doyle-Motion to table for later. Kathleen 2nd.
 - 1) Motion passed by those present.

10. Attorney Clarification

11. Council Updates

- A. Ryan Zumwalt
 - i) Not in attendance during updates
- B. Jonathan Garrard (2:18:00 recording)
 - i) General Plan update. There was a chart, Future Land Use Pattern. Mike would like direction on which way they want that chart calculated.
 - 1) Kathleen brought up a grant that requires items in the General Plan and explained the required items to make sure they are addressed. (2:36:00 recording)
 - 2) Water retention and detention were discussed and the difference for future designs.
- C. Doyle Garrard (2:58:20 recording)

- i) Updated on the stop sign that got hit, it is fixed now.
- ii) HWY 36 meeting tomorrow
- iii) COG meeting on Dec 21st. Doyle will be there but thought it might be a good idea to have another Council member there.
- iv) County meeting ILA is next week
- D. Dan Crawford (3:01:49 recording)
 - i) Insurance update, Doyle and Dan will finish working on it
 - ii) (Dan) will work on a Lake Point Business Welcome Kit
- E. Kathleen VonHatten (3:04:20 recording)
 - i) Does the Council want to have a work session concerning Oquirrh Mountain Express Way and alternatives in January and a Transportation Plan in the General Plan.
 - 1) Council will do a Work Session from 6-8 pm and the 8 pm starts the Business Meeting
 - 2) Kathleen can get the maps so we have them for the meeting.
 - ii) The Garrard's need to know the width and length of the wood to put the "In God We Trust"
 - iii) (Kathleen) will work on a Newsletter for January
 - iv) Emergency Training will get pushed and get some dates for January.
 - v) Posting the 2024 Meeting Schedule so the public is aware (once it is created)

12. Public Comment

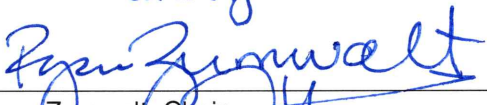
- A. No Public Comment

13. Adjournment-9:12 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 10th day of January 2024



Ryan Zumwalt, Chair

ATTEST:



Jamie Olson, City Recorder