Lake Point City Council Minutes

Date: Wednesday, January 10, 2024
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-** Dan Crawford
3. **Pledge of Allegiance-** Jonathan Garrard
4. **Presiding Officer-** Ryan Zumwalt
5. **Attendance Roll Call-** Ryan Zumwalt

Lake Point Council & Staff (C=Council)	Public	Public
Ryan Zumwalt (Chair)	Doyle Garrard	
Dan Crawford left the meeting at 10:46 pm (Vice Chair)	James Simko	
Jonathan Garrard (C.)	Lori Chigbrow	
Kathleen VonHatten (C.)	Chief Kevin Nunn- NTFD	
Kirk Pearson (C.) left the meeting at 10:33 pm	Buck Peck-NTFD	
Jamie Olson (RCDR)	Scott Caldwell- Sheriff Dept	
Rob Patterson (Attorney) left the meeting at 10:49 pm	Rhondalyn Garrard	

6. **Legal Training** (2:35 recording)
   A. (Dan) asked Rob about the depositing of checks so they could streamline the process of depositing checks and making sure we are doing it legally
      i) Council discussed the process they do now and possibly different ways of doing it.
7. **Public Comment-** (13:35 recording)
   A. Motion-Dan to open Public Comment. Jonathan 2nd
   B. Vote was unanimously approved
      i) Lori Chigbrow-citizen (13:49 recording)
         1) On the Site Plan Review as you go through the document, keep in mind the general purpose of each section. Nothing in the documents is meant to be rules and regulations. It gives the Site Plan Review process and gives parameters. You need to look into other specific regulations and then determine if it is applicable to surrounding areas.
      ii) Ryan Zumwalt- as a citizen (17:07 recording)
         1) Is highly concerned with development, higher density housing and rezoning in the community and we are moving away from what the community wants. He feels ordinances passed or will be pass will create higher density by default. Concerned with building heights and the reduction of setbacks. Concerned with developer requests being approved within 1-2 weeks of request. He doesn't want to veer away from why we incorporated. Some items being considered are reducing lot size by being able to add an ADU. Suggested starting small and then move up if we have concerns from citizens. He is concerned with the increased tax bills, and increased cost for services. Usually, you can get infrastructure done by the developer. Hoping in the coming years we can address these concerns, not just do things because of what a friend or neighbor wants.
         2) As a City Council, we don't have to pass everything that comes before us.
         3) He loves this community.

4) On the Nuisance Ordinance they made changes because of some equipment someone had on their land.
5) ADU square footage sizes with basements concern him and we should be more conservative.

C. Motion- Kathleen to close Public Comment. Dan 2nd
   i) Motion passed unanimously

8. Approve the Minutes- (22:51 recording)

A. Minutes 12.13.2023
B. Motion- Dan to approve the minutes 12.13.2023. Jonathan 2nd
   i) Passes 4 and 1 abstain (Kirk)
C. Minutes 01.03.2024 Work Session
D. Minutes 01.03.2024 Business Session
E. Motion- Ryan to approve the minutes of 01.03.2024 Work Session and 01.03.2024 Business Session. Dan 2nd
   i) Motion passed unanimously

9. Reports/Presentations

A. Sheriff Report (24:53 recording)
   i) Sergeant Caldwell gave the sheriff's report.
B. Fire Dept Report (29:50 recording)
   i) (Chief Nunn) gave a Fire Dept. Report
   ii) (Buck Peck) presented a Special Recognition to James Simko from Lake Point Auto Recycling and recognized their outstanding efforts in cleaning up and improving their property. (35:28 recording)
   iii) (Kathleen) asked how the business permit system is working.
      1) (Buck) is pleased with the process. He and Jamie are working well communicating and things are working the way he would like it.
C. Treasurer Report -Doyle Garrard (38:55 recording)
   i) (Doyle) gave the treasurer report.
   ii) (Ryan) asked about an error in the county assessment (Jake) and lowering the revenue and was curious if it affected Lake Point.
      1) (Doyle) was not aware of the error or effect and can call Jake.
   iii) (Ryan) brought up a check we need to write to the county.
      1) (Kathleen) plans on sitting down with Alison and go over the calculations the county created the amount vs how the state calculated it.
   iv) (Dan) asked if there might be other Banks that might give us better interest rates than what we are doing.
      1) (Doyle) explained the interest rates we gain on PTIF accounts and can get a list of approved banks to the Council.
   v) (Doyle) there a deposit and investment report that was completed by Dave.
   vi) (Doyle) wanted to find out who wanted to take on the PTIF account, since his name was on that account.
      1) They will look into it and see who is on the account.
   vii) (Doyle) MACU access needs to be adjusted now that Doyle is not on the Council
   viii) (Doyle) gave the council the debit card that has his name on it.
   ix) (Doyle) if the Council wishes for him to continue working as the treasurer it would be nice to have a PC with Microsoft 365 so he isn't using his personal computer.
   x) (Doyle) asked the Council to consider software like Quicken or QuickBooks for the city.
D. Mosquito Abatement - Doyle Garrard (49:24 recording)
   i) Not much going on at Mosquito Abatement.
   ii) (Ryan) asked if Mosquito Abatement is good with the city appointing him to the board.
      1) Mosquito Abatement was fine with the appointment.
      2) (Doyle) would like Mosquito Abatement to send an official letter to the city.

10. Action/Business Items

A. (Council moved to 10.E. F. and G. first)

B. O-2024-01 Site Plan Review (1:51:42 recording)

   i) Council went through their comments and concerns. Not all topics discussed are listed. See time stamps and meeting audio recording for more details.

      1) Section 1. Purpose Statement (1:54:00 recording)
      2) Section 3. Scope of Application (2:06:00 recording)
      3) Section 4. Scope of Modification Authorized (2:16:23 recording)
      4) Section 5. Development Review Team (2:30:22 recording)
      5) Section 6. Application Requirement. (2:36:45 recording)
      6) Section 7. Standards for Site Plan Review (2:57:48 recording)
      7) Section 8. Procedures for Site Plan Review (3:00:00 recording)
      8) Addressing where to address possible “view corridor” (3:04:39 recording)

   ii) Motion-Ryan to approve O-2024-01 Site Plan Review as amended. Kathleen 2nd. (3:22:31 recording)

      1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea]
         (a) Motion passed unanimously
      2) Council discussed the need for the Sign ordinance.

C. O-2024-02 RR-1 Zoning District Regulations (3:33:10 recording)

   i) The Council went through their comments and concerns. Not all topics discussed are listed.

   ii) Section 3.C. Residential Dwelling and Uses ADU (3:33:10 recording)

   iii) The Council discussed the size of external ADU’s

   iv) Record – Ryan wanted to point out that the Planning and Zoning was not unanimous on their vote for this section.

   v) Motion-Kirk to accept it the way it is written the Planning Zoning as recommended from Planning and Zoning. Jonathan 2nd (3:58:00 recording)

      1) Amend the Motion-Kirk to add “physical land” to the Section 3.e. Jonathan 2nd (4:05:00 recording)
         (a) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Dan-Nay] [Kathleen-Nay] [Kirk-Yea] (4:08:27 recording)
         (b) Kathleen- Nay- would like on the smaller lot (.5 acre), she would be okay to allow the external ADU if they don’t have an internal ADU.
         (c) Jonathan -Yay- would have liked to see the size bigger but was going with the compromise.
         (d) Ryan- needs more work and alternatives
         (e) Motion fails 3 nay to 2 yay

   vi) The Council continued to discuss.

   vii) Motion-Dan approve the RR-1 Zoning District Regulations with the following edited verbiage to 3.c.viii and adding ix. Section for lots or parcels equal to or larger than 0.85 acres of physical land, or 900 square feet for lots or parcels between 0.50 acres up to 0.85 acres. ix. A detached ADU is not permitted on a lot or parcel that is smaller than 0.85 acres of physical land, if the lot or parcel also contains an internal ADU. Kirk 2nd (4:19:35 recording)

   viii) Council continued discussion

   ix) Motion- Dan to end discussion. Kirk 2nd

      1) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Dan-Yea] [Kathleen-Nay] [Kirk-Yea] (4:30:00 recording)
         (a) Motion passes 3 to 2 to end discussion

   x) Roll Call Vote for previous motion by Dan (10.C.vii.)-[Jonathan-Yea] [Ryan-Nay] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea] (4:30:00 recording)

      1) Record- Ryan doesn’t believe it represents what the public wants or why we incorporated for high density and everything like that.
      2) Record- Dan is grateful everyone hashed it out and probably spent at least 40 hours for Planning and Zoning and is grateful for the two representatives coming.
         (a) Motion passed 4 to 1

xi) Kirk brought up if the meeting was going to continue and did not feel the council should be having meetings late.
xii) Kirk left the meeting 10:33 pm

D. O-2024-03 Stormwater Drain Criteria (4:33:40 recording)
   i) The Council discussed the Storm Water Criteria
   ii) Motion- Kathleen to approve (Stormwater Drain Criteria) as written by engineers. Jonathan 2nd (4:39:40 recording and again at 4:46:01 recording)
   iii) Council continued the discussion for clarification.
      1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Nay] [Kathleen-Yea] [Kirk-Yea]
      2) Dan- Nay just because he didn't have time to go through the whole document, but he supports the Council.
         (a) Motion passed 3 to 1 by those present
   iv) Dan left the meeting at 10:46 pm

E. TV & Stand Purchase Approval (for presentations) (58:34 recording)
   i) (Ryan) explained the need for a TV.
   ii) (Jonathan) explained the cart and not skimping on the cart and why attaching to a cinderblock wall won't work for a T.V. that rotates.
   iii) (Kathleen) expressed concern about cost.
   iv) (Jonathan) Explained his experience with T.V. stands and T.V. and what he recommended.
   v) Motion- Dan to approve purchasing a TV and stand with a max of $1,500.00. Ryan 2nd
      1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea]
         (a) Motion passed unanimously

F. Part-Time City Treasurer & Compensation (1:08:00 recording)
   i) Motion-Kathleen to pay the Treasurer $250 a month for compensation, so they can be under the city insurance and be covered by the city and look for a very inexpensive computer and eventually software when we know which one would be best. Kirk 2nd
   ii) (Dan) would like an outline of what he will be doing
      1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea]
         (a) (Jonathan) Nay because they don't have a contract.
         (b) (Dan) Yay, with adding the outline we discussed.
            (i) Motion passed 4 to 1
   iii) Motion-Dan that we bring it back in a month with an outline of duties, contract, and expectations. Kirk 2nd.
      1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea]
         (a) Motion passed unanimously
   iv) Motion- Ryan to create a treasurer email and the incurring costs. Jonathan 2nd
      1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea]
         (a) Motion passed unanimously

G. Check Deposit Streamlining (1:15:13 recording)
   i) The council discussed researching the automatic deposit programs and systems
   ii) Kathleen- Motion to move forward to check with Mountain America about streamlining the process so our staff is able to scan checks into the system and if necessary possible purchase. Kirk 2nd
      1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea]
         (a) Motion passed unanimously

H. Tree Removal on Center Street (1:22:30 recording)
   i) (Ryan) asked about the possibility of getting some help and volunteers from the community to remove the trees to save the cost.
   ii) The council discussed the bids and options for the removal
   iii) (Rob) explained the responsibility of the city and homeowner when it comes to maintaining the right of way.
   iv) Motion- Kirk- Kirk will talk to the owner and tell them the cost and the options, the city is willing to pay half of the cost of removal. Dan 2nd

1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Dan-Yea] [Kathleen-Yea] [Kirk-Yea]
   (a) Jonathan (Nay) and is more than willing to help take it down.
      (i) Motion passed 4 to 1.

v) Council moved back to 10.A.

11. Attorney Clarification

A. None

12. Council Updates

A. Jonathan Garrard (4:48:48 recording)
   i) Reminder General Plan V.4. comments by Jan 18, 2024
   ii) General Plan Open House tomorrow at 7 pm
   iii) Fire Marshal with hydrants and possibly adding more hydrants so the citizens have more access to hydrants.

B. Dan Crawford
   i) Not in attendance

C. Kirk Pearson
   i) Not in attendance

D. Kathleen VonHatten (4:53:00 recording)
   i) Snow Removal concern on Monument Rock and wanted to create a Winter Parking Ordinance.
   ii) The recycling Bin on the hill is not accessible to ACE during the winter. Kathleen of thought maybe removing it.
   iii) Kathleen was thinking about giving back her city phone and will let the Council know in Feb.

E. Ryan Zumwalt
   i) No Update

13. Public Comment (5:03:06 recording)

A. Motion-Ryan to open Public Comment. Kathleen
   i) Motion passed unanimously
   ii) Rhondalyn Garrard
      1) the last chair did and amazing job and she is very happy he is not the Chair anymore and good luck to the next chair.

B. Motion- Kathleen to close Public Comment. Ryan 2nd
   i) Motion passed unanimously

14. Adjournment- 11:03 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 7th day of Feb, 2024

Ryan Zumwalt

Ryan Zumwalt, Chair

ATTEST:

Jamie Olson

Jamie Olson, City Recorder