

Lake Point City Council Business Meeting Minutes

Date: Wednesday, Oct 9, 2024

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

Time: 6:00 PM

1. **Call to Order-** 6:01 pm
2. **Prayer-** Ryan Zumwalt
3. **Pledge of Allegiance-** Kathleen VonHatten
4. **Presiding Officer-** Ryan Zumwalt
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Ryan Zumwalt (Chair)	Chief Kevin Nunn (NTFD)	
Kirk Pearson (Vice Chair) arrived at 6:03 pm	Gino Garcia	
Jonathan Garrard (C.)	Kim Clausing (NTFD)	
Kathleen VonHatten (C.)		
Alexis Wheeler (C.) left meeting at 10:09 pm		
Jamie Olson (RCDR)		
Joel Whitehorse (Attorney) left at 11:20 pm		

6. **Legal Training**
 - A. No training
7. **Staff Report – Jamie Olson (2:30 recording)**
 - A. (Jamie) explained a building permit that was applied for that was actually a Right of Way permit but potentially needed a zoning review. It brought up the fact that the City doesn't have an application or permit that might just need a zoning review.
 - B. (Jamie) There is a permit for a large slab of concrete on the side of a house, that also is cementing in the park strip, this will be reviewed by the engineer, and if the engineer approves it, it will be approved. The city just requires a permit if they are cementing in a park strip. The city does not have a standard for RV pads or cement pads over a certain size.
 - C. (Jamie) is also looking into the maximum length of a driveway entrance from the road for lots in the Saddleback Development. Right now, all she can find is a limit of 20 feet in vested ordinances under the Development Agreement
 - D. Council and Jamie discussed
8. **Public Comment- (16:00 recording)**
 - A. Motion- Ryan to open Public Comment. Kirk 2nd
 - i) Vote was unanimously approved
 - B. No public comment
 - C. Motion- Ryan to close Public Comment. Kathleen 2nd
 - i) Motion passed unanimously
9. **Approve the Minutes- (16:25 recording)**
 - A. 2024 08.28
 - B. 2024 09.11
 - C. 2024 09.18
 - D. Motion-Jonathan to approve the minutes 2024 08.28. Kathleen 2nd
 - i) Motion passed unanimously

- E. Motion-Jonathan to approve the minutes 2024 09.11. Ryan 2nd
 - i) Motion passed 4 yea, with Kathleen abstaining.
- F. Motion-Kathleen to table the minutes 2024 09.18 Jonathan 2nd
 - i) Motion passed unanimously

10. Reports/Presentations

- A. Sheriff Report (20:32 recording)
 - i) Sergeant Bleazard gave a brief overview of the Sheriff's Report
 - ii) There have been added citations within the city because of the extra patrols.
- B. Fire Dept Report (25:07 recording)
 - i) Chief Nunn gave the Council an update on any recent incidents in Lake Point that involved the Fire Dept.
 - ii) (Nunn) Open Burn Permits are available until the end of October
 - iii) (Nunn) explained that the Dumpster Days and Chipper Days went well.

11. Discussion Items (No Vote)

- A. The Fire Dept discuss with the Council the future growth of Lake Point and Fire Dept Services. (36:27 recording)
 - i) (Nunn) explained that the fire dept does not have a ladder truck, and because of that, they can not service a building that is over 40 feet right now.
 - ii) One of the ladder truck's main purposes is to save lives, and without it, they would not be able to reach the higher floor(s).
 - iii) (Nunn) they want a ladder truck, and it is a priority.
 - iv) (Nunn) The proposed hotel in Lake Point will take about two years to build, it is unknown if they can get a ladder truck in that two years, so they are working on ideas to make it happen.
 - v) (Nunn) discussed and answered questions from the Council
 - 1) ladder trucks in other locations
 - 2) Cost of ladder trucks
 - 3) Financial incentives
 - vi) There was an open discussion of ideas on how this could be accomplished.
 - vii) (Nunn) will work on drafting some ideas or agreements so the Hotel height will not be a problem.

12. Action/Business Items

- A. Ordinance 2024-13 Subdivision Ordinance (1:12:00 recording)
 - i) The Council went through the Subdivision Land Use regulation that was recommended by the Planning and Zoning. They addressed comments or concerns previously added in the document.
 - ii) Council discussed the following sections or topics in the Ordinance. This does not include all sections and is a summary including time stamps
 - 1) Where As Section
 - 2) Adding development agreement verbiage (1:17:24 recording)
 - 3) Subdivision in relation to the General Plan (1:30:00 recording)
 - 4) Open Space and Rezones (1:45:00 recording)
 - 5) PUD's, Development agreements
 - 6) Guidelines and Checklists (2:06:00 recording)
 - 7) Plain Language (2:09:00 recording)
 - 8) Definitions (2:16:00 recording)
 - 9) Development Review Team (2:53:10 recording)
 - 10) Design Standards (2:55:00 recording)
 - 11) Development Agreement maximum length (3:06:50 recording)
 - 12) Lighting Standard (3:13:45 recording)
 - 13) Trail Requirements (3:21:30 recording)
 - 14) Fire Mitigation (3:47:00 recording)
 - 15) Water Supply and Sewer (3:53:00 recording)

- iii) Motion- Kirk to approve the Ordinance 2024-13 Subdivision Ordinance. Kathleen 2nd (4:15:50 recording)
- iv) Motion- Kirk to amend the motion to approve it, knowing Planning and Zoning will address the issues that were discussed. 2nd Kathleen
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-absent] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed unanimously with those present
- B. Building Permit refund decision because of fee error (4:29:45 recording)
 - i) (Kathleen) explained the errors in building permit fees collected through the permit application
 - ii) (Kathleen) asked how the Council wants to proceed with refunds.
 - iii) The Council discussed how they would like the refunds handled.
 - iv) Motion- Ryan to approve the refund for applicable building permit applicants for the accounting error in Civic Review, due a refund totaling \$160,180.85. Kathleen 2nd (4:35:33 recording)
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Absent] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed unanimously by those present.
- C. Fee Schedule
 - i) (Kathleen) introduced her proposed permit fees.
 - ii) Council discussed the permit fees they want to adjust and what they will be changed to
 - iii) Council discussed the building permit deposit amounts and made adjustments (5:13:30 recording)
 - iv) Council discussed reinspection fees
 - v) Council discussed removing the Water Facility Modification fee in the Excavation Right of Way permit. (5:20:05 recording)
 - 1) Council removed this fee.
 - vi) Council discussed the Subdivision fees (5:24:00 recording)
 - vii) Motion- Ryan to approve the fee schedule as amended in the meeting. Kathleen 2nd (5:31:40 recording)
 - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Absent] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed 3 to 1
 - viii) Kathleen

13. Attorney Clarification

A. none

14. Council Updates

A. none

15. Public Comment

A. No public comment

16. Closed Session- not needed

17. Adjournment 11:33 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 13th day of November, 2024



Ryan Zumwalt, Chair

ATTEST:



Jamie Olson, City Recorder