Lake Point City Council Business Meeting Minutes

Date: Wednesday, April 2, 2025
Place: Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074
Time: 6:00 PM

1. **Call to Order-** 6:03 pm
2. **Prayer-** Jamie Olson
3. **Pledge of Allegiance-** Jonathan Garrard
4. **Presiding Officer-** Alexis Wheeler
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair)	Chris Robinson	Gino Garcia
Kathleen VonHatten (Vice Chair)	Shawn Hansen	
Jonathan Garrard (C.)	Joseph Walker	
Ryan Zumwalt (C.)	James Simko	
Kirk Pearson (C.)	Frankie Duke	
Jamie Olson (RCDR)	Chris Hupp	
Joel Whitehorse (Attorney) arrived 6:06 pm to 9:18 pm	Regina Nelson	

6. **Legal Training –** Joel
   A. None at this time
7. **Staff Updates-** Jamie
   A. Just received a Site Plan application for the Tesla Charging Stations, this is in the review process.
8. **Public Comment-** (2:36 recording)
   A. Motion-Alexis to open Public Comment. Jonathan 2nd
      i) Vote was unanimously approved
   B. Shawn Hansen
      i) He went through Google Maps and changed some addresses from Tooele to Lake Point.
      ii) He noticed that Foothill Drive is a dual-addressed to Foothill Drive or Foothill Way. The street Sign is also gone.
      iii) Google has North Foothill Way and Pole Canyon are not labeled formally. Feels there is a black hole of information. He felt there needed to be clarification, and it needs a new street sign.
      iv) He mentioned some of the businesses have changed addresses to Lake Point, and some have refused to change from Tooele to Lake Point.
   C. Motion- Jonathan to close Public Comment. Kathleen 2nd
      i) Motion passed unanimously
9. **Reports/Presentations** (10:25 recording)
   A. Tooele County Police Dept
      i) Regina Nelson gave the Council the March Report.
   B. Tooele County Fire District
      i) No report today
10. **Discussion Items** (12:15 recording)

A. Discuss and brainstorm with Chris Robinson of Saddleback Pastures, L.C., on possible ideas for developing "Saddleback North" (north of Pheasant Lane)

i) (Chris Robinson) They are winding down on Plat 14, and he is thinking about what is next.

ii) (Chris) A couple of initiatives he is working on are to extend Mountain View from the roundabout up to Clinton Landing to Hardy Road. And a new intersection of SR-36 between Sunset and Canyon. He has a pending traffic study for both.

iii) (Chris Robinson) Saddleback North is the area North of Pheasant. He introduced Chris Hupp a land developer from Psomas.

iv) (Chris Robinson) The area north of Pheasant, and he thought there might be a good opportunity to do something different from what had been done.

v) (Chris Robinson) summarized what he has been working on and pointed out those areas on a map he shared on the Screen during the meeting. See Exhibit A.

vi) (Chris Robinson) The areas outlined in red on Exhibit A is all Chris's land.

vii) (Chris Robinson) showed a Concept plan for the north area done a few years ago, that would follow the same pattern as previous plats in Lake Point under the development agreement.

viii) (Chris Robinson) He felt like there may be something better than this plan, possibly with mixed use.

ix) (Chris Robinson) Before he spends money on different ideas, he wants to get the Council's thoughts. He felt the commercial area in the north area was more than could be sustained.

x) (Chris Robinson) He explained the improvements made to Pheasant Lane.

xi) (Shawn Hansen) asked Chris about the Commercial area uses.

  1) (Chris R.) explained his recent work in the area on Hwy 36 and the new intersection and an overpass over I-80 ideas.

  2) (Shawn) asked about the possibility of residential on the northwest side of I-80. Chris liked the brainstorming idea, but felt that that area would not be a desirable place to live, and gnats were mentioned.

xii) (Kirk Pearson) asked if it was less density would it be more water usage or less?

  1) Smaller units require less water per unit. The part the hurts the water usage is landscape and sod. In less density, there is less landscaping.

xiii) (Chris R.) gave an idea of doing a "charette", which is a design planning collaboration with a group of people.

xiv) (James Simko) asked if Chris's idea of affordable housing was to rent or own? (49:20 recording)

  1) (Chris R.) wasn't sure it could be both, it could be apartments, or town homes, he doesn't have any ideas yet.

  2) (Chris Hupp) One of the biggest concerns in Erda, the concern of the larger lots, is that you are not hitting the thresholds to bring in commerce, maintain roads, and infrastructure costs.

xv) (Ryan Zumwalt) He isn't looking for a grocery or big retail stores, he is concerned with giving the small businesses an opportunity.

xvi) (Chris R.) pointed out for commercial needs a larger business as an anchor.

xvii)(Shawn Hansen) pointed out that Lake Point doesn't have a main street or central area, if we are missing something is a strip mall. He also mentioned better access to the lake and better access to land to hike, walk etc. He felt a great selling point was getting access to the mountains.

xviii) Open conversation on what people envisioned for Lake Point regarding the Commercial and town center.

xix) (Alexis Wheeler) expressed that the Council needs to be able to discuss as a Council before moving forward with giving any feedback.

xx) (Jonathan) Suggested reviewing the General Plan for the Commercial Neighborhood vision.

11. **Action/Business Items**
    A. Election Contract with Tooele County (1:30.40 recording)
        i) Council discussed whether they wanted the additional language from the 2023 agreement.
        ii) Motion- Alexis that we table the election contract with Tooele County, until we hear back from Tracy on the additional verbiage that we have added into sections 4, 5, and 6, after which we will bring it back for a vote.
        iii) Amend the Motion- Alexis to pass the 2025 interlocal Election Agreement between Lake Point City and Tooele County as amended prior to this meeting, pending the approval by Tooele County. Ryan 2nd
            1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
                (a) Motion passed unanimously
    B. O 2025-XX Financial Administration Ordinance Amendment (1:34 20 recording)
        i) Council discussed suggested amendments that addressed needed policies needed to address cash handling and depositing, refunds, uncollectable debt, ethics, conflict of interests, reporting of fraud, and fund policies.
        ii) Council moved to Agenda item C. Capital Assets and will return to this item after some language is added by the attorney. (2:20:00 recording)
        iii) Council returned to this agenda item (3:05:50 recording)
        iv) Motion- Kirk to pass Financial Administration Ordinance Amendment as corrected. Kathleen 2nd (3:10:00 recording)
            1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
                (a) Motion passed unanimously
    C. R 2025-05 Capital Assets and Capitalization Policy and Procedures (2:20:00 recording)
        i) Council discussed the drafted Resolution and addressed any questions, corrections, or concerns of the Council.
        ii) (Council moved back to Item B. Financial Administration) (3:05:50 recording)
        iii) (Council returned to this item)
        i) Motion-Alexis to pass 2025-05 Capital Assets and Capitalization Policy and Procedures as amended (3:11:35 recording). Kathleen 2nd
            1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
                (a) Motion passed unanimously

2. **Attorney Clarification** (3:12:20 recording)
    A. (Jonathan) asked Joel about donations of different types. Is there anything that can address the donation of time for Council Members? Joel will look into this further.

3. **Council Updates**
    A. Kirk Pearson
        i) No updates
    B. Alexis Wheeler
        i) No updates
    C. Kathleen VonHatten
        i) Master Transportation Plan meeting with Council scheduled for April 14, 2025
        ii) 1200 E. decision is needed because spring is coming and the runoff might be a problem.
        iii) Asked about the roundabout painting and if that is desired by the Council to get a formal bid.
            1) (Kirk) will look into that further.
        iv) Asked if the CIB list is on the next agenda. Yes
    D. Jonathan Garrard
        i) No updates
    E. Ryan Zumwalt
        i) No updates

4. **Public Comment**
    A. Motion-Alexis to open Public Comment. Jonathan 2nd
        i) Motion passed unanimously

B. No public comment
C. Motion- Alexis to close Public Comment. Jonathan 2nd
  i) Motion passed unanimously

5. Closed Session- not needed

6. Adjournment-9:25 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.

Note- This meeting includes public comment that was written and given to the city recorder for the record. To find the complete record please visit lakepoint.gov Departments-Recorder-Downloaded Forms- Meeting Minutes.

PASSED AND APPROVED but the Council this 14 day of May, 2025

Chair

ATTEST:

Jamie Olson, City Recorder

LAKE POINT • 1854 • 2022 • UTAH