

Lake Point City Council Business Meeting Minutes

Date: Wednesday, July 9, 2025

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

Time: 6:00 PM

1. **Call to Order-** 6:02 pm
2. **Prayer-** Alexis Wheeler
3. **Pledge of Allegiance-** Kathleen VonHatten
4. **Presiding Officer-** Alexis Wheeler
5. **Attendance Roll Call-**

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair)	Frankie Duke	Dan Silva
Kathleen VonHatten (Vice Chair)	Cathy Wayman	Heather Harmon
Jonathan Garrard (C.) arrived 6:07 pm	Toni Wayman	Collette Johnston
Ryan Zumwalt (C.) On the phone until arriving in person at 6:28 pm	Donna Phillips	Barry Harmon
Kirk Pearson (C.) arrived at 6:07 pm	Gino Garcia	Ellen Harmon
Jamie Olson (RCDR)	Kevin Nunn	Regina Nelson
Jay Springer (Attorney)	Parley Wheeler	Levi Mele
	Rick Wheeler	Lori Chigbrow
	Chris Hupp	Chris Robinson
	Joseph Browning	Buck Peck
	Jordan Taylor	Greg Haws
	Angelina Talamantes (online)	Jeff Rich (online)
	Jeremy Schaffer (online)	

6. Legal Training/Clarification – Attorney Jay Springer

A. Discussion on Setbacks with the attorney, Council, Staff, and the public.

- i) (Jamie Olson) introduced the question posed by citizens and updated the city attorney, Jay Springer, so he was able to address the topic. The discussion centered on the plat setbacks and public utility easements, the city's setback regulations, and the development agreement. Citizens were trying to understand how they could get reduced setbacks, so they are able to have accessory structures that can be less than 10 feet off the property lines. Some of the ideas discussed were plat amendments, variances, and code amendments that allowed reductions under certain circumstances.
- ii) (Attorney Springer) explained that because the regulation was existing easements, it was a legislative action. He suggested that citizens review the public process outlined in 10-9a-608 State Code.
- iii) The Public, Council, and Staff had an open discussion on this topic.
- iv) Concerns about favoritism towards residents who built without permissions were raised, alongside the need for clarity regarding utility easements and setbacks.
- v) (Jamie Olson) addressed the complexities of zoning regulations for properties transitioning from county to city jurisdiction, clarifying that recorded plats govern applicable rules on setbacks and easements if they are established in the recorded plat.

- vi) (Chris Robinson) (31:34 recording) highlighted the regulations for portable sheds, noting the distinction between public utility drainage easements and setbacks, and proposed legislative changes for more leniency in placing movable structures. He routinely places PUEs around all four sides of lots, even if rarely used, to avoid future issues with access or condemnation. He advises that setbacks should be at least as large or larger than the PUE to prevent encroachment and potential legal or neighbor-related problems. He emphasizes the importance of setbacks for privacy, buffer space, and orderly development—particularly for permanent structures.
- vii) (Attorney Springer) If the plat amendment is pursued, it will likely require a petition and signatures from parcel owners in the plat and allow for any parcel owners to protest. A plat amendment would need to be applied for and follow the application process.
- viii) (Dan Silva) (45:20 recording) he was hoping for some common-sense solutions. He expressed that sometimes sheds are easier to move than other things, like a tree.
- B. Alexis asked Attorney Jay Springer about an email he sent concerning (53:05 recording)
 - i) (Alexis) read a section of the email, and asked for clarification from Jay Springer on the management of legal tasks and the need for a central point of contact, and asked Springer to expand on this topic.
 - ii) (Attorney Springer) The body is legislative are policy setters. and administration and execution is typically handled by a smaller group of people with clearly defined tasks.
 - iii) (Attorney Springer) It is counterproductive when there are things that have to be done and cannot be volunteered out.
 - 1) Having a funnel is better at managing resources.
 - 2) He has ethical parameters to the city, and unless there is a defined parameter, then he will respond to any inquiry.
 - 3) He cannot stop the clock, because you are deciding whether to run the clock.
 - 4) Management by consensus is not productive.
 - 5) (Alexis) Where Lake Point has a Chair that is elected annually by the Council, but they are a 5-member Council (5 points of contact), and the Chair has not been acting in the Mayor's role. How does he typically work with other cities?
 - 6) In a 5-member council, the scope of the Chair's role is set by ordinance. Having a funnel will help you manage costs. In other cities, he has a staff contact and a manager/mayor contact. In those cities, he typically does not talk to the Council members.
- 7. **Staff Updates-** (1:03:38 recording)
 - A. Annexation Plan progress update
- 8. **Public Comment-**(1:04:52 recording)
 - A. Motion- Alexis to open Public Comment. Jonathan 2nd
 - i) Vote was unanimously approved
 - B. No public comment
 - C. Motion- Kathleen to close Public Comment. Alexis 2nd
 - i) Motion passed unanimously
- 9. **Approve the Minutes** (1:05:26 recording)
 - A. 05.28.2025
 - B. 06.02.2025
 - C. 06.11.2025
 - D. Motion-Alexis to approve the minutes 05.28.2025, 06.02.2025 06.11.2025, as amended Jonathan 2nd
 - i) Motion passed 4 to 1 abstain-Kathleen
- 10. **Reports/Presentations** (1:06:27 recording)
 - A. Tooele County Police Dept
 - i) (Regina Nelson) gave the Council the Sheriff's Report
 - ii) (Kathleen) asked if they could get the data off the speed trailer.
 - B. Tooele County Fire District (1:09:00 recording)

- i) (Chief Nunn) took the opportunity to educate the public, NTFD has 4 stations, they are working on solutions for the AC being out. The staff station is in Stansbury
- ii) (Chief Nunn) Reported a few of the incidents,
- iii) The district extends to Mile Marker 31
 - 1) Lake Point had 22 incidents, 16 calls on the interstate.
 - 2) They answer the calls, because most of the time they are the closest. They are always searching for more funding and grants.

11. Action/Business Items (1:15:00 recording)

- A. Stansbury Library Board Presentation
 - i) Table until August 13
 - ii) Council moved to Item 11. C. Site Plan Approval
- B. Chris Robinson- requested discussion about the Saddleback North Area, the Clinton Landing intersection, the Lake Point Business Center Phase 2, and the proposed new intersections on SR-36, including traffic studies/reports by Hales Engineering. (1:44:40 recording)
 - i) (Chris Robinson) introduced Greg Haws and Chris Huff from Psomas Engineering, and Joseph Browning with Hales Engineering. Chris explained he was aware this was an informational presentation and the Council would not be making any decisions.
 - ii) (Chris Robinson) introduces the proposal for an extension from Mountain View Road up to Clinton Landing Road, and the traffic study that was prepared by Hales Engineering. (See Exhibit A, a slide that was viewed). Also, a new intersection between Sunset Road and Canyon on SR 36, and the traffic study (this one would require an amendment to the UDOT Corridor Preservation Agreement.
 - iii) Discussion on the impact of the new intersections on traffic flow and safety for the Clinton Landing area. This traffic study was not supportive of the Town Center as had previously been discussed. This plan would involve several landowners and their cooperation.
 - iv) The proposal includes restrictions on left turns and through movements to improve safety.
 - v) (Chris Robinson and Greg Hawes) discussed the Saddleback North area. (See exhibit B) Chris wanted to know if the Council was okay with the Mountain View and Clinton Landing connection, so conversations could start happening to get the parties involved on board. He also wanted to know how the Council wanted to proceed with the plans for developing the north area. They are open to ideas. Under the current development agreement, there could be about 300 units.
 - vi) Discussed an alternate area for a city center and the Lake Point Business Center Plat, and the Sunset Road and Canyon Road intersections.
 - vii) The previously discussed I-80 flyover and the Canyon Road I-80 interstate interchange, and the traffic study support the Canyon Road I-80 Interchange.
 - viii) (Chris Robinson) wanted to make sure the Council was okay to move toward the Canyon Interchange and abandon the idea of a flyover in the Lake Point Business Center Plat.
 - ix) (Council moved to Item 11.D. Waiving the Sign Permit)
- C. Site Plan approval for 8610 North Commerce Drive for a Wendy's - applicant Jim Taggart (1:15:40 recording)
 - i) (Jamie) presented the overview of the Wend's site plan. The site plan was approved by the Planning and Zoning on July 7, 2025.
 - ii) Council asked questions in relation to storm drainage, sign height/plan, traffic report, lighting plan, UDOT approval, and documentation of approvals.
 - iii) Motion- Alexis to approve the site plan 8610 North Commerce Drive for a Wendy's as presented. Jonathan 2nd (1:43:00 recording)
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passed 4 to 1

- 2) Record-Ryan is objecting because there is no waiver for the traffic report is required under ordinance; the plans do not show the lighting plan changes requested by Planning and Zoning yet, so they are not in writing along with the sign changes. Reagan's approval is not in writing; there is no letter of approval from UDOT, there is no geotechnical waiver for the study, and because I only saw these changes between Monday and Wednesday, and I have not had time to analyze them.
- iv) Council moved back to item 11.B. Chris Robinson's discussion.
- D. Waive the Sign Permit fee for the Fire Stations' Fire Danger Sign (2:31:30 recording)
 - i) (Chief Nunn) asked the Council if they could have a sign permit fee waived, since they had a sign there already, they were just replacing it.
 - ii) Motion- Kathleen to waive the sign permit fee. Alexis 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passes unanimously
- E. Assign Privacy Policy Officer (2:34:22 recording)
 - i) (Jamie Olson and Attorney Springer) Introduced the need for a designated Privacy Policy Officer under state code. The city is currently ahead of the game, as the state is making a more concentrated effort to protect people's identities and private information. The state code will address this initiative over time. This code aligns with what has already been in the GRAMA code, and that is why most cities typically have their Recorder be the Privacy Officer.
 - ii) Motion-Alexis to assign Jamie Olson, Lake Point City Recorder as our Privacy Policy Officer, Kirk 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
 - (a) Motion passes 4 to 1
 - 2) Ryan- felt that if employees are going into overtime, the work isn't balanced, and the city should contract it out.

12. Council Updates (2:44:40 recording)

- A. Alexis Wheeler
 - i) No updates
- B. Kathleen VonHatten
 - i) She updated the Utah Corridor Preservation Agreement and asked the Council to review it.
 - ii) Fire danger
 - iii) Asked if Kirk got the bid for the roundabout
 - 1) Yes, he did and will send it out.
 - iv) Kathleen is still working on the Collette Road Fix
- C. Jonathan Garrard
 - i) No updates
- D. Ryan Zumwalt
 - i) No updates
- E. Kirk Pearson
 - i) Asked if he could get one of his guys to look at the AC
 - 1) Chief Nunn was okay with that, and the Council discussed the AC briefly.
 - ii) Kirk gave the Council a heads-up; he is looking at things, but is very busy and might be slow to respond.

13. Public Comment (2:51:25 recording)

- A. Motion- Alexis to open Public Comment. Jonathan 2nd
 - i) Motion passed unanimously
- B. Frankie Duke
 - i) Asked if the picture of the Clinton Landing picture would be available.
 - 1) (Jamie) will make sure they are part of the minutes.
- C. Lori Chigbrow

- i) She has traffic concerns she sent to UDOT, and also sent the email to Jamie so it can be sent to the Council.
 - 1) She had concerns with the Flying J light and the abrupt turns to the Canyon and Sunset Road.
 - ii) She does not feel the site plan review is being done properly. The Site Plan Review gives authority to suggest changes. It is supposed to be their final review and the plan. She feels it can change, and it is not supposed to change. She feels the entire package, all documents, should be available upfront, with all documentation and comments to prove everything has been done. It is the responsibility of the Council and Commission to review everything.
- D. Gino Garcia
- i) They had the firework show and it had approximately 800 to 1,000 people attend.
 - ii) Next year he will be doing it on July 3rd it is the 250th birthday of the United States. He would like to see if there were ways to use city resources, items they can use like lighting, cones, barriers, safety vests.
 - iii) Adjacent landowners might need help or donate time to maybe take down weeds.
 - iv) (Kathleen) can look into some tools she might be able get access to.
 - v) (Chief Nunn) appreciate your work with UDOT and concerns that the emergency services have to go through the city.
- E. Motion- Alexis to close Public Comment. Jonathan 2nd
- i) Motion passed unanimously

14. Closed Session- not needed

15. Adjournment- 9:06 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- Any "For the Record" statements included in these minutes represent the individual Council Members who made them. They do not reflect official findings or the position of the city unless adopted by majority vote.

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 30 day of July, 2025


Chair

ATTEST:


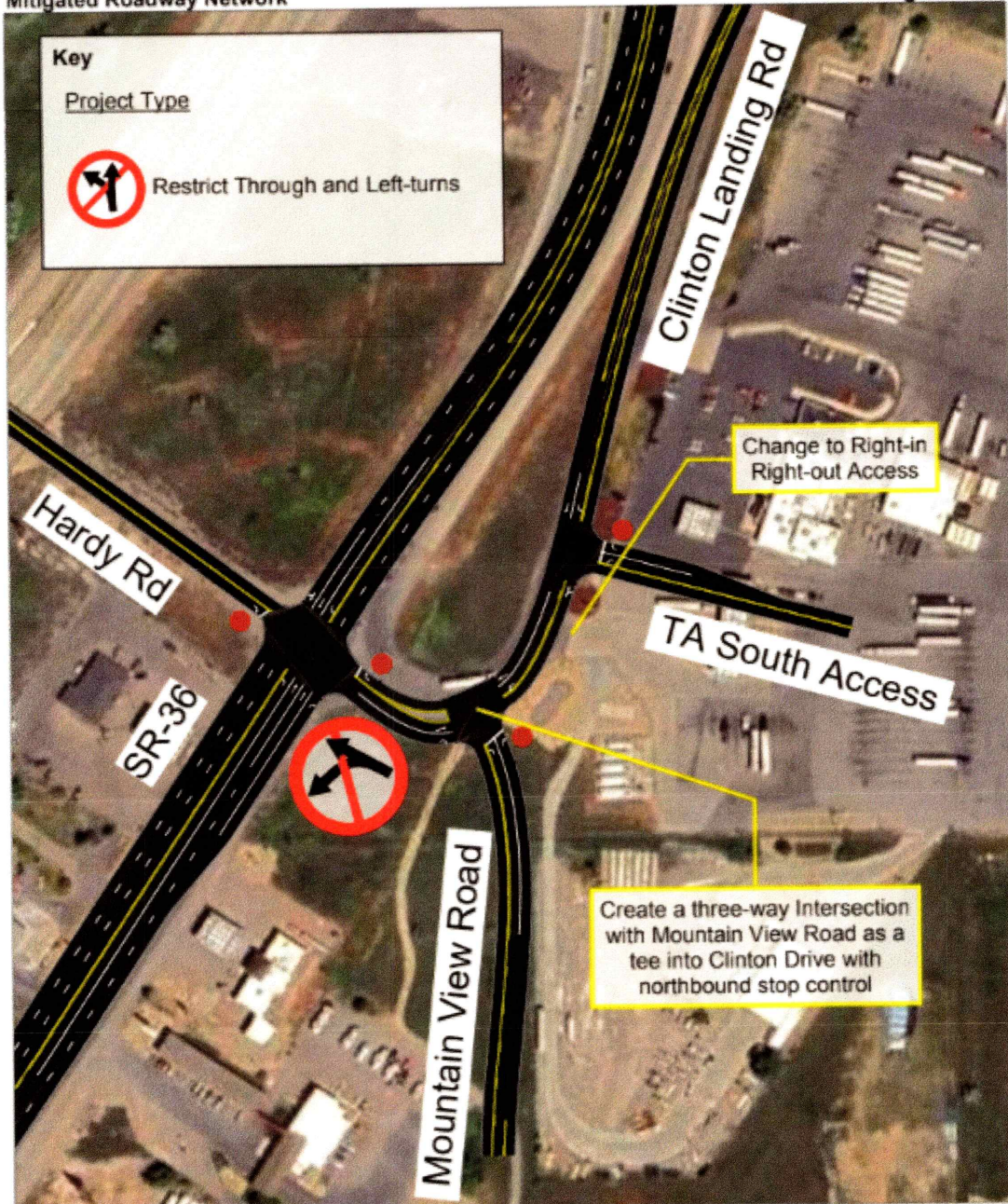

Jamie Olson, City Recorder



Exhibit A
2025 07.09

Lake Point - Clinton Landing TS
Mitigated Roadway Network

Figure ES-1



Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
05/28/2025

Exhibit B
Saddleback North Area
2025 07.09

