

## Lake Point City Council Business Meeting Minutes

Date: Wednesday, August 27, 2025

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

Time: 6:00 PM

### 1. Opening Formalities (00:00 recording)

- A. Call to Order – 6:04 PM
- B. Prayer – Alexis Wheeler
- C. Pledge of Allegiance – Frankie Duke
- D. Presiding Officer – Kathleen VonHatten
- E. Attendance Roll Call

Council & Staff	Public	Public
Alexis Wheeler left the meeting at 6:40 PM (Chair)	Frankie Duke	
Kathleen VonHatten Vice Chair)	Doyle Garrard	
Jonathan Garrard (Council)	Lori Chigbrown	
Ryan Zumwalt (Council) – joined 6:15 PM	Gino Garcia	
Kirk Pearson (Council)	Chris Robinson	
Jamie Olson – Recorder		
Jay Springer – Attorney		

### 2. Legal Training / Clarification (03:13 recording)

- A. Counsel Jay Springer reviewed Open Public Meetings Act (OPMA) training requirements and requested all council members complete their annual training before the next meeting. Council discussed preferred training resources and how to document compliance in the city record.
- B. Counsel Jay Springer explained the benefits of adopting ordinances using an exhibit format. This would allow clean code updates and minimize errors when state law changes. Council supported this approach and agreed to begin using it for upcoming ordinances.
- C. Counsel Jay Springer recommended moving the counsel coordination calls earlier in the week to give staff time to prepare packets for council review before monthly meetings.

### 3. Staff Report (12:59 recording)

- A. Jamie Olson reported completion of the walkthrough for the SR-36 Commercial Plat 5 new subdivision plat and confirmed that it had advanced to the warranty bond stage.
- B. Further discussion on the state requirements on the Open Public Meetings Act.

### 4. Public Comment (14:32 recording)

- A. Motion- Jonathan “to open public comment”. Alexis 2<sup>nd</sup>
- B. No Public Comment
- C. Motion- Kathleen “to close public comment”. Alexis 2<sup>nd</sup>

### 5. Approval of Previous Minutes (15:01 recording)

- A. Jamie read an amendment to the Council.
- B. Motion- Jonathan “I motion that we approve the minutes of August 13, 2025, as amended.”  
Ryan Zumwalt 2nd  
i) Motion Passed unanimously

### 6. Reports/Presentations

- A. Treasurer Report (17:15 recording)
  - i) Doyle Garrard asked if the Council had any questions from the report he had sent them
  - ii) Continued discussion on the state training requirements for the Open Public Meetings Act.
  - iii) Doyle provided the city auditor with the deposit and investment report.
- B. Emergency Management Report (21:03 recording)
  - i) Kathleen advised that the SR- 201 will be closed Sept 13-14

- ii) There will be a clean-up on Sept 2 at 6:00 pm to clean up the area where the homeless encampment was located.
- iii) Announces the Health and Safety Preparedness Fair scheduled for September 6, encouraging community participation

## 7. Action / Business Items (26:33 recording)

- A. Council Chair and Vice Chair Appointment Ordinance Amendment
  - i) Attorney Jay Springer presented three options for council chair and vice-chair selection to clear up any confusion in what is currently written. Discussion included rotation, flexibility, continuity of leadership, ability to serve as chair and vice chair, and fairness. Most of the Council agreed that Option One, which doesn't limit which Council Members can serve as the Chair and Vice Chair. It provides flexibility and transparency while maintaining efficiency.
  - ii) Motion- Alexis Wheeler "I motion to approve the Council Chair procedures amendment with Option One." (36:12 recording) 2nd – Kirk Pearson
    - 1) Roll Call Vote – (Kirk-Yes) (Ryan-Nay) (Alexis-Yes) (Kathleen-Nay) (Jonathan-Yes)
    - 2) Motion Passed 3-2
- B. Roundabout Repainting (39:32 recording)
  - i) Council reviewed MUTCD standards, considered safety implications, and discussed costs of repainting versus removal. Decision was postponed until September pending cost verification.
  - ii) Motion- Kathleen VonHatten "I motion to table the roundabout repainting cost approval until the next meeting in September." 2nd Jonathan Garrard (40:24 recording)
    - 1) Motion passed unanimously by those present
- C. Ordinance Adopting a Lake Point Truck Route (42:58 recording)
  - i) Kathleen introduced the timeline for the feedback she had received from the public with concerns on the problem with truck traffic through town. She also explained the process as she drafted this regulation.
  - ii) Council discussed damage to existing roads from truck traffic, law enforcement authority, the Master Transportation Plan, and options for posting weight limits.
  - iii) Concerns were expressed regarding the lack of review time for this to be on the agenda.
  - iv) Some council members agreed that further drafting and review were needed before adoption.
  - v) Motion- Jonathan -To table until we have a full council. (1:15:32 recording)
  - vi) Amend the Motion- Jonathan to table and that we begin the process of ordering signs. Kirk 2<sup>nd</sup>
    - 1) Motion failed for lack of majority
  - vii) Council continued working through the drafted language in the ordinance to address the comments and concerns of the Council which included some of the following topics;
    - 1) Where as's, purposes, definitions of "truck", damage to existing roads from truck traffic, law enforcement authority, and options for posting weight limits.
    - 2) Truck route designated roads and if specifically listing future roads will be included or removed and added when/if the future road is built. (1:47:00 recording)
    - 3) Temporary Truck Routes section discussed (2:11:40 recording)
    - 4) Use of non-designated roads section discussed
    - 5) Penalties section discussed
  - viii) Motion- Kathleen to adopt the truck route ordinance with the corrections made this evening with non-substantive edits and clerical adjustments to be made accordingly. Kirk 2<sup>nd</sup> (2:32:49 recording)
    - 1) Roll Call Vote – (Kirk-Yea) (Ryan-Yea) (Alexis-Absent) (Kathleen-Yea) (Jonathan-Nay)
      - (a) Motion Passed 3 to 1 with those present
  - ix) Motion- Kirk to move Chris Robbinson up. Kathleen 2<sup>nd</sup>
  - x) Council moved to 11. E.
- D. Fence In / Fence Out Ordinance (03:35:00 recording)
  - i) This item had previously been on an agenda in December 2024 and was recently sent to counsel for review.

- ii) Counsel Springer warned of potential Open & Public Meetings Act risks from councilmembers co-editing/ commenting on live shared documents outside a meeting; he won't review "live" versions that involve active communication with the Council.
  - 1) Recommended shifting complex drafting to work sessions or subcommittees (under quorum), bringing results back for public discussion; consider a "first reading/discussion only", "action at a later meeting" workflow, with exceptions for exigent items.
  - 2) Proposed version-control via a single conduit (committee, staff or legal) who compiles individual council comments into one tracked draft, avoiding reply-all threads.
  - 3) Suggested adding standing "committee updates" to agendas so progress and timelines are visible to the public and Council.
- iii) Council discussed consistency with county code, livestock containment responsibilities, and liability for damage. (3:58:00 recording)
- iv) Attorney Springer questioned the City's proper role where state law and/or county ordinances may already govern liability, livestock at large, gates/fencing, and property damage; the City cannot waive private legal claims between citizens.
- v) Attorney Springer requested the latest version with Council comments, so he can review the intent of the Council.
- vi) Motion- Ryan "I motion to table the Fence In / Fence Out ordinance for legal review comments and send it back to the Council." Kathleen 2nd (4:09:15 recording)
  - 1) Motion passed unanimously by those present
- vii) Council moved to Agenda Item 8. Council Updates

E. Chris Robinson - Meet with the Council to plan the Saddleback North Area, including Mountain View and Clinton Landing Connection, and discuss how to proceed with promoting the possible I-80 interchange (aligning with Canyon Rd.) and other stakeholders. (2:34:11 recording)

- i) (Chris Robinson) summarized several interrelated topics he wants the Council to consider: Saddleback North (Clinton Landing area), the Mountain View extension, the canyon interchange/transportation corridor, and the Lake Point Business Center.
- ii) (Chris) wants to work collaboratively with the City to create a practical, phased plan for Saddleback North rather than rely solely on the existing development agreement.
- iii) (Chris) suggested separating detailed planning from strict development-agreement constraints (rezoning or new zoning could follow a joint plan or amended agreement).
- iv) (Chris) noted uncertainty about the "commercial neighborhood" designation on the west side of Clinton Landing and proposed exploring a mix of uses. There were discussions concerning transportation constraints, economic feasibility, small scale shops/buildings , water resource constraints and engaging the community.
- v) Council and Counsel Springer expressed general support for a collaborative planning effort and for producing a scope of work to guide public engagement and analysis.
- vi) (Chris Robinson) will request and bring back a proposed scope of work from the planner he has in mind the scope should outline proposed outreach, deliverables, and how the planner would approach joint city/landowner planning
- vii) Council moved back to item 7.D. Fence In and Out

**8. Council Updates (4:09:56 recording)**

- A. Kirk Pearson
  - i) No updates
- B. Alexis Wheeler
  - i) Absent
- C. Kathleen VonHatten
  - i) Reported on Tooele County safety study including incident data and potential countermeasures and she would like feedback from the Council.
  - ii) Shared GrowTooele.com economic development resource and requested feedback from the council.
- D. Jonathan Garrard
  - i) No updates
- E. Ryan Zumwalt

- i) No updates
- 9. **Public Comment** (4:15:00 recording)
  - A. Motion- Jonathan Garrard "I motion to open public comment." Kathleen VonHatten 2nd
    - i) Motion passed unanimously
  - B. Doyle Garrard
    - i) Spoke about excess groundwater near I-80 and encouraged the city to seek state permission for well use.
  - C. Lori Chigbrow
    - i) Requested that UDOT repair damage from construction and address impacts to local businesses for the construction on SR-36. She felt it was unethical for a state agency to cause harm to a community. She suggested the Council send a letter to the state.
  - D. Motion- Jonathan Garrard -"I motion to close public comment." Kathleen VonHatten 2nd
    - i) Motion passed unanimously
- 10. **Closed Session-not needed**
- 11. **Adjournment at 10:26 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, and 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 comments, other distributed materials, ordinances, resolutions, public notices, and how to sign up for notifications on the Public Notification Website, can be found at [under Departments-Recorder](#).

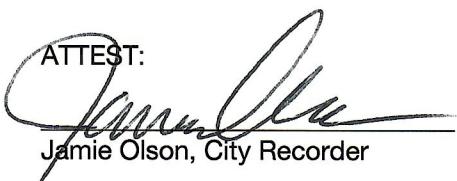
**Note-** Any "For the Record" statements included in these minutes represent the individual Council Members who made them. They do not reflect official findings or the position of the city unless adopted by majority vote.

**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](#).

**Note –** These minutes may have been prepared using AI tools (ChatGPT and Otter.ai); all facts have been reviewed and verified.

PASSED AND APPROVED by the Council this 24th day of Sept., 2025.

  
Chair

ATTEST:  
  
Jamie Olson, City Recorder