Lake Point City Council Business Meeting Minutes

Date: Wednesday, Sept. 24, 2025
Place: Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074
Time: 6:00 PM

1. **Opening Formalities**
   A. Call to Order- 6:02 pm
   B. Prayer- Jonathan Garrard
   C. Pledge of Allegiance- Alexis Wheeler
   D. Presiding Officer- Alexis Wheeler
   E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair)	Doyle Garrard - Treasurer	Chief Kevin Nunn- Fire Chief
Kathleen VonHatten (Vice Chair)	Chaelea Allred	
Jonathan Garrard (C.)	Jason Hill	
Ryan Zumwalt (C.) joined meeting at 6:13 pm	Jen Robison	
Kirk Pearson (C.)	Emil Therianos	
Jamie Olson (RCDR)	Lori Chigbrow	
Joel Whitehorse (Attorney)	Chris Robinson	

2. **Legal Training/Clarification** – Attorney Jay Springer (2:34:25 recording)
   A. The Council tabled this item until later in the meeting when all Council Members were present and moved to Staff Reports.
   B. Asked if the Council was agreeable to an agenda item on Oct 22, 2025, for a representative from MSC to make a presentation. The Council was in favor.
   C. Asked for feedback from the Council concerning the city's procurement process and if they could fill out the Worksheet he provided, so he can get an idea on how the members felt the procurement process was working.
   D. In the future he is still planning on doing a "Open and Public Meetings Act" training.
   E. Council returned to agenda item 11. Adjournment
3. **Staff Updates-** (2:36 recording)
   A. Jamie Olson had no updates
   B. (Kathleen VonHatten) asked if Jamie could try tracking the types of calls to the city that she receives, as Kathleen would like to be better informed of citizen concerns.
      i) (Jamie Olson) expressed that would be difficult.
4. **Public Comment-** (04:26 recording)
   A. Motion- Jonathan to open Public Comment. Alexis 2nd
      i) Vote was unanimously approved
   B. Lori Chigbrow
      i) Thanked the Council for passing the recent Truck Route Ordinance and shared that she had observed improvement in truck compliance since the regulation's adoption. She recommended the city provide public information about how residents can report violations and requested consistent follow-up to maintain accountability. She also expressed appreciation to the Council for their continued responsiveness to citizen concerns regarding road maintenance and traffic safety.
   C. Motion-Kathleen to close Public Comment. Alexis 2nd
      i) Motion passed unanimously

5. **Approve the Minutes-** (3:40 recording)
   A. 2025 08.27
   B. 2025 09.10
   C. Motion- Alexis to approve the minutes 08.27 and 09.10.2025 Kirk 2nd
      i) Motion passed unanimously by those present.
6. **Reports/Presentations**
   A. Treasurer Report (6:35 recording)
      i) Doyle Garrad asked the Council if they had any questions and pointed out the Inter Local Agreement would be coming up for renewal at the end of the year.
      ii) Doyle pointed out that the waste expenses were slightly in the hole and acknowledged the Council Beer Tax distribution.
7. **Action/Business Items**
   A. Council Public Hearing Annexation Policy Plan Ordinance (10:30 recording)
      i) Motion-Alexis to open the Public Hearing for the Annexation Policy Plan Ordinance. Kathleen 2nd
         1) Motion passed unanimously
      ii) (Jamie Olson) summarized the annexation process that had taken place prior to this public hearing and the amendments the Commission added to the policy that may address some of the public and affected entity concerns that have been pointed out.
      iii) (Attorney Jay Springer) reiterated the opportunities that effected entities and public have had and the efforts of the Commission to address the concerns.
      iv) Kevin Nunn Fire Chief (15:16 recording)
         1) Chief Nunn did not have any comments or Concerns regarding safety, with the policy.
      v) Jason Hill and Jen Robinson (15:58 recording)
         1) Representing Kennecott, Jason read a prepared statement acknowledging the company's longstanding partnership with Lake Point and the surrounding communities. He expressed appreciation for the City's professionalism during the annexation policy process and requested that Kennecott's holdings be removed from the City's proposed expansion map. He explained that inclusion within an annexation policy area could limit Kennecott's flexibility for future land use decisions and emphasized that the company values maintaining positive, transparent relations with local governments. When Kennecott decides to develop lands, they desire to have a better relationship with stakeholders, than what was done in the past.
      vi) Chris Robinson (17:43 recording)
         1) Representing several land companies he owns and manages, stated that he respected the City's legal obligation to adopt a policy plan but expressed concern that inclusion of his properties could limit annexation flexibility with neighboring cities. He asked the Council to consider removing his parcels from the expansion area, and when the time comes, if he desires his lands to be annexed into Lake Point the annexation policy can be amended. He commended the City for its professionalism and effort to engage all affected parties during the drafting process. He would like to avoid an annexation competition that cloud the waters and may get the Boundary Commission involved.
      vii) Lori Chigbrow (43:08 recording)
         1) Stated that she was speaking in her capacity as a Planning Commission member and expressed appreciation to the Council for addressing the complexities of the annexation policy plan. She explained that Lake Point is a geographically unique community with limited areas for growth due to natural and physical boundaries such as the freeway, mountains, and the lake. She emphasized that when the Planning Commission began evaluating potential annexation boundaries, the intent was simply to identify reasonable limits around the existing city center rather than to pursue aggressive expansion.
         2) She concluded by saying that the City's goal is to balance property owner rights with the best interests of the broader community and taxpayers. She reaffirmed that the intent of the annexation policy plan is to provide a framework for managed growth—not to force annexation—and that the City seeks to remain a cooperative partner with neighboring jurisdictions and residents.

viii) Doyle Garrard (46:55 recording)

1) Doyle pointed out that some of the Kennecott Property is right in the city's back yard, and it would make sense to include it, esp. on the east side of Hwy-36

ix) Between and following the public input, the Council discussed the scope of the annexation policy plan and the potential implications for surrounding landowners. City Attorney Jay Springer clarified the difference between an annexation policy map and an annexation itself, noting that the policy plan does not annex property but establishes potential future expansion boundaries. Council Members Kathleen VonHatten and Kirk Pearson supported adjusting the map to honor landowner requests for exclusion. Council Member Jonathan Garrard emphasized the importance of adopting a balanced plan that preserves future municipal options while respecting private property rights and also wanted information of the district boundaries. After extensive discussion, the Council reached consensus to table the item and direct staff to update the annexation map to reflect the removal of Kennecott, Robinson properties, and the overlapping Erda annexation area, and provide the different surrounding district boundaries for review at a future meeting.

x) Motion – Kirk Pearson motioned to table this until we get a map with staff, what properties Kennecott, Chris Robinson, and Erda so that we can look at that and make a better judgement, that we are not creating islands somewhere. 2nd – Alexis Wheeler. (1:02:18 recording)

xi) Council Member Garrard suggested that the Council also include the surrounding district boundaries.

xii) Motion Amended- Kirk to include maps with the district boundaries. Alexis 2nd (1:08:00 recording)

1) Motion passed unanimously

xiii) Motion-Alexis to close the Public Hearing for the Annexation Policy Plan. Jonathan 2nd (1:09:11 recording)

1) Motion passed unanimously

B. Highway 36 Corridor Agreement decision on traffic signal locations (1:11:32 recording)

i) Council discussed a long-term corridor preservation agreement with UDOT to define future signal locations and access management along SR-36 through Lake Point's principal commercial spine. Members weighed traffic flow/safety against business access and economic vitality.

1) Baseline locations (already in County/UDOT plan).
   (a) SR-36 & Canyon Rd – identified for a future signal.
   (b) SR-36 & Sunset Rd – existing signal.
   (c) SR-36 & I-80 EB off-ramp (Saddleback Blvd) – existing signa

2) New location under City consideration.
   (a) SR-36 & potential Business Center Road (approx. MP 64.4) – proposed as a future intersection to support the Lake Point Business Center and adjacent parcels (fits UDOT's ~½-mile spacing concept).

3) Access management principles discussed.
   (a) Arimo/Commerce Drive: preserve right-in/right-out (RIO) access until Commerce Drive is extended to Sunset; Council does not want premature loss of left turns that would harm existing businesses.
   (b) Clinton Landing/Hardy Rd: maintain full access until alternatives exist (e.g., Mountain View extension on the east; alternate access to the salt plant on the west).
   (c) General concern that continuous median barriers can choke commercial access; more signals over time naturally reduce speeds and may benefit business access.

ii) vi. Legal/coordination guidance.

1) City Attorney Springer: UDOT uses a standard form, but business terms (conditions, exhibits) are negotiable; incorporate specific maps/exhibits so future readers aren't relying only on minutes.

2) Emphasized developer-pays expectations for access changes tied to development; protect the City from one-sided financial obligations.

iii) Public input and member input.
   1) Chris Robinson supported adding the Business Center Road intersection; said it aligns with spacing standards and activates surrounding commercial lands; urged clarity that RIO conversions occur only when alternative access is available. Suggested deleting the prescriptive last sentence in Section 2 (A & B) and negotiating specific triggers instead.
   2) Jonathan favored connectivity (more crossings over time) to avoid dividing the city; cautioned against losing access through rigid barriers; asked that UDOT consider comments and potential alternatives; raised concern about clauses that place costs solely on the city.
   3) Kathleen favored preserving RIO where feasible and proceeding to lock in signal corridors, including the potential Business Center location.
   4) Alexis expressed driver concerns about "too many lights," but supported sending edits to UDOT for consideration.
   5) Kirk supported keeping the Business Center intersection in the proposal; Ryan noted UDOT's half mile signal spacing context.

iv) Council consensus to remove the highlighted prescriptive language in Section 2(A) & 2(B) related to immediate access changes at Arimo/Commerce and Clinton/Hardy, retain the proposed Business Center Road intersection, and forward the draft back to UDOT with Council Member Garrard's written comments attached, requesting UDOT prepare an exhibit showing the agreed points. No adoption at this time.

v) Motion- Kathleen- that we send this back to UDOT with the removal strike through of the highlights portion and keep Jonathan's notes in there for them to create the exhibit and send back to us. Alexis 2nd (2:01:04 recording)
   1) Motion passed 4 to 1
   2) Jonathan felt it needed more discussion and review by the Council

C. Reimbursement for Health Fair expense (2:01:58 recording)
   i) Kathleen requested that the Council reimbursed her for the Health Fair signage she had personally paid a citizen for, which would be allowed under the budget.
   ii) Motion-Kirk to reimbursement Kathleen, Ryan 2nd (2:03:02 recording)
   iii) (Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Yea]
   iv) Jonathan cited Resolution 2022-06, which requires prior written approval from another committee member with oversight for any reimbursement under $500 that was not done, which makes the request out of compliance with policy and its safeguards.
      ii. Warned that granting it would set a precedent, invite perceptions of favoritism, and weaken enforcement of city rules. He urged vigilance with city funds and opposed the reimbursement to reaffirm adherence to policy.
      1) Ryan and Kirk both supported the reimbursement.
      2) Alexis echoed Jonathan and Kirk's thoughts, recognizing the need to reimburse but cautioned Council Members to follow the city's policies to the letter.
      3) Motion passed 3 to 1, with Kathleen abstaining.

8. Council Updates

A. Committee Updates (2:07:40 recording)
   i) Grant Committee - Kathleen updated on the following.
      1) Grant Committee update on WFRC and UDOT grants
      2) She is working on a few grants for trails
      3) Engineers can look at the basic costs for trails on Saddleback and Sunset.
      4) She noticed there wasn't a trail or pathway on Sunset to the Master Transportation Plan
      5) She would like it to come back to a meeting to discuss if the Council would like trails/pathways shown on the Master Transportation Plan on Sunset.
      6) She also wanted a future agenda item to discuss trails.

ii) HR Committee- Jonathan has review pays stubs and he has asked Dave to separate out Holiday Pay on the pay stubs, and he has asked Dave for clarification on how the PTO totals are listed.

B. Kirk Pearson
   i) Kirk and Doyle Garrard met with the state concerning water and there is not a lot of extra water in the area.
   ii) Kirk also has an invoice for the fixing of the Fire Station AC unit.
      1) He will send it to Jamie, and Jamie will get it to the Fire Dept for payment.

C. Alexis Wheeler
   i) No updates

D. Kathleen VonHatten (2:23:45 recording)
   i) Asked an update on the Accountant RFP
      1) Ryan can send what he has but he was waiting to see if policy was going to change.
   ii) Provided an update on the Tooele County Safe Streets Initiative, noting continued coordination with the County's engineering team and data review for potential safety enhancements.

E. Jonathan Garrard
   i) No updates

F. Ryan Zumwalt
   i) Tooele Valley Rural Planning Map has items and highways on the east side where the Council has opposed. He would like to be clearer on the removal of those highway(s)

9. Public Comment (2:26:41 recording)

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

B. Lori Chigbrow
   i) Suggested the City consider meeting the required 7% grant match for Saddleback Road by accepting donations/contributions from local truck stops, so the burden doesn't fall solely on City funds.
   ii) She also felt in the annexation map that the Erda Annexation Plan overlap should not be considered for removal.

C. Doyle Garrard
   i) Urged the Council to keep key areas within Lake Point's Annexation Policy Plan map, including parcels on the east side of SR-36, the corridor south of Pole Canyon Road, and the tractor store/Adobe Rock area. He cautioned that excluding these areas now could create future conflicts if other cities or future incorporations. He did not feel there was harm in keeping those areas. It would be sad if the rock area was not in Lake Point.

D. Jonathan Garrard (2:31:46 recording)
   i) Stated that while UDOT understands traffic engineering, Lake Point leaders and residents know the local commercial district and daily impacts. Urged the City to proactively convey local knowledge to UDOT so SR-36 decisions reflect community and business needs; otherwise, "what are we doing here?" UDOT doesn't know our community and its needs.

E. Motion- Alexis to close Public Comment. Kirk 2nd
   i) Motion passed unanimously

10. Closed Session- if needed for purposes listed under Utah Code 52-4-205

A. Not needed

B. Council went back to Legal Training Agenda Item 2.

11. Adjournment- 8:40 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.

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

Note- This meeting may have included 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 8th day of Oct, 2025

Chair

ATTEST:

Jamie Olson, City Recorder