

# Lake Point City Council Business Meeting Minutes

Date: Wednesday, Nov. 19, 2025

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

Time: 6:00 PM

## 1. Opening Formalities

- A. Call to Order- 6:01 pm
- B. Prayer- Doyle Garrard
- C. Pledge of Allegiance- Ryan Zumwalt
- D. Presiding Officer- Kathleen VonHatten
- E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair) absent	Doyle Garrard (Treasurer)	
Kathleen VonHatten (Vice Chair)	Lori Chigbrow	
Jonathan Garrard (C.)	Chief Kevin Nunn (NTFD)	
Ryan Zumwalt (C.)	Sergeant Dan Lerdahl (TCSO)	
Kirk Pearson (C.)		
Jamie Olson (RCDR)		
Jay Springer (Attorney) left at 9:42 pm)		

## 2. Legal Training/Clarification

- A. No training

## 3. Staff Updates- Jamie Olson

- A. Jamie informed the Council they will have a Site Plan Review for an electrical charging station on Dec 10, 2025
- B. (Kathleen) asked how the site plan process was going.
  - i) (Jamie) expressed some concerns and will work on feedback and proposed changes over the holidays after getting further feedback.

## 4. Public Comment-

- A. Motion- Kirk to open Public Comment. Jonathan 2nd
  - i) Vote was unanimously approved
- B. No Public Comment
- C. Motion- Kathleen to close Public Comment. Jonathan 2nd
  - i) Motion passed unanimously

## 5. Approve the Minutes

- A. 11.05.2025
- B. Motion- Kirk to approve the minutes for 11.05.2025. Ryan 2nd
  - i) Motion passed unanimously

## 6. Reports/Presentations (6:55 recording)

- A. Tooele County Sheriff's Office
  - i) Seargent Dan Lerdahl presented the Sherriff Report to the Council.
  - ii) They have made a considerable effort on Lakeshore, Center Street and Mountain View and have had multiple citations for speeds over 25 mph.
- B. Treasurer Report (10:32 recording)
  - i) Treasurer - Doyle Garrard
    - 1) The council did not have any questions.

- ii) Ryan- Monthly Budget Summary
  - 1) Every dept is under 50% expenses threshold and made mention of a few line items.
- C. Emergency Management Report
  - i) [REDACTED] (Kathleen) handed out an informational sheet for the HB 48 and the Wildland Urban Interface (WUI) Zone (See Exhibit A.)
  - ii) The Council will need to make sure they are in compliance with and adopting the WUI code, by Jan. 1, 2026.
  - iii) Effective January 1, the state will publish high-risk wildfire boundary maps.
  - iv) Properties within that boundary will be assessed an annual fee to fund the program.
  - v) For 2026–2027, the fee is projected between \$20–\$100, depending on home square footage.
  - vi) Homeowners within the high-risk boundary:
    - 1) Can request a property assessment to determine their risk rating (low, medium, high) based on:
      - (a) Building materials (e.g., metal roof, siding).
      - (b) Vegetation and defensible space.
      - (c) Proximity of fuels within 150–200 ft (embers can travel).
  - vii) If they do not request an assessment, they are automatically treated as high risk, which may mean:
    - 1) Higher program fee.
    - 2) Less favorable standing with insurers.
  - viii) Discussion on whether Lake Point was already covered under state code 15A.
  - ix) Discussion on a communication plan to educate the public.
  - x) Kathleen will follow up once she has more information.

## 7. Discussion Items (No Vote)

- A. Personnel Policy (30:50 recording)
  - i) Jonathan introduced the policy and the drafted policy presented by the HR committee
  - ii) The Council worked through a series of comments and recommended edits to the draft Personnel Policy
  - iii) The following were topics/sections discussed and possibly edits made to the draft.
    - 1) “Supervisor” Definition & HR Committee
    - 2) Contract Positions & Review Schedule
    - 3) Drug & Alcohol Testing – Discipline for Refusal/Tampering
    - 4) Investigation Procedures and Decision Maker (47:56 recording)
    - 5) Appeal Rights for Discipline
    - 6) Access to Personnel & Payroll Records
    - 7) Employment Classification – Part-Time vs Full-Time (1:05:00 recording)
    - 8) Bereavement Leave – Clarifying “Immediate Family”
  - iv) The Council discussed next steps for the policy.
    - 1) Policy will be submitted to legal for review and brought back for an action item at the next business meeting and legal review can be discussed.
- B. Parking Policy (1:26:44 recording)
  - i) (Jonathan) expressed concerned with the process of this draft and felt his comments were not addressed, or he has not seen other council member concerns, nor other council members seeing his concerns, and then it being sent for legal review.
  - ii) (Ryan and Kathleen) explained
    - 1) The parking ordinance has gone through multiple versions (v1–v4) over the last few years.
    - 2) Numerous comments from earlier meetings were already incorporated into version 3, which then became the starting point for version 4.

- 3) The most recent round of comments (before this meeting) did not result in changes to the text that was sent to legal.
- iii) Extensive discussion under Attorney Springer guidance.
  - 1) The Council should not collaborate with each other's written comments, in a draft, before the public meeting, due to Open and Public Meetings Act concerns.
  - 2) Staff or a committee can collect comments individually, but deliberation must happen in the public meeting.
  - 3) The proper place for council members to hear and respond to each other's concerns is in the meeting, as they were doing at that moment.
  - 4) A single staff person (or committee in a staff role) gathers all individual comments (via separate replies so members don't see each other's comments).
  - 5) That person combines comments into one annotated version.
  - 6) They also provide a short summary of:
    - (a) What items/concerns emerged.
    - (b) How those items/concerns were addressed in revisions.
  - 7) Legal gets all the original comments plus the revised draft to:
    - (a) Check for legal issues.
    - (b) Suggest additional edits.
  - 8) The document comes back to council as:
    - (a) A clean action draft, and
    - (b) A commented reference copy (if needed)
- iv) Everyone generally agreed:
  - 1) There is value in transparency about how comments were handled.
  - 2) Future processes should make it easier for members to see:
    - (a) Which concerns were addressed,
    - (b) Which were rejected (and why, e.g., conflict with state law), and
    - (c) What legal constraints apply.
- v) No formal motion was taken in this excerpt, but there was clear direction to refine the process going forward using Jay's suggestions.
- vi) Council discussed the concerns counsel feedback on the document. Some of the following Sections were discussed.
  - 1) Misplacement of policy in the definitions.
  - 2) Public property and public street definitions
  - 3) Camping (2:30:00 recording)
  - 4) Employment parking (2:48:00 recording)

C. Procurement Policy (2:58:00 recording)

- i) Tabled until Dec 10, 2025

## 8. Action/Business Items

- A. Ordinance amending the Commercial Uses recommended by the Commission to the Council (3:04:35 recording)
  - i) Jamie briefed the Council on the adjustments drafted to clarify the intent for the commercial allowed use in regard to sales and repairs of vehicles and recreational vehicles.
  - ii) This land use regulation amendment was recommended forward from the Commission.
  - iii) Council discussed requiring a permanent building or referring to state code vehicles sales regulations.
  - iv) Majority of the Council agreed to add a statement referencing following state code.
  - v) Motion- Kathleen to approve the amendment to the commercial ordinance exhibit A with adjustments made during the meeting. Ryan 2<sup>nd</sup> (3:19:33 recording)
    - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Absent] [Kathleen-Yea] [Kirk-Yea]
      - (a) Motion passes 3 to 1 by those present
- B. CDGB (Community Development Block Grant)- Requested by North Tooele Fire District (3:20:22 recording)

- i) Chief Nunn- in an attempt to get a ladder truck, he explained the process they have taken to apply for the CDGB Grant last year and updated the Council on other grants they have applied for, or are still working on.
- ii) The Fire Dept would like to try another way and explained how the city could apply for the CDGB grant to acquire a ladder truck. Chief discussed with the Council if they would be interested in this approach.
- iii) Income survey, as a step of the grant, was discussed.
- iv) Motion- Kathleen- to apply for the CDGB grant for a fire truck for Lake Point with the help of North Tooele Fire District. Kirk 2<sup>nd</sup>
  - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Absent] [Kathleen-Yea] [Kirk-Yea]
    - (a) Motion passes 3 to 1 by those present
    - (b) (Jonathan) didn't support because of where the funds came from and preferred it was funded privately.

**9. Council Updates (3:41:26 recording)**

- A. Committee Updates
  - i) Kathleen updated the Council about the CMAQ grant for possible trails that may remove commuters from the roads. Other possibilities are the TPA and STP grants
  - ii) There was suggestion of putting out a survey to get citizen feedback for trails and bus routes.
- B. Kirk Pearson
  - i) Kirk let the Council know the roundabouts had been repainted
  - ii) He wanted to explore a sign into Lake Point on the South side of Lake Point stating something to effect of "Welcome to Lake Point"- the speed limit is 25 mph.
  - iii) Annexation update briefly discussed
  - iv) Commercial building permit fees
  - v) He had heard some information on power station and Utah using too much power. He was unsure who or what the concern was toward. Discussion suspected this was in relation to data centers.
- C. Alexis Wheeler
  - i) absent
- D. Kathleen VonHatten
  - i) Revisit before spring -drainage ditch on 1200 East non road.
- E. Jonathan Garrard
  - i) GPS Garmin still shows a higher speed limit in town
- F. Ryan Zumwalt
  - i) No updates

**10. Public Comment (3:59:16 recording)**

- A. Motion-Kathleen to open Public Comment. Ryan 2nd
  - i) Motion passed unanimously
- B. Chief Kevin Nunn
  - i) He wanted to talk on CMAQ funding. They have presented 3 times for this funding to get a ladder truck
  - ii) He is planning on getting a "used" ladder truck to save money and time.
  - iii) He touched on the significant vehicle accidents today.
- C. Motion- Kathleen to close Public Comment. Kirk 2nd
  - i) Motion passed unanimously

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

**12. Adjournment- 10:03 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.

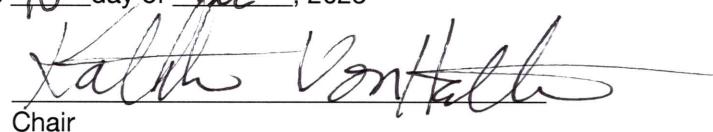
Note- Additional information concerning meetings including but not limited to agendas, minutes, recordings, written/typed public comment, other distributed materials, ordinances, resolutions, public notices, and how to sign up for notifications on the Public Notification Website, can be found at <https://lakepoint.gov> 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 – 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 10<sup>th</sup> day of Dec, 2025



Chair

ATTEST:



Jamie Olson, City Recorder