

Lake Point City Council Business Meeting Minutes

Date: Wednesday, December 10, 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- Kirk Trimble
- C. Pledge of Allegiance- Kim Clausing
- D. Presiding Officer- Kathleen VonHatten
- E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Alexis Wheeler (Chair) online until 7:01 pm	Kirk Trimble	
Kathleen VonHatten (Vice Chair)	Kim Clausing (NTFD)	
Jonathan Garrard (C.)	Doyle Garrard	
Ryan Zumwalt (C.) online until 6:39 pm when arrived in person	Lori Chigbrow	
Kirk Pearson (C.) arrived online at 6:20 pm left the meeting at 7:08 pm	Seargent Scott Caldwell (TCSO)	
Jamie Olson (RCDR)	Chief Kevin Nunn (NTFD)	
Jay Springer (Attorney)		

2. Legal Training/Clarification

- A. Jay Springer advised he is leaving his current firm but plans to continue representing Lake Point City through his new organization ("Meridian Land Counsel"), with an engagement letter to be presented at a future meeting; terms expected to remain substantially the same with no rate increase, with a retroactive effective date of January 1, 2026. The separation is an amicable separation and if there are any questions during the transition you are welcome to reach out to Jay and/or Smith Hartvigsen.

3. Staff Updates-

- A. Jamie Olson (City Recorder)
 - i) Thanked outgoing Councilmembers Jonathan Garrard and Alexis Wheeler for their service to Lake Point.
 - ii) Jamie let the Council know she was working on the Privacy Policy Report that is required to be completed by the end of the year. She will send it to the Council for review once it is completed later this week.
 - iii) Audit update
 - iv) (Council moved back to agenda item Public Comment 10.)
- B. Doyle Garrard (Treasurer) (15:55 recording)
 - i) Informed the Council there were a couple invoices he was still waiting to receive

4. Public Comment-

- A. Motion – Jonathan to open Public Comment. Kathleen 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. 11.17.2025
- B. 11.19.2025
- C. Motion-Jonathan to approve the 11.17.2025 and 11.19.2025 minutes as corrected prior to the meeting. Kathleen 2nd
 - i) Motion passed unanimously by those present

6. Reports/Presentations

- A. Tooele County Sheriff's Office (7:15 recording)
 - i) Seargent Caldwell presented the sheriff report
 - 1) Sergeant Caldwell provided November statistics including 69 arrests, 4 arrests, and 59 citations. He highlighted an Internet Crimes Against Children investigation involving a search warrant served on an address on Lakeshore, resulting in an arrest related to child exploitation and drug charges. The Council discussed increased traffic and noted concerns about cut-through traffic on Center Street and Lakeshore.
- B. North Tooele Fire District (58:55 recording)
 - i) Tabled until later in the meeting
 - ii) Council returned to this agenda item and Chief Nunn reported that Lake Point had 81 total calls in the past month, which is lower than the typical average of around 120 calls for this time of year. The decrease was attributed to seasonal factors such as reduced recreation activity, fewer traffic incidents, and favorable weather conditions.
 - iii) Of the total calls, 11 incidents occurred within Lake Point, which remains consistent with the usual percentage of overall calls. I-80 incidents declined to eight calls. The two most significant responses were motor vehicle accidents, including one involving a car under a truck and a three-vehicle accident on Thanksgiving Day. No serious injuries were reported. The remaining calls were primarily medical responses, along with one incident involving the removal of a person from a stalled elevator.
 - iv) NTFD Santa Drive is this Saturday, flyer and route were briefly discussed.
 - v) (Council moved back to Item 8.A. Parking Regulation Discussion
- C. Quarterly Budget Report
 - i) Table until next meeting

7. Action/Business Items (Action/Voting)

- A. Site Plan approval for 1605 Saddleback Blvd. electrical charging station added to Flying J property. (9:19 recording)
 - i) Jamie Olson presented the commercial site plan review for a four-stall electrical charging station with a 56' x 32' canopy, located on the Flying J parcel (13.21 acres; Commercial Highway zone). Staff reported DRT review and approvals with no comments from Building Official, Engineering, Fire Marshal, and minor application items from Zoning, and stated the proposal is consistent with the General Plan
 - ii) Motion – Kathleen to approve the site plan review for the Flying J property charging station. Jonathan 2nd
 - 1) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Absent]
 - (a) Motion passed unanimously
 - iii) Council moved to Staff Report 3.A.to let Doyle present Treasurer Report
- B. Resolution Personnel Policy (17:30 recording)
 - i) Council and Staff reviewed edits and attorney comments, including discussion regarding chain-of-command and whether employee safety reports should go to a supervisor/HR Committee and/or the City Council Chair; language inserted for adding the Chair or copying the Chair to any safety concern reports.

- ii) Motion - Ryan table this ordinance and give more discussion time to provide time for the new council members that are live in three weeks, to weigh in on what they feel, since there'll be future committee members, future chairs, get some input from them. Since this is only the second reading in a public meeting, I think that's a good step forward. Kathleen 2nd
 - 1) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Nay] [Kathleen-Yea] [Kirk-Nay]
 - (a) Motion- failed for lack of majority
- iii) Council continued discussion and reviewed additional comments (including recordkeeping/privacy policy naming consistency).
- iv) Motion- Jonathan- we pass resolution personnel policies with the adjustments that we made this evening and also recognizing if there are any non-substantive edits, taken care of. 2nd Kirk
- v) Roll Call Vote-[Jonathan-Yea] [Ryan-Nay] [Alexis-Yea] [Kathleen-Nay] [Kirk-Yea]
 - 1) Motion passed 3 to 2

C. Tooele County Interlocal Agreement (ILA) for 2026 (36:08 recording)

- i) Kathleen explained that she was at the county meeting where they approved it, with removing the word "City" from "Lake Point City"
- ii) Council discussed any questions regarding the ILA.
- iii) Motion- Kathleen to approve the interlocal approval as approved by the County Council. Jonathan 2nd
 - 1) Ryan expressed concern with the "land use" section was still included.
- iv) Roll Call Vote-[Jonathan-Yea] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk- no vote Technical Difficulty]
 - 1) Motion passed 4 Yea, with one no vote because of technical difficulty.
- v) Record- Alexis I always I said it before. I'll say it again, because this deals with more than just law enforcement, I will agree to the ILA, but I do want to express my disappointment with the way that the council has conducted itself. The last six months, we had a motion that was approved on the table in June to explore all law enforcement options that was meant to be brought back to the council by the end of that month, and we still have yet to see it. I would admonish the new council coming in to explore these options, or several citizens in town that are very disappointed with our law enforcement presence, the amount of money that we're paying for, what we're getting. So I would just, you know, advise the council coming in to take this seriously and take a good, hard look at it and figure out what can be done.
- vi) Kathleen noted that they have been actively working on gathering information on police services.

D. Community Development Block Grant Public Hearing (45:09 recording)

- i) Motion-Kathleen to open public hearing for the Community Development Block Grant. Ryan 2nd
 - 1) Motion passed unanimously
- ii) Alexis read the following public hearing information.
 - 1) Notice is hereby given that Lake Point will hold a public hearing on December 10, 2025 at 1528 Sunset Road, Lake Point, Utah, 84074 at 6:00 pm. Lake Point is eligible to apply to the Utah Department of Workforce Services for funding under the Community Development Block Grant (CDBG) Small Cities Program, a federally funded program administered by the State of Utah, Housing and Community Development Division (HCD). Lake Point is eligible to apply for CDBG funding provided Lake Point meets the applicable program requirements. The purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications. This public hearing will cover eligible activities, program requirements, and expected funding allocations in the region. The CDBG Program can fund a broad range of activities, including, but not limited to: construction of public works and facilities, e.g., water and sewer lines, fire

stations, acquisition of real property, and provision of public services such as food banks or homeless shelters. In the event that Lake Point chooses to apply for CDBG funding, a second public hearing will be held at a later time to discuss the project. Further information can be obtained by contacting City Council Member Kathleen VonHatten at 801-725-0590.

- (a) In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this hearing should notify Jamie Olson at 801-725-5095 1528 Sunset Road, Lake Point, Utah 84074 at least three days prior to the hearing. Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711. Spanish Relay Utah: 1.888.346.3162.
- (b) Published on State of Utah's Public Meeting Notice Website – www.utah.gov/pmn on Nov. 11, 2025.
- (c) The intent is for the ladder truck to be owned by Lake Point and housed at the Lake Point Fire Station, with NTFD , North Tooele Fire District, operating it for emergency response. As our commercial district continues to develop, several projects will include structures over 40 feet in height. We already have commercial businesses interested in locating in Lake Point, but at this time, we do not have any fire apparatus capable of safely serving buildings of that height. Having an aerial apparatus stationed in Lake Point is critical to meeting fire-response standards, ensuring life safety, and protecting property in these larger buildings.

- iii) No public hearing comments at this time
- iv) Motion- Ryan to close public hearing. Kathleen 2nd
 - 1) Motion passed unanimously by those present
- v) For specific purposes and requirements of this grant please see the following information contained in the minutes

FIRST CDBG PUBLIC HEARING MINUTES
LAKE POINT FIRST CDBG PUBLIC HEARING
HEARING HELD

Date: Wednesday, December 10, 2025

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

Time: 6:00 PM

The Lake Point first CDBG public hearing was held on Wednesday December 10, 2025, in the Lake Point North Tooele Fire District building located at 1528 Sunset Road, Lake Point, UT 84074, meeting commenced at 6:02 pm.

Present: Councilmember Alexis Wheeler (City Council Chair) (online)
Councilmember Kathleen VonHatten (City Council Vice Chair)
Councilmember Jonathan Garrard
Councilmember Kirk Pearson (online)
Councilmember Ryan Zumwalt

(Other public or elected officials or employees)

Jamie Olson (City Recorder)
Jay Springer (City Attorney)
Doyle Garrard (City Treasurer)
Kirk Trimble (public)
Kim Clausing (NTFD)
Chief Kevin Nunn (NTFD)
Lori Chigbrow (public & City Planning & Zoning Commission)

City Recorder: Jamie Olson

City Clerk: N/A

City Attorney: Jay Springer

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC HEARING:

City Council Chair Alexis Wheeler opened the public hearing for the CDBG program and stated that the purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2026 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The clerk recorder will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

There was no public hearing comments and hence no follow up suggestions or comments from the public. The hearing was adjourned at 7:55 pm.

- E. Ordinance enacting the Wildland Urban Interface code and updating codification of references to various state law procedures, requirements, and standards. (50:06 recording)
 - i) Kathleen and Attorney Springer explained that the ordinance would formally adopt the 2006 Wildland-Urban Interface (WUI) Code and related maps to clearly comply with new state requirements under House Bill 48. While the City had previously adopted the fire code, legal counsel recommended explicitly adopting the WUI Code and identifying applicable areas to ensure the City qualifies for potential state reimbursement if a wildfire occurs.
 - ii) The ordinance also includes required technical updates to state land-use law references. Staff noted that the North Tooele Fire District is already applying the 2006 WUI Code and existing map to new development, and this action would align City code with current fire authority practices.
 - iii) Jonathan shared that he met with Representatives Snyder and Linder to discuss House Bill 48 and its impacts on cities. The legislators were open to hearing concerns, and the discussion is ongoing at the state level.
 - 1) Jonathan expressed concern that HB 48 imposes state mandates on cities, including required maps, development standards, fees, and insurance-related requirements, with financial penalties for noncompliance. They stated this approach limits local control and feels coercive rather than collaborative. The concern is not about wildfire safety, but about how the law replaces local decision-making with state mandates.
 - 2) Jonathan plans to continue following up with legislators and encouraged residents to contact their state representatives with any concerns.
 - iv) Motion- Kathleen to approve the Ordinance adopting WUI and LUDMA. Ryan 2nd
 - v) Roll Call Vote-[Jonathan-Nay] [Ryan-Yea] [Alexis-Yea] [Kathleen-Yea] [Kirk-Technical Difficulty No Vote]
 - 1) Motion passed 3 to 1 and 1 "no vote for technical difficulties"
 - vi) Jonathan shared a scriptural example to argue that destruction comes from coercive governance and loss of individual agency, not from a lack of technical planning or safety measures. He expressed concern that adopting mandates based on compulsion rather than consent repeats this pattern. Believing governance should be based on agency, stewardship, and mercy, Jonathan stated they could not support the mandate and voted no.
 - vii) Council moved back to the Fire Dept Report 6.B.

8. Discussion Items (No Vote)

- A. Parking Regulations (1:03:30 recording)
 - i) Council discussed logistics of working through council comments without violating the Open Public Meeting Act.
 - ii) Council held a detailed discussion regarding a proposed parking regulation ordinance, focusing on how it would apply in a rural community like Lake Point. Jonathan outlined

concerns that the draft ordinance could be overly broad, particularly in how “public street” is defined to include the entire right-of-way, which could unintentionally restrict long-standing rural parking practices such as parking on gravel shoulders or roadside areas. Additional concerns were raised about a blanket prohibition on overnight parking and camping, rigid winter parking rules not tied to actual snowfall conditions, and an enforcement approach that emphasized fines and towing rather than education and voluntary compliance.

- iii) Ryan responded by explaining that much of the ordinance language is derived from state code and was adjusted from smaller city models to better reflect Lake Point’s rural character, including extending vehicle storage limits to 72 hours.
- iv) Clarification was provided on the distinction between “temporary parking” and “vehicle storage,” noting that vehicles parked longer than 72 hours without movement would be considered stored and subject to enforcement.
- v) Council discussed whether different rules could legally apply to curb-and-gutter streets versus rural roads without curbs, particularly for winter parking and snow removal, and legal counsel indicated this could be permissible if based on legitimate safety and operational considerations and applied consistently. Several members emphasized the challenge of balancing rural traditions with increased growth, safety concerns, and citizen complaints.
- vi) Jonathan will provide a handout to the Council and public that over views his concerns.

9. Council Updates (1:35:49 recording)

- A. Committee Updates
 - i) Police Services research update
 - ii) Budget Finance Committee- Ryan will present the report at the next meeting
 - iii) Grant Committee Update
 - 1) Running into roadblocks that have high match percentages.
- B. Kirk Pearson
 - i) absent
- C. Alexis Wheeler
 - i) absent
- D. Kathleen VonHatten
 - i) America250 update- she would like to get a committee together
 - ii) Kathleen brings up the need to address website ADA compliance, aiming to be ahead of the April 2027 deadline.
 - iii) Discussed the idea of possibly doing the cities own traffic study, if that would be allowed. Jay will look into this in more detail.
- E. Jonathan Garrard
 - i) Expressed appreciation for serving Lake Point City and he will continue to serve the community. He stated this was his last meeting officially, welcomed incoming members, and encouraged continued responsiveness to residents and preservation of the community’s rural character and liberty-minded values.
- F. Ryan Zumwalt
 - i) No update
- G. (Council Moved back to Staff Updates 3.A.)

10. Public Comment (1:50:50 recording)

- A. Motion - Jonathan to open Public Comment. Kathlen 2nd
 - i) Motion passed unanimously
- B. David Walbeck
 - i) David expressed concern that the proposed parking restrictions would create hardship for rural property owners who occasionally must park equipment or materials on the roadway for extended periods. David explained that due to limited mobility, lack of assistance, and the nature of rural work, items may remain parked for more than 72 hours, sometimes up to several weeks. They stated this is not by choice but necessity.

- ii) David also noted that roadside areas in their neighborhood are not suitable for pedestrian use due to uneven terrain, rocks, trees, and lack of maintenance, and questioned claims that parking interferes with walking. He felt unfairly targeted and emphasized that such parking practices have existed for many years in the community, including farm equipment temporarily left roadside. He requested that parking be allowed to continue so long as it does not impede traffic, snow removal, or public safety.
- C. Motion- Jonathan to close Public Comment. Kathleen 2nd
 - i) Motion passed unanimously

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

- A. Not needed

12. Adjournment- 7:55 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.

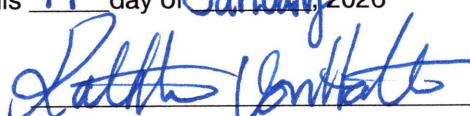
Note- Additional information concerning meetings including but not limited to agendas, minutes, recordings, written/typed public comment, other distributed materials, ordinances, resolutions, public notices, and how to sign up for notifications on the Public Notification Website, can be found at <https://lakepoint.gov> 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 14th day of January, 2026



Chair

ATTEST:



Jamie Olson, City Recorder