

Lake Point City Council Business Meeting Minutes

Date: Wednesday, March 11, 2026

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- Jim Willes
- C. Pledge of Allegiance- Sergeant Lerdahl
- D. Presiding Officer- Kathleen VonHatten
- E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Kathleen VonHatten (Chair)	Sharlene Thompson	Dan Neilson
Kirk Pearson (Vice Chair) online at 6:12 pm arrived in person at 6:27 pm	Rick Chris Lehosky	Jordan Johnson
Kirk Trimble (C.)	Steven Rowley	Sharon Perkins
Ryan Zumwalt (C.)	Randy Trimble	Jeff Perkins
Lori Chigbrow (C.)	Jonathan Garrard	Kim Clausing
Jamie Olson (RCDR)	Janae Hunter	Gino Garcia
Jay Springer (Attorney)	Abbie Chapman	Kyle Jore
	Jim Willes	Rachel Perkins
	Kirk Allen	

2. Legal Training/Clarification

- A. Attorney Jay Springer presented a flow chart outlining the current land use ordinance adoption process (currently a 29-step process). He explained:
 - i) The current process stems from a 2023 resolution and may benefit from simplification.
 - ii) The flow chart provides a clearer visual structure for understanding the process.

3. Staff Updates

- A. None at this time

4. Public Comment

- A. Motion-Trimble to open Public Comment. Kathleen 2nd
 - i) Vote was unanimously approved
- B. Jeff Perkins (4:20 recording)
 - i) Requested an update regarding enforcement actions on a business operating on Highline Drive. Council and the attorney responded that a Notice of Violations have been issued, and additional enforcement options are being evaluated.
- C. Janae Hunter (5:46 recording)
 - i) Expressed frustration with ongoing alleged violations at the same property, stating business operations continue despite notices. Raised concerns about potential future use as a residential treatment facility and questioned the City's enforcement effectiveness. She feels the property owner is doing whatever he wants. She expressed that a rental business and a makeup business and she has submitted orders online for both businesses. Emphasized impacts on neighboring residents and requested stronger action and the city should stand behind the people that have lived in Lake Point for years.
- D. Jennifer Trimble (9:36 recording)

- i) Jennifer shared a document with the Council and it was shared on screen during the meeting (please see footnotes for where to find the record)
 - ii) Raised extensive concerns regarding the proposed parking ordinance, including:
 - 1) Prohibition of parking in cul-de-sacs, which she argued is impractical for rural neighborhoods without curb and gutter. Areas without curb and gutter have plenty of room to park in the right of way without being on the road and hindering traffic.
 - 2) Safety concerns with requiring vehicles to back out instead of pulling through.
 - 3) Impacts on large families, gatherings, and home-based business activities.
 - 4) She shared that under the current drafted language, the measurements of areas and showed where vehicles would not be allowed to park even off the road in swale areas.
 - 5) She acknowledged that there are parking safety concerns in areas with curb and gutter, where vehicles are parking on the road and are leaving limited space for vehicle traffic.
 - 6) Real-world examples demonstrating sufficient road width for safe passage even with parked vehicles off the road.
 - 7) Concerns about snow removal provisions and the 72-hour parking limitation.
 - iii) Requested the Council reconsider the draft and questioned if it is addressing the real concerns, creating new ones, and is it implementing policy for problems that don't exist.
- E. Kim Clausing (16:00 recording)
- i) Requested the City review and clarify zoning regulations for residential treatment facilities.
Noted:
 - 1) Federal and state law limit outright prohibition.
 - 2) Cities may regulate location and operational characteristics.
 - 3) Suggested such facilities be placed in commercial zones due to operational intensity (staffing, activity levels).
 - ii) Formally requested Council consideration of this issue.
- F. Jim Willes (17:46 recording)
- i) Spoke in support of the Planning Commission's work on the multi-use (MU) zoning ordinance, noting:
 - 1) Extensive time and effort invested.
 - 2) Broad agreement among Commission members.
 - 3) Encouraged Council to consider the depth of review already completed.
- G. Jonathan Garrard (18:45 recording)
- i) Raised concerns regarding
 - 1) Increased density proposed in the MU zone compared to Tooele County standards.
 - 2) Potential risks if processes are not applied consistently.
 - 3) Parking ordinance impacts on rural customs and long-standing practices.
 - 4) Concerns about vague language and expanded government discretion.
 - 5) Emphasized preserving rural lifestyle and limiting overregulation.
- H. Randy Trimble (22:20 recording)
- i) Expressed concerns about:
 - 1) Parking ordinance enforcement during snowfall.
 - 2) Use of a "blanket" approach across varied neighborhoods.
 - 3) Suggested higher allowable roof building coverage being increased to 40–50% instead of 20%.
- I. Racheal Perkins (24:27 recording)
- i) Asked who would enforce parking regulations and raised concerns about:
 - 1) Potential use of law enforcement or third-party enforcement.
 - 2) Concerned with a blanket code for different neighborhoods structures, and street widths.
- J. Matt Littlefield (25:34 recording)
- i) Used a healthcare analogy to argue regulations should only be implemented where problems exist, you don't try and fix something that isn't broken. Suggested targeted solutions rather than citywide restrictions.
- K. Motion-Ryan to close Public Comment. Trimble 2nd

- i) Motion passed unanimously
- 5. Approve the Minutes (27:12 recording)**
 - A. 2026 02.11
 - B. 2026 02.25
 - C. Motion-Kathleen to approve the 02.11.2026 minutes. Pearson 2nd
 - i) Motion passed unanimously
 - D. Motion-Lori to approve the 02.25.2026 minutes. Pearson 2nd
 - i) Motion passed with one abstaining
- 6. Reports/Presentations**
 - A. Tooele County Sheriff's Office (28.20 recording)
 - i) Sergeant Lerdahl reported:
 - 1) 68 calls for service, 9 arrests
 - 2) 51 citations (55 including highway)
 - 3) Notable incidents:
 - (a) Animal attack (prior history noted)
 - (b) Drug-related arrest involving trespassing RV
 - (c) DUI arrest
 - 4) Discussion included potential acquisition of an additional speed trailer.
 - B. North Tooele Fire District (31:00 recording)
 - i) Chief Kevin Nunn reported:
 - 1) 23 calls in Lake Point (111 district-wide)
 - 2) Incidents included vehicle accidents, medical calls, and a commercial vehicle fire
 - 3) Burn permits currently issued case-by-case; seasonal opening expected May 15
 - 4) Discussion on fire apparatus access and cul-de-sac turning requirements (96 feet needed)
- 7. Action/Business Items**
 - A. Resolution appointing Planning and Zoning Commission Member (34:00 recording)
 - i) Motion- Kathleen to approve appointing Jordan Johnson to the Lake Point Planning and Zoning Commission for Resolution 2026-05. Trimble 2nd
 - 1) Motion passed unanimously
 - ii) City Recorder Jamie Olson swore in Jordan Johnson
 - B. Fiscal Year 2025 Annual Audit Report presented by K&C CPA (36:15 recording)
 - i) Steve Rowley presented the Council the Fiscal Year 2025 Lake Point Audit Report
 - ii) Provide a Unmodified (clean) audit opinion
 - iii) Financial statements fairly presented
 - iv) One material weakness related to financial reporting (improving from prior year)
 - v) State compliance findings related to:
 - 1) Budget formatting
 - 2) Budget overage (~\$149,000)
 - vi) No material noncompliance identified
 - C. Ordinance adopting the Multiple Use zoning regulations along with Multiple Use title adjustment on the Lake Point zoning Map
 - i) Extensive Council discussion included:
 - 1) Clarification of "shall" vs. "may" language
 - 2) Compatibility with existing surrounding uses
 - 3) Applicability to other municipal code sections
 - 4) Transition standards between residential and MU zones
 - 5) Lot coverage concerns and compatibility with adjacent residential areas
 - ii) Several amendments were discussed.
 - iii) Motion- Trimble to table for a future meeting. Pearson 2nd
 - 1) Motion passed unanimously

- 2) Chair asked Council to bring their comments to the next meeting.
- D. Ordinance amending the Multiple Use, Commercial and Industrial Zones Allowed and Prohibited Uses
- i) Motion – Trimble to table for a future meeting as it runs concurrent with Item 7.C. Kathleen 2nd
 - 1) Motion passed unanimously
- E. Parking Regulations (1:26:24 recording)
- i) Ryan gave some background on the past versions of this ordinance over the last 2 years.
 - ii) Council discussed the proposed parking ordinance in detail. Key discussion points included:
 - iii) Council conducted a detailed review of the draft parking ordinance and discussed several revisions to better balance public safety, emergency access, municipal operations, and rural parking practices.
 - iv) Discussion focused heavily on cul-de-sacs, dead ends, blind curves, winter parking, and long-term vehicle storage. Council reviewed whether a blanket prohibition on parking in cul-de-sacs was appropriate and considered feedback from the Fire District regarding required turning radius for emergency apparatus. Fire staff clarified that a minimum of 96 feet of unobstructed clearance is required for fire trucks to safely turn around, and Council discussed revising the ordinance to align more directly with fire code rather than imposing a universal no-parking rule in all cul-de-sacs.
 - v) Council also discussed concerns about dead-end roads and blind curves, including how to distinguish between true safety hazards and locations where targeted signage may be more appropriate. Several members expressed preference for removing broad restrictions and instead addressing problem areas through specific no-parking signage approved by Council.
 - vi) Regarding winter parking, Council discussed how parked vehicles can interfere with snow removal, emergency access, and municipal services. Concerns were raised that the prior draft language was too broad and could create confusion or unreasonable enforcement during active snowfall. Council generally favored simplifying this section and tying parking restrictions more clearly to obstruction of municipal services, including snow removal, rather than using overly rigid language.
 - vii) A substantial portion of the discussion centered on the proposed 72-hour parking/storage limit. Council debated whether 72 hours was too restrictive, particularly in rural areas and wider roadways where vehicles may be parked off the paved travel lane without creating a hazard. Some members raised concerns about unintended consequences, inconsistent enforcement, and impacts on residents, guests, and ordinary rural use. Others emphasized the need for a time-based standard so the city can respond to legitimate complaints involving abandoned vehicles, long-term storage, RVs, trailers, and similar situations.
 - 1) Retaining a shorter timeframe for damaged, unregistered, or inoperable vehicles;
 - 2) Considering a longer timeframe of seven days for certain general storage situations;
 - 3) Keeping 72 hours for some vehicle types such as RVs, trailers, or other situations where longer parking in the public right-of-way may create issues;
 - 4) Revising definitions to better distinguish between public streets, public property, parking, and storage.
 - viii) Motion- Kathleen to table until the next meeting with Jay joining a committee meeting for updates. Trimble 2nd
 - 1) Motion unanimously approved
- F. Fine Schedule (3:19:00 recording)
- i) Motion- Lori table the Fine Schedule and bring it back with Parking Ordinance. Trimble 2nd
 - 1) Motion unanimously approved
- G. Planning and Zoning ‘To Do List’ and priorities

- i) Motion- Ryan table Planning and Zoning ‘To Do List’ for the Council sending the committee and committee bringing it to an available meeting. Lori 2nd
 - 1) Motion unanimously approved
- H. Management & Oversight of Trash Services (3:23:57 recording)
 - i) Lori read a prepared statement noting this was raised due to concerns with trash billing processes and financial reporting accuracy. They emphasized the importance of addressing these issues before year-end and requested support for system training to ensure accurate reporting and proper procedures moving forward.
 - ii) Kathleen read a prepared statement clarifying that the requested training would occur collaboratively with staff to ensure proper understanding of processes and reporting needs, not independently being trained on her own computer. They acknowledged concerns about confidentiality and operational boundaries, emphasizing that the committee’s role is to provide policy-level oversight, improve processes, and support staff—not manage day-to-day operations. She also noted the need to establish clear policies defining the committee’s scope, roles, and responsibilities moving forward.
 - iii) Council discussed concerns regarding the appropriate level of involvement in reviewing and overseeing the city’s financial systems, specifically related to trash services, billing processes, and revenue tracking.
 - iv) Discussion included:
 - 1) The need for training Council member(s) to better understand system reporting capabilities.
 - 2) Clarifying roles and authority under state code, particularly regarding committees and Council involvement.
 - 3) Balancing urgency to address financial concerns with the need to follow proper legal and procedural processes.
 - v) Attorney Jay Springer advised that the current level of proposed Council or committee involvement lacks proper legal authorization and presents risk.
 - 1) Committees are advisory only and do not have independent authority to act without formal authorization
 - 2) Current actions should remain high-level and limited, such as asking general questions, rather than engaging in detailed system review or operations
 - 3) Operational audits or third-party reviews could be pursued separately if deeper analysis is needed
 - 4) Any delegation of authority, especially if shifting from the mayor or executive role, must follow statutory requirements
 - 5) Overall, the attorney recommended pausing expanded involvement until a formal ordinance is adopted to define roles, scope, and authority.
 - vi) Motion- Trimble to table Management & Oversight of Trash Services until an ordinance is in place as to how that management and oversight is going to occur. Pearson 2nd
 - 1) Motion unanimously approved
- 8. Council Updates (3:39:39 recording)**
 - A. Committee Updates
 - i) none
 - B. Kirk Pearson
 - i) No update
 - C. Lori Chigbrow
 - i) No update
 - D. Kathleen VonHatten
 - i) Provided updates on coordination with UTA regarding scope of services; meeting pending rescheduling.

- ii) Noted participation in ULCT voting process and identified Council members involved in voting and designated Kathleen, Lori, and Pearson.
- iii) Reported that the RPO approved advancement of a grant application for the Saddleback trail and discussed upcoming review of regional growth (TAZ) projections for long-term transportation planning.
- iv) Discussed potential creation of a temporary “America 250” webpage to share events and community information.
- v) Suggested exploring installation of additional “Welcome to Lake Point” signage at freeway entry points.
- vi) Requested review and potential updates to City code related to residential treatment facilities and home-based business regulations.
- vii) Provided update on Alert Sense emergency notification system training scheduled for March 24, including City participation and implementation details.
- viii) Shared information from legislative outreach regarding assistance for citizens stranded overseas.
- ix) Encouraged Council to identify road and right-of-way projects for upcoming grant funding opportunities related to corridor preservation and transportation improvements.
- x) Noted opportunity to attend the Government Data Summit and confirmed current registrations.
- xi) Reported that UDOT is considering elevating the Mid Valley Highway project to a higher priority status and discussed potential City support.
- xii) Shared information regarding a ULCT conference scholarship opportunity and expressed interest in attending if selected or using training funds if not awarded.

E. Kirk Trimble

- i) Trimble and Ryan will be working with Jay on the enforcement ordinance

F. Ryan Zumwalt

- i) No updates

9. Public Comment (3:50:40 recording)

A. Motion- Lori to open Public Comment. Trimble 2nd

- i) Motion passed unanimously

B. Kim Clausing

- i) Spoke regarding ongoing land use and zoning considerations, emphasizing the importance of ensuring that City ordinances are clear, enforceable, and protective of existing residential areas. Encouraged the Council to carefully evaluate how future decisions and code updates may impact neighborhood character and compatibility.
- ii) When LP incorporated a goal was keeping rural feel. When that started to be built on Highline she questioned how it was approved. She feels it is affecting our neighborhood and loss of property values. She asked that the top priority to the residential treatment facilities regulations and only allowed it in the commercial areas.
- iii) Asked if the parking is there is differentiate of the commercial and residential areas. She didn’t want regulation to create an issue where there isn’t an issue.

C. David Walbeck (3:55:57 recording)

- i) Spoke regarding concerns with the proposed parking regulations, emphasizing that vehicle storage and parking practices can vary depending on individual circumstances. Explained that several vehicles parked near his residence are actively being worked on and are generally moved regularly, noting limited space on his property as a constraint.
- ii) Stated that in areas without sidewalks, pedestrians and cyclists have historically used the roadway, and he does not believe parked vehicles create a safety hazard in his situation. Expressed concern about perceived inconsistent enforcement and feeling singled out compared to others with similar conditions.
- iii) He noted the only requirement the county had was that the vehicles parked in the right of way were licensed, which currently all his are licensed except one. Licensing and insuring vehicles parked in the right of way were discussed. He overall, expressed opposition to

additional restrictions and encouraged the Council to consider long-standing practices and individual property limitations when evaluating parking regulations.

iv) Pearson expressed concern with vehicles taking up the entire public right of way and the safety hazards that are a result.

D. Motion- Trimble to close Public Comment. Kathleen 2nd
i) Motion passed unanimously

10. Closed Session- if needed for purposes listed under Utah Code 52-4-205 (4:07:29 recording)

A. Motion- Kathleen to move to closed session for purposes listed under Utah Code 52-4-205 (after a short recess). Lori 2nd

i) Roll Call Vote-[Trimble-Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]

1) Motion passed unanimously

B. Council moved to Closed Session at 10:09 pm

C. Closed Session started at 10:19 pm

D. Closed Session ended at 10:45 pm

11. Returned from Closed Session at 10:46 pm on March 11, 2026

A. Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074

B. Presiding Officer-Kathleen VonHatten

C. In attendance in closed session and remained of open public meeting

Kathleen VonHatten (Chair)
Kirk Pearson (Vice Chair)
Lori Chigbrow (C.)
Ryan Zumwalt (C.)
Krik Trimble (C.)
Jamie Olson (RCDR)
Jay Springer (Attorney)

12. Adjournment of City Council Open Public Meeting- 10:46 pm

A. Motion-Pearson to adjourn. Lori 2nd

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 25 day of March, 2026


Chair

ATTEST:


Jamie Olson, City Recorder