

Lake Point City Council Business Meeting Minutes

Date: Wednesday, April 15, 2026

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

Time: 6:00 PM

1. Opening Formalities

- A. Call to Order - 6:02 PM
- B. Prayer - Jamie Olson
- C. Pledge of Allegiance - Kathleen VonHatten
- D. Presiding Officer - Kathleen VonHatten
- E. Attendance Roll Call -

Lake Point Council & Staff (C=Council)	Public	Public
Kathleen VonHatten (Chair)	Jim Willes	
Kirk Pearson (Vice Chair) arrived at 6:08 PM	Gino Garcia	
Kirk Trimble (C.)	Doyle Garrard	
Ryan Zumwalt (C.)		
Lori Chigbrow (C.)		
Jamie Olson (RCDR)		
Jay Springer (Attorney) left the meeting at 8:40 PM		

2. Legal Training/Clarification

- A. Differences between resolutions and ordinances
- B. City Attorney Jay Springer provided training and a handout outlining distinctions between ordinances and resolutions.
 - 1) Ordinances are legislative actions that create or amend law and are codified; resolutions are administrative or operational in nature.
 - 2) Land use and funding-related actions must be adopted by ordinance.
 - 3) An ordinance can amend multiple code sections simultaneously with proper notice and exhibits.
 - 4) Ordinances cannot be overridden by resolutions; however, resolutions may be replaced by ordinances.

3. Staff Report

- A. Monthly permit report (Jamie Olson)
 - 1) Seven building permits issued.
 - 2) One commercial business license issued (barbershop, pending full setup).
 - 3) Two home-based business licenses issued.
 - 4) Four solicitor licenses issued.
 - 5) Utility updates: one new account, two additions, zero pickups.

4. Public Comment (9:53 recording)

- A. Motion-Pearson to open Public Comment. Ryan 2nd
 - 1) Vote was unanimously approved
- B. Jim Willes
 - 1) Requested collaboration between Planning & Zoning and Council regarding the "To Do List" and priorities.
 - 2) Emphasized need for coordination to avoid inefficiencies and misaligned efforts.
 - 3) Offered to provide a list of Commission priorities and present them to Council.
- C. Gino Garcia

- 1) Requested waiver of the \$50 Lake Point fireworks permit fee for the community fireworks event.
- D. Motion- Kathleen to close Public Comment. Pearson 2nd
 - 1) Motion passed unanimously
- 5. Reports/Presentations**
 - A. Tooele County Sheriff's Office
 - 1) No report, item tabled
 - B. North Tooele Fire District
 - 1) Item tabled until their arrival after Fire Dept meeting. Council moved to Agenda Item 6.A.
 - 2) Chief Nunn gave the monthly report (2:14:14 recording)
 - a. Lake Point had 19 calls, which is within normal range
 - b. Introduced Chief Brown who will now be giving Lake Point reports moving forward
 - 3) North Tooele Fire District fire mitigation specialist and fire wise updates
 - a. Nunn introduced Reese Lewis who is their fire mitigation specialist
 - b. Fire Wise is a community-driven project driven by citizens and residents. It is a tool for vegetation management.
 - c. Lake Point has great potential because of the great citizens who like to be involved.
 - d. Fire wise communities have funding and grants available.
 - e. The Fire Dept. will reach out to Jamie to coordinate information being put out to the community.
 - 4) Council moved to Agenda Item 6.D.
- 6. Action/Business Items**
 - A. Cleaning/Removing debris in the ET canal abutting Beehive property. Council to discuss bid(s) and consider expenditure. (15:15 recording)
 - 1) Discussion regarding bid received for canal cleaning.
 - a. Concerns raised about cost and need for additional bids.
 - b. Coordination required with Beehive property and canal infrastructure.
 - 2) Motion - Kathleen to table item to next meeting pending additional bids. Trimble 2nd
 - a. Motion passed unanimously
 - B. Resolution Fine Schedule establishing fines for city code violations (27:05 recording)
 - 1) Ryan indicated ongoing coordination with ordinance updates and will have an updated draft for next meeting.
 - 2) Motion- Ryan to table. Pearson 2nd
 - a. Motion passed unanimously
 - C. Ordinance Multiple Use (MU) Zone regulations (28:12 recording)
 - 1) Extensive discussion regarding residential and commercial transition standards.
 - 2) Debate centered on:
 - a. Whether to prohibit commercial uses directly adjacent to any existing residential properties and whether prohibiting this would require several section rewrites.
 - b. Appropriate lot coverage, setbacks, and density transitions.
 - c. Whether ordinance language addresses future rezoning scenarios.
 - d. Concerns raised about:
 - (i) Over-restrictiveness limiting development flexibility.
 - (ii) Reliance on development agreements, which are subject to Council negotiation and approval, versus ordinance standards.
 - (iii) Ensuring consistency across ordinance sections.
 - 3) Council agreed to still allow the possibility of commercial against existing residential but added additional language to encourage the residential portion of the MU being adjacent to the existing residential.
 - 4) Motion- Ryan to pass Ordinance Multiple Use (MU) Zone regulations as amended and discussed Lori 2nd
 - a. Motion passed unanimously

- 5) Council moved to Agenda Item 3.B & C. Fire Dept Report
- D. Ordinance Commercial Allowed and Prohibited Uses (2:28:24 recording)
 - 1) Motion-Kathleen to table until next meeting. Lori 2nd
- E. Council consideration of Saddleback roundabout road striping to address any issues (2:28:58 recording)
 - 1) County will be overlay Saddleback Blvd now, so this is a non-issue.
- F. Council to consider Planning and Zoning 'To Do List' and priorities (2:31:08 recording)
 - 1) The Commission will meet Monday and discuss the "To Do List" and prepare a presentation for the Council
 - 2) Motion- Kathleen to table. Lori 2nd
- G. Council member travel reimbursement Utah League of Cities and Towns Spring Conference in St. George (2:32:10 recording)
 - 1) At least two Council members approved travel reimbursement for Kathleen to attend the conference. (no formal vote required, just approval from two Council Members)
- 7. Council Updates (2:35:35 recording)**
 - A. Committee Updates
 - B. Kirk Pearson
 - 1) Brian Coulter is resigning from the Commission, and Kirk will work to find a replacement.
 - C. Lori Chigbrow
 - 1) No updates
 - D. Kathleen VonHatten
 - 1) Waiver for fireworks show permit fee on next agenda
 - 2) She asked if a permit was required for the City's contractor to complete roads projects- they do not since the city is contracting them to do the work.
 - 3) CIB grant requirements for the idea of a sky bridge to be in a city plan.
 - 4) May need to look at impact fees for storm water system.
 - 5) ACE disposal asked for missed trash pickup can wait till Monday instead of having staff on hand for Saturday. Council supported that adjustment.
 - E. Kirk Trimble
 - 1) No updates
 - F. Ryan Zumwalt
 - 1) Enforcement Ordinance
 - a. Consolidate Commercial and Residential into one enforcement ordinance to avoid confusion. All code would reference the enforcement and fine schedule.
 - b. Clarify responsibilities and roles for Staff and Council
 - c. Routine matters handled by staff.
 - d. Fine Schedule
 - e. Comprehensive chart
- 8. Public Comment**
 - A. No public comment
- 9. Closed Session-** if needed for purposes listed under Utah Code 52-4-205
 - A. Motion- Kathleen to move to closed session for purposes listed under Utah Code 52-4-205 strategy sessions to discuss pending or reasonably imminent litigation. Lori 2nd
 - 1) Roll Call Vote-[Trimble-Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - a. Motion passed unanimously
 - B. Council moved to Closed Session at 8:56 PM
 - C. Closed Session started at 9:00 PM
 - D. Closed Session ended at 9:40 PM
- 10. Returned from Closed Session** at 9:41 PM on April 15, 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 remainder of open public meeting

Kathleen VonHatten (Chair)
Kirk Pearson (Vice Chair)
Lori Chigbrow (C.)
Ryan Zumwalt (C.)
Kirk Trimble (C.)
Jamie Olson (RCDR)
Jay Springer (Attorney) via phone/online 9:00-9:11 PM

11. Adjournment of City Council Open Public Meeting- 9:44 PM

A. Motion-Kathleen to adjourn.

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 by the Council this 29 day of April, 2026


Chair

ATTEST:


Jamie Olson, City Recorder