

Lake Point City Council Business Meeting Minutes

Date: Wednesday, April 29, 2026

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

Time: 6:00 PM

1. Opening Formalities

- A. Call to Order
- B. Prayer- Ryan Zumwalt
- 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)	Doyle Garrard- Treasurer	
Kirk Pearson (Vice Chair)	Jim Willes	
Kirk Trimble (C.) - Absent	Officer Jeremy Taubman (TCSO)	
Ryan Zumwalt (C.)		
Lori Chigbrow (C.)		
Jamie Olson (RCDR)		
Jay Springer (Attorney) left the meeting at 8:29 PM		

2. Legal Training/Clarification

- A. City Attorney Jay Springer informed the Council he would be attending the Utah Municipal Attorneys Association Conference in St. George the following week. He reviewed several conference topics and requested feedback from the Council regarding areas they would like additional information or future training on.

3. Staff Updates

- A. Jamie Olson provided an update regarding the Blue Moon project. Olson explained several individuals had recently requested updates regarding the project timeline.
- B. Olson reported the project was currently delayed due to ongoing issues and additional review efforts intended to ensure the matter was handled thoroughly and carefully. No updated completion timeline was available at this time.
- C. Olson stated additional information would be provided once updates became available.

4. Public Comment

- A. Motion- Kathleen to open public comment. Lori 2nd
 - i) Vote was unanimously approved
- B. Matt Crawley
 - i) Jamie Olson read a written public comment submitted by Matt Crawley regarding a proposal for RV and boat storage near SR-36 adjacent to the Holiday Oil property
 - 1) The letter requested Council consideration for allowing RV and boat storage on the parcel despite the use not currently being permitted within the existing zoning district. The proposal emphasized:
 - (a) Existing nearby RV storage operations
 - (b) Proximity to SR-36 and interstate access
 - (c) Low traffic and noise impacts
 - (d) Growing demand for RV storage in the area
 - (e) Plans for controlled access, fencing, lighting, and site improvements

- (f) Potential tax revenue and productive use of land not suited for residential development
 - 2) Council discussed the parcel location, surrounding transportation plans, and concerns regarding future roadway access identified within the Transportation Master Plan.
 - 3) Jamie Olson explained the proposed use was currently only permitted within Commercial General and Industrial zoning districts and stated the applicant was seeking feedback before pursuing the matter further.
- C. Sheriff Report (14:20 recording)
 - i) Officer Taubman from the Tooele County Sheriff's Office presented the March 2026 activity report.
 - ii) Reported statistics included:
 - 1) 91 total calls/details
 - 2) 6 arrests
 - 3) 20 city citations
 - 4) 38 total citations
 - 5) No impounded animals
 - iii) Significant incidents discussed included:
 - 1) An illegal burn/fire incident on Lake Shore Drive
 - 2) A DUI and reckless driving arrest
 - 3) Marijuana possession at Flying J
 - iv) The deputy also discussed ongoing patrol efforts involving:
 - 1) Flying J
 - 2) Lake Shore Drive
 - 3) Foothill Drive railroad crossings
 - 4) Illegal dumping areas
 - 5) Graffiti concerns
 - v) Council discussed speeding and traffic concerns on Center Street and Lake Shore Drive and requested continued patrol presence in those areas.
- D. Motion- Ryan to close public comment. Lori 2nd
 - i) Motion passed unanimously
- 5. Approve the Minutes (17:46 recording)**
 - A. 03.25.2026
 - B. 04.15.2026
 - C. Motion- Lori to approve the minutes 3.25.2026 and 04.15.2026. Kathleen 2nd
 - i) Motion passed unanimously by those present
- 6. Reports/Presentations (18:01 recording)**
 - A. Treasurer Report/Budget Summary
 - i) Doyle Garrard reviewed the Treasurer Report previously distributed to the Council.
 - ii) Garrard explained several substantial checks, including sheriff dispatch payments, had not yet been reflected in the report and would appear in the following month's financials.
 - iii) Council also discussed transferring previously approved funds and future budget planning coordination.
 - B. Emergency Management Report
 - i) Kathleen VonHatten presented the Emergency Management Report.
 - ii) Topics discussed included:
 - 1) Participation in countywide Public Information Officer (PIO) coordination meetings
 - 2) Plans for future public information officer training opportunities for elected officials and staff
 - 3) A countywide Multi-Agency Resource Center (MARC) exercise planned for June 8, 2026 at Stansbury High School
 - (a) Volunteer opportunities related to emergency response exercises
 - 4) Alert Sense emergency notification system implementation for Lake Point

- 5) Plans to establish “Lake Point Alerts” as an opt-in emergency notification system
- 6) Household hazardous waste disposal event scheduled for May 16, 2026
 - (a) Citizens need to register
- 7) Discussion regarding the proposed Nuclear Lifecycle Innovation Campus and potential regional impacts
 - iii) Council discussed both potential economic benefits and infrastructure concerns associated with the proposed nuclear campus.
 - iv) Council also discussed similarities to Idaho National Laboratory operations and regional transportation limitations.
- C. Quarterly Detailed Budget Report (33:37 recording)
 - i) Council discussed scheduling and legal requirements associated with tentative budget adoption and public hearing timelines.
 - ii) Jamie Olson and Jay Springer reviewed statutory notice requirements and procedures for:
 - iii) Council discussed the need for improved annual budget scheduling and longer-range financial planning.
 - iv) Lori Chigbrow suggested incorporating multi-year budget forecasting into future budget processes.

7. Action/Business Items

- A. Planning and Zoning Commission “to do list” and priorities discussion with Council, presented by Commission Chair Jim Willes (38:33 recording)
 - i) Planning Commission Chair Jim Willes reviewed current Planning and Zoning priorities and assignments.
 - 1) Topics included:
 - (a) Multi-use zoning updates
 - (b) Commercial use table revisions
 - (c) Conservation land zoning
 - (d) Cell tower regulations
 - (e) RR-1 amendments (residential treatment, building coverage, accessory dwelling units)
 - (f) Regional planning coordination
 - (g) Site planning ordinance amendments
 - ii) Chair Willes explained the Commission was attempting to distribute projects among commission members and focus more heavily on long-term planning and regional coordination efforts.
 - iii) Council discussed:
 - 1) Coordination with neighboring municipalities
 - 2) Infrastructure planning
 - 3) Transportation planning
 - 4) Utility coordination
 - 5) Residential treatment facilities
 - 6) Sign ordinance revisions
 - 7) Potential future animal ordinance needs
 - iv) Council also discussed the recent Lake Point Improvement District presentation and the importance of maintaining communication with utility providers.
- B. Tooele County Dispatch Agreement renewal. Quarterly cost of \$9,576.50. (48:33 recording)
 - i) Council reviewed the Tooele County Dispatch Agreement renewal with a quarterly cost of \$9,576.50.
 - ii) Discussion included:
 - 1) Future law enforcement service possibilities
 - 2) Costs associated with creating a city police department.

- (a) Kathleen's research based on Lake Point population would be approximately \$800,000 for start up cost and \$711,000 annual
 - 3) Staffing and retirement costs
 - 4) Dispatch requirements
 - 5) County coverage responsibilities
 - 6) Potential grant funding
- iii) Motion- Kathleen to approve the Tooele County Dispatch Agreement renewal. Pearson 2nd
 - 1) Roll Call Vote-[Trimble-Absent] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - 2) Motion passed unanimously by those present
- C. North Tooele Fire District/Lake Point renewal of Fire Station Lease Agreement (55:12 recording)
 - i) Council reviewed the renewal of the Fire Station Lease Agreement with North Tooele Fire District.
 - ii) Discussion included:
 - 1) Monthly lease amount adjustments
 - 2) Renewal terms
 - 3) Prior lease terms
 - 4) Automatic renewal provisions
 - iii) Motion- Pearson to approve the North Tooele Fire District / Lake Point Fire Station Lease Agreement renewal. Kathleen 2nd
 - 1) Roll Call Vote-[Trimble-Absent] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously by those present
- D. Ordinance Commercial Allowed and Prohibited Uses Table (57:15 recording)
 - i) Council discussed revisions to the Commercial Allowed and Prohibited Uses Table which was previously held in public hearing and recommended to the Council for consideration.
 - ii) Council and staff discussed:
 - 1) Multi-use zoning integration
 - 2) Use table amendments
 - 3) Long-term commercial planning goals
 - 4) Neighborhood compatibility
 - 5) Clarification of permitted and prohibited uses
 - iii) Further discussion continued regarding zoning consistency and ordinance refinement.
 - iv) Motion-Pearson to pass ordinance Commercial Allowed and Prohibited Uses Table. Lori 2nd
 - 1) Roll Call Vote-[Trimble-Absent] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously by those present
- E. Ordinance Fine Schedule (1:51:00 recording)
 - i) Council discussed the proposed ordinance fine schedule and reviewed fine ranges gathered from various municipalities and jurisdictions.
 - ii) Ryan Zumwalt explained the draft included examples and ranges from several cities to assist the Council in determining appropriate local fine amounts. Zumwalt clarified the drafted ordinance currently shows a range between \$25 and \$250 and the Council needs to assign a fine amount.
 - iii) Discussion included:
 - 1) Parking violations
 - 2) ADA parking violations
 - 3) Fire hydrant clearance violations
 - 4) Emergency access violations
 - 5) Compliance-based enforcement philosophy
 - 6) Comparisons to surrounding jurisdictions
 - iv) Ryan Zumwalt explained ADA violations are governed by state minimum fine requirements and cannot utilize a variable range. Council discussed the importance of ensuring fines were sufficient to encourage compliance while not being excessively punitive.

- v) Kathleen VonHatten asked whether standardized state or county fine amounts existed for violations involving fire hydrants and emergency access concerns.
 - vi) Lori Chigbrow discussed categorizing certain violations as higher-level safety concerns due to public safety implications.
 - vii) Council generally agreed the purpose of fines should be to gain compliance rather than generate revenue and discussed balancing deterrence with reasonable enforcement.
 - viii) Motion- Kathleen to approve the Ordinance Fine Schedule. Pearson 2nd
 - 1) Roll Call Vote-[Trimble-Absent] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously by those present
- F. Consider city firework permit fee waiver for firework show sponsored by Lake Point Community Association (2:15:00 recording)
- i) Council discussed a request to waive the city firework permit fee associated with the Lake Point Community Association fireworks event.
 - ii) Motion- Ryan Zumwalt to waive the city firework permit fee for the fireworks show sponsored by the Lake Point Community Association. Pearson 2nd
 - 1) Roll Call Vote-[Trimble-Absent] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously
- G. Cleaning/Removing debris in the ET canal abutting Beehive property. Council to discuss bid(s) and consider expenditure. (2:16:40 recording)
- i) Council discussed ongoing concerns involving debris, vegetation, sediment buildup, and maintenance issues within the ET Canal adjacent to the Beehive property.
 - ii) Discussion included:
 - 1) Canal ownership and maintenance responsibilities
 - 2) Drainage concerns
 - 3) Tree and vegetation removal
 - 4) Ground clearing
 - 5) Pipe installation possibilities
 - 6) Long-term maintenance costs
 - 7) Access and roadway concerns
 - 8) Potential impacts to neighboring properties
 - iii) Council reviewed bids and discussed the extent of work necessary to improve water flow and reduce ongoing maintenance concerns.
 - iv) Council also discussed whether additional long-term improvements may ultimately be needed beyond the initial debris removal efforts.
 - v) Motion- Kathleen motioned to approve Jeff and Sons LLC to clean out the canal and clear coordination with Beehive, with Blue Stakes and everything else. Pearson 2nd
 - 1) Roll Call Vote-[Trimble-Absent] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously by those present
- H. Resolution appointing Commission Member (2:29:00 recording)
- i) Council discussed appointment of a Planning Commission member to fill the existing vacancy.
 - ii) Motion- Lori to approve the resolution appointing the selected commission member Jordan Taylor. Pearson 2nd
 - 1) Roll Call Vote-[Trimble-Absent] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously by those present
- 8. Council Updates (2:25:28 recording)**
- A. Committee Updates
- i) Collette and Weston road, Lake Point Improvement District will go camera it to see why it is still sinking.
 - ii) Saddleback overlaying on May 11 and May 12
 - iii) Continued discussion on the 1200 E and Blue Moon Dr reconstruction.
- B. Kirk Pearson

- i) No updates
- C. Lori Chigbrow
 - i) No updates
- D. Kathleen VonHatten
 - i) Kathleen talked to UDOT and maintenance to the right of way around Flying J and entrance to Lake Point.
 - ii) Kathleen wanted to add a discussion to talk about if the city wants to procure an “as needed” Planner.
 - 1) Consulting on north area development and development agreement
 - 2) Considerations the city needs to be aware of as development comes to Lake Point
 - 3) Transportation utility fee
- E. Kirk Trimble
 - i) absent
- F. Ryan Zumwalt
 - i) PID update
- 9. Public Comment (2:49:07 recording)**
 - A. Motion - Pearson to open public comment. Lori 2nd
 - i) Motion passed unanimously
 - B. Doyle Garrard
 - i) Commented on the idea of RV storage on parcel on Highway
 - ii) Lack of sales tax revenue for the city
 - iii) Assuring there is a plan for the frontage road parallel to SR-36
 - C. Motion Kathleen to close public comment
 - i) Motion passed unanimously
- 10. Closed Session-** if needed for purposes listed under Utah Code 52-4-205
- 11. Adjournment-** 8:52 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.

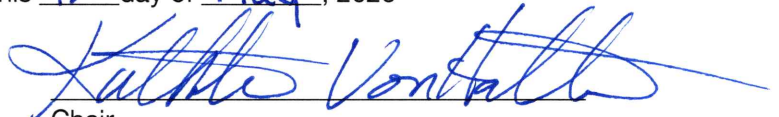
Note- Additional information concerning meetings including but not limited to agendas, minutes, recordings, written/typed public comment, other distributed materials, ordinances, resolutions, public notices, and how to sign up for notifications on the Public Notification Website, can be found at <https://lakepoint.gov> 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 by the Council this 13th day of May, 2026


Chair

ATTEST:


Jamie Olson, City Recorder