

Lake Point City Council Business Meeting Minutes

Date: Wednesday, May 13, 2026

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

Time: 6:00 PM

1. Opening Formalities

- A. Call to Order- 6:00 pm
- B. Prayer- Kathleen VonHatten
- C. Pledge of Allegiance- Sheldon Birch
- D. Presiding Officer- Kathleen VonHatten
- E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Kathleen VonHatten (Chair)	Sheldon Birch	
Kirk Pearson (Vice Chair)	Gino Garcia	
Kirk Trimble (C.) arrived at 6:10 PM	Annette Killpack	
Ryan Zumwalt (C.)	Deputy Jeremy Taubman (TCSO)	
Lori Chigbrow (C.)	Chief Kevin Nunn (NTFD)	
Jamie Olson (RCDR)	Jason Brown (NTFD)	
Jay Springer (Attorney)	Buck Peck (NTFD)	

2. Legal Training/Clarification

- A. City attorney not present- agenda item skipped

3. Staff Updates

- A. Staff reported the following activity for April:
 - i) 15 building permits issued
 - ii) 2 new home-based businesses
 - iii) 1 subdivision boundary adjustment
 - iv) 2 excavation permits
- B. Staff clarified that the subdivision boundary adjustment involved a minor lot line modification to improve access to a property.

4. Public Comment

- A. Motion-Ryan to open public comment. Pearson 2nd
 - i) Vote was unanimously approved
- B. Annette Killpack
 - i) Ms. Killpack raised concerns regarding a property on Park Meadow Road that she stated has operated business activities for several years.
 - ii) Council briefly discussed home-based business licensing requirements, including the one-year allowance for certain home-based businesses before requiring formal licensing.
 - iii) Concerns included:
 - 1) Multiple business operations allegedly being conducted from the residence
 - 2) Excessive vehicle, trailer, and equipment parking creating congestion
 - 3) Parking issues affecting roadway access and safety
 - 4) Ongoing neighborhood complaints
 - 5) Potential occupancy concerns due to the number of individuals residing at the property
 - 6) HOA concerns relating to visible storage, fencing compliance, and nuisance conditions

- (a) Staff acknowledged prior awareness of the issue and noted enforcement efforts are ongoing, with additional enforcement tools anticipated as related ordinances are finalized.
- C. Gino Garcia (8:01 recording)
 - i) Garcia provided comments regarding fireworks enforcement ahead of the upcoming holiday season.
 - ii) He expressed concerns that many residents may be unaware that Lake Point requires fireworks permits, especially when fireworks are purchased outside the immediate area.
 - iii) Suggestions included:
 - 1) Increased public education regarding permit requirements
 - 2) Clearer communication through city channels
 - 3) Consideration of homeowner accountability for fireworks discharged on private property, similar to enforcement approaches being adopted in other municipalities
 - 4) Stronger enforcement tools for responding officers
 - iv) Council acknowledged the concerns and agreed improved public outreach would be beneficial.
- D. Motion-Kathleen to close public comment. Pearson 2nd
 - i) Motion passed unanimously
- 5. **Approve the Minutes** (10:40 recording)
 - A. 2026 04.29
 - B. Motion- Kathleen to approve the minutes 2026 04.29. Pearson 2nd
 - i) Motion passed unanimously
- 6. **Reports/Presentations**
 - A. Tooele County Sheriff's Office (11:30 recording)
 - i) Deputy Jeremy Taubman presented the April 2026 Sheriff's report.
 - ii) Report highlights included:
 - 1) 80 total service details
 - 2) 6 arrests
 - 3) 27 citations issued
 - 4) 2 animals impounded
 - iii) Significant incidents summarized included:
 - 1) An aggravated assault involving a homeowner and delivery driver
 - 2) Juvenile reckless driving involving an unregistered mini-bike/electric motorcycle
 - 3) DUI-related disorderly conduct and property damage incident at a local business
 - iv) Council discussion focused on:
 - 1) Increasing concerns regarding electric mini-bikes / electric motorcycles being operated illegally by juveniles
 - 2) New state law enforcement guidance regarding licensing and roadway legality
 - 3) Potential public education regarding these vehicles
 - 4) Parking enforcement concerns in specific neighborhoods
 - 5) Summer patrol visibility
 - v) Council requested increased patrol awareness regarding Park Meadow parking issues and traffic safety concerns.
 - B. North Tooele Fire District (3:09:36 recording)
 - i) The North Tooele Fire District report was initially tabled following Council updates, until representatives arrived.
 - ii) Jason Brown presented the monthly Fire Dept report.
 - 1) 27 total calls in Lake Point between fire, medical calls, non-emergency calls and hazardous.
 - iii) North Tooele's Cooperative Wildfire System Agreement
 - 1) Chief Nunn presented information regarding the Cooperative Wildfire System Agreement and the benefits of continued interagency coordination.
 - 2) Discussion included wildfire response readiness, shared emergency resources, operational cooperation, and public safety preparedness during fire season.
 - 3) Council expressed general support for coordinated wildfire planning and recognized the importance of regional emergency response partnerships.

4) Council moved to Council Updates agenda item 8.

7. Action/Business Items

A. Resolution - Lake Point Tentative Budget Fiscal Year 2027 (18:05 recording)

i) Budget Overview

- 1) Ryan Zumwalt and Lori Chigbrow presented the tentative Fiscal Year 2027 budget for discussion.
- 2) Council reviewed projected revenues, expenditures, and assumptions.
- 3) Discussion emphasized that this was the tentative budget and additional revisions would occur prior to final adoption.

ii) Revenue Discussion

- 1) Sales Tax
 - (a) Council reviewed current sales tax performance and projections.
- 2) Property Tax
 - (a) Council discussed awaiting final county assessment figures before locking final property tax revenue numbers.
- 3) Telecommunications Tax
 - (a) Revenue increases were discussed based on expanded service infrastructure.
- 4) Hotel / Room Tax
 - (a) Projected lower based on reduced current performance.
- 5) Business Licenses
 - (a) Staff explained that many annual renewals were still underway, making current numbers artificially low.
- 6) Alcohol Licensing / Temporary Licenses
 - (a) Staff recommended simplifying how license and permit categories are reflected for budget purposes due to backend accounting treatment and the ability to provide detailed reports upon request.
- 7) Permit Revenues
 - (a) Council discussed building permit revenue alignment with actual city costs and contractor expenditures.
- 8) State Revenue Sources
 - (a) Discussion included Class C Road Funds, B&C Road Funds, and population-related allocation impacts.

iii) Expenditure Discussion

- 1) Building Official contract expenditures
 - (a) Permit cost recovery alignment
 - (b) Professional services
 - (c) Software subscriptions
 - (d) Election expenses
 - (e) Street maintenance
 - (f) Stormwater maintenance
 - (g) GIS and planning services
 - (h) Reserve levels
 - (i) Operational contingency planning

iv) General Discussion

- 1) Council discussed ensuring realistic budgeting rather than inflated placeholders.
- 2) Council discussed parking signs, speed control and or data devices.
- 3) Council discussed continuing refinement before final budget adoption.

v) Motion-Ryan to adopt the tentative budget as discussed today, and set the public hearing for June 24, 2026, to adopt the final budget. Kathleen 2nd

- 1) Roll Call Vote-[Trimble-Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously

B. Firework restriction regulations for upcoming season (2:12:12 recording)

i) Discussion included:

- 1) permit requirements
- 2) enforcement challenges

- 3) fire hazard concerns
- 4) resident awareness
- 5) homeowner responsibility concepts
- 6) class C fireworks regulation
- 7) city boundary enforcement concerns
- 8) public education needs
- ii) Permit Fee Discussion
 - 1) Council discussed whether current permit requirements and/or fees remained appropriate.
- iii) Public Education
 - 1) Council expressed support for increased public outreach and clearer communication regarding fireworks rules before the holiday season.
- iv) The firework ordinance and fee schedule will be put on the next agenda to implement suggested amendments
- C. Expense to be considered for approval- ET Canal clean out south area adjacent to Beehive property (2:25:36 recording)
 - i) Council reviewed the need for maintenance and debris removal in the ET Canal area adjacent to Beehive property.
 - ii) Council discussed the practical need to complete the cleanout before conditions worsened.
 - iii) Motion-Pearson to go ahead and approve the bids from Jeff and Sons to clean the ET canal, the \$1,800 and \$775.00. Lori 2nd
 - 1) Roll Call Vote-[Trimble-Yea] [Ryan-Yea] [Lori-Yea] [Kathleen-Yea] [Pearson-Yea]
 - (a) Motion passed unanimously
- D. Council consider procurement for an “as needed” City Planner (2:28:43 recording)
 - i) Kathleen introduced and the Council discussed the potential benefit of procuring an as-needed city planner to provide professional planning consultation when specialized land use, development, or ordinance questions arise.
 - ii) Lori Chigbrow expressed support for the concept, stating that the City continues to work through several ordinance updates and land use questions where broader planning experience could help identify unintended consequences, provide technical feedback, and assist Council in crafting clearer regulations.
 - iii) Discussion included whether Planning Commission should have access to such a resource for ordinance development and technical questions, with the understanding that a planner could serve as a professional check when the City encounters unfamiliar or complex planning issues.
 - iv) Ryan gave examples in the past when having assistance was useful when working on the General Plan and annexation.
 - v) Trimble questioned the anticipated scope of need and requested clearer justification, including estimated hours, costs, and specific upcoming projects that would warrant procurement of consulting planning services.
 - vi) Pearson expressed caution about procuring an as-needed city planner without clearly defined limitations. He indicated he was not opposed to consulting expertise when truly necessary and that was the reason, they joined the Utah League of Cities and Town. He did not feel it was necessary to bring an outside consultant with ideas that may not align with Lake Point. He emphasized concern about adding another expense without a demonstrated immediate need and wanting clear guardrails to prevent ongoing or unnecessary use.
 - vii) Council discussed the importance of limiting scope and maintaining oversight over any consultant use. Some members supported having the resource available only, when necessary, while others expressed concern about procuring a service without clearly defined data and lack of immediate need.
 - viii) No formal action was taken at this time. An example Request for Proposal will be provided to the Council for review.

8. Council Updates (2:52:45 recording)

- A. Committee Updates
 - i) Discussion on the Blue Moon project concerning the extra dirt ideas and the plan for it.
- B. Kirk Pearson
 - i) Parking issues that citizens have brought up
 - ii) Discussed the current wreck yard and how it expanded.
 - iii) Discussion on what defines a wrecking yard.
- C. Lori Chigbrow
 - i) No updates
- D. Kathleen VonHatten
 - i) June 1st Car Seat Check at Lake Point stake center on Sunset
 - ii) USU is doing a Well Being Survey will be posted to the city website
 - iii) MARC and BAC events are still looking volunteers, this will be added to Facebook
 - iv) Growth Summit the County is spearheading the growth that is coming. August 3rd 6-9 pm at the Tooele Tech
- E. Kirk Trimble
 - i) No updates
- F. Ryan Zumwalt
 - i) Asked if the Hwy 36 and if UDOT was going to fix the road lips at the intersections. Kathleen explained those lips will be fixed.
- G. Council moved to Agenda Item 6.B North Tooele Fire District
- 9. Public Comment (3:20:25 recording)**
 - A. Motion- Lori to open public comment. Pearson 2nd
 - i) Motion passed unanimously
 - B. Sheldon Birch
 - i) Sheldon Birch stated he was not attending in an official capacity for Erda, though he serves on the Erda City Council.
 - ii) Appreciated watching budget process and discussion and mentioned he learned a few things he would take back to Erda.
 - iii) He mentioned that Erda's code includes limits on the number of unregistered vehicles allowed on a property and requires vehicles beyond that limit to be stored behind or inside something.
 - iv) He stated he is running for House District 29 and is visiting city councils in the district to listen and make himself available.
 - v) Pearson asked how the auto shop worked on Erda Way
 - 1) Birch explained that shop and its rules were established before Erda was a city, under the county.
 - C. Motion-Kathleen to close public comment. Pearson 2nd
 - i) Motion passed unanimously
- 10. Closed Session-** if needed for purposes listed under Utah Code 52-4-205
 - A. Not needed
- 11. Adjournment-** 9:23 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.

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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.

DRAFT verbiage in Header- MINUTES DRAFT/NOT APPROVED

PASSED AND APPROVED by the Council this 27th day of May, 2026

Vice Kirk Penerson
Chair

ATTEST:



Jamie Olson, City Recorder