

Lake Point City Council Minutes

Date: Wednesday, Feb 15, 2023

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

Time: 6:00 PM

1. **Call to Order-** 6:04pm
2. **Prayer-** Jamie Olson
3. **Pledge of Allegiance-** Nic Jenkins
4. **Presiding Officer-** Jonathan Garrard
5. **Attendance Roll Call-** Jonathan Garrard

Lake Point Council & Staff (C=Council)	Public	Public
Jonathan Garrard (Chair)	Nic Jenkins- RMP	
Ryan Zumwalt (Vice Chair) arrived at 6.25pm	Matt Cragun-Richmond Homes	
Dan Crawford (C.) online	Ryan Dedelow- Draper building in LP	
Kathleen VonHatten (C.) online		
Doyle Garrard (C.)		
Jamie Olson (RCDR)		
Rob Patterson (Attorney)		

6. **Public Comment-**

- A. Motion-Doyle to open Public Comment, Dan 2nd
- B. Vote was unanimous, approved.
 - i) Ryan Dedelow- lives in Draper and has a lot in Lake Point, attached Exhibit A.
 - ii) Matt Cragun with Richmond America Homes, they own a community in Lake Point we were in Phase 10 and now we are on Phase 12 and 13. We had about 8 permits last year with Tooele County and in the process, and we are trying to understand what that process is with Lake Point, we have future lots that are already for sale and need to be able to get permits for those as well. I'm here to find out where we are in the process.
 - 1) Council commented that that was on their agenda and would answer the questions a little further into the meeting.
- C. Motion-Doyle to close Public Comment, Kathleen 2nd
- D. Vote was unanimous, approved.

7. **Approve the Minutes-** (9:05 recording)

- A. Approve the Minutes Date- February 6, 2023, Work Meeting
 - i) Motion - Jonathan to approve the minutes February 6, 2023, Work Meeting Doyle 2nd
 - ii) Vote was unanimous approved.
- B. Approve the Minutes Date- February 8, 2023
 - i) Motion - Kathleen to approve the minutes February 8, 2023, Doyle 2nd
 - ii) Vote was unanimous approved.
- C. Approve the Minutes Date- February 9, 2023
 - i) Motion -Doyle to approve the minutes February 9, 2023, Kathleen 2nd
 - ii) Vote was unanimous approved.

8. **Reports/Presentations** (11:33 recording)

- A. Rocky Mountain Power on potential Franchise Agreement (attached Exhibit B)
 - i) By Nic Jenkins
 - ii) Nic explained what RMP has done for the city, staging crew, upgrades to Stansbury Sub Station to 138, avian team, smart meters, hardening the system for less outages.
 - iii) Here to work out a franchise agreement so we can formally work together.
 - iv) It allows Rocky Mountain Power in right of ways.
 - v) We will collect municipality sales tax on the bills.
 - 1) Those happen quarterly.
 - vi) (Jonathan) had questions on annexations time limit on the notification to RMP being 10 days.

- 1) Nic would be able to help with that and if it is a concern he could reach out to legal and he would be happy to chase that down.
- vii) Ryan arrived at the meeting 6:25pm
- viii) (Doyle) wanted to know if we can rename the circuits to Lake Point (asked in gest)
- ix) (Ryan) asked if they are expanding for another substation in Lake Point
 - 1) (Nic) Next one will be the Deseret Peak Substation.
- x) (Jonathan) question on Kennecott land and their power.
- xi) (Ryan) would like to ask Kennecott about their plans.
- xii) (Rob) suggests just reach out to Kennecott.
- xiii) Nic was wondering on next steps? Do you want him to work with Rob to review?
 - 1) Council will talk about with council and Rob and have Jamie reach out to you.

9. Action/Business Items (31:49 recording)

A. Post ILA County Items

- i) Discussion ON Post Interlocal Agreement on County List
- ii) Council discussed building permits on this list, discussed verbiage to send to the county and the applicants to clarify any deadlines or specific requests the council had for the applicant. The following permits are grouped into the following categories: additions to existing homes, commercial, plats and new build. The following are the motions and voting results. (1:00:00 recording)
 - 1) List for additions to existing homes
 - 2) Motion-Ryan-I motion to approve the existing structure addition under permit number- BP13924-21 for Keley McWhorter for a basement finish. Under the process that these applications applied for prior to the Lake Point City moratorium and Lake Point City certification and the Lake Point City and Tooele County inter local agreement in which they were issued a permit prior to these items. Requirements and condition of approval that they will follow all state code and county requirements at the time of the permit and with requirement that they are completed and closed before June 30, 2023 and if not completed and closed at that time, they will be turned over to the Lake Point city and all items missed or failed or any other items with the process not being completed will be a requirement and any and all fees associated with the completion through the closure will be paid for by the applicant. Doyle 2nd
 - (a) Vote was unanimous approved.
 - 3) Motion-Ryan- I motion to approve permit BP14000-21 for Robert Benson with the language in the previous motion as stated. Jonathan 2nd
 - (a) Vote was unanimous approved.
 - 4) Motion-Ryan- I motion to approve permit BP14017-21 for Michael Allen for a tub to shower conversion with the language in the previous motion as stated with conditions of approval. Doyle 2nd
 - (a) Vote was unanimous approved.
 - 5) Motion-Ryan- I motion to approve permit BP15046-22 for Christopher Smith for electrical service with the language in the previous motion as stated with conditions of approval. Kathleen 2nd
 - (a) Vote was unanimous approved.
 - 6) Motion-Ryan- I motion to approve permit BP15433-22 for Lance Goddard for home addition with the language in the previous motion as stated with conditions of approval. With the amendment for this specific applicant that the timeline of completion and closing be Sept 30, 2023. Dan 2nd
 - (a) Vote was unanimous approved.
 - 7) Motion-Ryan- I motion to approve permit BP15457-22 for Joseph Maestas for basement finish with the original language in the motion with the original deadline of June 30, 2023, as stated with conditions of approval. Doyle 2nd
 - (a) Vote was unanimous approved.
 - 8) (Recording 1:15:00)
 - 9) Motion-Ryan- I motion to approve permit 22177 for Nau and Tevita Maasi for Elder Disabled Residence with the original language in the motion with the original deadline of June 30, 2023, as stated with conditions of approval. And the additional conditions for this specific permit that they assure state approvals are completed. Business licenses completed. Fire inspections with an encouragement, that the applicant contacts the HOA with regarding CC&R matters that are involved for their application. Kathleen 2nd
 - (a) Vote was unanimous approved.
 - 10) Motion- Ryan- to moving on to the New Homes on the County List. 1:28:00
 - 11) Motion- Ryan-I motion to approve permit BP15448-22 for Ryan Dedelow for a new house in the Davies Place subdivision, previously existing plat approved in Lake Point with setbacks already

established under Tooele County code. And with the language that this will be completed and closed by December 31, 2023, and if at that time it is not it will be turned over to Lake Point if it is not completed. And the previous existing language. Withdraw the motion.

- 12) Motion-Ryan- I motion to approve the application by Ryan Dedelow permit BP15448-22 where the permit was issued on 1/23/2023 after Lake Points Certification, moratorium, and ILA with the county, but was applied for prior and under process with the county beginning on 10/5/2022. Approval that the deadline for completion would be Dec 31, 2023, and after that time it, if is not completed, it will be turned over to Lake Point city for completion, and any fees associated will be paid by the applicant. It was in the Davies Place plat, which is an existing plat that already had setbacks established under the county and the ordinances by the county in the state code, will be followed at the time of the permit. Dan 2nd

(a) Vote was unanimous approved.

- 13) Motion- Ryan- I motion to approve the new builds which will be identified by permit number, permit date and the applicant Richmond American homes that had applied and in the process with Tooele County prior to the moratorium, Lake Point city certification and ILA with Tooele County. These permits are in plat 13 in Pastures of Saddleback existing development subdivision, which has existing setbacks recorded with the county for the plat for each plat parcel. And that all build follows Tooele County code and state code, that was a applicable at the time of application for the following permits.

5/10/2022	BP15119-22 Richmond American Homes
5/10/2022	BP15118-22 Richmond American Homes
5/10/2022	BP15116-22 Richmond American Homes
5/10/2022	BP15114-22 Richmond American Homes
5/12/2022	BP15134-22 Richmond American Homes
5/12/2022	BP15132-22 Richmond American Homes
6/9/2022	BP15215-22 Richmond American Homes

That the approval be granted for completion by December 31, 2023. And at which time they will be turned over to Lake Point for completion city unless additional request are in made by the applicant Richmond American Homes with Lake Point Council to extend that deadline. Doyle 2nd (1:42:00 recording)

(a) Vote was unanimous approved.

- 14) Motion- Ryan- I motion we approve permit number BP15069-22 Where the applied on 4/25/2022 application by Roddy Sharp an agriculturally exempt Barn. And that the process with the county is completed by June 30, 2023. And if not completed and closed at that time it will be turned over to Lakepoint for completion. 2nd Kathleen (recording 1:53:00)

(a) Vote was unanimous approved.

- 15) Motion- Ryan- I motion to approve permit BP15108-22 That was applied for on 5/9/2022 Lake Point city moratorium in our ILA agreement and city certification and it was in process with the county prior to those events. This permit is for phase 3 of Bridle Walk Acres, which is already an existing sub plat with already established setbacks with Tooele County code with the conditions that permit in process be closed and completed by June 31, 2023. Motion Withdrawn

- 16) Motion- Ryan- I motion to approve permit BP15108-22 from applicant Eagle Point Homes who applied for a building permit on 5/9/2022 with Tooele County and was under process prior the Lake Point City moratorium, Lake Point city certification and the ILA with Tooele County, and which is located in phase 3 of Bridle Walk Acres that is an existing subdivision plat with already established and recorded setbacks under Tooele County code and with the conditions that will be completed by December 31, 2023 and they all identified requirements for completion identified by Tooele County stamped on the documentation, including the Geotech engineering letter, regarding highwater table, sub pump, and other items all being completed, as noted on the documentation, submitted to the county. Jonathan 2nd -Dan was not present on this vote (got kicked off the internet).

(a) Vote was unanimous approved.

- 17) Discussion on BP15440-22

- 18) Discussion on BP15436-22

- 19) Moving on to the Commercial from the county (2:35:00)

(a) Doyle will follow up with Mosquito Abatement

- 20) Motion- Ryan-I motion to approve the following commercial applications permits that will be stated in regarding to those that which have applied for applications with Tooele County in the process of completion with Tooele County prior to the moratorium, city certification, and ILA with Lakepoint city in condition to be completed by Tooele County and closed by February 28, 2025 at which time if not completed will be turned over to Lake Point city for completion. This approval will include any and all associated projects, original projects, site permits and subsidiary permits for the project, and all existing county code and state code requirements being met at the time of application and completion for the following: Any and all associated permits necessary for site and original application plan for the projects – Kathleen-2nd

(a) Vote was unanimous approved.

21211	13-032-0-0005	1605 E SADDLEBACK BLVD	Southern Tire Mart
21185	13-032-0-0005	1605 E SADDLEBACK BLVD	Cameron Cooper
BP14721-21	13-032-0-0005	1605 E SADDLEBACK BLVD	Derek Dague, PB2 Architects
BP15460-22	13-032-0-0005	1605 E SADDLEBACK BLVD	Kaitlyn Moriarty

BP14836-22	21-016-0-0104	1234 E Garfield Circle	Lee Baumann
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22053	22-028-0-0401	8545 N Commerce Dr	Christopher F Robinson
BP15127-22	22-028-0-0401	8545 N Commerce Dr	Forza Lake Point LLC/Brent Malili
BP15524-22	22-028-0-0401	8545 N Commerce Dr	Starbucks Coffee Co - Michael Martin
BP15524-22	22-028-0-0401	8545 N Commerce Dr	Starbucks Coffee Co - Michael Martin

BP15160-22	21-016-0-0103	1212 E Garfield Cir	Angelica Borromeo Architect
BP15160-22	21-016-0-0103	1212 E Garfield Cir	Angelica Borromeo Architect
21138	21-016-0-0103	1212 E Garfield Cir	Angelica Borromeo (Architect)

BP15527-22	04-070-0-0030	8793 N HWY 36	MCMILLAN SERVICES
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22148	05-017-0-0037	SUNSET RD	Holiday Oil Company
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- 21) Plats-No Need for approval (3:01:21) recording

04-070-0-0091	Saddleback Pastures LC/Chris Robinson	Pastures at Saddleback PUD Plat 13
04-070-0-0091	Saddleback Pastures LC/Chris Robinson	Pastures at Saddleback PUD Plat 12
05-019-0-0051	Saddleback at Pastures LC/Chris F Robinson	TSP Subdivision Phase 1

- 22) Motion-Ryan- Motion that we approve the subdivision permits for

15-071-0-004B	21191	Howard Schmidt	Bridlewalk Acres Phase 4
04-070-0-0092	22129	Chris F. Robinson, Saddleback Pastures, L.C.	Pastures at Saddleback PUD Plat 14
04-070-0-0092	22130	Chris F. Robinson, Saddleback Pastures, L.C.	Tratos Subdivision

That was underway prior to the lake points City certification, and ILA agreement and had already been in process with the county with fees paid prior to that date and the county continue the work and completing their work for subdivision permit. Again, application fees were paid, and the process was underway to record the plat permit prior to the moratorium, city certification, and ILA. 2nd Doyle

(a) Vote was unanimous approved.

- B. Discussion with Rob before he left concerning the new state legislature and general plan, zoning code, and planning and zoning. (03:26:00 recording)

C. Post Moratorium Submission Review for moratorium exemptions

- i) Discussion of requests on list
- ii) Kathleen left meeting at 10:17pm
- iii) Rob Attorney left meeting at 10:17pm (4:14:00 recording)
- iv) Continued discussion on requests on list.
 - 1) Motion-Ryan- I motion that we approve Doug Peacock, on behalf of Nicholas Wagstaff a basement finish to be completed by the county, if the county excepts and all fees, inspections and requirements met by the county for the four-way inspection and permits, are paid to the county and approved regarding the basement finish for this applicant. With the conditions attached to it from state code 10-9a-530 (4) a-j, if the county determines it's an internal ADU, or if in the future, it becomes an internal ADU. With a timeline of completion of June 30, 2023, at which time if it is not completed and closed and inspections and everything required are done under Tooele County code and State code that that transfers back to Lake Point for completion and additional fees will be paid by the applicant for completion. The next applicant for basement finishes is Joseph Cannon at 1904 E. Rock Hollow Rd., with the same stipulations of the motion for this basement finish. Next applicant is Amanda Bento for basement finish at her primary residence, single family dwelling, located in Lake Point boundaries. 8197 N. Cobble Rock Rd.
 - (a) Doyle 2nd Kathleen was absent for this vote.
 - (b) Vote was unanimous approved.
 - 2) Motion- Ryan- that we approve the application by Kirk Pearson on behalf of Moises Tovar at 7959 Center St., in relation to a new structure build, on behalf of a fire that destroyed his primary dwelling on the existing parcel, and that is under us an insurance claim at this time. To be sent to the county to see if they will approve managing the bill process, permits, inspections and accept the fees for this applicant. If they do not except them, it will be turned back to Lakepoint and if they do we will provide language for them. That the build be complete Dec 31, 2023, and that if it's not done at that time, that it will be turned back to Lake Point City.
 - (a) Doyle 2nd K Kathleen Absent for this vote.
 - (b) Vote was unanimous approved.
 - 3) Motion- Ryan- I motion that we approve another application by Kirk Pearson on behalf of Nathan and Amy Garrard at 7161 N. Blue Moon Dr. Approval is based on it being an existing approved plat in Lake Point Vistas, that has already been platted and approved by the county with setbacks that are already existing. That it be submitted to the county for processing fees inspection and approval if they accept and the building be started by Dec 31, 2023, and if not, that is be returned to Lake point city for processing and completion. Single family dwelling on the lot and primary structure only.
 - (a) Dan 2nd Kathleen Absent for this vote.
 - (b) Vote was unanimous approved.

D. RFP Engineering Firms- (4:43:00 recording)

- i) Discussion on Engineering proposals that were submitted, continue discussion next week when all council is in town.

E. Planning & Zoning Setup Steps & Guidelines Discussion (4:59:00 recording)

- i) Jonathan is revisiting his P&Z person.
- ii) Schedule a work session

10. Council Updates (5:04:00 recording)

A. Jonathan Garrard

- i) A general plan RFP company was concerned about the general plan deadline was short.

B. Dan Crawford

- i) Worked on Deputy Recorder job description with Kathleen.

C. Doyle Garrard

- i) Roads- Sent over all the roads information to the state.
- ii) Transportation Coordination Committee meeting tomorrow.
- iii) Doyle asked Ryan how the Budget is going- Ryan will compile the numbers and send them to the accountant.

D. Kathleen VonHatten

- i) Other

E. Ryan Zumwalt

- i) More discussion and scheduling the work session on the Feb 27,2023 6pm
 - 1) With a focus on Engineering and Planning and Zoning

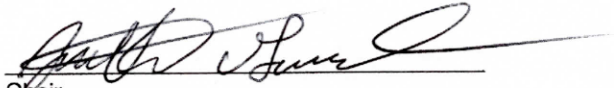
11. Public Comment

A. No public in attendance

12. Adjournment -11:27pm

Note-The minutes may include a summary of what was discussed and are not intended to be verbatim

PASSED AND APPROVED but the Council this 1st day of March, 2023


Chair

ATTEST:

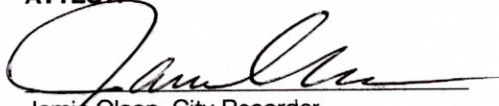

Jamie Olson, City Recorder

Exhibit A

02.15.2023 LPCC Meeting Public Comment

My name is Ryan Dedelow. I wanted to speak to the Council again to recap my understanding of last weeks meeting to reiterate my situation and the effect of the permit moratorium. Based on last weeks meeting (from what I understand) Lake Points moratorium is in place until a planning commission and general plan are in place and may take 3-6 months. This moratorium is impacting several dozen (maybe over 50) permits to build or to finish basements in Lake Point. The existing lots platted through the Tooele County development process, the ones like my lot, will not be required to rezone or change lot size to meet the new 1 acre requirement. The basement finishes and additions may be affected by the future planning commission based on property use.

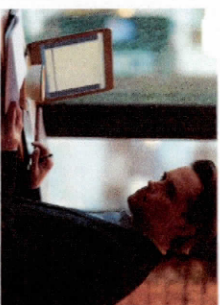
Again, I am building a home on a lot we purchased for my family to live in, on Davies Place. Having secured financing in November I have limited time to build and waiting 3-6 months to start construction puts a heavy burden financially and emotionally on our family. We will lose thousands of dollars having to restructure or extend our loan. Having met all requirements, I paid for, and was issued a permit from Tooele County on January 23rd, we are ready to start building. As stated before, with the likelihood of changes to our home plans or lot, what is the sense of making us wait?

The moratorium may also have an effect on the businesses of Lake Point who have enjoyed a steady stream of construction workers who eat at their restaurants, buy snacks and gas at their gas stations, buy locally produced items from home businesses and use professional services. The moratorium will have an effect the consumer traffic as construction slows over the next 3-6 months.

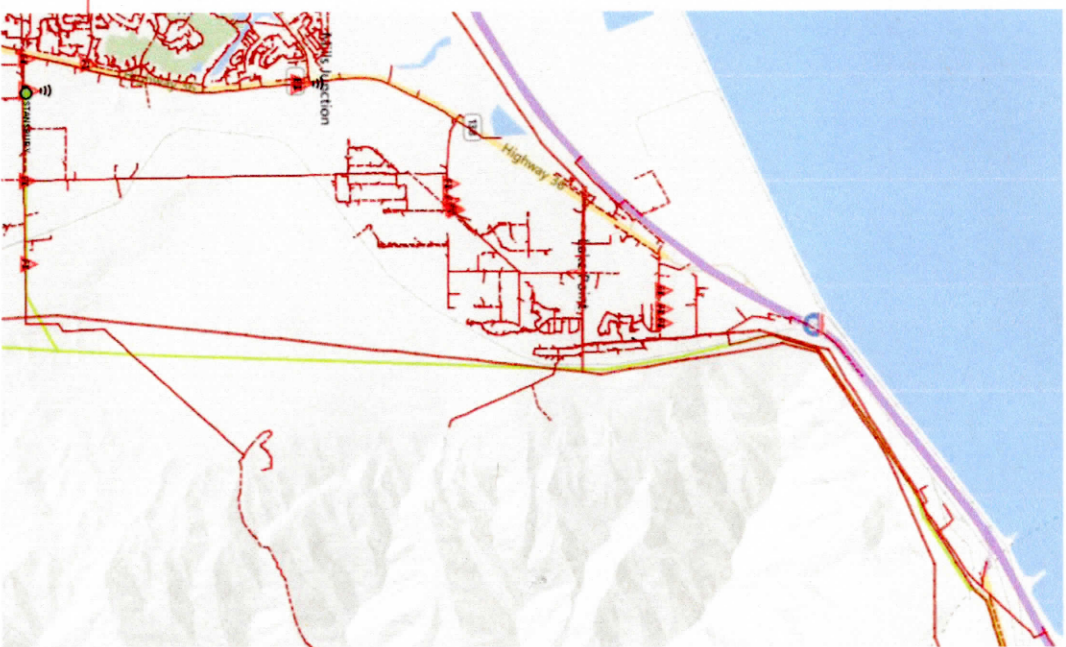
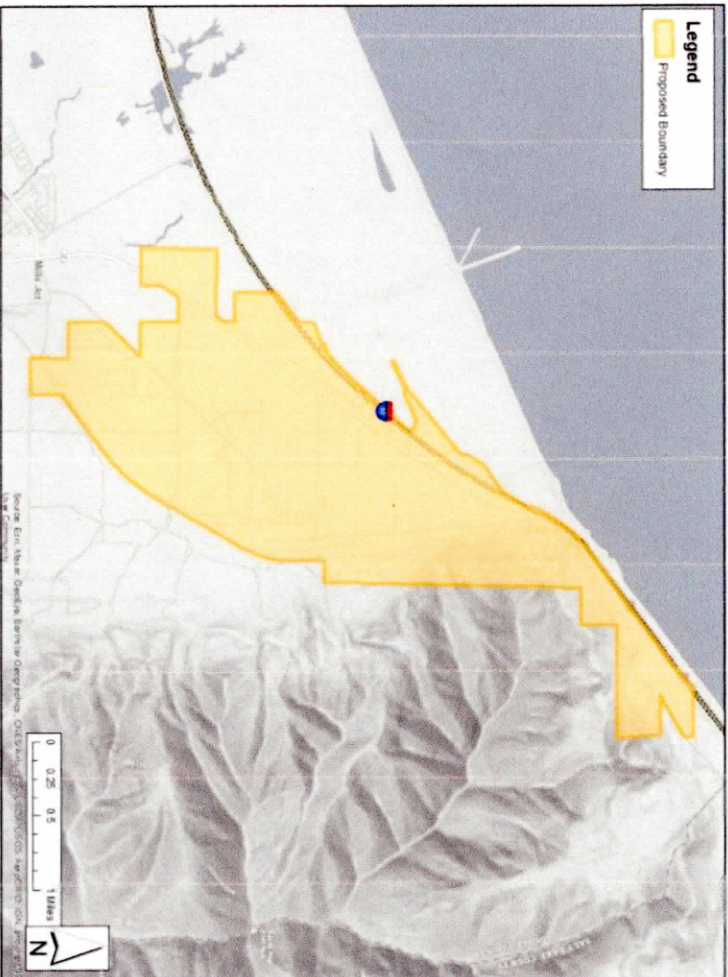
I ask again for an exemption to the moratorium and allow me to become part of the community and to support my family by building the home we've been planning on and have been excited about for years.

Lake Point City Electrical Service Review

Exhibit B



Lake Point Service Map



Service & Reliability Overview- Circuits Overview



- Lake Point city limits includes portions of two 12.47 kilovolt distribution circuits that are served from a shared transformer. Lake Point is primarily served by Stansbury CB 11
- Circuit line miles and customer counts are of the circuit and are not limited to the city limits only.
- Area includes area with significant weather impact and wind concerns.

Line Name	OH Miles	UG Miles	Total Miles
STANSBURY CB11	18.827	23.083	41.95
STANSBURY CB13	6.279	37.685	43.978

Line Name	Commercial	Industrial	Residential
STANSBURY CB11	153	-	944
STANSBURY CB13	162	2	2312



Service & Reliability Overview

- **Technology Development**
 - Investment into dedicated meteorologist group that develops weather models tailored to determine impact to distribution/transmission networks.
 - Predictive models aid in creating on-call schedules for troubleman
- **Investments: Transmission**
 - Stansbury substation is under construction to be converted to a 138kV feed
 - Currently the substation is a radial 46kV feed
 - Avian Protection: Wildlife Incident Tracking System (WITS)
 - Changing ecosystems has caused increased nesting on transmission towers. Nesting is being addressed by our dedicated wildlife management team
- **Investments: Distribution**
 - New fault indication technology has been implemented on Stansbury CB13. The notification system provides notification of an incident and segments the line, increasing crew response and restoration times.
 - Avian Protection: Wildlife Incident Tracking System (WITS)
 - Avian/animal guard installation across the distribution network to improve reliability
 - Second distribution transformer to be added in 2026 to provide switching options

Service & Reliability Overview

- Outages
 - Operations including more than 20 customers were collected to determine the quantity and duration (minutes) of circuit level events.
 - Outage events were initiated by
 - Weather
 - Lightning
 - Equipment Failure/Damage
- Solutions
 - Recloser installed to the North of STN11 to isolate circuit in the wind corridor to prevent breaker operation
 - Second transformer to split load and provide more switching options during outage conditions

		Interruption Events	
STN11			22
2018	2		
2019	10		
2020	3		
2021	2		
2022	5		
STN13			44
2018	14		
2019	11		
2020	9		
2021	6		
2022	4		

	Min Duration (m)	Average Duration (m)	Max Duration (m)	Total Duration (m)
STN11				
	10.4	393.42	2521.5	8655.2
2018	190.7	323.10	455.5	646.2
2019	24.7	440.58	2521.5	4405.8
2020	183.6	214.73	273.7	644.2
2021	10.4	306.45	602.5	612.9
2022	11.2	469.22	1823.4	2346.1
STN13				
	13.1	399.19	8071.5	17564.5
2018	71.8	798.04	8071.5	11172.5
2019	26	179.59	487.9	1975.5
2020	13.1	266.52	1647.2	2398.7
2021	61.1	230.40	538.8	1382.4
2022	44.5	158.85	337	635.4

Rocky Mountain Power Franchise Ordinance



- Term agreement that provides Rocky Mountain Power the opportunity to serve the Lake Point City.
- Primary Purpose:
 - Allow RMP facilities to be in public right-of-way
 - Provides RMP opportunity to serve town residents as exclusive power provider.
 - Provides for collection of municipal sales and use tax through RMP billing.

questions

