

Lake Point City Work Session Minutes

Date: Wednesday Feb 27, 2023

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

Time: 6:00 PM

1. **Call to Order-** 6:00pm
2. **Prayer-** Jonathan Garrard
3. **Pledge of Allegiance** Matt Laurendeau
4. **Presiding Officer-** Jonathan Garrard
5. **Attendance Roll Call-** Jonathan Garrard

Lake Point Council & Staff (C=Council)	Public	Public
Jonathan Garrard (Chair)	Ted Mickelsen -Jones DeMille lives in Springville	
Ryan Zumwalt (Vice Chair)	Matt Laurendeau- Jones DeMille lives in Springville	
Dan Crawford (C.)		
Kathleen VonHatten (C.)		
Doyle Garrard (C.)		
Jamie Olson (RCDR)		

6. Public Comment-

A. No public comment

7. Work Session

A. Presentation by Jones and DeMille

- i) Introduced themselves. In business for four years mostly for smaller communities and catering to a full-service firm. Creating engineering through inception to completing the process. Including funding.
 - 1) Have about 160 employees, 11 offices, 80 of engineers and try to be part of the communities that we work in and recently opened an office in Tooele.
 - 2) Explained some of the different rural communities they serve and how their company is organized.
- ii) Council asked some questions.
- iii) Jonathan asked about pricing and what items fall to whom, so the council know the rate for different services.
- iv) Jones and DeMille answered those questions and breaking down how they charge per lot projects or larger projects. Preliminary pricing, setting up a standard for developments. Making sure the plans are priced well and being financed by the developer or applicant.
- v) If there is a capitol project, and the company will provide a cost before the project begins.
- vi) Jonathan asked if they could help with setting setbacks, they both said they could help, and the initial setbacks will come from the ordinances and those will be in the general plan.
- vii) Jonathan asked about inspectors and how that works with their company and if they would be providing inspections. They do development inspectors.
 - 1) Building permit approvals, 4 ways, final inspections and they usually contract that out.

- viii) Doyle asked about rural, and Jones DeMille explained their planning group- Rural Community Consultant- sister company that Jones DeMille owns. They work with the planning commission and creating the general plan.
 - ix) (Doyle) Have you helped cities in Grant Funding? Answer yes, they specialize in that and have worked with a lot of funding agencies. We have a funding group in our company. Pointed out our Funding Finder hand out, handed out before meeting.
 - x) For funding reasons, they asked about our sewer district and water district. Council told them our two districts and included a lot of homes with private wells.
 - xi) Ryan brought up the proposed road along the mountain, and asked if that was a conflict of interest. I don't think it will be a conflict and another group in our company is working on that Transportation Master Plan. Jonathan continued asking more details on that conflict of interest. How can you serve us in these.
 - xii) Ryan expressed more concerns on the conflict and wanting strong representation.
 - xiii) Dan asked about meeting length in the topic of the company not charging for meetings. Answer if there is something specific to the meeting development related. The time for the agenda item that might be a cost. If there is something in the meeting that might be a topic that we might to give input- there won't be a charge for that. Dan asked if they charge for travel time (answer) there is no charge for travel time.
 - xiv) Ryan asked about billing process. Answer- generally there a monthly invoice, sometimes knowing there is an investment, it's just talking to the city and find out all their needs and find the funding for those needs and prioritizing the needs. Usually done in a workshop style meeting. Then working with the community to make it happen.
 - xv) Fund finding might be grants, loans and interest on those loans.
 - xvi) Ryan and Dan asked questions concerning water and sewer issues.
 - xvii) They explained water shares and water right and how they usually work with a city and district.
 - xviii) Some discussion on trails and biking trails.
 - xix) Geotechnical was brought up and the company does not have a division in their company for geotechnical. But have resources and companies they contract with for geotechnical.
 - xx) Doyle asked about response time. They are ready now. Doyle explained they are setting up Planning and Zoning right now and want to get them taken care of and set them up.
 - xxi) They explained they like to start with a white board/workshop with the community to see the needs of the city. The workshop would not be charged, it will help with finding out a path and helps with companies' proposals.
 - xxii) Jonathan brought up our swells, retention ponds, curb, and gutter. Our water use to flow to the Great Salt Lake, and with the development it's not flowing, and Great Salt Lake is going away, and it effects the Great Salt Lake, job etc.
 - xxiii) They explained low impact development and how communities are keeping the water in the area and not letting it flow, for example the Great Salt Lake and Utah lake have less flow going into them. Finding the happy medium.
- B. Create Guidelines and First Steps for future Planning and Zoning Commission (1:20:00 recording)
- i) Council discussed a book Kathleen found and went through items it lists as things that need to be done.
 - ii) (Ryan) brought up possibly changing the removal process and not needing a super majority to remove a Planning Commission member that was a pick or appointed specifically by a Council member, for example if the commission member appointed suddenly wanted high density, let the developer do what they want. I (Ryan) might want to remove them before they do years of damage. And if its super majority I (Ryan) would need to convince 3 of you to remove them.

- 1) Council discussed this topic.
- iii) (Dan) would like 75% attendance required. (Ryan) 75% annual? Or just not define it and make it suggestion.
- iv) Council discussed items to add to expectations and things the commission needs to be working on first.
- v) Council discussed items to add to the orientation packet.
- C. Create duties, expectations, and requirements for future Deputy Recorder/Accounts Payable (3:18:00 recording)
 - i) Council discussed expectations and job duties for Deputy Recorder/Accounts Payable
- D. Discuss future Business Licenses and related ordinances. (3:46:00 recording)
 - i) Briefly discussed business licenses
- E. Other (3:59:00)
 - i) Discussion on roads and snow plowing.
- 8. **Public Comment** (4:08:00 recording)
 - A. Motion-Dan to open Public Comment, 2nd Jonathan.
 - B. Vote was unanimous approved.
 - i) Jamie Olson- Lake Point
 - 1) Highly suggest the council blasts the deputy recorder position on Facebook and give other people the opportunity to serve the city. There are a lot of people you guys don't know about and to just pick people you know; and doesn't think it's wise. You could have them send in applications.
 - 2) Thoughts on business licenses. There are federally regulated businesses and state regulated business licenses that are already regulated, let them do their job and keep ours simple. If people want to get a business license, let them. The main reason to get a business license is so people know it is regulated and they know it's safe, like for instance McDonalds or a commercial site, a daycare. The state regulates daycares, and it is insanely strict. Comments on preschool and how they are different than state regulated childcare. Possible ways to regulate on city level would be fire inspection and health dept. kitchen inspection. Jamie has been licensed for childcare and it was important for the public to know she was doing everything possible to keep their children safe, so she took the highest standard possible. But for someone doing odd and end out of their house, she is not for regulating them. (Doyle) asked if most of Jamie's comments were directed toward home based businesses? (Jamie) yes, not commercial. Also, if there is something being done that puts the public at risk and a safety reason you could find a way to help regulate it. (Jamie) liked Jonathan's bullet points; they were super brief with some flexibility of movement. You could put something in there saying "if we get multiple complaints, then you might need to regulate it, but don't micromanage the people.
 - ii) Council discussed business licenses.
 - iii) Ryan that is just pushing it back to the state and what is the state going to do.
 - iv) (Dan) they can shut you down.
 - v) (Ryan) suggested bringing Mark Steinagel. To discuss business licenses and state regulation. And referring to having an enforcement mechanism by having a business license. The more vague we make it, the more trouble we will have.
 - vi) We need to decide what we want to focus on? if its commercial licenses, let work on those, and then work on the others.
 - vii) Council talked about having Rob carve out commercial so we can move on that.
 - viii) (Kathleen) we might need to just vote on if we want to go strict or less strict on home-based business licenses. Since some council members are more for strict and some are more for less regulation and so we need to vote and decide so we can move forward and progress.
 - ix) (Ryan) the state doesn't venture into business licenses because they want the cities to do it.
 - x) (Ryan) I don't think someone registering with no fee as strict.

- xi) (Kathleen) It's still an overreach of government and a lot of people don't want the overreach of government in their home.
 - xii) (Jonathan) I get concerned with having people on a list and for a future council, because they might be on a list, now we want this and this and this.
 - C. Motion-Kathleen to close Public Comment, Dan 2nd
 - D. (Ryan) one more comment on there being a large group of people that expect regulation in our city on business licenses. IF you have a rental have a business license, and a background check. Maybe we need to invite the public in because you will hear from the other half.
 - E. If you take out the concern of home businesses being taxed, then people aren't concerned with registering for safety.
 - F. Vote was unanimous approved.
9. **Adjournment Dan** -10:27pm

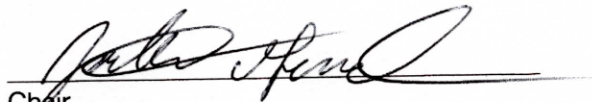
10. **Motion** – Dan to move to closed session for character competence and health. Doyle 2nd

11. **Closed Session-** began at 10:34pm

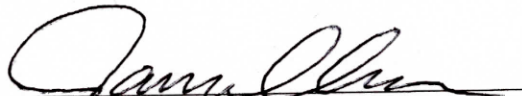
12. **Adjourned-** Motion-Ryan to adjourn closed and public meeting - 10:52 pm Kathleen 2nd

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 3th day of March, 2023


Chair

ATTEST:


Jamie Olson, City Recorder