

Date - Thursday, April 13, 2023

Place - Lake Point Fire Station

Time - 7:30PM

1 - Call to order - 7:42PM

2 - Prayer - Dan Crawford

3 - Pledge of Allegiance - Ryan Zumwalt

4 - Presiding Officer - Jonathan Garrard

5 - Attendance Roll Call -

JG - Here

RZ - Here

DC - Here

DG - Absent (7:48PM)

KV - Absent (7:48PM)

JO - (recorder) - Absent

CA - (Commission Secretary) - Here

6 - Public Comment - Motion Ryan - Second -Dan
Passed Unn

Close Motion - Dan Second Ryan

Passed Unn

7 - Discussion Items-

A - Meeting with Engineering Firm to discuss contract expectations for General Plan

Mike Hansen - (Hand out) Ted Mickelsen (on zoom), Kendall Welch (on zoom)

Talking about handout that is "general plan" and what goes into the contract. Critical to get the city talking. Want to know what the biggest problem is and that they don't need to fix.

You will never have a perfect code, you will always keep planning.

Going over plan.

Have to have:

*Land Use Chapter -

Future land use map -

Annexation Policy - Stand alone or included in your land use chapter, isn't the same as the general plan. Would like a plan with and without Rio Tinto property.

Community Design - what they can and can't have with their house... Style of the community, have to have something to back up your reasoning.

Local Economy - want to talk about our potential

*Transportation - Future transportation map, where future road will go, water and sewer is its own is not part of the city.

Infrastructure - Public Facilities - Water, Business center, historical building, the old church house and school house.

Water- water conservation, talking about wells, water and where it comes from. Is the city interested in creating their own system? Ryan and Doyle are but how do we go about it?

Parks and Rec - Separate board & district, talked about the parks and what we have and what we want, currently have 1 private park behind the LDS church house 15ac property that would

be for the community park, 40 acre sports park. Would like to put in the plan that you have to build the park before the developer moves on.

Emergency Operations Plan -

Elements for natural resources, wildlife, nightsky element

Trails chapter, what kind of trails and what we want for active transportation.

Appendix - town history, legal jargon,

Talking about roadways and how they would connect across SR36.

Recreation - a way to get from here to there on a ATV or horse without being on the road

Community will have a role in the green. Possible grants and what you should look at 1-5 year plan, then do further out.

Ryan- gun range in the city

Dan- would like ebikes, atvs, trails, come here and play on the mountains.

How do we make sure there is no flex that a developer can do what they "think" is in the general plan.

2nd page - project road map.

Kathleen - we do not want to adopt the county code. We would rather take from another city or cities to figure out where we would like to be as a city.

Kendall - will start putting items together so that we can start moving on a plan.

Mike will get us one page on each chapter and the council will give feedback.

Want to get community together and give feedback we need to set a date.

Tentatively (May 15th, 2023) 4PM - 8PM

Ryan - Does not want to adopt Tooele county code but would rather do that than rush this.

Dan - wants to know what the planners need from us so that we can stay on the timeline.

Talking about putting a tab or button on the homepage on the website to get the public to the questionnaire.

Pay as you go... council just doesn't want to have any surprises.

Hannah - would like for you to get really specific. Will send the topic sheet so that we can see what we will be talking about it.

B - Mike Hansen - Aspects of General Plan

C - What is the biggest concern in the community?

Dan- want to keep taxes low. Frontage roads. Flooding. Department of water quality, Lake Point Improvement District, special district for the sewer.

Water running through the canal, worried about it flooding.

Worried about traffic. Would like sky bridges in places to get from one side of SR36 to the other.

Possible funding for historical sites? Talking about CIB funding. TPA Grants discussed.

Stormwater study, funding, transportation study. Sewer.

Sewer and roads are top priorities. Will outline the process and reach out and see what funding is available. See if we can do it now.

What is expected from the city engineer and what is expected from the developer. Development checklist. That the Engineers will have to do for us. APWA standards and specifications.

We will need to have the check list to streamline the process.

Processes to help us get steps to get things approved through planning and zoning. City will have to adopt standards for the processes. Engineers will put together information to help us get started... Start with APWA and tweak it from there for our city.

Soils and fault lines on the mountain side.

Should have your developers pay for land study fees. That will help pay for engineering.

Rio Tinto and Chris Robinson own a lot of property here (Saddleback) also owns the water.

Want clear parameters.

Would like to build a priorities list. Ensign Engineering will create.

8 - Public Comment - Motion Dan - Second - Kathleen

Passed Unn

Closed Public comment Motion - Kathleen Second - Doyle

Passed Unn

9 - Closed session - if needed

No closed session we do need to have a work session. Email how to help planning commission start on something. They just don't know where to start. Annexation... what do they want?

Zoning and work on animal rights.

10 - Adjournment - Motion to adjourn Jonathan 10:33PM