Lake Point City Council Business Meeting Minutes

Date: Wednesday, June 10, 2026
Place: Lake Point Fire Station 1528 Sunset Rd Lake Point, UT 84074
Time: 6:00 PM

1. **Opening Formalities**
   A. Call to Order- 6:03 PM
   B. Prayer- Kirk Trimble
   C. Pledge of Allegiance- Ryan Zumwalt
   D. Presiding Officer- Kathleen VonHatten
   E. Attendance Roll Call-

Lake Point Council & Staff (C=Council)	Public	Public
Kathleen VonHatten (Chair)	Chief Kevin Nunn	
Kirk Pearson (Vice Chair) arrived at 6:21 pm	Officer Lerdahl (TCSO)	
Kirk Trimble (C.)	Jeff Mathis	
Ryan Zumwalt (C.)		
Lori Chigbrow (C.)		
Jamie Olson (RCDR)		
Jay Springer (Attorney)	Dan Fechner (City Engineer)	

2. **Legal Training/Clarification**
   A. No legal training or clarification was presented.
3. **Staff Updates** (2:08 recording)
   A. Jamie Olson presented the May monthly permit and waste report
      i) (11) new building permits
      ii) (1) right-of-way excavation permit
      iii) (2) new waste service accounts were established
      iv) (7) new waste containers were placed into service
      v) (4) waste containers were returned
      vi) (1) replacement waste container was issued
      vii) (1) Stop work order had been resolved
4. **Public Comment** (3:18 recording)
   A. Motion- Lori to open public comment. Ryan 2nd
      i) Motion passed unanimously
   B. No Public Comment
   C. Motion- Kathleen to close public comment. Ryan 2nd
      i) Motion passed unanimously
   D. Council inadvertently moved to Agenda Item 6.
5. **Approve the Minutes** (13:04 recording)
   A. 05.27.2026
   B. Motion- Ryan to approve the minutes 05.27.2026. Trimble 2nd
      i) Motion passed 3-0. Kathleen Abstain. Pearson Absent
   C. Council moved to Agenda Item 7.A.
6. **Reports/Presentations**
   A. Tooele County Sheriff's Office (4:03 recording)
      i) Sergeant Lerdahl presented the monthly law enforcement report for May 2026.
      ii) Deputies responded to seventy-six (76) calls for service within Lake Point.
      iii) Three (3) arrests were made, including incidents involving reckless driving, an active warrant, controlled substances, drug paraphernalia, and trespassing.
      iv) Fifty-two (52) citations were issued on city roadways and sixty-nine (69) total citations were issued when including State Route 36.
      v) Eight (8) animals were impounded, consisting of seven kittens and one dog.

vi) Council discussed traffic enforcement efforts within the City.
vii) Sergeant Lerdahl reported deputies had increased patrol and enforcement activity along Center Street and Sunset Road due to their use as alternate travel routes around congestion on State Route 36.
viii) Council inquired about long-term camping activity on nearby Bureau of Land Management property.
ix) Sergeant Lerdahl stated he would coordinate with Bureau of Land Management personnel and anticipated cleanup and follow-up activity before the next City Council meeting.
x) The Sheriff's Office reported that additional patrol coverage would be directed toward Foothill and nearby Bureau of Land Management areas through overtime patrol assignments funded by federal land management programs.

B. North Tooele Fire District (7:02 recording)
   i) Fire Chief Kevin Nunn presented the monthly fire district report.
   ii) The district responded to one hundred ninety-one (191) total calls during the reporting period.
   iii) Fourteen (14) calls occurred within Lake Point.
   iv) Lake Point responses included:
      1) One (1) fire call.
      2) Ten (10) medical calls.
      3) Two (2) canceled responses.
      4) One (1) public service call.
   v) Chief Nunn provided an update regarding the recent wildland fire near Lake Point.
      1) The fire remained under investigation by state and federal wildland fire investigators.
      2) The North Tooele Fire District assisted with suppression efforts but was not responsible for the origin investigation.
      3) Chief Nunn reported no injuries to residents or livestock and indicated the fire was substantially contained.
   vi) Council discussed wildfire conditions and fire district response capabilities.
      1) Chief Nunn explained that district personnel maintain both structural and wildland firefighting certifications and regularly respond to incidents throughout the District and surrounding public lands.
      2) Chief Nunn reported that South Mountain fire operations had been significantly reduced and were expected to reach full containment shortly.
   vii) Council discussed recent traffic accidents within the community.
      1) Chief Nunn noted another vehicle had entered a canal area near State Route 99 and discussed concerns regarding speed-related crashes and occupant safety.
   viii) Council moved back to Agenda Item 5.

7. Discussion Items (No Vote)

A. Waste management update (13:51 recording)
   i) Lori provided an update to the Council. (Please see "Notes" for instructions where to find document.)
   ii) Quarterly and daily waste billing operations.
   iii) New account setup procedures and account closure processes.
   iv) Implementation of prorated billing for new and terminated accounts.
   v) Proper handling of ownership changes and account transfers.
   vi) Collection of previously unbilled accounts and outstanding balances.
   vii) Internal controls and separation of duties related to transaction processing.
   viii) Monthly financial reconciliation procedures.
   ix) Accounts receivable management and delinquent account monitoring.
   x) Merchant service fee reporting and accounting treatment.
   xi) Container inventory tracking and reconciliation.
   xii) Customer contact information collection and communication improvements.
   xiii) Development of additional reporting and documentation procedures.

8. Action/Business Items

A. Consider Site Plan Approval for Marriott Fairfield Hotel at 1685 Saddleback Blvd. applicant Justin Jones. Property owner is Shiv Patel (39:13 recording) (see attached Exhibit A)

i) Jamie Olson presented the staff report and site plan review for a proposed 97-room dual-brand Marriott hotel featuring Fairfield Inn and TownePlace Suites accommodations.
ii) The proposal is located on approximately 2.4 acres within the Commercial Highway zoning district.
iii) Planning and Zoning Commission recommended approval on June 1, 2026.
iv) Landscaping, lighting, drainage, utility easements, and access requirements were reviewed through the Development Review Team process.
v) Staff reported that the proposed height exceeded the standard forty-foot limitation but qualified for consideration due to site-specific circumstances.
    1) The original height limitation was established due to fire suppression concerns.
    2) North Tooele Fire District now possesses ladder truck capabilities sufficient to service the proposed building height.
    3) The Fire District reviewed and approved the project.
vi) Council discussed lighting and site design.
    1) Applicant representatives confirmed that site lighting would utilize downward facing dark-sky compliant fixtures designed to minimize light spill and glare.
vii) Council discussed landscaping and water conservation measures.
    1) Applicant representatives reported that landscaping had been modified to reduce water consumption.
    2) Water-efficient fixtures and low-flow plumbing systems were incorporated into the hotel design.
viii) Staff reported a late concern raised by Oquirrh Mountain Water Company regarding a previously issued Will Serve letter (details are unknown at this time).
    1) Council discussed whether the existing approval remained valid and whether additional review by the water company would be required.
    2) Legal counsel recommended allowing additional time for the applicant and utility provider to resolve the issue before Council action.
ix) Motion- Kathleen to table till we find out, make sure we're good with Oquirrh Mountain Water Company prior to moving forward. Lori 2nd
    1) Motion passed unanimously
x) Council returned to this agenda item after discussing Agenda Item 8.D.
xi) Motion to Reconsider (1:59:25 recording)
    1) Staff received additional information from Oquirrh Mountain Water Company during the meeting. Oquirrh Mountain Water Company provided clarification on the current "Will Serve Letter" issued for this project and were in agreeance that it was valid and the city could move forward with the site plan approval.
xii) Motion to Reconsider – Kathleen reconsider the tabling of the site plan approval for Marriott Fairfield Hotel. Trimble 2nd
    1) Motion passed unanimously
xiii) Motion- Kathleen to approve the Marriott Fairfield Hotel, based on what was presented to us tonight. Pearson 2nd
    1) Motion passed unanimously
xiv) Council moved to Agenda Item 8.C.

B. Ordinance Certified Tax Rate Adoption (1:07:55 recording)
    i) Adoption of the certified tax rate would maintain existing property tax revenue levels and would not constitute a tax increase.
    ii) The proposed certified tax rate was presented as 0.000884.
    iii) Motion- Pearson to adopt Ordinance 2026-07 establishing the certified tax rate as presented. Ryan 2nd
        (a) Motion passed unanimously
    iv) Council moved to agenda item 8.D.

C. Trail Easement in Bridlewalk Subdivision (2:05:08 recording)
    i) Council reviewed the history of the easement and prior discussions regarding its intended purpose and potential public access implications.
    ii) Legal counsel advised Council regarding easement interpretation concerns and recommended additional review before any formal action is considered.

iii) Council discussed the importance of ensuring any future action aligns with recorded subdivision documents, and the City's long-term trail planning objectives.
iv) Council debated the functionality of the trails and also that homeowners were aware of the easements when they purchased the home.
v) Members expressed support for obtaining additional information and legal clarification before making a determination.
vi) Attorney Springer will be following up with the County to gather more information and report back to the council.
vii) Jamie explained that citizens have asked, and she asked the attorney to explain the process for citizen(s) to petition for a plat amendment. Attorney Springer explained that that process is laid out in state code under Utah Code 10-20-8 and the citizen(s) would facilitate and prepare the petition (following state code) and present that petition and plat amendment or vacation to the Council, for the Council (and possibly the Commission) to consider.
viii) Motion- Kathleen to tabled indefinitely until we can get an answer back on the true ownership or role that the city plays in those paths. Pearson 2nd
    1) Motion passed unanimously
ix) Council moved to Agenda Item 9.

D. Maintenance of city public property (1:10:35 recording)
i) Kathleen VonHatten introduced a discussion regarding maintenance of city-owned properties and weed mitigation efforts.
ii) Council reviewed several city-owned parcels requiring maintenance attention.
    1) The undeveloped right-of-way near 1200 East.
    2) City public property surrounding the one community mailbox area on Blue Moon.
iii) Council discussed weed mitigation, dumping concerns, and maintenance responsibilities.
    1) Council noted historical dumping of concrete and debris within portions of city-owned property.
    2) Kathleen expressed the need to remove debris before mowing or other maintenance activities could be performed efficiently.
    3) Council discussed erosion concerns and balancing possible weed control with stormwater management.
    4) Some Council Members expressed support for no weed control/mowing and that the grasses were natural vegetation.
iv) Council discussed long-term transportation planning related to future roadway corridors.
    1) Members debated whether certain reserved roadway corridors should remain in place or be reconsidered in future planning efforts.
v) Council discussed who is responsible for the weed and debris maintenance in city right of ways and parcels that contain stormwater drainage swales. Extensive debate on what is defined as impeding/blocking water flow and what point does the city step in and enforce maintenance of public right of ways.
vi) Council discussed possible approaches for maintaining city-owned parcels and rights-of-way.
    1) Members discussed the potential use of volunteer efforts, volunteer periodic mowing/weed-whacking to reduce fire hazards and improve appearance.
    2) Council expressed concern regarding ongoing maintenance obligations as the City acquires additional public property and infrastructure.
    3) Members discussed balancing maintenance costs with community expectations and public safety concerns.
vii) No clear plan was established while in the meeting.
viii) Council moved to Agenda Item 8.A.

9. Council Updates (2:41:24 recording)

A. Committee Updates
i) Kirk Trimble reported the Enforcement Committee continued to make progress on the City's enforcement ordinance and related enforcement procedures.
ii) Attorney Springer reported on the Procurement Ordinance
    1) A coordination call was scheduled for the following week and anticipated having a draft available for Council review soon.

B. Kirk Pearson
i) No updates

C. Lori Chigbrow
   i) No updates
D. Kathleen VonHatten
   i) Updated the Council on how the MARC (Multi Agent Resource Center) exercise went.
   ii) She reminded the Council of the Growth Summit on August 3rd, she will send the Council more information soon.
   iii) Introduced an idea to the Council to encourage citizens to ride their bike.
   iv) Mayors have been invited to go to Idaho Nuclear Laboratory in Idaho Falls- Kathleen will be attending and asked to be able to use travel budget funds.
   v) Discussed information being posted the public regarding motorized bikes and e-bikes. Once she has the info she will let the Council know.
E. Kirk Trimble
   i) No updates
F. Ryan Zumwalt
   i) No updates
   ii) Council discussed the upcoming budget and budget amendment.

10. Public Comment (2:59:52 recording)

A. Motion- Pearson to open public comment. Lori 2nd
   i) Motion passed unanimously
B. No public comment
C. Motion- Kathleen to close public comment. Lori 2nd
   i) Motion passed unanimously

11. Closed Session- if needed for purposes listed under Utah Code 52-4-205

12. Adjournment- 9:03 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 24th day of June, 2026

Kathleen VonHatten

Chair

ATTEST:

Jamie Olson

Jamie Olson, City Recorder

Lake Point
1528 Sunset Rd
Lake Point, UT 84074
info@lakepoint.gov
801-725-5096

Planning and Zoning
planning@lakepoint.gov
435-849-2651

Site Plan Review

Meeting Date June 10, 2026, 6 pm 1528 Sunset Road, Lake Point, UT 84074

Applicant	Justin Jones (Civil Science)
Property Owner	Shiv Patel
Request	Commercial Site Plan Review
Property Address	1685 East Saddleback Blvd, Lake Point Utah 84074
Parcel	13-032-0-0004
Acreage	2.4 acres
Zone	Commercial Highway
Prepared by	Jamie Olson
Presented by	Jamie Olson

Scope of Decision- This is a administrative matter to be decided by the land use authority Lake Point City Council upon receiving a recommendation from the Planning and Zoning Commission and a review from the DRT Committee.
Planning and Zoning recommended the approval of this Site Plan application on June 1, 2026.

Request Summary

1. The applicant requests a Site Plan Review for a commercial building, for a Marriott Fairfield Hotel. The proposed development is a 97-room dual-brand Marriott hotel featuring Fairfield Inn and TownePlace Suites, designed to serve both short-term and extended-stay guests. The property will target high-traffic transient demand, including business travelers, tourists, and pass-through interstate traffic. Additionally, the hotel will cater to government and military personnel, as well as visitors to nearby recreational and racing venues. The dual-brand model allows for flexible accommodations, enhancing occupancy across multiple demand segments.
2. The Zoning is CH- Commercial Highway and is an allowed use under Chapter 13.5.2. through 13.5.3.
3. Building Stories- 4 stories and 97 rooms
4. Building square footage-
    a. 1st floor - 16,008 SQ. FT.
    b. 2nd floor - 13,821 SQ. FT.
    c. 3rd floor - 13,657 SQ. FT.
    d. 4th floor - 13,657 SQ. FT.
5. Building Wall Height- 55 feet (Max 56.6 feet)
6. Parking Stalls
    a. ACCESSIBLE PARKING SPACES AVAILABLE: 4
    b. TRADITIONAL PARKING SPACE AVAILABLE: 83
    c. TOTAL PARKING SPACES AVAILABLE: 87
    d. REQUIRED PARKING SPACES: 87
7. Land Use Table

LAND USE TABLE		
LAND USE	AREA (SF)	AREA (ACRES)
ASPHALT PAVEMENT	40,550	0.93
BUILDING	18,175	0.42
CONCRETE SIDEWALK, CURB & GUTTER, APRON, OR DRIVEWAY	8,450	0.19
OPEN SPACE / LANDSCAPING	33,560	0.77
TOTAL	100,735	2.31

8. Project History
    a. This project concept was initiated before Lake Point was a city while under Tooele County. The owner had done research under Tooele code and the use would have been allowed under county zoning code. No applications were submitted under the county.
    b. After the application was submitted to Lake Point, there was a code amendment requested to allow for a reduction in parking stall width requirements. Because of the limited size of the parcel, the previously adopted width of 10 feet, reduced the amount of desired and appropriate parking stalls. The Commission and Council amended the Supplemental Regulations code on parking minimum width to 9 feet, in December of 2024.

Special Approvals

Building Height Increase- The zoning code permits a maximum building height of 40 feet; however, a height increase may be considered when appropriate mitigating factors and site-specific justifications are present. The proposed increase is necessary to accommodate the hotel design and intended use while maintaining a functional site layout. Potential impacts associated with increased height, including fire access and public safety considerations, have been evaluated. The North Tooele Fire District has indicated plans to acquire a ladder truck prior to project completion, which would improve emergency response capabilities for multi-story structures. Based on the project design, site configuration, and available mitigation measures, the requested height increase is supportable.

General Plan Considerations

This application does not go against anything in the Lake Point General Plan adopted in Ordinance 2024-05 on April 10, 2024.

DRT Committee Review and Resolved Findings

1. Building Official approved and any comments or corrections made
    a. No concerns, complete plan review will be done during building permit process.
2. Engineering approved and any comments or corrections made
    a. The main corrections noted by the engineer. All were addressed
        i. Adjustments to match the geotechnical study recommendations.
        ii. Landscaping adjustments that involved site triangle, irrigation location and trees in the utility easement.
        iii. Asphalt slope
        iv. UNEV petroleum pipeline easement approval (Holly Energy)(Sinclair)

v. KUCC aqueduct easement approval (RioTinto)

3. Fire Marshal approved and any comments or corrections made
    a. Fire code was extensively discussed on this project in regard to the building height and mitigating life saving measures and the lack of current fire apparatus to fight a fire
4. Staff approved and any comments or corrections
    a. No concerns
5. Any public feedback
    a. Non reported
6. Traffic Report not needed
7. Geotechnical Study independently provided by applicant for this parcel by Landmark Testing and Engineering 04-13-2021
8. Land Survey Provided
9. Complies with proposed use under current zoning -state ordinance and use

Development Review Team (DRT) Approvals

The following departments have reviewed the site plan application which provides the subject for this staff report, and it has been found to be appropriate for review by the Lake Point City Planning Commission and/or City Council.

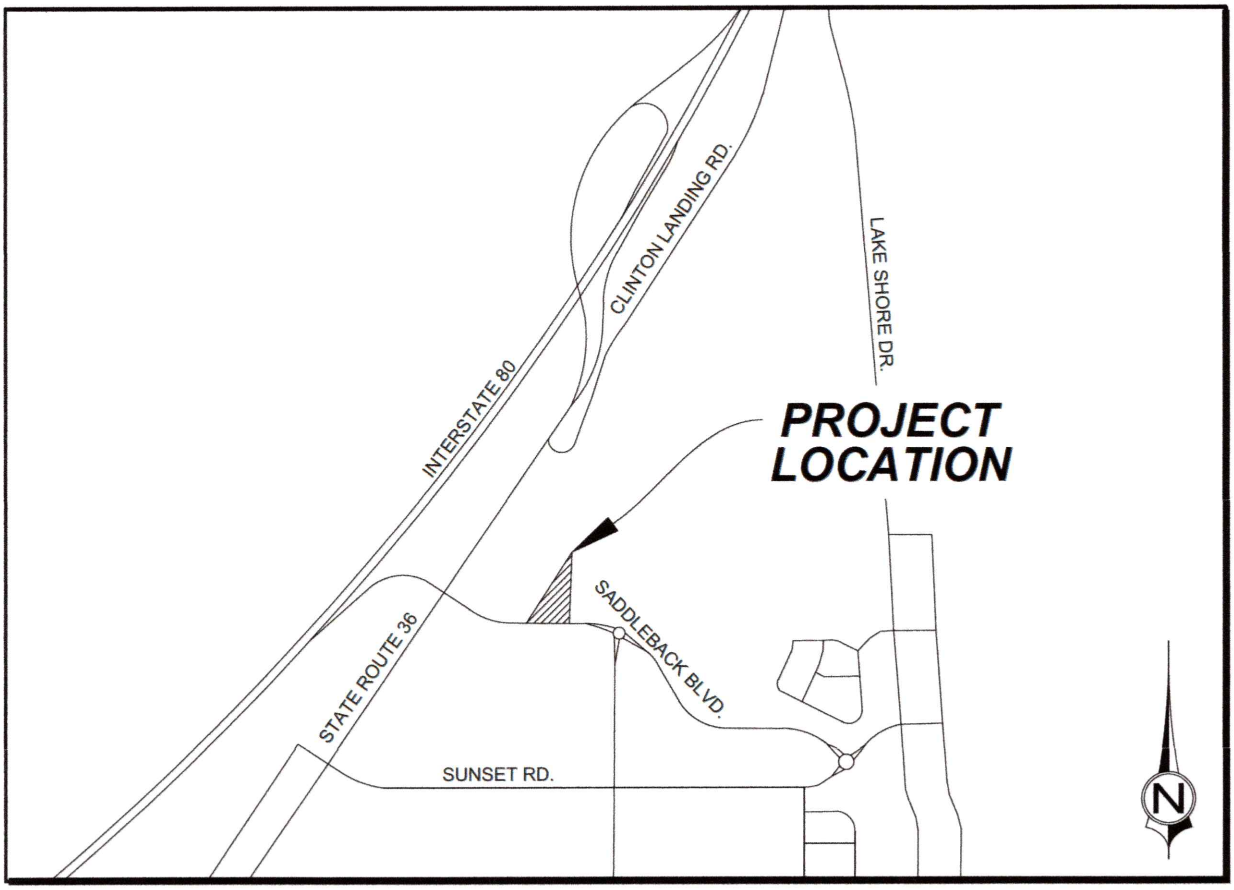
Fire Marshal (Buck Peck)
Recorder (Jamie Olson)
Engineering (Dan Fechner)
Building Official (Kelly Brown)
Rocky Mountain Power (Lisa B)
Enbridge (Lexi Vigil)
Lake Point Improvement District (Brendan Thorpe)
Oquirrh Mountain Water Company (Keith Fryer)

Recommendation

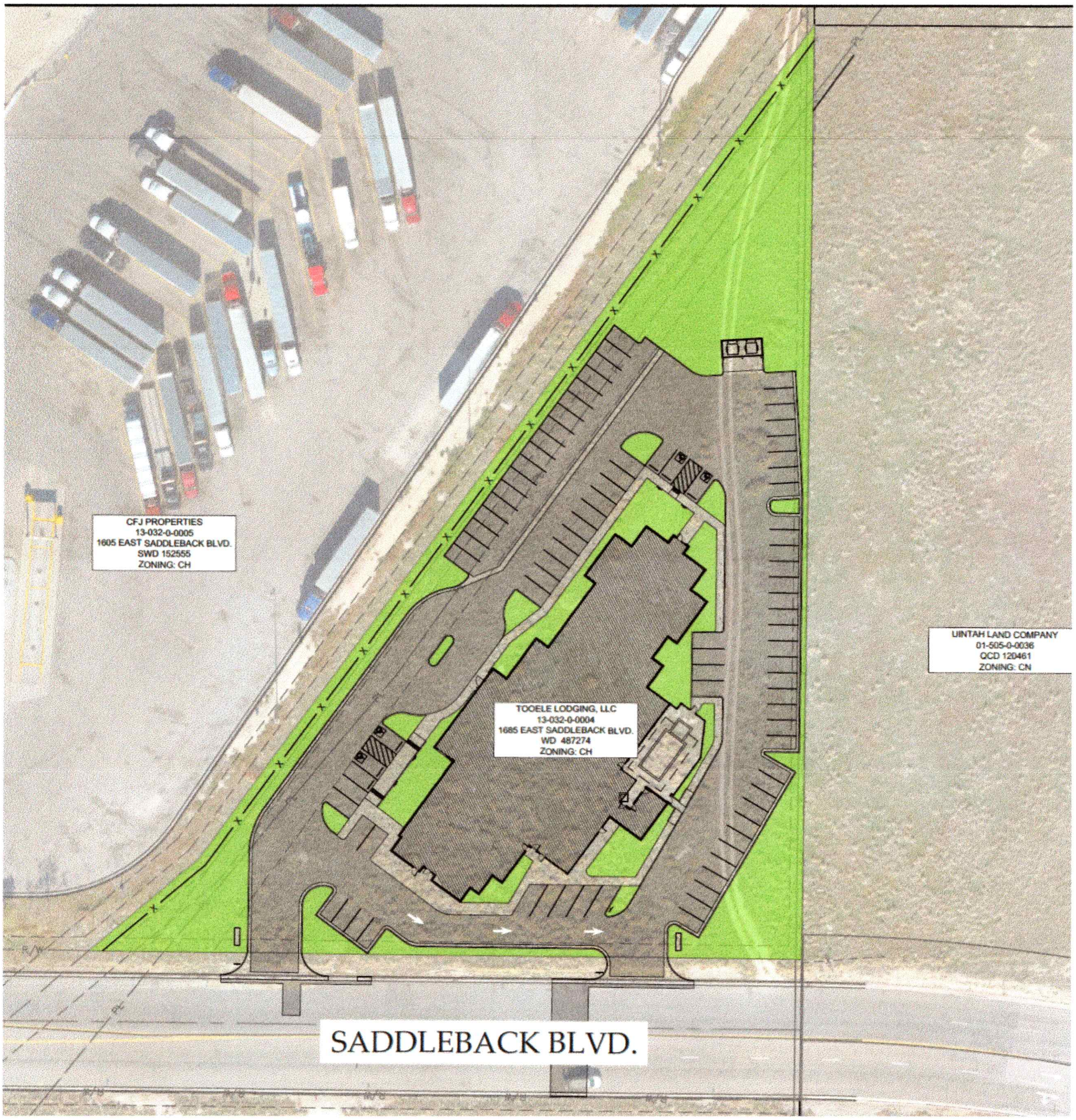
Based on the findings and conclusion listed in this report, and recommendation from Planning and Zoning, staff recommends the City Council review the request and_approve the Site Plan Review Application for applicant Justin Jones.

Supporting Document

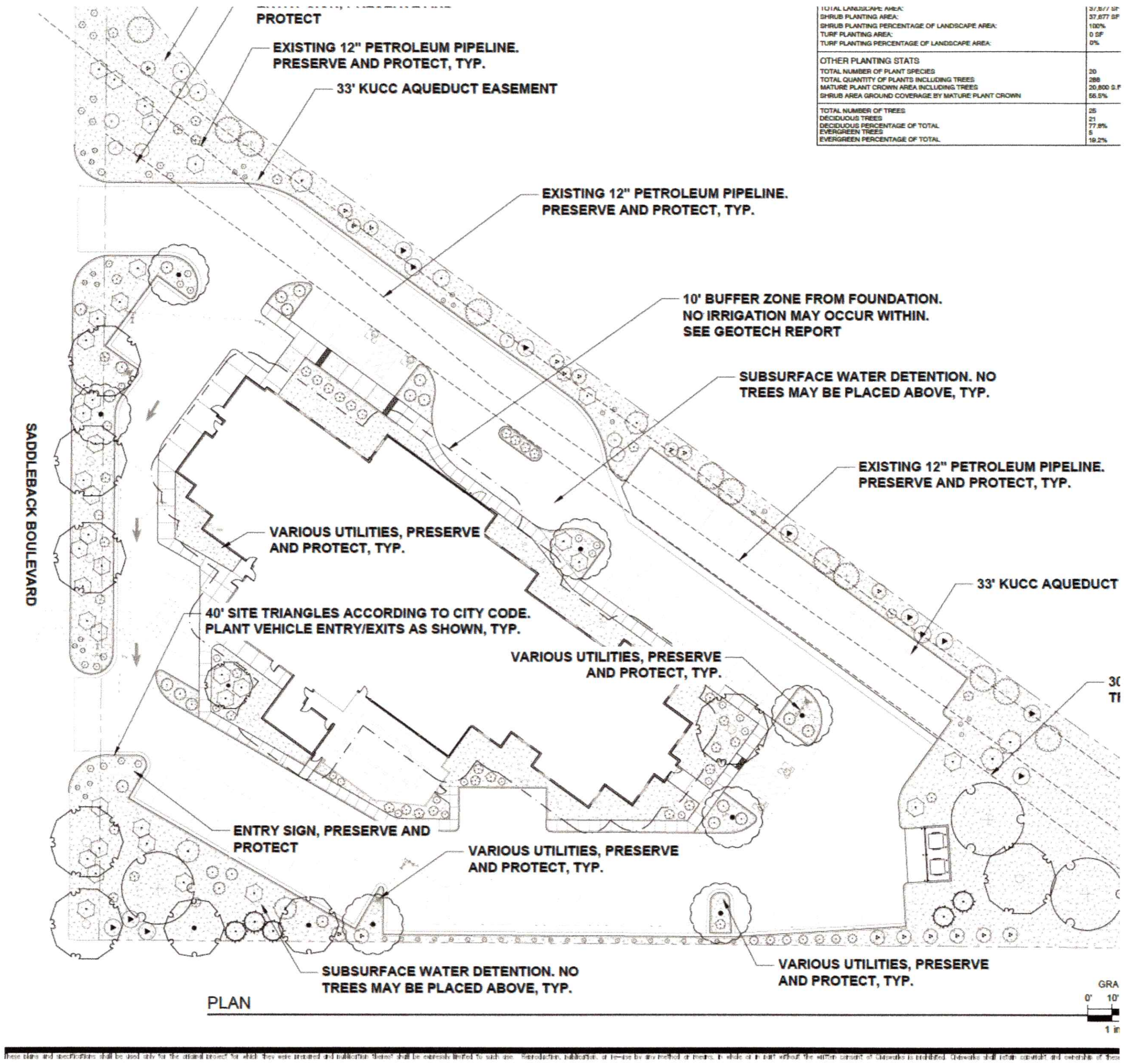
Parcel Location



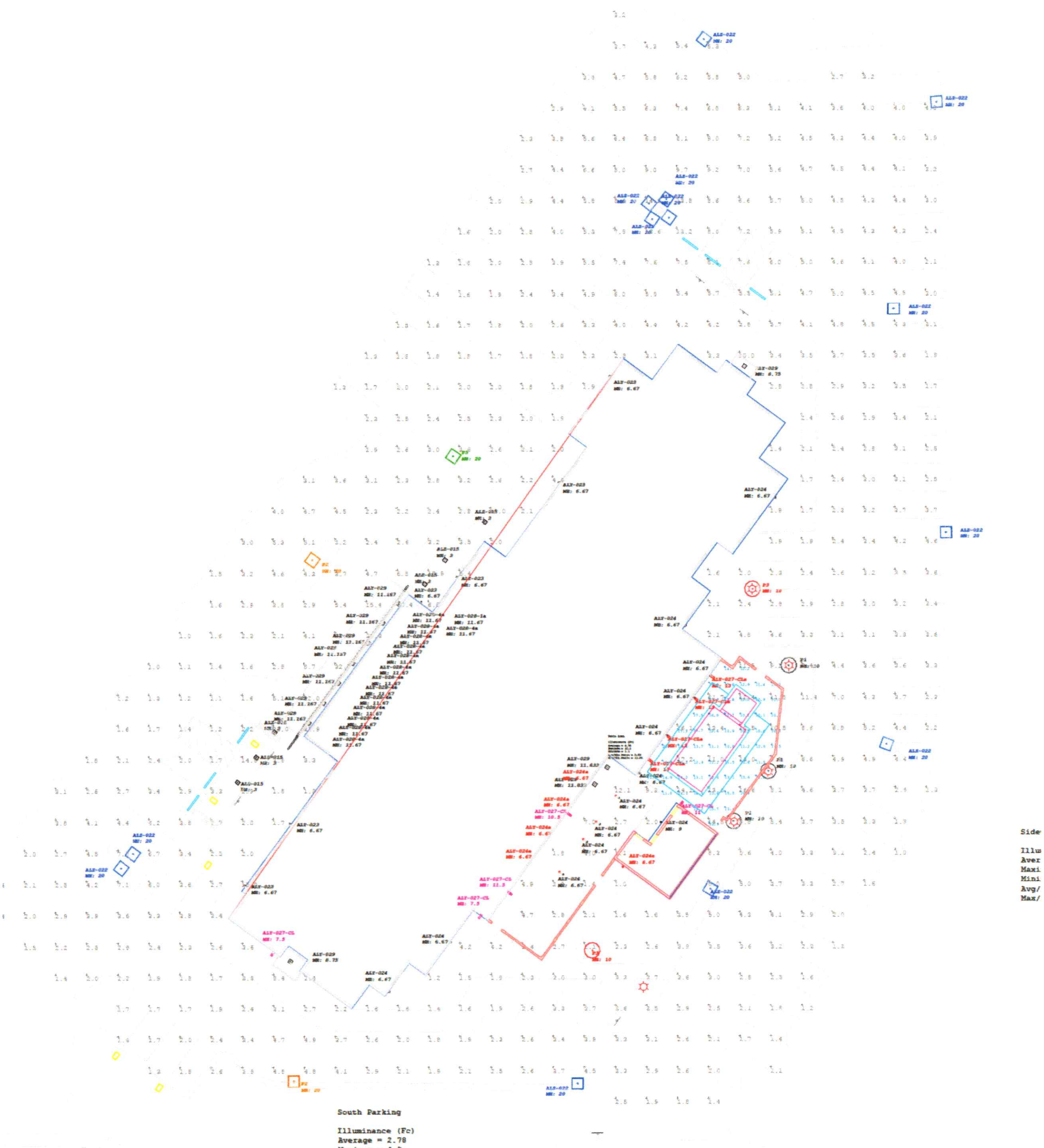
Site Plan of Building



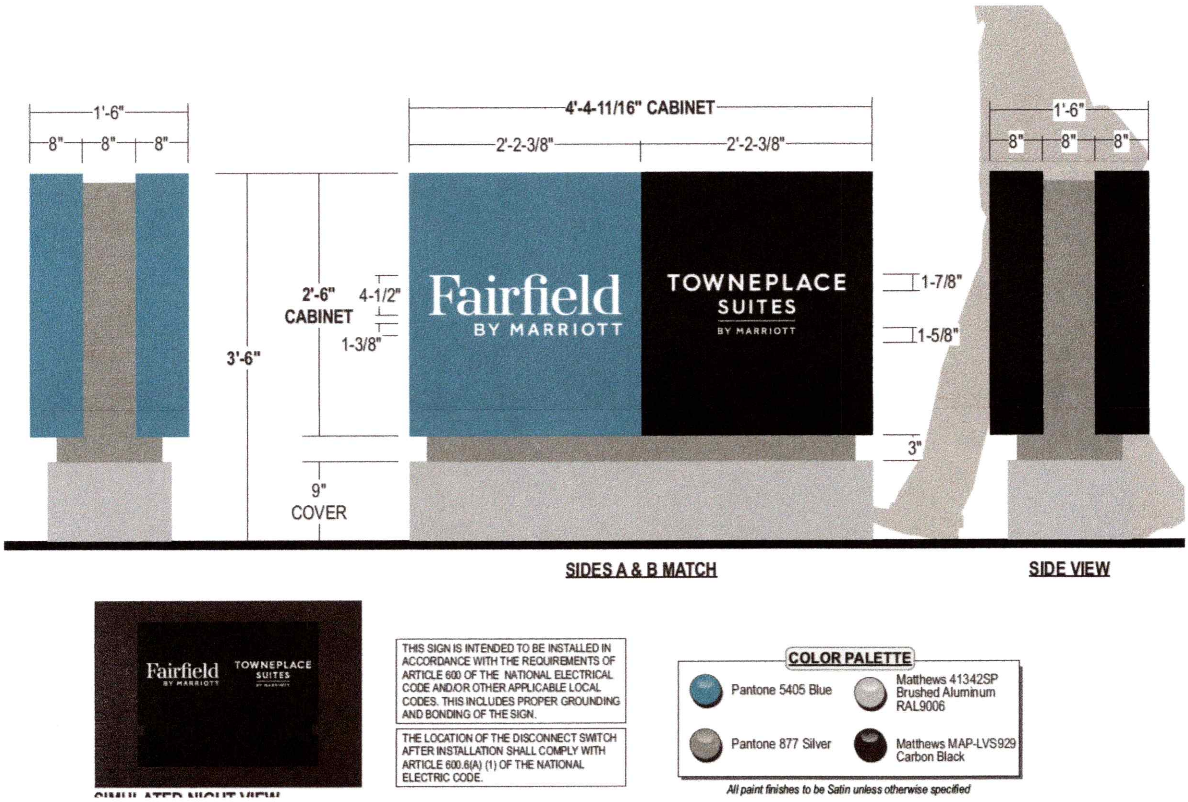
Landscaping Plan



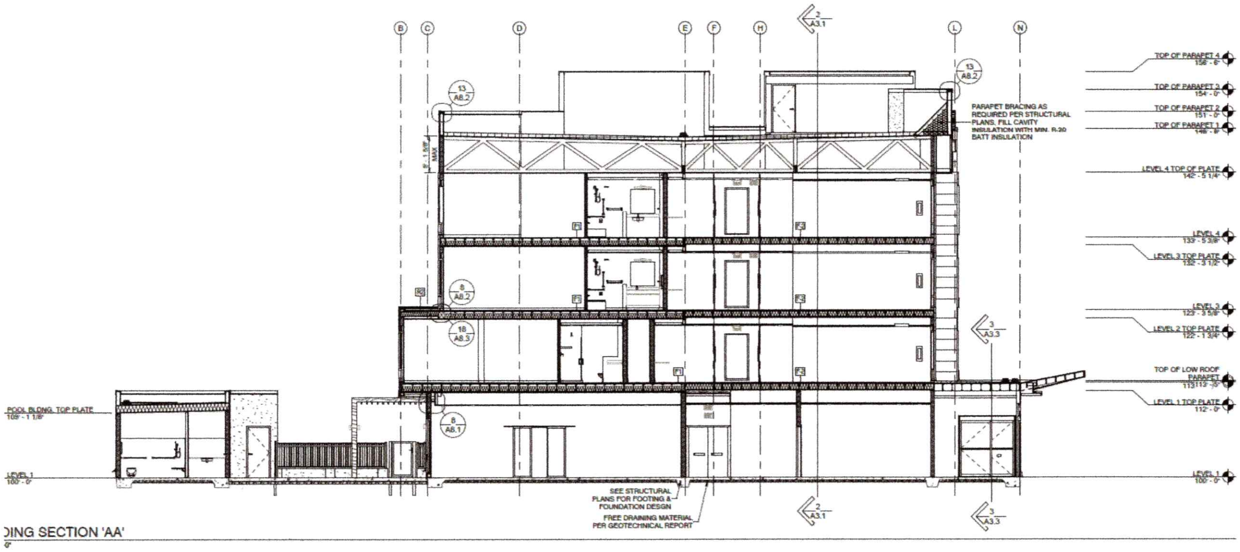
Photometric Plan

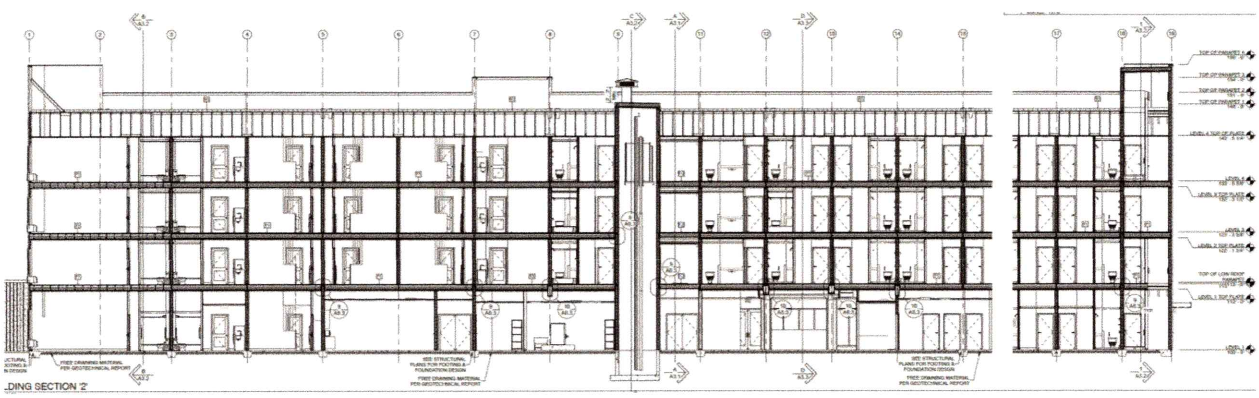


Signs



Building Cross Sections






TOWNEPLACE SUITES
BY MARRIOTT
Fairfield
BY MARRIOTT
RONT ELEVATION
LEFT ELEVATION
RIGHT ELEVATION
FAR ELEVATION