



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

SEPTEMBER 3, 2024, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright. Councilmember Jared Gray joined the meeting in person at 5:15 PM.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Clifford Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Legislative Affairs; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resources Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Mack Straw, Public Utilities Manager; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Streets and Storm Drain/Parks and Recreation Manager; Brad Hickman, Public Works Director; Bailey Ensign, Digital Communications Specialist; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director; Lianne Pengra, Chief Deputy Recorder; and Embret Fossum, Unified Fire Authority Battalion Chief.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:08 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Transfer of Density Rights Program

City Attorney Marcus Draper presented the item and explained the potential overlay zone.

[The recording of the discussion can be found online here at 00:00:35.](#)

1.B. DISCUSSION – Cedar Corners Phase 5 Concept Plan

Planner Steven Lehmitz presented the item. This property, Utah County Parcel No. 59:007:0092, was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed this section being subdivided into 7 lots. The rest of the project has been completed as originally approved. The applicant is seeking feedback on a proposal to rezone the property to the RC zone, thus allowing 7 lots to be constructed. After meeting with staff, it was determined that the applicant would complete a half-width road across the south end of their property and the adjacent park.

[The recording of the discussion can be found online here at 00:09:51.](#)

1.C. DISCUSSION – Ranches Property and Eagle Mountain Properties Parcels 29, 30, & 31 Rezone

Senior Planner Robert Hobbs presented the item. Staff is seeking feedback from the Council on the proposed rezone and applicable Future Land Use Map amendments of seventeen parcels in The Ranches and Eagle Mountain Properties Master Development Plan areas. All parcels are vacant, and all but three lie in The Ranches area. This is part of a larger effort to consider rezoning vacant parcels in the City to align with a zone found in the current Municipal Code. The Eagle Mountain Properties and Ranches master development agreements are expired.

Brian Haskell and Gabin Wenzel, property owner representatives for Parcel 12, requested the City work with the property owner regarding updating the proposed zoning through a development agreement or through potential residential zoning.

[The recording of the discussion can be found online here at 00:22:25.](#)

2. AGENDA REVIEW

12.B. PRELIMINARY PLAT – Eagle Square Commercial

The Council expressed concerns regarding the item's traffic study, as well as the Third Amendment to the Porters Crossing Town Center Master Development Agreement.

[The recording of the discussion can be found online here at 00:54:56.](#)

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amended Purchase Agreement with Eagle Mountain Airport LLC for the Acquisition of a Right-of-Way along Old Airport Road.

The Council confirmed with City staff that the proposed agreement is amended. Staff clarified that the terms of payment, and cost per acre were amended in the proposed agreement.

[The recording of the discussion can be found online here at 01:02:40.](#)

This item was readdressed later in the meeting. Councilmember Gray requested that the City utilize standard real estate purchase contracts.

[The recording of the discussion can be found online here at 01:35:18.](#)

13.E. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Commercial Lease Agreement between Star West Eagle Mountain Properties LLC and Eagle Mountain City.

Staff answered questions posed by the Council regarding other office space solutions including mobile offices and purchase options, and how many office spaces the proposed agreement will add.

[The recording of the discussion can be found online here at 01:08:09.](#)

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2024-2025 Annual Budget.

Director of Administrative Services Kimberly Ruesch presented the proposed first amendment to the Fiscal Year 2024-2025 Annual Budget.

[The recording of the discussion can be found online here at 01:24:30.](#)

- 14.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Repealing and Replacing Chapter 17.40 Industrial Zone, and Amending Chapters 17.20 Agriculture Zone and 17.38 Commercial Storage Zone.

Councilmember Wood requested staff remove the public and private utilities from permitted uses in the Agriculture zone, and create an overlay zone to address those uses. Staff discussed potential issues that could arise if the use was not permitted. Councilmember Wright expressed concerns with permitting windmills in the Agriculture zone.

[The recording of the discussion can be found online here at 01:47:56.](#)

3. ADJOURN TO A CLOSED SESSION

No closed session was held. The meeting went into recess at 6:02 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:05 PM.

5. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:09 PM.

The following individuals spoke during the public comment period: Bettina Cameron and Nathan Merrill, Shay Pitt submitted a written comment.

Mayor Westmoreland closed the public comment period at 7:13 PM.

[The recording of the public comments can be found online here at 01:58:35.](#)

8. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the Mayor and Councilmember comments can be found online here at 02:03:20.](#)

9. APPOINTMENTS

9.A. Youth Council Advisors

1. Angeline Washburn – One-year Term through June 2025

MOTION: *Councilmember Gray moved to approve the appointment of Angeline Washburn as a Youth Council Advisory for a one-year term through June 2025. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:06:49.](#)

2. Nathan Washburn – One-year Term through June 2025

MOTION: *Councilmember Gray moved to approve the appointment of Nathan Washburn as a Youth Council Advisory for a one-year term through June 2025. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:07:42.](#)

CONSENT AGENDA

10. BOND RELEASES

10.A. Hidden Hollow Phase C, Plat 4 – Into Warranty

10.B. Scarlet Ridge Offsite Sewer Line – Out of Warranty

11. MINUTES

11.A. August 20, 2024 Minutes – Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – Harmony Eagle Mountain Utah West Stake Center

12.B. PRELIMINARY PLAT – Eagle Square Commercial

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Laura LaRue as the Eagle Mountain City Deputy Treasurer.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amended Purchase Agreement with Eagle Mountain Airport LLC for the Acquisition of a Right-of-Way along Old Airport Road.

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Meadowbrook Properties Limited Partnership for the Acquisition of a Right-of-Way along Old Airport Road.

13.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement for Joint Administration of the 2024 General Election.

13.E. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Commercial Lease Agreement between Star West Eagle Mountain Properties LLC and Eagle Mountain City.

MOTION: *Councilmember Wood moved to approve the Consent Agenda, moving item 12.B. to the scheduled items for further discussion, and amending the effective date for item 13.B. to the date of closing. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:11:23.](#)

SCHEDULED ITEMS

12. PRELIMINARY PLATS & SITE PLANS

12.B. PRELIMINARY PLAT – Eagle Square Commercial

Senior Planner David Stroud presented the item. The plat contains 5 lots and one parcel that will be further developed in the future. The Planning Commission reviewed this request at the June 25, 2024

meeting. Several residents contacted the City to voice concerns regarding a potential hotel at this location. While a hotel is not part of this particular request, a hotel is a conditional use in the Porter's Crossing Master Development Agreement. A preliminary plat was previously reviewed by the City Council on July 2, 2024, but was continued due to concerns about traffic and what measures need to be taken to minimize the impact. The applicant has proposed traffic measures and desires feedback from the Council regarding the proposed measures and combined with the previous preliminary plat, approval of the plat while incorporating the traffic plan.

Property owner Khoscrow Semnani addressed the Council regarding the status of the Third Amendment to the Porter's Crossing Town Center Master Development agreement. The applicant and Council determined to table this item and bring it back to a future Council meeting after the amended Master Development Agreement is fully executed.

[The recording of the discussion can be found online here at 02:13:39.](#)

MOTION: *Councilmember Gray moved to table the Eagle Square Commercial Preliminary Plat. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:45:11.](#)

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2024-2025 Annual Budget.

Director of Administrative Services Kimberly Ruesch presented the item. State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the first budget amendment for Fiscal Year 2024-2025, and includes a request to appropriate increased spending within the General Fund totaling \$108,903. This amendment would bring the total City budget to \$112,340,147. The primary purpose of this amendment is to address critical needs related to technology infrastructure, increase software user licenses for plan reviews, and address administrative obligations. The proposed funding source for this amendment is \$7,465 from planning revenues and \$101,438 from General Fund reserves. General Fund reserves will remain at 35% of revenue even with this proposed appropriation.

Mayor Westmoreland opened the public hearing at 7:56 PM. As there were no comments, he closed the hearing.

[The recording of the discussion can be found online here at 02:45:38.](#)

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2024-2025 Annual Budget. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:47:21.](#)

- 14.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.25 Residential Zones, 17.35 Commercial Zones, and 17.37 Business Park Zones.

Wildlife Biologist/Environmental Planner Todd Black presented the item. The proposed amendments relate to setbacks near a natural wash in the Generally Applicable Provision sections within the Residential, Commercial, and Business Park Zones. The phrase “significant setbacks” occurs in three places in the Eagle Mountain Municipal Code, and staff recommends changing this to a defined fifty-foot (50’) setback from the top of the wash to be consistent and measurable. This aligns with a recommendation from JWO Engineering in their 2022 Tickville Wash report.

Mayor Westmoreland opened the public hearing at 8:06 PM.

The following individuals spoke during the hearing: Bettina Cameron and John Kramer.

Mayor Westmoreland closed the public hearing at 8:21 PM.

[The recording of the discussion and public hearing comments can be found online here at 02:47:50.](#)

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.25 Residential Zones, 17.35 Commercial Zones, and 17.37 Business Park Zones with the following change:*

- 1. The amendment in 17.25.050(G), 17.35.050(G), and 17.37.050(G) be amended to read, “No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the wash, whichever is greater, to be determined by the City Engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top-of-bank as determined by determined by the City Engineer or designee.”*
- Councilmember Clark seconded the motion.*

[The recording of the motion can be found online here at 03:12:36.](#)

AMENDED MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.25 Residential Zones, 17.35 Commercial Zones, and 17.37 Business Park Zones with the following changes:*

- 1. No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank, whichever is greater, to be determined by the City Engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top of the bank as determined by determined by the City Engineer or designee*

Councilmember Clark seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:14:30.](#)

14.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as the Enyo Battery Property.

Senior Planner Robert Hobbs presented the item. The proposed ordinance rezones approximately 160 acres of land from the Airpark Zone to the Agriculture Zone. The property is located in the south/southwest end of the City at the intersection of 500 East and 100 North, Utah County Parcel Number 59:068:0004.

Property owner Christine Mikell with Lake Mountain Land Company addressed the Council regarding the application.

Mayor Westmoreland opened the public hearing at 8:37 PM. As there were no comments, he closed the hearing.

[The recording of the discussion can be found online here at 03:15:19.](#)

MOTION: *Councilmember Burnham moved to approve an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as the Enyo Battery Property from the Airpark Zone to the Agriculture Zone. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:30:10.](#)

- 14.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Repealing and Replacing Chapter 17.40 Industrial Zone, and Amending Chapters 17.20 Agriculture Zone and 17.38 Commercial Storage Zone.

Senior Planner Robert Hobbs presented the item. The proposed amendment adds an introductory subsection for each chapter; eliminates the conditional uses in each chapter; creates a land use table for permitted, special, and prohibited uses; makes minor revisions to EMMC 17.38 to withdraw a moving vehicle quantity cap and add Caretaker Dwelling standards; and repeals and replaces EMMC 17.40 to remove references to previous zoning district equivalents.

Mayor Westmoreland opened the public hearing at 9:00 PM.

The following individuals spoke during the public hearing: Bettina Cameron and Adrienne Bell.

Mayor Westmoreland closed the public hearing at 9:05 PM.

[The recording of the discussion and public comments can be found online here at 03:50:42.](#)

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Repealing and Replacing Chapter 17.40 Industrial Zone, and Amending Chapters 17.20 Agriculture Zone and 17.38 Commercial Storage Zone with the following changes:*

1. *17.20.020 Land Use Table:*
 - a. *Equestrian Center be changed from Permitted to Special;*
 - b. *The Windmills line be amended to include language stating "Windmills, if exclusively secondary/accessory to an AG use";*
 - c. *Utility, Public or Private be changed from Permitted to blank;*
2. *17.37.020 Land Use Table Utility, Public or Private be changed from Permitted to blank; and*
3. *17.38.060(E) retain the maximum of six allowed number of moving vehicles, and include "(e.g., vans, box trucks, trailers, etc.)."*

Councilmember Gray seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:12:51.](#)

- 14.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Section 17.60.155 Lot Size Mixture (R Lots).

Senior Planner Robert Hobbs informed the Council that this item needs further review and suggested the Council table the item.

Mayor Westmoreland opened the public hearing at 9:27 PM. As there were no comments, he closed the hearing.

[The recording of the discussion can be found online here at 04:16:02.](#)

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Section 17.60.155 Lot Size Mixture (R Lots). Councilmember Wright seconded the motion.*

Donna Burnham	No
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a vote of 4:1.

[The recording of the motion can be found online here at 04:17:26.](#)

- 14.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, and Sections 16.35.090 Privacy Fencing, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing.

Senior Planner Robert Hobbs presented the item. The proposed amendment adds a definition for retaining walls, clarifies allowed amounts of wire fencing, screening, and screening replacement requirements along certain roadways, and clarifies retaining wall construction and allowed locations. This item was tabled at the July 2, 2024 City Council meeting.

Mayor Westmoreland opened the public hearing at 9:32 PM. As there were no comments, he closed the hearing.

[The recording of the discussion can be found online here at 04:18:10.](#)

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, and Sections 16.35.090 Privacy Fencing, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing. Councilmember Gray seconded the motion.*

[The recording of the motion can be found online here at 04:22:39.](#)

AMENDED MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, and Sections 16.35.090 Privacy Fencing, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing with the following change:*

1. *EMMC 17.60.130(A)(2) is amended to, "Unreinforced CMU or stacked concrete blocks, gabion walls, railroad ties and large timbers or free stacked tiers of loose materials are not allowed for purposes of establishing a formal retaining wall."*

Councilmember Gray seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes

Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:26:16.](#)

15. BERRY PROPERTY

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Land Use Map for Certain Lands Known as the Berry Property.

Items 15.A. and 15.B. were discussed concurrently.

Planner Steven Lehmitz presented the item. The proposed ordinance amends the General Plan Land Use Designation for a 7.3-acre parcel from Agriculture/Rural Density Two to Foothill Residential. The property is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments, Utah County Parcel Number 59:019:0015.

Mayor Westmoreland opened the public hearing at 9:38 PM. As there were no comments, he closed the hearing.

Applicant Zane Berry addressed the Council regarding the General Plan amendment and rezone.

[The recording of the discussion can be found online here at 04:23:56.](#)

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Land Use Map for Certain Lands Known as the Berry Property. Councilmember Wood seconded the motion.*

[The recording of the motion can be found online here at 04:34:27.](#)

AMENDED MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Land Use Map from Agriculture/Rural Density Two to Foothill Residential for Certain Lands Known as the Berry Property. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	No
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a vote of 4:1.

[The recording of the motion can be found online here at 04:35:50.](#)

- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as the Berry Property.

Items 15.A. and 15.B. were discussed concurrently.

Mayor Westmoreland opened the public hearing at 9:46 PM. As there were no comments, he closed the hearing.

[The recording of the discussion can be found online here at 04:36:30.](#)

MOTION: *Councilmember Burnham moved to approve an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as the Berry Property from Agriculture to Foothill Residential. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	No
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a vote of 4:1.

[The recording of the motion can be found online here at 04:36:56.](#)

16. EAGLE MOUNTAIN PROPERTIES

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan or Future Land Use Map for Certain Lands Located within the Eagle Mountain Properties Master Plan Area.

Items 16.A. and 16.B. were presented and discussed concurrently.

Senior Planner Robert Hobbs presented the item. The proposed ordinance includes multiple Future Land Use Map amendments for properties within and about the Eagle Mountain Properties Master Plan area. Approximately 3,989.60 acres of land are included in the re-entitlement proposal. The proposed changes are part of a City-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the City. Amendments to the City's Future Land Use Map are also proposed in an effort to help harmonize the proposed zone map amendments with the Future Land Use & Transportation Map. This application represents the first of such efforts to be done in phases and sectors.

Mayor Westmoreland opened the public hearing at 9:53 PM.

The following individuals spoke during the public hearing: Chad Rollins, owner of Property #21. Bettina Cameron submitted a written comment.

Mayor Westmoreland closed the public hearing at 9:57 PM.

Property owner representatives Tom Romney with Focus Engineering and Bill Gaskill addressed the Council regarding properties they represent.

[The recording of the discussion can be found online here at 04:38:33.](#)

MOTION:

Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the General Plan or Future Land Use Map for Certain Lands Located within the Eagle Mountain Properties Master Plan Area with the following designations:

<i>Property</i>	<i>Future Land Use Designation</i>
<i>1</i>	<i>CC</i>
<i>2</i>	<i>AG/RD2</i>
<i>3</i>	<i>Parks and Open Space</i>
<i>4</i>	<i>Parks and Open Space</i>
<i>5</i>	<i>Parks and Open Space</i>
<i>6</i>	<i>Parks and Open Space</i>
<i>7</i>	<i>Foothill Residential</i>
<i>8</i>	<i>Foothill Residential/Parks and Open Space</i>
<i>9</i>	<i>Foothill Residential</i>
<i>10</i>	<i>Foothill Residential/Parks and Open Space</i>
<i>11</i>	<i>CC</i>
<i>12</i>	<i>Business Park/Light Industry, & Parks and Open Space</i>
<i>13</i>	<i>Parks and Open Space</i>
<i>14</i>	<i>AG/RD2</i>
<i>15</i>	<i>AG/RD2</i>
<i>16</i>	<i>Business Park/Light Industry</i>
<i>17</i>	<i>Business Park/Light Industry</i>
<i>19</i>	<i>AG/RD1</i>
<i>20</i>	<i>Business Park/Light Industry</i>
<i>21</i>	<i>CC</i>
<i>22</i>	<i>Business Park/Light Industry & Parks and Open Space</i>
<i>23</i>	<i>CC</i>
<i>24</i>	<i>CC</i>
<i>25</i>	<i>CC</i>
<i>26</i>	<i>CC</i>
<i>27</i>	<i>CC</i>
<i>28</i>	<i>CC</i>

Councilmember Gray seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 05:21:43.](#)

16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Located within the Eagle Mountain Properties Master Plan Area.

Items 16.A. and 16.B. were presented and discussed concurrently.

Mayor Westmoreland opened the public hearing at 10:33 PM. As there were no comments, he closed the hearing.

[The recording of the discussion can be found online here at 05:23:05.](#)

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Located within the Eagle Mountain Properties Master Plan Area.*

<i>Property</i>	<i>Zone</i>
<i>1</i>	<i>CN</i>
<i>2</i>	<i>AG</i>
<i>3</i>	<i>AG</i>
<i>4</i>	<i>AG</i>
<i>5</i>	<i>AG</i>
<i>6</i>	<i>AG</i>
<i>7</i>	<i>AG</i>
<i>8</i>	<i>AG</i>
<i>9</i>	<i>AG</i>
<i>10</i>	<i>AG</i>
<i>11</i>	<i>LMD</i>
<i>12</i>	<i>AG</i>
<i>13</i>	<i>AG</i>
<i>14</i>	<i>AG</i>
<i>15</i>	<i>AG</i>
<i>16</i>	<i>AG</i>
<i>17</i>	<i>AG</i>
<i>19</i>	<i>AG</i>
<i>20</i>	<i>LMD</i>
<i>21</i>	<i>AG</i>
<i>22</i>	<i>AG</i>
<i>23</i>	<i>CN</i>
<i>24</i>	<i>CN</i>
<i>25</i>	<i>CN</i>
<i>26</i>	<i>CN</i>
<i>27</i>	<i>CN</i>
<i>28</i>	<i>CN</i>

Councilmember Wood seconded the motion.

Donna Burnham Yes

Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 05:23:51.](#)

17. LEGISLATIVE ITEMS

17.A. UPDATE – Legislative Priority List

18. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

19. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 10:35 PM. Councilmember Wood seconded the motion.*

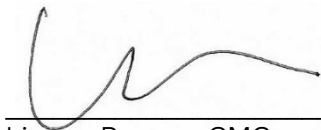
Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 05:25:31.](#)

The meeting was adjourned at 10:35 PM.

Approved by the City Council on September 17, 2024.



Lianne Pengra, CMC
Chief Deputy Recorder

