



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

NOVEMBER 19, 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, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Clifford Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Vince Hogge, City Engineer; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larson, Planning Director; Robert Hobbs, Senior Planner; Todd Black, Wildlife and Environmental Planner; Elizabeth Fewkes, Planner; Gina Olsen, Deputy Recorder; Natalie Winterton, Grants Coordinator/Management Analyst; David Salazar, Assistant City Engineer; Jeff Weber, Fleet & Facilities/Operations Director; Zac Hilton, Streets and Storm Drain/Parks and Recreation Manager; Mack Straw, Public Utility Manager; Brad Hickman, Public Works Director; Larry Diamond, Storm Water Supervisor; Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder; Michele Graves, Library Director; Chas Glenn, Executive Assistant; and Angela Valenzuela, Human Resources Manager.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:02 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Unified Fire Service Area Tax Rate

[The recording of the discussion can be found online here at 00:00:24.](#)

Unified Fire Authority Chief Financial Officer Tony Hill and Fire Chief Dominic Burchett presented the item. They explained the increase in the tax rate and how those funds will be used.

1.B. DISCUSSION – Stormwater Code Changes and Rate Study

[The recording of the discussion can be found online here at 00:26:33.](#)

Finance/Management Analyst Terrence Dela Pena presented the item. Storm Water Supervisor Larry Diamond and Streets and Storm Drain/Parks and Recreation Manager Zac Hilton answered questions from the Council regarding the item. The City's current stormwater code includes outdated billing and Equivalent Residential Unit (ERU) calculations. The Stormwater Fee was last amended in 2022. Since then, rapid growth and aging infrastructure have presented challenges, particularly in managing runoff from certain areas in the City and ensuring system maintenance; this division is understaffed with three full-time employees. In response, City staff conducted a thorough review, proposing amendments to the

stormwater code and evaluating a rate study to assess the financial needs in operations and addressing aging infrastructure needs over the next few years.

2. AGENDA REVIEW

12.A. MASTER SITE PLAN – Firefly NPA 8 Phase A, Plat 8

[The recording of the discussion can be found online here at 01:12:15.](#)

The proposed master site plan review includes 119 townhouses on 10.20 acres within Neighborhood Planning Area 8 Phase A Plat 8 of the Firefly master planned community, Utah County Parcel Number 59:052:0025. Applicant representative David Vitek addressed the Council regarding the item.

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Rush Creek Properties, LLC for the Acquisition of Right-of-Way for the Mid Valley Road Extension

[The recording of the discussion can be found online here at 01:29:56.](#)

Interim City Manager Steve Mumford answered questions of the Council regarding the status of engineered plans for the right-of-way extension.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Non-Standard Transportation Impact Fee for QTS.

[The recording of the discussion can be found online here at 01:31:01.](#)

City Attorney Marcus Draper answered questions of the Council regarding the item. QTS has requested a non-standard transportation impact fee for their facility along Hyperscale Way, west of the Meta datacenter.

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.25 Residential Zones.

[The recording of the discussion can be found online here at 01:37:21.](#)

Planner Elizabeth Fewkes presented the item. The proposed amendment implements the Moderate Income Housing (MIH) Strategy 5: “Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.” This strategy was adopted by the City Council to fulfill MIH requirements per Utah State Code Section 10-9a-403.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Burnham moved to adjourn into a Closed Session for the purpose of discussion of the purchase, lease, or exchange of real property, pursuant to Section*

52-4-205(1) of the Utah Code, Annotated. 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 01:59:49.](#)

The meeting was adjourned at 6:02 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:20 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Wright led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

[The recording of the public comments can be found online here at 02:02:28.](#)

Mayor Westmoreland opened the public comment period at 7:22 PM.

The following individuals spoke during the public comment period: KC Reben, Rebekkah Allen, Alexis Rich, Jeff Ruth, Nathan Merrill, and Jessica Anderson.

Mayor Westmoreland closed the public comment period at 7:51 PM.

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the Mayor and Councilmember comments can be found online here at 02:32:05.](#)

The Mayor and Councilmembers offered comments to the public.

9. PROCLAMATION

- 9.A. PROCLAMATION – A Proclamation of Eagle Mountain City, Utah, Proclaiming November 30, 2024, as Small Business Saturday.

Mayor Westmoreland read the proclamation.

MOTION: *Councilmember Clark moved to approve a Proclamation of Eagle Mountain City, Utah, Proclaiming November 30, 2024 as Small Business Saturday. 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 02:48:16.

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Cleverley Court Plat A – Into Warranty
- 10.B. Parkway Fields Phase B, Plat 2 – Into Warranty

11. MINUTES

- 11.A. October 30, 2024 Minutes – Special Joint Work Session
- 11.B. November 6, 2024 Minutes – Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. MASTER SITE PLAN – Firefly NPA 8 Phase A, Plat 8

13. RESOLUTIONS

- 13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Rush Creek Properties, LLC for the Acquisition of Right-of-Way for the Mid Valley Road Extension.
- 13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Non-Standard Transportation Impact Fee for QTS.

MOTION: *Councilmember Wright moved to approve the consent agenda. 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 02:49:23.](#)

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.25 Residential Zones.

[The recording of the discussion can be found online here at 02:49:45.](#)

Planner Elizabeth Fewkes presented the item. The proposed amendment implements the Moderate Income Housing (MIH) Strategy 5: “Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.” This strategy was adopted by the City Council to fulfill MIH requirements per Utah State Code Section 10-9a-403.

Mayor Westmoreland opened the public hearing at 8:10 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.25 Residential Zones with the following changes:*

- EMMC 17.25.020(E)(2)(a)(iv) and 17.25.020(F)(1)(a)(iv) are changed to, “Deed Restrictions: A deed restriction shall be recorded for the property dedicated as a moderate income dwelling unit that establishes the unit shall be occupied by the owner and priced for a household with a gross income equal to or less than 80% of the median gross income for Utah County;” and*
- EMMC 17.25.020(E)(2)(a)(i) and 17.25.020(F)(1)(a)(i) are changed to, “Required Amount of Moderate Income Housing: A minimum of 10% of new residential development in this zone shall be dedicated to moderate income housing (MIH) units priced for occupancy by households with a gross income equal to or less than 80% of the median gross income for Utah County per Utah Code 10-9a-103.”*

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 03:06:39.](#)

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 03:07:33.](#)

MOTION: *Councilmember Clark moved that a study of public transit innovation grants be added to the Legislative Priorities List. 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 03:15:13.](#)

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

None.

17. COMMUNICATION ITEMS

17.A. Financial Report

17.B. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 8:40 PM. Councilmember Clark seconded the motion.*

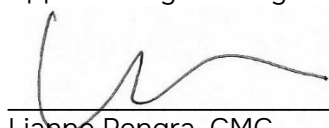
Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:20:54.](#)

The meeting was adjourned at 8:40 PM.

Approved by the City Council on December 3, 2024.



Lianne Pengra, CMC
Chief Deputy Recorder

