



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

JANUARY 21, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, and Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Clifford Strachan, Director of Legislative Affairs; Vince Hogge, City Engineer; Fionnuala Kofoed, Assistant City Manager; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larson, Planning Director; Todd Black, Wildlife and Environmental Planner; Gina Olsen, City 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; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Eric McDowell, Chief Deputy Sheriff; Embret Fossum, UFA Battalion Chief; Dawn Hancock, Events Manager; Jason Hall, Recreation Manager; John Magness, Management and Policy Analyst/Legislative Affairs; Carson Stapley, Information Systems Manager; and Erik Knutzen, Utah County Sheriff's Incoming Deputy Chief.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney; and Angela Valenzuela, Human Resources Manager.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:01 PM.

1. DISCUSSION AND INFORMATION ITEMS

- 1.A. DISCUSSION - Mayor Hollie McKinney, Fairfield - Regional Sewer Options

[The recording of the discussion can be found online here at 00:02:52.](#)

- 1.B. DISCUSSION - Proposed Military Garden - Eagle Mountain Nature and Wildlife Alliance

[The recording of the discussion can be found online here at 00:17:48.](#)

The Eagle Mountain Nature and Wildlife Alliance has been collaborating with City staff on a proposed Military Garden near the Hidden Canyon development. This garden may feature elements such as a monument, sidewalks, raised garden beds, and other amenities.

The State has provided a small grant for the inclusion of pollinator plants in the garden, and Home Depot has generously awarded a grant of \$10,300 for materials. This grant also includes the involvement of

Home Depot staff in the initial establishment of the garden. However, the Home Depot grant funding must be utilized within six months to avoid expiration.

The Wildlife Alliance is seeking direction from the City Council regarding the design and elements they would like to see included in the Military Garden.

It is proposed that the City take responsibility for maintaining the irrigation system, while the Wildlife Alliance has committed to perform weeding and other maintenance tasks two to three times per year.

The Council provided feedback on the proposal.

[The recording of the Council comments can be found online here at 00:31:51.](#)

1.C. DISCUSSION - FY2026 CDBG Projects - Mountainland Association of Governments

[The recording of the discussion can be found online here at 00:46:29.](#)

Taylor Draney, CDBG Administrator with Mountainland Association of Governments (MAG) led an interactive discussion with the City Council to brainstorm CDBG projects for the upcoming project year. She also provided updates on the projects in the current year and the planning process for next year.

1.D. DISCUSSION - Downtown Master Plan - MHTN Architects

[The recording of the discussion can be found online here at 00:54:44.](#)

Ryan Wallace with MHTN Architects, Inc. led an in-depth discussion on the Downtown Plan, reviewing the concept plan, and organization of the proposed downtown, and sharing feedback from the public from the 2nd survey and the final open house.

Chris Zahas, Principal with Leland Consulting from Oregon was connected electronically. He detailed options for implementation of the Downtown Plan.

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

1.E. DISCUSSION - Lennar Townhome Exteriors in Parkway Fields

[The recording of the discussion can be found online here at 01:44:14.](#)

Steven Lehmitz presented the item. The City Council approved the preliminary plat and site plan for the Parkway Fields townhomes along Pole Canyon Boulevard on June 6, 2023, with a 3-2 vote. The approval included one condition stating:

"The applicant shall cause all townhouse buildings' two exterior siding material types to cover at least 30% of all sides (ends) of each building."

This condition of approval was reiterated in the Notices of Decision for the final plats. However, the "Approve to Build" letter provided to the City's Building Division specifies only that the buildings must comply with the approved elevations.

Recently, it came to light that Lennar has been submitting and receiving approvals for elevations that differ from what was approved by the City Council. The majority of the townhome buildings in the project have been constructed. Lennar is now requesting permission to continue building the remaining units as they have been.

BJ Ryan with Lennar Homes also addressed the City Council regarding the proposal.

2. AGENDA REVIEW

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Burnham moved to adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or 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 02:15:40.](#)

The meeting was adjourned at 6:17 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:40 PM. As there were no comments, he closed the public comment period.

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 02:07:16.](#)

9. APPOINTMENTS

9.A. Youth Council - Jacob Adams - Fulfilling Term through June 30, 2025

MOTION: *Councilmember Grey moved to appoint Jacob Adams to the Youth Council fulfilling a term through June 30, 2025. 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 02:31:25.](#)

CONSENT AGENDA

10. MINUTES

10.A. January 8, 2025 Minutes - Joint Multi-City Transportation Work Session

10.B. January 9, 2025 Minutes - City Council Work Session Q&A - Idaho National Laboratory

11. RESOLUTIONS

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Governing Documents for Firefly Public Infrastructure Districts

11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel with Ivory Homes and SITLA

11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the the Purchase Agreement with Ivory Homes and SITLA to purchase 20.99 acres of Land for a Future Civic Campus

11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Ivory Homes and SITLA for 2.038 acres of Right-of-Way to expand Mid-Valley Road

11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement to Provide Lobbying Services

MOTION: *Councilmember Wood moved to approve the consent agenda, removing Items 11.C. and 11.E. from the consent agenda and placing them at the end of the scheduled items for further discussion. 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 02:33:10.](#)

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

- 12.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17 Energy-Related Code Amendments

[The recording of the presentation can be found online here at 02:36:00.](#)

Planning Director, Brandon Larsen and Economic Development Director Evan Berrett presented the item. The proposed ordinance amends Eagle Mountain Municipal Code 17.10 Definitions adding energy-related definitions, 17.20 adding an allowed use in the AG Zone, 17.48 adding various permitted uses to the RTI overlay zone, 17.75 inserting standards for special uses for battery energy storage systems, natural gas power plants, small modular reactors, and, adding development requirements to 17.15 as relating to solar energy projects.

Mayor Westmoreland provided comments regarding the ordinance and technology in energy.

[The recording of the Mayor's comments can be found online here at 03:14:11.](#)

Mayor Westmoreland opened the public hearing at 8:50 PM.

The following individuals spoke during the hearing: Joy Rasmussen, Ruben Perez, Aaron Sauser, Brooks Benson, Caden Wilson, Carmen Valdez, Dallin Hubbard, Dustin Jiminez, Ethan Gunnell, James Russon, Jeff Ruth, Johnny Williams, Matt Memmott, Reagan Peck, Drew Curley, Steve Ellis, Utah San Rafael Energy Lab; Jason Rasmussen, Bettina Cameron, for the Eagle Mountain Nature and Wildlife Alliance; Wilson Gonzalez, Suzanne Ballard, Wade Williams, and Steve Ruggles.

Written comments were submitted by Patrick & Tatyana May, Nathan Washburn, Shawn Wright, Ashley Lott, Sarah Fields, Ivonne Medina, Bartholomew Fuhrman, Michael Anderson, and Mike Kieffer.

Adrienne Bell, Holland & Hart, LLP; and Greg Probst, Consultant, spoke on behalf of Enyo.

David Gray, Associate Vice President VP for Research in Science and Technology also addressed the Council.

Mayor Westmoreland closed the public comment period at 10:15 PM.

[The recording of the Public Hearing portion can be found online here at 03:30:36.](#)

The City Council provided comments regarding the item.

[The recording of the City Council comments can be found online here at 04:56:42.](#)

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17 Energy-Related Code Amendments. 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 05:28:48.](#)

Mayor Westmoreland noted he would work with Staff to schedule a Town Hall meeting with Q&A regarding energy.

- 11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Purchase Agreement with Ivory Homes and SITLA to purchase 20.99 acres of Land for a Future Civic Campus

[The recording of the item can be found online here at 05:31:24.](#)

The City is looking to construct a new civic campus in the area east of Pony Express Parkway directly across from Cory Wride Park. The City has negotiated a purchase agreement with Ivory Homes and SITLA regarding the purchase of 20.99 acres of land. The purchase price for the property is \$350,166.75 per acre based on its appraised value from an independent third party. The land would be deed-restricted to ensure its intended use is compatible with adjacent properties.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Approving the Purchase Agreement with Ivory Homes and SITLA to purchase 20.99 acres of Land for a Future Civic Campus with the following changes:*

- 1. Amending references to Fionnuala Kofoed, City Recorder to the new City Recorder, Gina Olsen*
- 2. Strike any restriction/language on commercial size restrictions.*

Councilmember Clark seconded the motion.

Discussion took place regarding the size restrictions, drive-throughs/deed restrictions, and what would be considered a "Public Works" facility.

[The recording of the motion can be found online here at 05:33:16.](#)

AMENDED MOTION: *Councilmember Wood moved to table a Resolution of Eagle Mountain City, Utah, Approving the Purchase Agreement with Ivory Homes and SITLA to purchase 20.99 acres of Land for a Future Civic Campus for review at a future meeting with the following changes:*

- 1. Staff to establish a definition of "Public Works Facility", and*
- 2. Strike references to commercial size limitations.*

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 amended motion can be found online here at 05:37:10.](#)

- 11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement to Provide Lobbying Services

[The recording of the discussion can be found online here at 05:38:42.](#)

ThinkUtah, a new lobbying service led by former Utah State Senator Jake Anderegg, has proposed providing general lobbying services to represent the City before federal, state, and local government leaders in support of the City's transportation and other strategic goals.

Mr. Anderegg and the City Council engaged in discussions regarding the proposed agreement.

MOTION: *Councilmember Wright moved to adopt a Resolution of Eagle Mountain City, Utah, Approving an Agreement to Provide Lobbying Services for one year at a rate of \$60,000 annually. 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 06:12:09.](#)

13. MOTION

- 13.A. MOTION - Assignment of City Council Board Liaisons

[The recording of the discussion can be found online here at 06:15:32.](#)

Mayor Westmoreland reviewed the proposed City Council liaison assignments to various boards and commissions for 2025. City Councilmembers provided feedback.

Assignments were made as follows:

- Councilmember Donna Burnham
 - ULCT, Library Advisory Board, Economic Development (Chamber)

- **Councilmember Melissa Clark**
 - American Legion, Planning Commission Alternate, Parks & Recreation Advisory Board Alternate, and Senior Advisory Council Alternate
- **Councilmember Jared Gray**
 - Parks & Recreation Advisory Board, Senior Advisory Council, School District
- **Councilmember Rich Wood**
 - Eagle Mountain Arts Alliance, Planning Commission, and Pony Express Days Events
- **Councilmember Brett Wright**
 - Mayor Pro Tempore, ULCT, Development Review Committee, Cemetery Advisory Board, Youth Council

14. LEGISLATIVE ITEMS

- 14.A. UPDATE - Legislative Priorities List
- 14.B. UPDATE - Utah Legislation
- 14.C. Discussion - Utah Valley HOME Consortium

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

16. COMMUNICATION ITEMS

- 16.A. Upcoming Agenda Items

17. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 11:42 PM. 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 06:22:40.](#)

The meeting was adjourned at 11:42 PM.

Approved by the City Council on March 18, 2025.


 Gina Olsen, CMC
 City Recorder

