



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

DECEMBER 3, 2024, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Pro Tempore Jared Gray, and Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland and Councilmember Jared Gray. *Mayor Westmoreland was excused, and Councilmember Gray joined the meeting in-person as Mayor Pro Tempore at 4:20 PM.*

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Clifford Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Vince Hogge, City Engineer; Fionnuala Kofoed, Assistant City Manager/City Recorder; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larson, Planning Director; David Stroud, Senior Planner, Todd Black, Wildlife and Environmental 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; Bailey Ensign, Digital Communications Specialist; Dwight Payne, Environmental Compliance Officer; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder; Embret Fossum, Unified Fire Authority Battalion Chief; and Angela Valenzuela, Human Resources Manager.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:04 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Cedar Glen Concept Plan

[The recording of the discussion can be found online here at 00:00:30.](#)

Senior Planner David Stroud presented the item, and Luke McColm with Flagship Homes addressed the Council regarding the item. The proposed concept plan consists of 893 single-family and townhome units and a limited amount of non-residential use on 208 acres. The property is located directly east of the wastewater treatment plant, Utah County Parcel Number 59:018:0049.

1.B. DISCUSSION – JDH Concept Plan

[The recording of the discussion can be found online here at 00:16:39.](#)

Senior Planner David Stroud presented the item and Austin Cooper with JDH Development addressed the Council regarding the item. The proposed concept plan consists of 507 residential single-family and townhome units on 130 acres. The plan would require 11.55 acres of open space; the proposed design includes 13.52 acres in the Wildlife Corridor, and three HOA parks, which total 2.72 acres.

1.C. DISCUSSION – Architectural Standards Review Kick Off – VCBO Architecture

[The recording of the discussion can be found online here at 00:37:02.](#)

Senior Planner David Stroud presented the item. VCBO Architecture has been hired by the City to revise the architectural standards for commercial and multifamily developments. Whitney Ward and Rachel Stein with VCBO Architecture outlined their plan to bring a revised code back to the City for approval.

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

[The recording of the discussion can be found online here at 00:57:28.](#)

Ryan Wallace and Emily Seang with MHTN Architects provided an update on the Downtown Area Plan and solicited feedback from the City Council.

2. AGENDA REVIEW

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Ivory Land Corporation for the Acquisition of Right-of-Way for Old Airport Road, North.

[The recording of the discussion can be found online here at 01:34:18.](#)

City Attorney Marcus Draper answered questions from Councilmember Wood regarding development rights and water requirements.

11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County.

[The recording of the discussion can be found online here at 01:39:50.](#)

The Council determined to remove this item from the Consent Agenda and place it as a scheduled item for further discussion.

11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering for Consulting Work Related to the Creation of a Water Utility Master Plan and an Updated Impact Fee Facilities Plan.

[The recording of the discussion can be found online here at 01:41:36.](#)

Interim City Manager Steve Mumford answered questions of the Council regarding previous undesirable performance from Psomas, as well as the termination clause in the agreement.

- 11.I. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2025 City Council Meeting Schedule.

[The recording of the discussion can be found online here at 01:45:48.](#)

The Council determined to add scheduled meetings on Wednesday, November 5, and Tuesday, December 16.

- 12.A. SITE PLAN – Eagle Crest Storage

[The recording of the discussion can be found online here at 01:54:52.](#)

The Council determined to remove this item from the Consent Agenda and place it as a scheduled item for further discussion.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright 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 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 01:55:43.](#)

The meeting was adjourned at 6:00 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Pro Tempore Gray called the meeting to order at 7:25 PM.

5. PLEDGE OF ALLEGIANCE

Assistant City Manager/City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

MOTION: *Councilmember Wright moved to adjourn the meeting due to technical issues. 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.

Due to technical issues, the meeting went into recess at 7:27 PM and was reconvened at 7:37 PM.

6. INFORMATION ITEMS/UPCOMING EVENTS

[The recording of the discussion can be found online here at 01:56:48.](#)

Interim City Manager Steve Mumford provided information on upcoming City events.

7. PUBLIC COMMENTS

[The recording of the public comment period can be found online here at 01:58:10.](#)

Mayor Pro Tempore Gray opened the public comment period at 7:38 PM.

The following individuals spoke during the public comment period: Laura Whitney and Tabitha Bywaters.

Mayor Pro Tempore Gray closed the public comment period at 7:52 PM.

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the Mayor and Councilmember comments can be found online here at 02:11:36.](#)

The Councilmembers offered comments for the public.

CONSENT AGENDA

9. BOND RELEASES

9.A. Juniper Springs Phase A, Plat 1 – Out of Warranty

9.B. Juniper Springs Phase A, Plat 2 – Out of Warranty

10. MINUTES

10.A. November 19, 2024 Minutes – Regular City Council Meeting

11. RESOLUTIONS

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Ivory Land Corporation for the Acquisition of Right-of-Way for Old Airport Road, North.

11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Easement Agreement with Ivory Land Corporation.

- 11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with The Web Development Group for Website Maintenance Services.
- 11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County.
- 11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering for Consulting Work Related to the Creation of a Water Utility Master Plan and an Updated Impact Fee Facilities Plan.
- 11.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Horrocks Engineering for Consulting Work Related to the Creation of a Storm Water Utility Master Plan and Updated Impact Fee Facilities Plan.
- 11.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with JWO Engineering for Consulting Work Related to the Creation of a Wastewater Utility Master Plan and Updated Impact Fee Facilities Plan.
- 11.H. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Horrocks Engineers for Consulting Work Related to the Update of the Transportation Master Plan and Impact Fee Facilities Plan.
- 11.I. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2025 City Council Meeting Schedule.

12. SITE PLANS

- 12.A. SITE PLAN – Eagle Crest Storage

MOTION: *Councilmember Wood moved to approve the consent agenda, removing Items 11.D. and 12.A. from the consent agenda and placing them as scheduled items for further discussion, and adding November 5 and December 16 to the 2025 City Council Meeting Schedule. 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 [02:21:50](#).

SCHEDULED ITEMS

11. RESOLUTIONS

- 11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County.

[The recording of the discussion can be found online here at 02:23:17.](#)

Alpine School District sent a letter of request for consent for the sale of parcel 59:042:0008, located within the boundaries of the new school district, created through the interlocal agreement. Per U.C.A. 53G-3-302 (6), the consent of the interlocal is required prior to the divided district's transferring or agreeing to transfer title to ASD property that is within the boundary of the new school district.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County with the following changes:*

- 1. The language is changed from "purchase a new parcel" to "purchase a replacement parcel," and*
- 2. The consent is conditioned on the purchase of a replacement parcel for the elementary school.*

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 02:24:28.](#)

12. SITE PLANS

- 12.A. SITE PLAN – Eagle Crest Storage

[The recording of the discussion can be found online here at 02:26:10.](#)

Senior Planner David Stroud presented the item, and Jesse Reynolds with Menlove Construction addressed the Council regarding the item. The proposed site plan is located at 5528 N Eagle Mountain Blvd in the Commercial Storage Zone. The property is part of the Sage Park Business Center Development Agreement approved in 2020. Storage units are a permitted use, while outside storage is a special use. Outside storage is projected as a temporary use until additional storage units are needed.

MOTION: *Councilmember Wright moved to approve the Eagle Crest Storage site plan. 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 02:44:49.](#)

MOTION: *Councilmember Wood moved to set an end time of 10:30 PM for the meeting.
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 02:45:59.](#)

13. ORDINANCES/PUBLIC HEARINGS

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Agreement for the Rose Ranch Subdivision.

[The recording of the discussion can be found online here at 02:46:38.](#)

City Attorney Marcus Draper and Brandon Watson with Edge Homes addressed the Council regarding the item. On September 17, 2024, the City Council approved the Rose Ranch Master Development Plan. EMMC 16.10.060 requires the execution of a Master Development Agreement, which sets standards and other requirements to develop the property. The proposed agreement contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

Mayor Pro Tempore Gray opened the public hearing at 8:38 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Burnham moved to approve an Ordinance of Eagle Mountain City, Utah, approving a Master Development Agreement for the Rose Ranch subdivision.
The motion died for a lack of a second.*

[The recording of the motion can be found online here at 03:08:27.](#)

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, approving a Master Development Agreement for the Rose Ranch subdivision with the following conditions:*

- 1. The last sentence in 6.2.3 under Water Rights is removed; and*
 - 2. Instruct staff to continue negotiations with the developer to come up with a take-down schedule for the water, should the developer enter into the agreement.*
- Councilmember Wood seconded the motion.*

Discussion ensued to clarify the conditions of 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 03:08:50.](#)

- 13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 13.20.250 Developments within the City, Regarding Residential Water Rights Requirements.

[The recording of the discussion can be found online here at 03:16:31.](#)

City Attorney Marcus Draper presented the item. On January 16, 2024, the City Council approved an amendment to Table 16.35.130(a) Residential Water Rights Requirements. The table is also located in Section 13.20.250 Developments within the City, but the amendment did not update this Section of code. The proposed amendment replaces the table in Section 13.20.250 with a reference to Table 16.35.130(a).

Mayor Pro Tempore Gray opened the public hearing at 8:58 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 13.20.250 Developments within the City, Regarding Residential Water Rights Requirements. 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 03:17:46.](#)

- 13.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.

[The recording of the discussion can be found online here at 03:19:04.](#)

Finance/Management Analyst Terrence Dela Pena presented the item. The City's current storm water code includes outdated billing and Equivalent Residential Unit calculations. Rapid growth and aging infrastructure have presented challenges, particularly in managing runoff from certain areas in the City and ensuring system maintenance. The proposed amendment addresses these concerns.

Mayor Pro Tempore Gray opened the public hearing at 9:00 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Burnham moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance. 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 03:20:30.](#)

- 13.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Chapter 17.46 Transfer of Development Rights Overlay Zone.

[The recording of the discussion can be found online here at 03:21:02.](#)

City Attorney Marcus Draper presented the item. The City adopted the creation of a Transfer of Development Rights code as one of its moderate income housing strategies. The proposed code creates an overlay zone to allow for increased density in the receiving zone in exchange for a conservation easement in the sending zone. This allows the City to preserve open space and sensitive lands without having to use taxpayer funds, while simultaneously allowing for more housing in other less sensitive areas.

Mayor Pro Tempore Gray opened the public hearing at 9:04 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Chapter 17.46 Transfer of Development Rights Overlay Zone. 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 03:31:20.](#)

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

[The recording of the discussion can be found online here at 03:32:07.](#)

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 fourth amendment to the 2024-2025 Fiscal Year Annual Budget.

Mayor Pro Tempore Gray opened the public hearing at 9:22 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the 2024-2025 Fiscal Year Annual Budget. 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 03:41:33.](#)

14. RESOLUTIONS/PUBLIC HEARINGS

- 14.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Adopting an Amended Water Conservation and Management Plan for Eagle Mountain City.

[The recording of the discussion can be found online here at 03:42:09.](#)

Matt Laurendeau with Jones and DeMille Engineering presented the item. The Utah Water Conservation Act of 1998 requires municipalities that operate water systems to establish and update a water conservation plan every five years. The City's water conservation plan was last updated and approved in 2019. The plan includes water conservation goals and strategies to help reduce water consumption.

Mayor Pro Tempore Gray opened the public hearing at 9:48 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, Adopting an Amended Water Conservation and Management Plan for Eagle Mountain City. 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 04:07:54.](#)

- 14.B. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule, Section 9 Ordinance Enforcement Fines, Section 13 Building Department, Section 16 Sewer Rates, and Section 17 Storm Water.

[The recording of the discussion can be found online here at 04:08:26.](#)

Director of Administrative Services Kimberly Ruesch presented the item. The proposed amendment adds flat fees for permits not subject to square footage valuation, provides additional clarifying language for valuation tables, modifies the building permit fee table to increase rates for projects over \$1,000,000 in valuation, adds fines for ordinance enforcement, clarifies the annual recalculation of winter sewer rates, and breaks out the storm water rate for residential and non-residential uses.

Mayor Pro Tempore Gray opened the public hearing at 10:05 PM.

The following individual spoke during the public hearing: Kevin Ballard.

Mayor Pro Tempore Gray closed the public hearing at 10:07 PM.

[The recording of the public comment can be found online here at 04:24:17.](#)

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule, Section 9 Ordinance Enforcement Fines, Section 13 Building Department, Section 16 Sewer Rates, and Section 17 Storm Water. 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 04:27:05.](#)

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 04:27:56.](#)

Director of Legislative Affairs Clifford Strachan provided an update to the City Council on the Legislative Priorities list.

MOTION: *Councilmember Wood moved to remove two items from the Legislative Priorities List related to establishing discontinued zoning and the transfer of development rights ordinances. 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 04:28:31.](#)

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

The recording of the discussion can be found online here at [04:28:55](#).

The City Council offered comments and reports on the boards and commissions to which they are assigned as liaisons.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 10:10 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 [4:29:36](#).

The meeting was adjourned at 10:10 PM.

Approved by the City Council on January 7, 2025.

City Recorder