



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

APRIL 15, 2025, 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: Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist and Environmental Analyst; Gina Olsen, City Recorder; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner (*work session*); Vince Hogge, City Engineer; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Natalie Winterton, Grants Coordinator and Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Mack Straw, Public Utility Manager; Jeff Weber, Fleet and Facilities Director; Zac Hilton, Public Services Manager; John Magness, Management and Policy Analyst; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff, and Lacie Messerly, Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; and Elizabeth Fewkes, Planner (*policy session*).

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:03 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION - Water Use and Preservation Element of the Proposed General Plan

[The recording of the discussion can be found online here at 00:00:32.](#)

Representatives Keith Larson and Rachel Valek with Bowen, Collins, & Associates presented the Water Preservation Element Goals of the proposed General Plan, which included the following items:

- Developing a Sustainable Water Resource Plan,
- Identifying Opportunities to Most Effectively Use Water, and
- Providing Information to the City Council Regarding the Impact of Land Use on Water Management

Representatives reviewed the outcomes of water supply and provided recommendations for the City to move forward with sustainable, manageable growth.

1.B. DISCUSSION - Cedar Glen Development Concept Plan

[The recording of the discussion can be found online here at 00:47:50.](#)

Senior Planner David Stroud presented the item where the Planning Commission and City Council reviewed the first draft of a concept plat known as Cedar Glen, located east of Public Works and the wastewater treatment plant. Revisions have been made to the concept plan with the primary change of pushing residential areas farther to the east.

1.C. DISCUSSION - Open Space Plan

[The recording of the discussion can be found online here at 01:07:39.](#)

Wildlife Biologist and Open Space Manager, Todd Black presented the item. The Planning Commission has been given the draft Open Space Plan and provided general comments/input.

1.D. DISCUSSION - CDBG Recommendations

[The recording of the discussion can be found online here at 01:17:48.](#)

Management Analyst Natalie Winterton presented the item.

Eagle Mountain City has approximately \$241,000 for its 2025-2026 CDBG allocation. However, only \$35,000 of that can be allocated to public service projects. It is recommended that the Council discuss how it would like the CDBG dollars to be allocated.

The recommendations compiled in the staff report came from department heads. Although MAG is helping with the process and paperwork, the project suggestions were in no way swayed by MAG. Allocations to entities that did not make an application for this year's CDBG funds should not be considered.

An update was provided that one of the CDBG funding recommendations previously discussed by the City Council included a \$50,000 allocation for the Senior Center parking lot. However, during the April 8, 2025, budget work session, the Fleet & Facilities Director indicated that the parking lot project could be accommodated within the current year's budget, and CDBG funds would not be needed for that purpose.

As a result, the recommendations from staff reallocated the \$50,000 in available CDBG funding to the Small Business Grant program.

2. AGENDA REVIEW

10.A. SITE PLAN - McDonald's (City Center)

[The recording of the discussion can be found online here at 01:23:33.](#)

Councilmembers requested the item be removed and placed on the scheduled items for further discussion about a traffic study at this location.

The majority of concerns centered around traffic flow and the drive-thru window.

- 11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Expressing an Intent to Work in Partnership with the West Traverse Sentinel Landscape (WTSL) Committee for the Relocation of the Eagle Mountain City Rodeo Grounds within the Army Compatible Use Buffer (ACUB) Area Surrounding Camp Williams

[The recording of the discussion can be found online here at 01:40:15.](#)

Councilmembers requested that the item be removed and placed on the scheduled items for further discussion.

- 11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Fee Reduction Request of Brett Simpson for a Master Development Plan Amendment Application from \$3,350 to \$1,350

[The recording of the discussion can be found online here at 01:41:40.](#)

Councilmembers requested the item be removed and placed on the scheduled items for further discussion.

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook
- 13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook

[The recording of the discussion can be found online here at 001:48:35.](#)

Senior Planner Robert Hobbs presented the approval to rezone existing land from Agriculture to R1, RC and CC located on the north side of SR-73.

- 13.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Corners Phase 5
- 13.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5
- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Cedar Corners Phase 5 Development Agreement

[The recording of the discussion can be found online here at 02:01:24.](#)

Planner Steven Lehmitz presented a proposed General Plan amendment, Rezone, and Development Agreement for Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive.

Councilmember Wood reviewed elements of the development agreement, including a request to ensure pedestrian access and the connection of Poplar Drive and Maple Street rights-of-way. He also suggested that, given only seven lots remain for construction, the Council consider shortening the standard development timeframes for this project.

3. ADJOURNMENT

The Work Session was adjourned at 6:09 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 07:04 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Gray led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:09 PM; as there were no comments, he closed the public comment period.

[The recording of this item can be found online here at 02:07:46.](#)

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the discussion can be found online here at 02:09:16.](#)

The Mayor and Councilmembers offered comments to the public.

Mayor Westmoreland recognized Public Works Director Brad Hickman for 20 years of service at Eagle Mountain City.

CONSENT AGENDA

9. CHANGE ORDERS

- 9.A. CHANGE ORDER - West Coast Code Consultants (WC3) - Change Order #1
CHANGE ORDER - West Coast Code Consultants (WC3) - Change Order #1

10. PRELIMINARY PLATS & SITE PLANS

- 10.A. SITE PLAN - McDonald's (City Center)

11. RESOLUTIONS

- 11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2024 Municipal Wastewater Planning Program Annual Report
- 11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Expressing an Intent to Work in Partnership with the West Traverse Sentinel Landscape (WTSL) Committee for the Relocation of the Eagle Mountain City Rodeo Grounds within the Army Compatible Use Buffer (ACUB) Area Surrounding Camp Williams
- 11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Fee Reduction Request of Brett Simpson for a Master Development Plan Amendment Application from \$3,350 to \$1,350

MOTION: *Councilmember Burnham moved to approve the Consent Agenda removing Items 10.A, 11.B., and 11.C., and placing them on the scheduled items for further discussion. 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 02:21:19.](#)

SCHEDULED ITEMS

- 10.A. SITE PLAN - McDonald's (City Center)

[The recording of the discussion can be found online here at 02:22:01.](#)

Senior Planner David Stroud presented the item, followed by applicant representative Darrin Perkes of Dominion Engineering, who addressed the City Council and responded to questions related to the proposal.

McDonald's requests site plan approval of a franchise to be located south of City Hall, in the Commercial Community zone. This property was rezoned to a Commercial Community in 2021. The

District Preliminary Plat was recently approved, and it is anticipated that the final plat, which is approved by staff, will soon be recorded.

MOTION: *Councilmember Wood moved to table the McDonald's (City Center) Site Plan to require completion of a traffic study prior to approval. 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 02:45:33.](#)

DECLARATION OF CONFLICTS OF INTEREST

[The recording of the declarations can be found online here at 02:57:42.](#)

Councilmember Gray noted a conflict of interest on Item 11.B. and stated he would recuse himself from the discussion and voting on that item.

- 11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Expressing an Intent to Work in Partnership with the West Traverse Sentinel Landscape (WTSL) Committee for the Relocation of the Eagle Mountain City Rodeo Grounds within the Army Compatible Use Buffer (ACUB) Area Surrounding Camp Williams

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

Ryan Becker and Paul Raymond presented the item. Councilmember Wright had notified Ben Reeves about the existence of the WTSL and the ACUB areas at the north and west of Eagle Mountain City, both within and outside the City's existing municipal boundaries. He shared the benefits of enhancing the City's relationship with WTSL for the potential construction/relocation of the EMC Rodeo Grounds and other low-impact compatible public recreational amenities. He asked how the City might be able to capitalize and enhance its relationship with the WTSL Representative and begin planning towards this end. Lastly, Councilmember Wright indicated that WTSL would need to have some level of assurance that EMC is in support of this type of planning endeavor.

City Manager Ben Reeves suggested the City Council pass a non-binding resolution of intent, which would provide the opportunity for the full body of the Council to discuss this matter in an open public meeting while also providing the opportunity for the Council to publicly express its intent.

MOTION: *Councilmember Wright moved to adopt a Resolution of Eagle Mountain City, Utah, Expressing an Intent to Work in Partnership with the West Traverse Sentinel Landscape (WTSL) Committee for the Relocation of the Eagle Mountain City*

Rodeo Grounds within the Army Compatible Use Buffer (ACUB) Area Surrounding Camp Williams. Councilmember Clark seconded the motion.

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

The motion passed with a unanimous vote of 4:0.

[The recording of the motion can be found online here at 02:52:26.](#)

- 11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Fee Reduction Request of Brett Simpson for a Master Development Plan Amendment Application from \$3,350 to \$1,350

[The recording of the discussion can be found online here at 02:53:29.](#)

Applicant Brett Simpson and Planner Brandon Larsen requested a fee reduction for the Master Development Plan (MDP) amendment application, to go from \$3,350 to \$1,350. Mr. Simpson has stated that the purpose of his MDP amendment request is to seek a rezone, which must be done through an MDP amendment. Because of the limited scope of this amendment, which is really just a rezone, the applicant is requesting a fee reduction commensurate with a rezone application.

The applicant wants the Council to consider rezoning 4000 E. Gazelle Run. However, he must submit an MDP amendment application to have it considered. He had already submitted a fee of \$1350 in 2023 to rezone the property. This fee has not been refunded. This property has been tied up in proceedings to update the Porter's Crossing Town Center Master Development Agreement.

MOTION: ***Councilmember Wood moved to waive the fee for Brett Simpson's Gazelle Run Master Development Plan Amendment Application. Councilmember Gray seconded the motion.***

Councilmembers sought clarification on the intended use of the fee and collectively expressed that the fee should be reduced rather than fully waived.

AMENDED MOTION: ***Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Approving the Fee Reduction Request of Brett Simpson for a Master Development Plan Amendment Application from \$3,350 to \$1,350. 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 03:04:53.](#)

12. RESOLUTIONS/PUBLIC HEARINGS

- 12.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving Community Development Block Grant (CDBG) Projects for the Fiscal Year 2026

[The recording of the discussion can be found online here at 03:07:21.](#)

The Public Hearing was opened and continued at the April 1, 2025, City Council meeting.

Mayor Westmoreland asked if there were any comments for the public hearing. Seeing none, Mayor Westmoreland closed the Public Hearing at 8:08 PM.

Management Analyst, Natalie Winterton, Management Analyst presented the item during discussion in the work session. Councilmembers did not request any further clarification on the item.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Approving Community Development Block Grant (CDBG) Projects for the Fiscal Year 2026 as follows:*

- PUBLIC SERVICE PROJECTS:
 - LMI Cemetery Services Assistance - \$5,000
 - LMI Utility Assistance - \$15,000
 - Senior Assistance Program - \$3,000
 - LMI Back-to-School Drive - \$5,000
 - Tabitha's Way Food Pantry - \$7,292
 - **TOTALS: \$35,292**
- OTHER PROJECTS:
 - LMI Yard Cleanup - \$36,163.20
 - ADA Ramp/Crosswalk Installation at Fiona St/Airport Rd - \$20,000
 - Small Business Grants - \$150,000
 - **TOTALS: \$206,163.20**

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 03:08:06.](#)

13. ORDINANCES/PUBLIC HEARINGS

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook

[The recording of the discussion can be found online here at 03:08:46.](#)

Senior Planner Robert Hobbs presented the item which is a request to amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two and Community Commercial on/for 73.03 acres of property located in the north side of SR-73, south of 8000 North and west of Airport Road Parcel No's. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

Mayor Westmoreland opened the Public Hearing at 8:37 PM. No one desired to speak and Mayor Westmoreland closed Public Hearing.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook. 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 04:06:19.](#)

- 13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook

[The recording of the discussion can be found online here at 04:06:44.](#)

This item is related to the previous item and is a request to rezone existing Agriculture zoned land to R1, RC, and CC zoning for 73.03 acres of property located in the north side of SR-73, south of 8000 North, and west of Airport Road Parcel #s 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

Mayor Westmoreland opened the Public Hearing at 9:07 PM. No one desired to speak and Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Burnham moved to table an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook. 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 04:07:10.](#)

- 13.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Corners Phase 5

[The recording of the discussion can be found online here at 04:08:49.](#)

Planner Steven Lehmitz presented the item, which is a proposed General Plan amendment of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2. This item was tabled at the January 7, 2025, City Council meeting to allow time for a development agreement to be drafted, ensuring the project is constructed in accordance with the approved concept plan.

Mayor Westmoreland opened the Public Hearing at 9:13 PM No one desired to speak and Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Corners Phase 5 from Neighborhood Residential 1 to Neighborhood Residential 2. 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 04:12:39.](#)

- 13.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5

[The recording of the discussion can be found online here at 04:13:27.](#)

This item is the counterpart to the previously approved General Plan amendment. It is a proposed rezone of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC. This item was also tabled at the January 7, 2025, City Council meeting, allowing time for a development agreement to be drafted, ensuring the project is constructed per the approved concept plan.

Mayor Westmoreland opened the Public Hearing at 9:14 PM. No one desired to speak and Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5 from Residential to RC 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 04:13:50.](#)

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Cedar Corners Phase 5 Development Agreement

[The recording of the discussion can be found online here at 04:14:21.](#)

Planner Steven Lehmitz presented this final item related to Cedar Corners. This property 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 seven lots. The rest of the project has been completed as originally approved, but on January 7, 2025, the City Council considered the applicant's General Plan amendment and rezone applications.

Following the public hearings, the Council tabled the applications and requested that the applicant propose a development agreement that would ensure the subject property is platted and built out as shown on the concept plan.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Approving the Cedar Corners Phase 5 Development Agreement with the following additions:*

- 1. That the applicant work with Planning staff on establishing a benchmark for when construction can be started;*
- 2. That the pedestrian rights of way are connecting, and the two roads are connecting on either side of Poplar Drive and Maple Street.*

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 04:14:33.](#)

15. PRESENTATION

15.A. PRESENTATION - Attainable Housing at Triumph

[The recording of the presentation can be found online here at 04:15:24.](#)

Scot Hazard, representing the Real Estate Group, provided a presentation on the proposed attainable housing initiative at Triumph, highlighting key aspects of the development and its potential impact on the community.

16. LEGISLATIVE ITEMS

16.A. UPDATE / MOTION – Legislative Priorities List

16.B. REPORT - Utah Legislature's 2025 General Session

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

[The recording of the discussion can be found online here at 05:28:13.](#)

The Mayor and City Council offered comments and reports on committees to which they are assigned as liaisons.

18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: *Councilmember Brett Wright moved to adjourn the meeting at 10:38 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 adjournment can be found online here at 05:37:12.](#)

The meeting was adjourned at 10:38 PM.

Approved by the City Council on May 6, 2025.

Gina L. Olsen

Gina Olsen, CMC
City Recorder

