



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

MAY 6, 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 and Brett Wright. Councilmember Rich Wood was excused.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Gina Olsen, City Recorder; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Ashley Swensen, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Public Utilities Manager; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Public Services Manager; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; B.J. Eccles, Sergeant and Carlos Vasquez, Intern.

CITY STAFF PRESENT ELECTRONICALLY: Angela Valenzuela, Human Resource Manager; Michele Graves, Library Director and Embret Fossum, UFA Battalion Chief.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:04 PM. He noted that Councilmember Wood was excused from the meeting due to illness.

Item 7.D. of the Policy Session was presented before Item 1.A. of the Work Session.

- 7.D. RECOGNITION - Matthew Banks - Recipient of the 2024 Award for Outstanding Water Reclamation Operator of the Year (Under 5 MGD) from the Water Environment Association of Utah (WEAU)

[The recording of the recognition can be found online here at 00:00:21.](#)

Mayor Westmoreland presented a plaque to Matthew Banks in recognition of his 2024 Outstanding Water Reclamation Operator of the Year award from the Water Environment Association of Utah.

1. DISCUSSION AND INFORMATION ITEMS

- 1.A. UPDATE - Mid Valley Road Feasibility Study Alignment

[The recording of the discussion can be found online here at 00:02:22.](#)

Avenue Consultants representative Kevin Croshaw presented an updated alignment for the Mid Valley Road based on the recommendations from their last presentation to the City Council. The new possible alignment options include higher speeds and reduced grades.

1.B. PRESENTATION - Firefly Development Report

[The recording of the discussion can be found online here at 00:20:48.](#)

Representative David Vitek and Nate Shipp of DAICLH, LLC presented an update on the Firefly Development and included statistics on project growth, community usage, financial expenditures and water tank usage over the past two years.

1.C. 2025 LEGISLATIVE REPORT - Jacob Anderegg, ThinkUtah

[The recording of the discussion can be found online here at 00:55:57.](#)

Representative Jacob Anderegg from ThinkUtah provided a report covering several topics, including the Alpine School District split, a House Bill 249 related to energy zones, water availability in Eagle Mountain City, sewer infrastructure, economic development, transportation, housing, and potential county government reorganization.

2. AGENDA REVIEW

Councilmembers did not review the agenda during the Work Session and proceeded directly into Closed Session.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright moved to adjourn to 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 Gray seconded the motion.*

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

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

[The recording of the motion can be found online here at 01:17:24.](#)

The Work Session was adjourned to a Closed Session at 5:22 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:10 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. RECOGNITION / INTRODUCTIONS

7.A. INTRODUCTION - 2025 Pony Express Days Rodeo Royalty

[The recording of the item can be found online here at 01:20:38.](#)

The Pony Express Days Rodeo Royalty introduced themselves to Councilmembers.

The Queen Royalty representing individuals ages 15 and older included:

- Queen Jane Ann Tanner
- First Attendant Taya Hess
- Second Attendant Sydney Nielsen

The Princess Royalty representing individuals ages 14 and younger included:

- Princess Coley Smith
- First Attendant Lexi Park
- Second Attendant Nicole Anacleto

7.B. RECOGNITION - Graduates of the Inaugural Class of the Eagle Mountain Academy

[The recording of the item can be found online here at 01:24:59.](#)

Mayor Westmoreland recognized the graduates of the Inaugural Class of the Eagle Mountain Academy, and each graduate was congratulated by the Mayor and members of the City Council.

Members of the Citizens Academy included: Marian Burningham, Pablo Macouzet, Michael Steadman, Evan Silver, Brad Barnum, Detelina Dokuzanova, Tyson Taylor, Sydney Hoopes, Luka Dokuzanova, Steve Proffit, Stephanie Frome, Krystal Silver, Garrett Haueter, Madison Valikoula, Michka Morris, Ashley Lott, DJ Searcy, Teodora Taylor, Lexi Hill, and Donna Obe.

7.C. RECOGNITION - Kaleb Horinek - 2025 Junior Shotgun CAT Games: Bronze Medal, Junior Mixed Trap Team, and 2025 Spring Selection Match: Gold Medal, Junior Men's Trap

[The recording of the item can be found online here at 01:32:24.](#)

Councilmember Gray recognized Kaleb Horinek for achievements in competitive shooting, including earning a Bronze Medal in the Junior Mixed Trap Team event at the 2025 Junior Shotgun CAT Games and a Gold Medal in Junior Men's Trap at the 2025 Spring Selection Match.

Kaleb Horinek shared his experiences with the City Council about competitive shooting events and what he hopes to accomplish in the future.

Item 7.D. was presented during the Work Session before Item 1.A.

- 7.D. RECOGNITION - Matthew Banks - Recipient of the 2024 Award for Outstanding Water Reclamation Operator of the Year (Under 5 MGD) from the Water Environment Association of Utah (WEAU)

[The recording of the item can be found online here at 00:00:13.](#)

8. APPOINTMENTS

- 8.A. Youth Council Committee Advisor

1. Jessi Call – Serving May 6, 2025 through June 30, 2026

MOTION: *Councilmember Wright moved to approve the appointment of Jessi Call as a Youth Council Committee Advisor beginning immediately through June 30, 2026. Councilmember Gray seconded the motion.*

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

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

City Recorder Gina Olsen administered the Oath of Office to Jessi Call.

[The recording of the appointment can be found online here at 01:39:31.](#)

9. PUBLIC COMMENTS

Mayor Westmoreland opened the Public Comment period at 7:34 PM.

The following individuals spoke during the Public Comment period: Marian Burningham, Steven Proffit, and Mayor Westmorland read an email that was received from Adam Clark.

Mayor Westmoreland closed the Public Comment period at 7:41 PM.

[The recording of the public comments can be found online here at 01:42:39.](#)

10. CITY COUNCIL/MAYOR ITEMS

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

The Mayor and Councilmembers offered comments to the public.

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Parkway Fields Phase D, Plat 1 - Into Warranty
- 11.B. Parkway Fields Phase G, Plat 1 - Into Warranty
- 11.C. Pacific Springs Phase A, Plat 5 - Into Warranty
- 11.D. Eagle Ridge Phase A, Plat 1 - Out of Warranty

12. CHANGE ORDERS

- 12.A. CHANGE ORDER - Old Airport Road Phase 3 Design, Civil Science Change Order #6

13. MINUTES

- 13.A. April 1, 2025 Minutes - Regular City Council Meeting
- 13.B. April 15, 2025 Minutes - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

- 14.A. SITE PLAN - Harmony Multi-family Elevations
- 14.B. SITE PLAN - Towns at Brylee Farms Elevations (Amendment)
- 14.C. SITE PLAN - McDonald's (City Center)
- 14.D. SITE PLAN - Panda Express

15. RESOLUTIONS

- 15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the Off-Highway Trails Plan to Bike Utah in partnership with Shapeshift Terrain Parks, and Approving the Contract
- 15.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the Parks, Trails, and Open Space Master Plan Update to MHTN and Approving the Contract

- 15.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium
- 15.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions
- 15.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule to Add Secondary Water User Rates, and a Table for Secondary Water Meter Connections
- 15.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing a Member Representative to the North Utah Valley Animal Services Special Service District Board

MOTION: *Councilmember Gray moved to approve the Consent Agenda noting the amount of the Change Order is \$47,930 on Item 12.A and removing Item 15.C. for no action. Councilmember Burnham seconded the motion.*

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

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

[The recording of the motion can be found online here at 01:59:16.](#)

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

- 16.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 02:06:26.](#)

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 Foothill Residential on 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.

The Applicant updated the request to Foothill Residential following City Council feedback at the April 15, 2025 City Council meeting where this matter was last heard. The original request was to rezone to R1, RC and CC. The Future Land Use Map must be amended for the proposed Foothill Residential Zone to be approved. The City Council felt that the Foothill Residential zone was more conducive to larger lots and could incorporate commercial development.

Mayor Westmoreland opened the Public Hearing at 8:10 PM.

The following individuals spoke during the Public Comment period: DJ Searcy and Marian Burningham.

Mayor Westmoreland closed Public Hearing at 8:13 PM.

[The recording of the public hearing can be found online here at 02:19:35.](#)

Applicant Brad Mackay with Ivory Development responded to questions from Councilmembers, providing clarification on project details and addressing concerns related to planning, infrastructure, and community impact.

[The recording of the discussion can be found online here at 02:28:07.](#)

MOTION: *Councilmember Gray moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook from Business Park/Light Industry to Foothill Residential on 73.03 acres of property located in the north side of SR-73, south of 8000 North and west of Airport Road, preserving approximately 15 acres of commercial land near the SR-73 freeway and the Airport Road intersection. The motion died for lack of a second.*

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook from Business Park/Light Industry to Foothill Residential on 73.03 acres of property located in the north side of SR-73, south of 8000 North and west of Airport Road. Councilmember Burnham seconded the motion.*

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

The motion passed with a 3:1 vote.

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

16.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 02:50:10.](#)

This item is related to the previous item and is a request to rezone existing Agriculture zoned land to Foothill Residential 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 8:41 PM. No one desired to speak and Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook from Agriculture to Foothill Residential with the condition that Wildlife Corridor fencing be marked on the west side to comply with the Wildlife Corridor requirement. Councilmember Wright seconded the motion.*

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

The motion passed with a 3:1 vote.

[The recording of the motion can be found online here at 02:53:01.](#)

- 16.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17 Relating to Political Signage

[The recording of the discussion can be found online here at 02:53:49.](#)

Policy Analyst John Magness presented a proposal to enact an Ordinance amending Title 17 Chapter 80.120 Exempt Signs by replacing existing language about the size and placement of political signs with more specific language about the size, placement, location, and timing of political signs (ie. pertaining to election campaigns, candidates etc.).

Mayor Westmoreland opened the Public Hearing at 8:47 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, Amending the Eagle Mountain Municipal Code Title 17 Relating to Political Signage. Councilmember Burnham seconded the motion.*

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

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

[The recording of the motion can be found online here at 02:57:00.](#)

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

[The recording of the discussion can be found online here at 02:57:41.](#)

Director of Administrative Services Kimberly Ruesch reviewed that State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the sixth amendment to the 2024-2025 Fiscal Year Annual Budget, and amends the General Fund, Capital Project Fund, Special Revenue Funds, Debt Service Funds, and Enterprise Funds.

Mayor Westmoreland opened the Public Hearing at 9:18 PM. No one desired to speak and Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Sixth Amendment to the 2024-2025 Fiscal Year Annual Budget, adding \$20,000 to the Special Events budget line item to allow flexibility on selecting a utility task vehicle (UTV). Councilmember Gray seconded the motion.*

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

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

[The recording of the motion can be found online here at 03:28:27.](#)

17. RESOLUTIONS

- 17.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2025-2026 and Setting a Public Hearing for the Final Budget on June 3, 2025

[The recording of the discussion can be found online here at 03:31:25.](#)

Director of Administrative Services Kimberly Ruesch presented the item. The proposed resolution is the acceptance of the Eagle Mountain City Tentative Budget for Fiscal Year 2025-2026 and sets a Public Hearing for June 3, 2025. Per State Code, the annual budget process begins with the preparation of a tentative budget by the budget officer that is presented to the Council during the first regularly scheduled meeting in May.

The tentative budget is the transition of the budget process from Administration to the Legislative body. Once the tentative budget is adopted, the Council will review, discuss, and potentially revise the proposal. The final proposal is then made available to the public prior to the required public hearing and then formally adopted. The fiscal year 2025-2026 final budget is anticipated to be adopted on June 17, 2025.

MOTION: *Councilmember Wright moved to adopt a Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2025-2026 and Setting a Public Hearing for the Final Budget on June 3, 2025. Councilmember Clark seconded the motion.*

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

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

[The recording of the motion can be found online here at 03:57:39.](#)

18. MOTIONS

18.A. MOTION - Approval of the META Site Road Completion and Cross-Section Adjustment

[The recording of the discussion can be found online here at 03:58:38.](#)

City Engineer Vince Hogge presented this item, stating that META intends to finish the roadways located on the site currently under construction. This approach would allow construction to be completed prior to contractor demobilization. The roadways in question are situated along the north and west boundaries of the site, with only half of the road cross-sections falling within the META-owned area. These roadways are classified as minor collectors with a 77-foot right-of-way width. In locations where adjacent parcels are not yet prepared for roadway development, META is proposing a modified cross-section design that would accommodate two full drive lanes within the area under META's control. Specific adjustments include the following:

- Change the 8' wide sidewalk to a 5' wide sidewalk.
- Change the 8' parking lane to a 12' drive lane (2' of this will be the gutter until the road is built out).
- Leave a 1' buffer zone at the property line for constructability.
- Use the 8' parkstrip as a drainage swale.

This is an industrial area; therefore, pedestrian traffic is minimal. Road traffic is also less and would be mostly limited to employees of the industrial areas but would also include construction traffic and truck traffic for deliveries to the industrial areas. With the limited road ROW width, it is proposed to use the space for more roadway and less pedestrian walkway.

When the other side of the roadway gets built in the future, the cross section on the adjacent landowner's property will be built to city standards which will leave the roadway with about 5' of extra asphalt. This can either be extra wide drive lanes or extra wide parking lanes.

This plan is the result of several meetings with Psomas, Public Works, and Engineering. Other options considered were one-way roads, narrower drive lanes, and/or reduced park strip areas.

MOTION: *Councilmember Gray moved to approve the META Site Road Completion and Cross-Section Adjustment with specific adjustments as outlined by staff:*

- *Change the 8' wide sidewalk to a 5' wide sidewalk.*
- *Change the 8' parking lane to a 12' drive lane (2' of this will be the gutter until the road is built out).*
- *Leave a 1' buffer zone at the property line for constructability.*
- *Use the 8' parkstrip as a drainage swale.*

Councilmember Clark seconded the motion.

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

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

[The recording of the motion can be found online here at 04:05:52.](#)

19. TRAINING

19.A. TRAINING - Open & Public Meetings Act (OPMA)

[The recording of the training can be found online here at 04:07:10.](#)

Councilmembers requested that this item be postponed to a later date to ensure Councilmember Rich Wood could be present.

ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Gray moved to adjourn to 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	Excused
Brett Wright	Yes

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

[The recording of the motion can be found online here at 04:07:49.](#)

The Policy Session was adjourned to a Closed Session at 10:03 PM. The meeting reconvened at 12:03 AM.

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

21. COMMUNICATION ITEMS

21.A. Department Updates

22. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 12:08 AM. Councilmember Wright seconded the motion.*

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

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

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

The meeting was adjourned at 12:08 PM.

Approved by the City Council on May 20, 2025.


Gina Olsen, CMC
City Recorder

