



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

DECEMBER 16, 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.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Gina Olsen, City Recorder; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Terrence Dela Pena, Finance and Management Analyst; Robert Hobbs, Senior Planner; Mickie Mills, Planner; Steven Lehmitz, Planner; Jeret Shaffer, Finance Manager; Lacie Messerly, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff; B. J. Eccles, Sergeant; and Abby Ivory, Economic Development Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:05 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Transit Fresh Look - UTA

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

This item was removed from the agenda and was not reviewed or discussed due to employee illness and will be brought back at a January meeting.

1.B. DISCUSSION – Amendments to the Credit Card Policy - Kimberly Ruesch

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

Director of Administrative Services Kimberly Ruesch reviewed and discussed the proposed amendments to the City's Credit Card Policy.

2. AGENDA REVIEW

[The recording of the discussion can be found online here at 00:36:26.](#)

Councilmember Brett Wright and Councilmember Jared Gray stated they will abstain from voting on item 12.A. (Master Site Plan - Firefly NPA 9 A) due to conflict of interest. As such, this item will be removed from the Consent Agenda and will be voted on during the Policy Session. .

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright moved 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; the purchase, lease, sale, or exchange of real property; a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the State or a political subdivision; and/or the deployment of security personnel, devices, or systems, 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 Work Session was adjourned at 4:44 PM.

[The recording of the motion can be found online here at 00:37:57.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:16 PM. He noted that Councilmember Gray would be attending remotely.

[The recording of the discussion can be found online here at 00:39:29.](#)

5. PLEDGE OF ALLEGIANCE

City Recorder Gina Olsen led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. RECOGNITION

- 7.A. Announcing the "*Todd A. Black Wildlife Alliance Scholarship*" - Eagle Mountain Nature and Wildlife Alliance & EM Founders Group.

[The recording of the discussion can be found online here at 00:41:07.](#)

Dustin Wilder announced the Todd A. Black Wildlife Alliance Scholarship for Eagle Mountain City high school graduates and residents. Family members of Todd Black addressed the Council and paid tribute in his honor.

8. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:28 PM.

The following individuals spoke during the Public Comment period: Jason Rasmussen, Allen Larsen and Bruno Hunziker.

Mayor Westmoreland closed the public comment period at 7:39 PM.

[The recording of the discussion can be found online here at 00:50:13.](#)

9. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 01:02:29.](#)

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Eagle Point Townhomes, Plat C - Out of Warranty

11. MINUTES

- 11.A. November 5, 2025 Minutes - Regular City Council Meeting
- 11.B. November 18, 2025 Minutes - Regular City Council Meeting
- 11.C. December 2, 2025 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. MASTER SITE PLAN - Firefly NPA 9 A

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area
- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Right-of-Way Purchase and Settlement Agreement with Eagle Quest LLC
- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Ratifying an Executed Purchase and Settlement Agreement with Steven G. Smith for the Acquisition of Right-of-Way for the Mid Valley Road Expansion

MOTION: *Councilmember Wood moved to approve the Consent Agenda removing items 12.A. and 13.A. to be discussed during the regularly scheduled items. 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 01:26:41.](#)

SCHEDULED ITEMS

12. PRELIMINARY PLATS & SITE PLANS

12.A. MASTER SITE PLAN - Firefly NPA 9 A

[The recording of the discussion can be found online here at 01:29:35.](#)

MOTION: *Councilmember Burnham moved to approve the Master Site Plan for Firefly NPA 9.A. Councilmember Clark seconded the motion.*

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

The motion passed with a 3:0 vote.

Councilmembers Jared Gray and Brett Wright declared a conflict of interest and abstained from the vote.

[The recording of the motion can be found online here at 01:30:11.](#)

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area

[The recording of the discussion can be found online here at 01:30:59.](#)

MOTION: *Councilmember Wright moved to table a Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area. 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 01:31:48.](#)

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Creating Chapter 17.64, Alternative Energy Overlay Zone, in the Eagle Mountain Municipal Code

[The recording of the discussion can be found online here at 01:32:41.](#)

Director of Legislative and Strategic Affairs Evan Berrett discussed that Eagle Mountain City is proposing the creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not proposed at this time to be applied to any property and would be contemplated for use upon request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development, including demonstration of approval from state and federal entities as applicable.

Mayor Westmoreland opened the Public Hearing period at 8:36 PM.

The following individuals spoke during the public hearing period: Jason Rasmussen, Todd Crowther, Reagan Peck, Brooks Benson, Joy Rasmussen, Johnny Williams, Charlotte Ducos, Steve Ruggles. Public Comments read by City Recorder Gina Olsen included: Pamela Ballard, Katherine Pearson.

Mayor Westmoreland closed the Public Hearing period at 9:01 PM.

[The recording of the public hearing can be found online here at 01:58:55.](#)

MOTION: *Councilmember Gray moved to table an Ordinance of Eagle Mountain City, Utah, Creating Chapter 17.64, Alternative Energy Overlay Zone, in the Eagle Mountain Municipal Code. 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 02:51:35.](#)

14.B. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Final Zoning Designations to the White Hills Area

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

Planner Steven Lehmitz discussed that when the City adopted its Zoning Map on February 20, 2024, a few areas—including White Hills—were temporarily labeled “Under Review” because the exact zoning designations had not yet been finalized. This update is simply a housekeeping step to officially assign the correct existing zones to those properties. The Future Land Use Map would also be updated for consistency.

Mayor Westmoreland opened the Public Hearing period at 9:34 PM.

The following individuals spoke during the public hearing period: Bill Wilson, Woody Berry, Dwaine Webber, Elizabeth Lebrecht and Ashely Richards.

Mayor Westmoreland closed the Public Hearing period at 9:45 PM.

[The recording of the public hearing can be found online here at 02:57:22.](#)

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Final Zoning Designations to the White Hills Area with the following amendments:*

- *Parcel 59:049:0042 (Owned by Bill Willson) be rezoned to Commercial Neighborhood (CN); and*
- *Parcel 43:282:0001 and 43:282:0002 (Subdivision: J&J Ranches) be rezoned to Agriculture (AR); and*
- *Per Planning Commission recommendation, the following Parcels be rezoned to Rural Agriculture 2 (RA2): 55:320:001, 55:320:002, 55:320:0013, 55:320:0005, 55:320:0006, 55:320:0007, 55:320:0008, 55:320:0009, 55:320:0010 and 55:320:0011.*

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 03:20:04.](#)

14.C. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.05 and 17.05 Newspaper Amendment

[The recording of the discussion can be found online here at 03:22:33.](#)

Planner Mickie Mills discussed that this code amendment effectively removes all newspaper noticing requirements and instead requires a notice on the public noticing website. Amended sections include EMMC 16.05.180, Table 16.05.220(a), 16.55.040, 17.05.150, and Table 17.05.200(a).

Mayor Westmoreland opened the Public Hearing period at 10:01 PM.

The following individuals spoke during the public hearing period: Josh Schadt.

Mayor Westmoreland closed the Public Hearing at 10:03 PM.

[The recording of the public hearing can be found online here at 03:23:53.](#)

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.05 and 17.05 Newspaper Amendment. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 03:29:16.](#)

15. ORDINANCES

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the Pacific Springs Development Agreement.

[The recording of the discussion can be found online here at 03:30:17.](#)

City Attorney Marcus Draper stated that R5 Homes is seeking building permits for lots 511–514 in Pacific Springs A5. Under EMMC 16.35.090, privacy screening must be installed “prior to any building permits being issued in that phase of development that abuts such right-of-way.” To avoid potential damage to the fencing during construction, R5 Homes is requesting flexibility—through a development agreement—to install the required screening after home construction on those lots.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah Approving the Pacific Springs Development Agreement. Councilmember Wood seconded the motion.*

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

The motion passed with a 4:1 vote.

Councilmember Jared Gray participated electronically in this meeting; however, he had bad connectivity during this time, and he did not vote on Item 15.A.

[The recording of the motion can be found online here at 03:35:47.](#)

16. LEGISLATIVE ITEMS

16.A. UPDATE - Legislative Priorities List

[The recording of the discussion can be found online here at 03:37:26.](#)

Management and Policy Analyst John Magness discussed the Legislative Priorities List.

MOTION: *Councilmember Wood moved to include a budget adjustment for construction costs for a sidewalk on SR-73 and Spring Run near Walmart on the Legislative Priorities List. 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.

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

Mayor Westmoreland and the City Councilmembers offered comments and reports on committees to which they are assigned as liaisons.

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

18. COMMUNICATION ITEMS

18.A. COMMUNICATION ITEM

19. ADJOURNMENT

MOTION: *Councilmember Burnham moved to adjourn the meeting at 10:16 PM.
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 03:39:25.](#)

The meeting was adjourned at 10:16 PM.

Approved by the City Council on January 6, 2026.

Lacie Messerly

Lacie Messerly
Interim City Recorder

