



EAGLE MOUNTAIN CITY COUNCIL MEETING

JULY 1, 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: Benjamin Reeves, City Manager; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Gina Olsen, City Recorder; Marcus Draper, City Attorney; Tyler Maffitt, Communications Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Elizabeth Fewkes, Planner; Lacie Messerly, Deputy Recorder; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Ulibarri, Public Safety Director; David Salazar, Assistant City Engineer; B.J. Eccles, Sergeant; Carlos Vasquez, Management Intern and Jacob Lowe Management Intern

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Director of Administrative Services; Mack Straw, Assistant Public Works Director; Erik Knutzen, Chief Deputy Sheriff and Michele Graves, Library Director

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland noted that Councilmember Donna Burnham was participating electronically and would join the meeting in person later.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Public Safety Update with Chief Erik Knutzen

[The recording of the discussion can be found online here at 00:01:32.](#)

Chief Erik Knutzen provided the City Council with a public safety update, sharing current department activities, recent statistics, and ongoing initiatives to enhance community safety.

1.B. DISCUSSION – Affordable Housing Standards - Bungalows and Cottages

[The recording of the discussion can be found online here at 01:24:10.](#)

Planner Elizabeth Fewkes affordable housing standards related to bungalows and cottages, including design requirements, density considerations, and how these housing types fit within the City's overall development goals.

1.C. DISCUSSION - Meritage Homes Privacy Screening

[The recording of the discussion can be found online here at 01:45:41.](#)

Representative Brandon Rindlisbacher from Meritage Homes presented a request for code exceptions for Harmony Plat 15 and Harmony Plat 16, including the addition of a privacy screen and adjustments to the timing for fence installation. He also requested material different from what the code requires.

2. AGENDA REVIEW

The City Council did not review the Agenda items due to time constraints.

3. CITY MANAGER INFORMATION ITEMS

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Burnham 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 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 Work Session was adjourned to a closed session at 6:15 PM.

[The recording of the motion can be found online here at 02:10:45.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:16 PM.

[The recording of the discussion can be found online here at 02:13:07.](#)

6. PLEDGE OF ALLEGIANCE

Councilmember Gray led the Pledge of Allegiance.

Item 15.A. and Item 16.B. were discussed at the beginning of the Policy Session.

15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Adopting the Transportation Master Plan

[The recording of the discussion can be found online here at 02:14:04.](#)

Assistant City Engineer David Salazar and Horrocks Engineering Representative Shane Eller presented the Transportation Master Plan and Impact Fee Facilities Plan, addressing road capacity, connectivity, and safety in Eagle Mountain. Councilmembers discussed the pros and cons of the proposed plan and requested Staff make updates to better plan for future road needs.

Mayor Westmoreland opened the public hearing period at 8:11 PM.

The following individuals spoke during the Public Comment period: Doug Freeman, Jen Hackett, Susan Morandy, Delin Anderson, Camerson Jensen, Rey Kifuri, Mitzi Muse, Lori Durfee, Jeff Myers, Marian Burningham, Bettina Cameron on behalf of Eagle Mountain Nature Wildlife Alliance, Kaeley White, Warren Clyde, Wyatt Graham, Ben Wood and Courtney Johnson.

Mayor Westmoreland closed the public hearing period at 9:03 PM.

[The recording of the public hearing can be found online here at 03:07:15.](#)

Councilmember Gray requested that the proposed changes be made and brought back to the Council for further review to ensure they reflect the Council's intent. Councilmembers asked that the updated Transportation Master Plan be returned in two weeks for

consideration which also will allow time for Staff to review the public comments from the Natural Wildlife Alliance.

MOTION: *Councilmember Gray moved to table a Resolution of Eagle Mountain City, Utah, Adopting the Transportation Master 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 04:00:51.](#)

16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking

[The recording of the discussion can be found online here at 04:17:47.](#)

Councilmember Burnham stated that, while there is a conflict of interest due to her storing her boat on a neighbor's property, City Attorney Marcus Draper confirmed it does not require her to leave the room, and she is still able to vote on the ordinance.

Senior Planner David Stroud presented a proposed amendment regarding the parking of RVs and similar vehicles on Residential or Agriculture zoned properties. Planner Brandon Larsen included two instances where RVs and boats are storing a couple dozen

Mayor Westmoreland opened the public hearing period at 9:32 PM.

The following individuals spoke during the Public Comment period: Trinity Carter, Ashtyn Steed, Tony Castillo, Levi Steed and Chris Hatch,

Mayor Westmoreland closed the public hearing period at 9:47 PM.

[The recording of the public hearing can be found online here at 04:29:03.](#)

MOTION: *Councilmember Burnham moved to deny an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 04:44:20.](#)

7. INFORMATION ITEMS/UPCOMING EVENTS

Public Safety Director David Ulibarri recognized the graduates of the 2025 Teen CERT Internship Program, and each graduate was congratulated by members of the City Council.

Members of the Teen CERT Internship Program included: Schafer Liu, Landon Hatch, Mary Greenwood, Emory Davis, Robbie Lundgren, Alec Walters, and Samantha Hassell. Those in attendance at this meeting were Emory Davis, Landon Hatch, Schafer Liu, and Robbie Lundgren.

[The recording of the discussion can be found online here at 04:46:27.](#)

8. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 9:54 PM.

The following individuals spoke during the Public Comment period: Zac Huish, Ashtyn Steed, Susie, Dallin Jones, Emily Buss and Mercades Jones. City Recorder Gina Olsen read public comments from Bruno Hunziker, Michael Cusano and Steve Cherry.

Mayor Westmoreland closed the public comment period at 10:27 PM.

[The recording of the discussion can be found online here at 04:50:58.](#)

9. CITY COUNCIL/MAYOR ITEMS

CONSENT AGENDA

10. BOND RELEASES

10.A. Juniper Springs Phase A Plat 3 - Into Warranty

10.B. Juniper Springs Phase A Plat 4 - Into Warranty

11. CHANGE ORDERS

- 11.A. CHANGE ORDER - CO#1 with VCBO for Commercial and Multi-Family Design Standard Updates

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. MASTER SITE PLAN - Pinnacles B-3

13. MINUTES

- 13.A. June 17, 2025 - Regular City Council Meeting

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Agreement for Maintenance Support of the Hidden Hollow Veterans' Memorial Park

MOTION: *Councilmember Burnham moved to approve the Consent Agenda. 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 05:46:39.](#)

SCHEDULED ITEMS

15. RESOLUTIONS/PUBLIC HEARINGS

- 15.B. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel #49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal

[The recording of the motion can be found online here at 05:47:41.](#)

City Recorder Gina Olsen and Wildlife Biologist and Open Space Manager Todd Black presented a land disposal application from Samarah Moody. The disposal would address encroachments and improve the layout of residential lots, with consideration of water usage implications.

Mayor Westmoreland opened the public comment period at 11:03 PM.

The following individuals spoke during the Public Comment period: Kaeley White.

Mayor Westmoreland closed the public comment period at 11:05PM.

[The recording of the discussion can be found online here at 06:00:36.](#)

MOTION: *Councilmember Clark moved to table a Resolution of Eagle Mountain City, Utah, Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel #49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal. 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 06:25:01.](#)

15.C. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the Disposal of up to 20.35 acres of Public Real Property known as the Bypass Road

[The recording of the discussion can be found online here at 06:27:08.](#)

City Attorney Marcus Draper presented that The School and Institutional Trust Lands Administration (SITLA) previously conveyed to the City approximately 20.35 acres of undeveloped land for the construction of a public road ("Bypass Road Property") as part of an obligation in the original Overland Master Development Agreement. The surrounding area has developed in such a way that the Bypass Road Property is no longer desirable for use as a public road. SITLA and Ivory Homes would like to swap other land in exchange for the Bypass Road Property.

Mayor Westmoreland opened the public comment period at 11:30 PM. Seeing no one who wished to speak, Mayor Westmoreland left the public hearing open. City Recorder Gina Olsen noted Brianne Salazar requested a public comment, but she was not present at the meeting.

[The recording of the discussion can be found online here at 06:27:22.](#)

MOTION: *Councilmember Wood moved to table a Resolution of Eagle Mountain City, Utah, Approving the Disposal of up to 20.35 acres of Public Real Property known as the Bypass Road. 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 06:27:46.](#)

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits

[The recording of the discussion can be found online here at 06:29:37.](#)

Mayor Westmoreland opened the public comment period at 11:33 PM. Seeing no one who wished to speak, Mayor Westmoreland left the public hearing open.

[The recording of the discussion can be found online here at 06:30:14.](#)

MOTION: *Councilmember Wright moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits. 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 06:30:19.](#)

17. ORDINANCES

- 17.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah approving a Franchise Agreement with Zayo Group, LLC

[The recording of the motion can be found online here at 06:30:59.](#)

MOTION: *Councilmember Burnham moved to table an Ordinance of Eagle Mountain City, Utah approving a Franchise Agreement with Zayo Group, LLC. 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 06:30:59.](#)

18. LEGISLATIVE ITEMS

- 18.A. UPDATE – Legislative Priorities List

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

20. COMMUNICATION ITEMS

21. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 8:26 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 06:27:46.](#)

Approved by the City Council on January 20, 2026.



Lacie Messerly
Interim City Recorder

