



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

July 2, 2024, 4:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright. Mayor Tom Westmoreland was excused.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Legislative Affairs; Tyler Maffitt, Communications Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff;

CITY STAFF PRESENT ELECTRONICALLY: Chas Glenn, Administrative Assistant; Lianne Pengra, Chief Deputy Recorder; Jeff Weber, Fleet and Facilities/Operations Director;

Mayor Pro Tempore Gray called the meeting to order at 4:02 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION - Bonnell Lot Split Concept Plan

Planner Steven Lehmitz presented the item. The 2.28-acre property, located at 9286 North 3277 East in the Meadow Ranch subdivision, is being proposed for a lot split. The applicant is proposing to divide the current lot so that one of the new lots is at least 1 acre in size. The current zoning is Base Density, which has a minimum lot size of 0.5 acre. The Future Land Use Map designates the Meadow Ranch neighborhood as Agriculture/Rural Density Two. The applicant has stated to Staff that this proposal has been brought to the City previously and has been received positively; however, a formal application has not been submitted. The subdivision of the current lot would be processed with a plat amendment.

[The recording of the discussion can be found online here at 00:00:30 and at 00:38:05.](#)

1.B. DISCUSSION - Towns at Brylee Farms Phase B

Planner Steven Lehmitz presented the item. Brylee Estates/Farms is located at the northwest corner of Eagle Mountain Boulevard and Aviator Avenue. The Brylee Estates Phase B preliminary plat, consisting of townhomes only, was originally approved on July 16, 2019, and then amended on January 5, 2021. The purpose of the amendment was to move and increase open space and

park amenities between both Phase A (single-family homes) and Phase B. There were two final plats approved and recorded within Phase B, with Plat 1's approved on September 29, 2020, and Plat 2's on July 21, 2021. The approved amenities have been constructed in both Phases A and B. The preliminary plat has since expired, and an extension was never requested by the applicant. The City was recently approached with a request to enter into a development agreement to allow the project to be completed as originally approved.

[The recording of the discussion can be found online here at 00:16:10 and 00:40:40.](#)

1.C. DISCUSSION - Lower Tickville Wash--City Boundary to Porters Crossing

Wildlife Biologist/Environmental Planner Todd Black presented the item. Staff has had discussions with the City Council regarding the condition of and management actions needed for Tickville Gulch. These concerns are becoming more apparent, and action is needed sooner, rather than later. At the May 6, 2024 City Council Meeting, members of the public discussed some of these issues with the Council. The cumulative effects of the issues plaguing the Gulch are causing it to not function as it should and, if not addressed, could create even bigger issues over time, including loss of property.

The purpose of this discussion is to bring greater awareness to the issues and obtain direction from the City Council. The Gulch issues include past development, bank alteration and instability, failed plantings, and dirt stockpile. Excessive recreation in the Gulch has also led to stability issues.

[The recording of the discussion can be found online here at 00:51:35.](#)

2. AGENDA REVIEW

12.A. PRELIMINARY PLAT – Eagle Square Commercial

Senior Planner Dave Stroud presented the item. The proposed preliminary plat is in the Porter's Crossing development. The plat contains 5 lots and one parcel that will be developed in the future. The Planning Commission reviewed this request at the June 25, 2024 meeting. Several residents contacted the City to voice concern of a potential hotel at this location. While a hotel is not part of this particular request, a hotel would be a conditional use in the Porter's Crossing MDA.

[The recording of the discussion can be found online here at 01:15:43.](#)

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Identity Signs for Six Wayfinding Signs.

Finance Management Analyst Terrence Dela Pena presented the item. Wayfinding signs currently exist throughout the City, however, they are deteriorating because of exposure to weather conditions and the usual wear and tear for their allowable functionality and appearance. Some signs have become problematic for visibility issues, and others are needed to provide direction to new parks like the Smith Ranch Park and other existing city parks. The new wayfinding signs will adopt the new branding logo and colors, which will support the overall look and feel the City Council, residents, and Staff want for the community. The panels are adjustable and can be

changed depending on which city facilities or amenities need to be highlighted. The timeline will depend primarily on the availability of the wood post, and staff hopes the signs can be installed before the end of fall, this year.

[The recording of the discussion can be found online here at 01:28:04.](#)

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering for Consulting Work Related to the General Plan Update.

Planning Director Brandon Larsen presented the item. The proposed agreement with Psomas is for consulting services for preparation of a future land use map and water use and preservation element for the General Plan update. These services include help with items such as public engagement, map preparation, GIS data, water modeling, and data creation. Funding to facilitate this agreement has been previously appropriated by the City Council. Staff raised a concern about Psomas's responsiveness and the possibility of including a responsiveness or timeliness clause in the contract. Staff has since discussed this issue with Psomas, who identified additional ways for staff to contact the project manager. Thus, staff does not foresee this being an issue moving forward and does not see the need to include a responsiveness clause.

[The recording of the discussion can be found online here at 01:49:20.](#)

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Public Comment Period Regarding the Creation of a New School District, Pursuant to Utah Code 53G-3-301.4.

City Attorney Marcus Draper presented the item. The Utah Legislature went into special session on June 19, 2024 to consider, among other things, a revision of the statute governing school district creation. The Legislature enacted House Bill 3003 on that date, which the Governor signed on June 21, 2024. The law became effective on the date of the Governor's signature. As a result of this new law, the public comment period regarding the creation of the new school district has been extended to July 31, 2024. This resolution extends Eagle Mountain City's public comment period to match the requirements of state law and reschedules the meeting to take final action on the creation of a new school district from July 16, 2024 to August 6, 2024.

[The recording of the discussion can be found online here at 01:58:29.](#)

13.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with REDKOR Brand Campaigns to Create a Marketing Plan.

Communications Manager Tyler Maffitt presented the item. Eagle Mountain City is pursuing this contract to develop a more comprehensive and cohesive messaging strategy. The goal is to ensure that all communications, whether related to tourism, economic development, or other City initiatives, are consistent, agreed upon, and effective in reaching their intended audiences. This strategic approach is intended to achieve outcomes and fully unify the City's voice while enhancing its overall communication efforts now and into the future.

[The recording of the discussion can be found online here at 02:01:10.](#)

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Wright moved to adjourn to a closed session for the purpose of discussing 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 Utah State Code Section 52-4-205(1). at p.m. 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 meeting was adjourned at 6:10 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Pro Tempore Gray called the meeting to order at 7:09 PM.

5. PLEDGE OF ALLEGIANCE

Miss Eagle Mountain Taylee Hunter led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Pro Tempore Gray opened the public comment period at 7:10 PM.

The following individuals spoke during the public comment period: Alex Clark, Paul Scott, Matt Trayner, Dustin Simmons, Jen Hackett, Karina Woodbury, Elizabeth West, Robin Harmer, Brent Harmer, Jeff Ruth, Amanda Woods, Josiah Teschner, and Bettina Cameron.

Mayor Pro Tempore Gray closed the public comment period at 7:42 PM.

[The recording of the public comments can be found online here at 02:05:30.](#)

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the Councilmember comments can be found online here at 02:37:40.](#)

9. INTRODUCTIONS

9.A. Miss Eagle Mountain 2024

Miss Eagle Mountain Taylee Hunter, Miss Teen Eagle Mountain Brooke Fronk, Miss Eagle Mountain First Attendant Emily Hales, and Miss Teen Eagle Mountain First Attendant Anya Utykanski were introduced to the City Council.

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Brylee Farms Phase A, Plat 5 - Out of Warranty
- 10.B. Rush Creek Phase A, Plat 1 - Into Warranty

11. MINUTES

- 11.A. June 13, 2024 Minutes - Special City Council Meeting
- 11.B. June 18, 2024 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. PRELIMINARY PLAT - Eagle Square Commercial

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Identity Signs for Six Wayfinding Signs.
- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering, for Consulting Work Related to the General Plan Update.
- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Public Comment Period Regarding the Creation of a New School District, Pursuant to Utah Code 53G-3-301.4.
- 13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with REDKOR Brand Campaigns to Create a Marketing Plan.

MOTION: *Councilmember Wood moved to approve the Consent Agenda, moving items 12.A. Eagle Square Preliminary Plat, 13.A. A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Identity Signs for Six Wayfinding Signs, and 13.D. A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with REDKOR Brand Campaigns to Create a Marketing Plan to the Scheduled Items for further discussion. 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 03:01:00.](#)

SCHEDULED ITEMS

12. PRELIMINARY PLATS & SITE PLANS

12.A. PRELIMINARY PLAT - Eagle Square Commercial

Senior Planner Dave Stroud presented the item. The proposed preliminary plat is in the Porter's Crossing development. The plat contains 5 lots and one parcel that will be further developed in the future. The Planning Commission reviewed this request at the June 25, 2024 meeting. Several residents contacted the City to voice concern of a potential hotel at this location. While a hotel is not part of this particular request, a hotel is a conditional use in the Porter's Crossing MDA.

[The recording of the discussion can be found online here at 03:02:10.](#)

MOTION: *Councilmember Burnham moved to table the Eagle Square Commercial Preliminary Plat, with instruction to staff to work out the legal issues with the language in the Third Amendment to the Master Development Agreement, or to bring the Amendment to the Council in conjunction with the Preliminary Plat. 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 03:10:51.](#)

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Identity Signs for Six Wayfinding Signs.

Finance Management Analyst Terrence Dela Pena presented the item. Wayfinding signs currently exist throughout the City; these are deteriorating due to exposure to weather conditions and the usual wear and tear for their allowable functionality and appearance. Some signs have become problematic for visibility issues, while others are needed to direct the public to new parks such as Smith Ranch Park and other existing city parks. The new wayfinding signs will adopt the new branding logo and colors, which will support the overall look and feel the City Council, residents, and Staff want for the community. The panels are adjustable and can be changed depending on

which city facilities or amenities need to be highlighted. The timeline will depend primarily on the availability of the wood post, and staff hopes the signs can be installed before the end of fall this year.

[The recording of the discussion can be found online here at 03:11:40.](#)

The City Council determined to deny the approval of the agreement and directed staff to find a more durable material for the signs, as well as a lower installation cost option.

MOTION: *Councilmember Wood moved to deny the approval of a Resolution of Eagle Mountain City, Utah, for an Agreement with Identity Signs for Six Wayfinding Signs with instructions to staff to find a more durable material for the signs and a lower installation cost option. 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 03:26:40.](#)

13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with REDKOR Brand Campaigns to Create a Marketing Plan.

This item was discussed after item 14.A.

Communications Manager Tyler Maffitt presented the item. Communications Manager Tyler Maffitt presented the item. Eagle Mountain City is pursuing this contract to develop a more comprehensive and cohesive messaging strategy. The goal is to ensure that all communications, whether related to tourism, economic development, or other City initiatives, are consistent, agreed upon, and effective in reaching their intended audiences. This strategic approach is intended to achieve outcomes and fully unify the City's voice while enhancing its overall communication efforts now and into the future.

[The recording of the discussion can be found online here at 04:09:48](#)

The City Council determined to amend the terms of the agreement to include a month-to-month plan of \$3,500 per month that can be discontinued at any time, to include a benchmark plan with the economic portion of the scope of work frontloaded, and that the agreement not exceed 14 months.

MOTION: *Councilmember Wood moved to approve of a Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with REDKOR Brand Campaigns to Create a Marketing Plan, with a month-to-month plan of \$3,500 per month that can be discontinued at any time, with a benchmark plan with*

economic portion of the scope of work frontloaded, and not to exceed 14 months. 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 04:39:49.](#)

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.10 Mayor and 2.15 City Council Regarding Elected Official Compensation.

This item was discussed after item 13.A.

Interim City Manager Steve Mumford presented the item. The proposed ordinance updates Eagle Mountain Municipal Code to align with the approved Fiscal Year 2025 Annual Budget.

[The recording of the discussion can be found online here at 03:27:48](#)

Mayor Pro Tempore Gray opened the public hearing at 8:37 PM.

Bettina Cameron spoke during the public hearing.

Mayor Pro Tempore Gray closed the public hearing at 8:39 PM.

[The recording of the public hearing comments can be found online here at 03:32:33.](#)

The Council determined to amend the ordinance to increase the mayor's annual compensation as a primary source of income to \$119,800, the mayor's annual compensation as a secondary source of income to \$30,470, and the city council's annual compensation to \$18,100.

MOTION: *Councilmember Wright moved to approve Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.10 Mayor and 2.15 City Council Regarding Elected Official Compensation, with the following changes:*

- 1. EMMC 2.10.020(B)(1) is amended to, "Mayor's annual compensation as a primary source of income: \$127,000."*
- 2. EMMC 2.10.020(B)(2) is amended to, "Mayor's annual compensation as a secondary source of income: \$30,470 plus \$600 per month transportation allowance."*
- 3. EMMC 2.15.010(A) is amended to, "Each member of the city council shall be paid annual compensation in the amount of \$20,500 and shall be entitled to receive other benefits that are provided by the city or*

incidental to the city council member's duties such as a computer (tablet), conference fees, professional memberships, etc."

4. EMMC 2.15.010(B) is removed in its entirety.

5. The effective date be January 1, 2025.

Councilmember Wood seconded the motion.

AMENDED MOTION: *Councilmember Wright moved to approve Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.10 Mayor and 2.15 City Council Regarding Elected Official Compensation, with the following changes:*

1. EMMC 2.10.020(B)(1) is amended to, "Mayor's annual compensation as a primary source of income: \$119,800 plus \$600.00 per month transportation allowance."

2. EMMC 2.10.020(B)(2) is amended to, "Mayor's annual compensation as a secondary source of income: \$30,470 plus \$600 per month transportation allowance."

3. EMMC 2.15.010(A) is amended to, "Each member of the city council shall be paid annual compensation in the amount of \$18,100 and shall be entitled to receive other benefits that are provided by the city or incidental to the city council member's duties such as a computer (tablet), conference fees, professional memberships, etc."

4. The effective date be January 1, 2025.

Councilmember Wood seconded the motion.

Donna Burnham Yes

Melissa Clark No

Jared Gray Yes

Rich Wood Yes

Brett Wright Yes

The motion passed with a vote of 4:1.

[The recording of the motion can be found online here at 04:04:35.](#)

14.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls.

Senior Planner Robert Hobbs presented the item. The proposed ordinance clarifies the defined term "durable materials," provides clarification regarding how much "painted hog wire" fencing is allowed in a residential fence section, specifies the kind and color of new or replacement fencing along the Ranches Parkway; and assigns more complete standards for retaining walls and addresses where they are prohibited. This item was tabled at the June 18, 2024 City Council meeting.

[The recording of the discussion can be found online here at 04:41:35](#)

The public hearing was continued from the previous City Council meeting. Mayor Pro Tempore Gray called for additional comments. As there were no comments, he closed the hearing at 10:03 PM.

The Council determined to table the proposed ordinance to allow staff to make additional changes.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls. 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 04:54:12.](#)

15. ORDINANCES

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.32, Historic Zones.

Senior Planner Robert Hobbs presented the item. The proposed ordinance enacts Eagle Mountain Municipal Code Chapter 17.32, Historic Zones to assist the City in sharing and enforcing its development rules in a consistent and legally supportable manner, while awaiting rezoning of some properties in the community to bring them into compliance with 2024 codes. This item was tabled at the June 18, 2024 City Council meeting.

[The recording of the discussion can be found online here at 04:55:06](#)

The Council determined to table the ordinance to allow staff to bring the item back to a future meeting along with a rezone request which was discussed during the meeting.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.32, Historic Zones, to be brought back to the August 6, 2024 City Council meeting. Councilmember Wright seconded the motion.*

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

The motion passed with a vote of 4:1.

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

16. LEGISLATIVE ITEMS

16.A. UPDATE - Legislative Priorities List

Director of Legislative Affairs Clifford Strachan presented updates to the legislative priorities list.

[The recording of the discussion can be found online here at 05:44:20.](#)

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

The City Council provided comments on City business and reports on the boards they are assigned to as liaisons to the City Council.

[The recording of the City Council's business and liaison reports can be found online here at 05:59:45.](#)

18. COMMUNICATION ITEMS

18.A. Department Updates

18.B. Financial Report

18.C. Upcoming Agenda Items

19. ADJOURNMENT

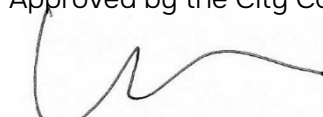
MOTION: *Councilmember Wood moved to adjourn at 11:21 PM. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 11:21 PM.

Approved by the City Council on August 20, 2024.



Lianne Pengra, CMC
Chief Deputy Recorder

