



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

AUGUST 20, 2024, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

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

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Clifford Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Evan Berrett, Economic Development Director; Embret Fossum, UFA Battalion Chief; Kimberly Ruesch, Director of Administrative Services; Angela Valenzuela, Human Resources Manager; Tyler Maffitt, Communications Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Management Analyst; Brandon Larsen, Planning Director; Brad Hickman, Public Works Director; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Streets and Storm Drain/Parks and Recreation Manager; Bailey Ensign, Digital Communication Specialist; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Chas Glenn, Administrative Assistant; Chris Trusty, City Engineer; Lianne Pengra, Chief Deputy Recorder; Michele Graves, Library Director; and Mack Straw, Public Utilities Manager.

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

1. DISCUSSION AND INFORMATION ITEMS

1.A. PRESENTATION – Downtown Master Plan Proposals

GSBS Consulting

Economic Development Director Evan Berrett introduced Erika Chmielewski, Phil Myrick, and Christine Richman with GSBS Consulting. GSBS Consulting presented their proposal and answered questions from the City Council.

[The recording of the discussion can be found online here at 00:03:15.](#)

MHTN Consulting

Ryan Wallace, Peggy McDonough, Vince Olcott, and Emily Seang with MHTN Consulting presented their proposal and answered questions from the City Council.

[The recording of the discussion can be found online here at 00:26:12.](#)

PSOMAS

Chris Hupp with PSOMAS presented their proposal and answered questions from the City Council.

[The recording of the discussion can be found online here at 00:48:21.](#)

1.B. DISCUSSION – Eagle Mountain Properties Rezone

Planning Director Brandon Larsen presented the item. Staff requested feedback from the City Council on the proposed rezone, along with applicable Future Land Use Map amendments, of 27 of the 31 parcels in the Eagle Mountain Properties Master Development Plan area. Parcel 18 was excluded from the materials as it has its own rezone application under Enyo Battery Storage. Parcels 29 through 31 will be brought to the Council at a later date for discussion and final action. The Planning Commission reviewed the proposed rezones and Future Land Use Map amendments on August 13, 2024. The proposed rezones and Future Land Use Map amendments will be brought to the Council for final decision on September 3, 2024.

[The recording of the discussion can be found online here at 01:20:18.](#)

2. AGENDA REVIEW

10.A. Agreement Renewal – Legislative Executive Consulting, LLC

David Stuart with Legislative Executive Consulting, LLC provided an update to the Council. According to the agreement that was entered into on August 15, 2023, the parties may mutually agree to extend the term of the agreement. This agenda item extends the agreement from September 1, 2024 through August 31, 2025. All other terms remain unchanged.

The City Council determined to extend the agreement for two years, through August 31, 2026.

[The recording of the discussion can be found online here at 02:16:50.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:20 PM.

5. PLEDGE OF ALLEGIANCE

A local Boy Scout Troop in attendance led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING ITEMS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:23 PM.

The following individuals spoke during the public comment period: Bettina Cameron, Jake Easton, Ben Bird,

Mayor Westmoreland closed the public comment period at 7:35 PM.

[The recording of the public comments can be found online here at 02:34:31.](#)

8. CITY COUNCIL/MAYOR ITEMS

This item was discussed after the Closed Session, and prior to the Consent Agenda.

Interim City Manager Steve Mumford presented emergency access route options out of the Lone Tree subdivision, and the City Council offered comments and updates to the public.

[The recording of the discussion and comments can be found online here at 02:56:43.](#)

9. PROCLAMATION

- 9.A. PROCLAMATION – A Proclamation of Eagle Mountain City, Utah, Proclaiming September 2024 as Parent Teacher Association Membership Month.

MOTION: *Councilmember Gray moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming September 2024 as Parent Teacher Association Membership Month, as read by Mayor Westmoreland. 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 02:53:54.](#)

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Burnham moved to 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; 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	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:55:29.](#)

The meeting was adjourned at 7:44 PM.

Mayor Westmoreland called the meeting to order at 8:45 PM.

CONSENT AGENDA

10. AGREEMENTS

10.A. Agreement Renewal – Legislative Executive Consulting, LLC

According to the agreement that was entered into on August 15, 2023, the parties may mutually agree to extend the term of the agreement. This agenda item extends the agreement from September 1, 2024 through August 31, 2025. All other terms remain unchanged.

11. BOND RELEASES

11.A. Antelope Meadows Phase B, Plat 4 – Into Warranty

11.B. Eagle Point Townhomes Plat C – Into Warranty

11.C. Eagle Ridge Phase 1 – Into Warranty

11.D. Hidden Hollow Phase C, Plat 1 – Out of Warranty

11.E. Scenic Mountain Phase C, Plat 3 – Out of Warranty

12. MINUTES

12.A. July 2, 2024 Minutes – Regular City Council Meeting

12.B. July 10, 2024 Minutes – Emergency City Council Meeting

12.C. July 10, 2024 Minutes – Special City Council Meeting

12.D. July 16, 2024 Minutes – Regular City Council Meeting

12.E. July 27, 2024 Minutes – September City Council Meeting

12.F. August 6, 2024 Minutes – Regular City Council Meeting

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amended Purchase Agreement with Holbrook HGS LC for the Acquisition of a Right-of-Way along Old Airport Road.

Based on the recent sale of property north of State Road 73, Holbrook HGS LC feels that the appraisal and offer made by the City were not in line with the actual value of the property. As such, the property owner has asked that the City pay for five years of rollback taxes for this property.

- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amended Purchase Agreement with Holbrook Long Ridge LC for the Acquisition of a Right-of-Way along Old Airport Road.

Similarly to item 13.A., based on the recent sale of property north of State Road 73, Holbrook Long Ridge LC feels that the appraisal and offer made by the City were not in line with the actual value of the property. As such, the property owner has asked that the City pay for five years of rollback taxes for this property.

- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Stephen Mumford for Interim City Manager Services.

Steve Mumford was appointed as the Interim City Manager earlier this year. The search for a permanent City Manager has extended longer than initially anticipated. This agreement will govern the employment relationship until the City Council appoints a permanent City Manager.

- 13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Les Olson for Professional Services.

Eagle Mountain City has several printers used by staff and the public at multiple locations. Currently, these devices are managed individually, split between Les Olson, Canon, and in-house management for smaller devices. Staff has engaged with Les Olson to manage all devices to reduce difficulty in managing and maintaining our printers, reduce costs associated with supplies and maintenance, increase responsiveness when issues arise, and better prepare for eventual equipment replacement.

MOTION: *Councilmember Gray moved to approve the Consent Agenda, removing item 13.C. A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Stephen Mumford for Interim City Manager Services, and amending item 10.A. Agreement Renewal – Legislative Executive Consulting, LLC to a two-year extension. 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 03:12:52.](#)

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Towns at Brylee Farms Development Agreement.

Planning Director Brandon Larsen presented the item. The proposed ordinance approves a development agreement for the Towns at Brylee Farms, which is located at the northwest corner of Eagle Mountain Boulevard and Aviator Avenue. The Brylee Estates Phase B preliminary plat (all townhomes) was originally approved on July 16, 2019, and was amended on January 5, 2021. The amendment moved and increased open space and park amenities between both Phase A (single-family) and Phase B. Two final plats have been approved and recorded within Phase B: Plat 1 approved on September 29, 2020, and Plat 2 on July 21, 2021. The approved amenities have been constructed in both phases. The preliminary plat has since expired and an extension was not requested by the applicant. The development agreement will allow the project to be completed as originally approved.

Applicant representative Ross Holiday addressed the Council regarding the application.

Mayor Westmoreland opened the public hearing at 9:11 PM. As there were no comments, he closed the hearing.

The Council further discussed the item and determined to table the Development Agreement to allow the applicant to address owner occupancy, garage sizing, and benchmarks required in Eagle Mountain Municipal Code Chapter 16.10 Master Developments.

[The recording of the discussion can be found online here at 03:13:56.](#)

MOTION: *Councilmember Gray moved to table an Ordinance of Eagle Mountain City, Utah, approving the Towns at Brylee Farms Development Agreement. 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 03:51:22.](#)

15. ORDINANCES

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

City Attorney Marcus Draper presented the item. The proposed ordinance approves the Tract Development Agreement, which covers approximately 672 acres of land distributed among 2 different parcels. One of the parcels is located near the Meta, Google, and QTS sites. The other parcel abuts Industrial Planning Area 2 of the Firefly development in the southwestern portion of the City.

Applicant representative Keely Ambrose addressed the Council regarding concerns around buffering, the addition of property, benchmarks, and length of the agreement.

[The recording of the discussion can be found online here at 03:52:27.](#)

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Tract Development Agreement with the following change:*
1. The last three sentences in Section 4.12 are removed and replaced with, "If Additional Property is annexed into this Agreement pursuant to this Section 4.12, then such future property shall be buffered as required by the Applicable Rules. This paragraph does not apply to any property located outside the City limits unless it is annexed into the City."
Councilmember Gray seconded the motion.

[The recording of the motion can be found online here at 04:10:18.](#)

AMENDED MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Tract Development Agreement with the following changes:*

- 1. The last three sentences in Section 4.12 are removed and replaced with, "If Additional Property is annexed into this Agreement pursuant to this Section 4.12, then such future property shall be buffered as required by the Applicable Rules. This paragraph does not apply to any property located outside the City limits unless it is annexed into the City." And*
- 2. In Section 4.12, "and/or Industrial Zone" is removed.*

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 amended motion can be found online here at 04:10:18.](#)

- 15.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Triple Tail Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain City, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute.

Economic Development Director Evan Berrett presented the item. The proposed ordinance will allow for the creation of the Triple Tail Community Reinvestment Project Area. This Plan is the end result of a comprehensive evaluation of the types of appropriate land uses and economic development for the land, which lies within twenty-four parcels in the City. The north parcels are south of 4000 North, north of Pole Canyon Blvd, and east of Tyson Pkwy. The south parcel is south of 1000 North and east of Pony Express Pkwy. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

[The recording of the discussion can be found online here at 04:11:20.](#)

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Adopting the Triple Tail Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain City, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute. 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 04:12:29.](#)

16. RESOLUTIONS

16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement for Consulting Services for the Downtown Master Plan.

The proposed resolution approves an agreement for consulting services for the Downtown Master Plan. The City Council received presentations from three firms in the earlier work session and selected their preferred firm during this scheduled item.

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

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Approving an Agreement for Consulting Services with MHTN Architects for the Downtown Master Plan. 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 04:14:53.](#)

17. LEGISLATIVE ITEMS

17.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 04:17:00.](#)

MOTION: *Councilmember Wright moved to remove the "MIHP regarding Impact Fees for ADUs" item from the Legislative Priorities List. 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 04:17:20.](#)

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

19. COMMUNICATION ITEMS

19.A. Financial Report

19.B. Upcoming Agenda Items

20. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 10:07 PM. Councilmember Wright seconded the motion.*

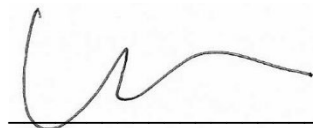
Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:18:07.](#)

The meeting was adjourned at 10:07 PM.

Approved by the City Council on September 3, 2024.



Lianne Pengra, CMC
Chief Deputy Recorder

