



EAGLE MOUNTAIN CITY COUNCIL MEETING

AUGUST 5, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Melissa Clark.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Marcus Draper, City Attorney; Gina Olsen, City Recorder; Tyler Maffitt, Communications Manager; Natalie Winterton, Assistant to the City Manager; Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Lacie Messerly, Deputy Recorder; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; Carson Stapley, Information Systems Manager, Carlos Vasquez, Intern, Embret Fossum, UFA Battalion Chief and Erik Knutzen, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Evan Berrett, Economic Development Director and Michele Graves; Library Board Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:28 PM. He noted Councilmember Melissa Clark was out of town for a funeral and attending electronically.

[The recording of the discussion can be found online here at 00:11:23.](#)

1. DISCUSSION AND INFORMATION ITEMS

- 1.A. DISCUSSION - Proposed Amendment to the Eagle Mountain City Code Enacting Section 5.30 Regulating Food Trucks Operating on Public and Private Property

[The recording of the discussion can be found online here at 00:15:52.](#)

BYU MPA Administrative Intern Carlos Vasquez presented a proposed amendment to the Eagle Mountain City Code to enact Section 5.30, governing food truck operations on both public and private property. The discussion focused on proposed regulations intended to

support small business entrepreneurship while also protecting community interests such as cleanliness, parking access, traffic safety, and equitable vendor participation.

1.B. DISCUSSION - Proposed Amendment to the Eagle Mountain City Code Section 17.80 Sign Regulations and Sign Permits, relating to Monument Signs on Commercial Properties Fronting SR-73

[The recording of the discussion can be found online here at 00:47:10.](#)

Mr. Carlos Vasquez presented a proposed amendment to Eagle Mountain City Code Section 17.80 to regulate monument signs on private commercial parcels along SR-73. The discussion focused on visibility, safety, and aesthetic considerations specific to the high-speed nature of the corridor, where standard sign allowances are currently limited.

1.C. DISCUSSION - Privacy Program Policy Overview - [HB0491](#) & [HB0444](#)

[The recording of the discussion can be found online here at 0:1:14:58.](#)

Mr. Intern Jacob Lowe presented an overview of Eagle Mountain's Privacy Program Policy, referencing House Bills 444 and 491, which emphasize the importance of trust between government entities and residents. The discussion highlighted the need to safeguard personal and sensitive information and ensure compliance with relevant data protection regulations. The City's required Privacy Program Report is due by December 31, 2025.

1.D. DISCUSSION - Architectural Standards - VCBO Architecture

[The recording of the discussion can be found online here at 01:21:56.](#)

Representative Whitney Ward from VCBO Architecture presented proposed updates to the City's Architectural Standards which guide the design, appearance, and materials used in building construction to ensure quality and consistency throughout the community.

2. AGENDA REVIEW

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 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 to a closed session at 6:41 PM.

[The recording of the motion can be found online here at 02:25:36.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 7:34 PM.

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

City Recorder Gina Olsen led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

8. INTRODUCTIONS

8.A. 2025 Miss Eagle Mountain Royalty

[The recording of the discussion can be found online here at 02:28:15.](#)

The Miss Eagle Mountain Royalty introduced themselves and addressed the City Council regarding their chosen cause. Participants included Miss Eagle Mountain Emily Hales; First Runner-Up Trieste Smith; Miss Teen Eagle Mountain Sage Thygerson; and First Runner-Up for Miss Teen Eagle Mountain, Brighton Haws.

9. PUBLIC COMMENTS

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

The following individuals spoke during the Public Comment period: DJ Searcy, Zac Huish and Deanna Wilson. The public comments received and entered into the public record were from Amanda Espersen, Chalyse Reed, Kimberly Braithwaite, Kylie Gillis, Lisa King and Melanee Wilson.

Mayor Westmoreland closed the public comment period at 7:54 PM.

[The recording of the Public Comments can be found online here at 02:31:39.](#)

10. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:47:23.](#)

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Browns Meadow, Plat 2 - Into Warranty
- 11.B. Firefly NPA 5 Phase A, Plat 1 - Into Warranty
- 11.C. Harmony Phase A, Plat 15 - Into Warranty
- 11.D. Harmony Phase B, Plat 1 - Into Warranty
- 11.E. Pinnacles Phase A, Plat 1 - Into Warranty
- 11.F. Pinnacles Phase A, Plat 2 - Into Warranty
- 11.G. Eagle Point, Plat E - Out of Warranty
- 11.H. Marketplace at Eagle Mountain Town Center Phase 2 - Out of Warranty
- 11.I. Parkway Fields Phase C, Plat 1 - Out of Warranty
- 11.J. Parkway Fields Phase C, Plat 2 - Out of Warranty
- 11.K. Rush Creek Phase A, Plat 1 - Out of Warranty
- 11.L. Silverlake, Plat 31 - Out of Warranty

12. RESOLUTIONS

- 12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for the LDS Chapel at 967 E Desert Willow Drive (Parcel ID #51:756:0106), as allowed in Eagle Mountain Municipal Code Section 8.15.080 (G)

13. PRELIMINARY PLATS & SITE PLANS

- 13.A. SITE PLAN - Meta/Available Storage Wireless Communication Tower
- 13.B. SITE PLAN - Brylee North Commercial Plat A - Lot 3
- 13.C. SITE PLAN - Pony Express Medical Office Building

MOTION: *Councilmember Wright moved to approve the Consent Agenda. 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 03:06:52.](#)

SCHEDULED ITEMS

14. RESOLUTIONS

- 14.A. 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

[The recording of the discussion can be found online here at 03:11:55.](#)

Policy Analyst John Magness explained that the City Council previously adopted a resolution to join the Utah Valley HOME Consortium, enabling access to HUD funding for programs such as down payment assistance. HUD legal counsel has since requested minor updates to the agreement, including the addition of automatic renewal language and clarification of the authorized signatory as the Mayor.

MOTION: *Councilmember Wright moved to adopt 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. Councilmember Burnham 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 03:13:12.](#)

15. LEGISLATIVE ITEMS

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

Councilmember Wright, City Manager Ben Reeves, and Assistant City Engineer David Salazar discussed an egress and the trail connections leading to the Desert Sky Elementary in the Lone Tree subdivision.

[The recording of the discussion can be found online here at 03:14:12.](#)

17. COMMUNICATION ITEMS

17.A. Financial Report

18. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 8:26 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 03:19:24.](#)

Approved by the City Council on August 19, 2025.

Gina L. Olsen
Gina Olsen, CMC
City Recorder

