



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

SEPTEMBER 2, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Benjamin Reeves, 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; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; 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; David Salazar, Assistant City Engineer; Michele Graves, Library Director; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Melissa Yates, Purchasing Agent.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Deputy City Manager; and Michele Graves, Library Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 4:00 PM. He noted Mayor Westmoreland would not be in attendance due to illness. He also noted that Councilmember Jared Gray would connect electronically as his cellular service allowed.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Annexation Policy Plan

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

City Manager Benjamin Reeves explained that as part of the General Plan Update, the City needs to reevaluate the Annexation Policy Plan to guide Eagle Mountain's future growth and turned time to Planning Director Brandon Larsen.

Planning Director Brandon Larsen reviewed an Annexation Policy Plan map, focusing on water, power, transportation, and energy, and noted discussions with Fairfield Mayor Holly McKinney regarding future roads, the Rodeo Grounds, and annexation plans.

Councilmembers and Staff discussed impacts on Cedar Fort, road connections, and long term transportation needs, with Mayor Pro Tempore Wright stressing the importance of flexibility for future freeway options.

2. AGENDA REVIEW

13.A. SITE PLAN - Ranches Academy Addition

[The recording of the discussion can be found online here at 00:38:57.](#)

Councilmembers inquired about the purpose of the Ranches Academy Addition. Planner Steven Lehmitz clarified that it was intended to expand the school.

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing EMMC 2.19 Director of Legislative Affairs, and Amending EMMC 2.15.100 and 2.17.010

[The recording of the discussion can be found online here at 00:40:02.](#)

Councilmember Wood asked if the ordinance could be suspended, not removed. City Attorney Marcus Draper clarified that it would be better to remove the ordinance and bring it back to Council in the future if this position is needed again.

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah Approving a Pressure Releasing Valve (PRV) Cost Sharing Agreement for the Browns Meadow Subdivision

[The recording of the discussion can be found online here at 00:42:08.](#)

City Attorney Marcus Draper explained that the City, DAI, and Browns Meadow reached an agreement to share the cost of a pressure releasing valve for the Browns Meadow Subdivision, with each party paying one-third of the total expense. Browns Meadow has already submitted payment for its portion. An agreement with DAI will return at a future meeting for its portion.

16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133

16.B. PRELIMINARY PLAT & SITE PLAN - Alpine School District Elementary 133

Item 16.A. and 16.B. were discussed concurrently.

[The recording of the discussion can be found online here at 00:43:43.](#)

Planner Steven Lehmitz presented a rezone approval from Agriculture to Public Facilities, and Site Plan approval for a new elementary school to be located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

The City Council expressed concern regarding student pickup and drop-off traffic circulation at the proposed school site. Mayor Pro Tempore Wright emphasized the importance of including adequate ingress and egress in the Site Plan to better address transportation and public safety needs. Councilmembers further discussed related safety concerns regarding fire and police access.

City Attorney Marcus Draper clarified that, while State Code does not require the School District to provide additional access, the City may use State Code provisions to encourage modifications that improve emergency response access.

17.A. RESOLUTION/PUBLIC HEARING - Resolution of Eagle Mountain City, Utah approving the Culinary Water Master Plan and Impact Fee Facilities Plan (IFFP)

[The recording of the discussion can be found online here at 01:06:08.](#)

City Engineer Vince Hogge presented the Culinary Master Plan and Impact Fee Facilities Plan for the City's culinary water utilities. The goal of this Master Plan is to stay ahead of the rapid growth the City is experiencing. The plan shows what the City's culinary water system will need to look like at full build-out and is intended to guide planning for growth in different areas.

18.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the First Amendment to Master Development Agreement for Ault Farms (Parkway Fields)

[The recording of the discussion can be found online here at 01:12:26.](#)

City Attorney Marcus Draper outlined an Amendment to the Master Development Agreement for Ault Farms (now the Parkway Fields subdivision) and stated that Flagship Homes requested the ability to bond for required privacy fencing due to supply delays. This would allow building permits to be issued while the fencing is installed. Councilmembers requested the language be revised to specify this as a temporary fix, ensuring it cannot be

used for long-term project purposes.

19.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 01:23:43.](#)

Management and Policy Analyst John Magness and Councilmembers reviewed the Legislative Priorities List which included:

- Additional access for the Lone Tree Subdivision; cost and funding options
- Youth Court Program
- The creation of a Justice Court
- Rodeo Grounds for a practice archery facility
- Adding veterans and active duty members to the acceptable applicants for the Eagle
- Mountain Mortgage Assistance Program.

City Councilmembers and City Manager Benjamin Reeves further discussed options on how to simplify and mainstream the Legislative Priorities List.

3. CITY MANAGER INFORMATION ITEMS

Councilmembers discussed the challenges and wins surrounding the OneView resident portal system for residents. Councilmembers suggested Staff utilize social media to help the residents understand the OneView “Report a Concern” Portal.

Mr. Reeves had no additional items to report.

4. ADJOURNMENT

The Work Session was adjourned at 5:58 PM.

[The recording of the adjournment can be found online here at 01:58:23.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Pro Tempore Wright called the meeting to order at 7:00 PM. He noted Mayor Westmoreland would not be in attendance due to illness. He also noted that Councilmember Jared Gray would connect electronically as his cellular service allowed.

6. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

8. APPOINTMENTS

8.A. Library Advisory Board

1. Dani McKean - Completing term through December 2025

MOTION: *Councilmember Burnham moved to approve the appointment of Susan Allen as a Senior Citizen Advisor through December 31, 2025. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

City Recorder Gina Olsen administered the Oath of Office to Dani McKean.

[The recording of the discussion can be found online here at 02:02:19.](#)

9. PUBLIC COMMENTS

Mayor Pro Tempore Wright opened the public comment period at 7:04 PM.

The following individuals spoke during the Public Comment period: Emily Buss.

Mayor Pro Tempore Wright closed the public comment period at 7:07 PM.

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

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 02:07:15.

CONSENT AGENDA

11. BOND RELEASES

11.A. Eagle Point Phase J, Plat 4 - Into Warranty

11.B. Firefly NPA 5 Wrangler Road and Pole Canyon Boulevard - Into Warranty

11.C. Eagle Point Plat D - Out of Warranty

11.D. Pacific Springs Phase A, Plat 4 - Out of Warranty

11.E. Porter Ranch Townhomes 1 & 2 - Out of Warranty

12. MINUTES

12.A. August 26, 2025 Minutes - Special City Council Meeting - Primary Election Canvass

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN - Ranches Academy Addition

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing EMMC 2.19. Director of Legislative Affairs, and Amending EMMC 2.15.100 and 2.17.010

15. RESOLUTIONS

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah Approving a Pressure Releasing Valve (PRV) Cost Sharing Agreement for the Browns Meadow Subdivision

MOTION: *Councilmember Wood moved to approve the Consent Agenda. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

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

SCHEDULED ITEMS

ORDINANCES/PUBLIC HEARINGS

16. ORDINANCES

16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133

[The recording of the discussion can be found online here at 02:15:32.](#)

Planner Steven Lehmitz presented a rezone request from Agriculture to Public Facilities for Parcel No. 59:034:0186, located directly north of the Pinnacles residential development, to accommodate a new elementary school currently named Alpine School District Elementary 133.

Alpine School District Director of Facilities Frank Pulley and Alpine School District Representative Scott Johnson stated the School District felt they met the requirements of City for the rezone.

Mayor Pro Tempore Wright opened the Public Hearing period at 7:21 PM. Seeing no one wished to speak Mayor Pro Tempore Wright closed the Public Hearing at 7:21 PM.

MOTION: *Councilmember Wood moved to adopt Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

The recording of the motion can be found online here at 02:21:40.

16.B. PRELIMINARY PLAT & SITE PLAN - Alpine School District Elementary 133

[The recording of the discussion can be found online here at 02:24:00.](#)

Planner Steven Lehmitz explained that this item is in relation to Item 16.A. Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential

development.

Councilmember Wood expressed concerns regarding parking and safe ingress and egress at the school, emphasizing the need to work with the School District to find a compromise for improved outcomes in the future. Alpine School District Director of Facilities Frank Pulley and Alpine School District Representative Scott Johnson addressed the concerns and agreed to work with the City for future school sites, stating often they limited to properties that are available for purchase.

Councilmembers and the School District Representatives collaborated on ideas on how to help future schools in Eagle Mountain City.

MOTION: *Councilmember Wood moved adopt Alpine School District Elementary 133 Preliminary Plat and Site 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 02:52:34.

17. RESOLUTIONS/PUBLIC HEARING

17.A. RESOLUTION/PUBLIC HEARING - Resolution of Eagle Mountain City, Utah
Approving the Culinary Water Master Plan and Impact Fee Facilities Plan
(IFFP)

[The recording of the discussion can be found online here at 02:54:02.](#)

City Engineer Vince Hogge presented the Culinary Water Master Plan and Impact Facilities Plan for the City's culinary water utilities. The goal of this Master Plan is to stay ahead of the rapid growth the City is experiencing. The plan shows what the City's culinary water system will need to look like at full build-out and is intended to guide planning for growth in different areas.

Mayor Pro Tempore Wright opened the Public Hearing period at 7:57 PM. Seeing no one wished to speak Mayor Pro Tempore Wright closed the Public Hearing at 7:57 PM.

MOTION: *Councilmember Wood moved adopt a Resolution of Eagle*

Mountain City, Utah approving the Culinary Water Master Plan and Impact Fee Facilities Plan (IFFP). Councilmember Clark seconded the motion.

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

The motion passed with a unanimous 4:0 vote.

The recording of the motion can be found online here at 02:57:33.

18. ORDINANCES

18.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the First Amendment to Master Development Agreement for Ault Farms (Parkway Fields)

[The recording of the discussion can be found online here at 02:58:11.](#)

City Attorney Marcus Draper presented that Ault Farms is requesting approval to bond for their required privacy fencing due to supply delays. This would allow building permits to be issued, with Certificates of Occupancy withheld until the fencing is installed.

Councilmembers requested that the amendment language be revised to include a nine-month sunset clause to establish a clear expiration date.

MOTION: *Councilmember Wood moved adopt an Ordinance of Eagle Mountain City, Utah Approving the First Amendment to Master Development Agreement for Ault Farms (Parkway Fields), including a nine-month sunset clause in the Amendment. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 02:59:53.](#)

19. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

This Item was discussed during Work Session after Item 2.A. Agenda Review.

[The recording of the discussion can be found online here at 01:58:23.](#)

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

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

21. COMMUNICATION ITEMS

22. ADJOURNMENT


MOTION: *Councilmember Clark moved to adjourn the meeting at 8:01 PM.
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 unanimous 4:0 vote.

[The recording of the motion can be found online here at 03:01:00.](#)

Approved by the City Council on September 16, 2025.


Gina Olsen, CMC
City Recorder

