



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

OCTOBER 21, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Director of Legislative and Strategic Services; Gina Olsen, City Recorder; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Community Development 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; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff; Melissa Yates, Purchasing Agent; Jeret Shaffer, Finance Manager; Elizabeth Fewkes, Planner; and Kiara Polee, Affordable Housing Coordinator.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:01 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. UPDATE - Utah Housing Strategic Plan

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

Affordable Housing Coordinator Kiara Polee and Planner Elizabeth Fewkes updated the City Council on the Utah Housing Strategic Plan which was developed in alignment with Governor Cox's goal to create 150,000 new housing units, including 35,000 starter homes, by 2028. They noted that a draft released on October 6, 2025 initiated the public comment and legislator outreach phase and Staff is reviewing the plan to identify potential impacts, opportunities, and funding options for Eagle Mountain City.

1.B. PRESENTATION - Attainable Housing at Triumph - Scot Hazard, The Real Estate Group

[The recording of the discussion can be found online here at 00:28:32.](#)

Real Estate Group Representative Scot Hazard presented the proposed Attainable Housing Initiative at Triumph, highlighting key aspects of the development and its potential community impact. This was a second presentation which went further into depth about floor plans, purchase pricing, and affordability details.

1.C. PRESENTATION - Financial Report - 1st Quarter FY 2026

[The recording of the discussion can be found online here at 00:53:01.](#)

Management Analyst Terrence Dela Pena presented the First Quarter Financial Report for Fiscal Year 2025–2026, covering July 1, 2025 through September 30, 2025. He reviewed the City’s financial performance, comparing adopted budget figures with actual revenues and expenditures to promote fiscal transparency and identify early trends or variances.

1.D. PRESENTATION - Road Connectivity for the New High School

[The recording of the discussion can be found online here at 00:59:47.](#)

City Manager Ben Reeves and Assistant City Engineer David Salazar presented a proposal to connect Eagle Mountain City at the southeast corner of the Silverlake Community via Silverlake Parkway. The connection would improve access to the future high school and help reduce traffic on Pony Express Parkway and Mountain View Corridor.

Staff expressed general support for improved connectivity but emphasized the need for a detailed review of potential local impacts. They noted that Saratoga Springs’ traffic impact study only analyzes connections within its boundaries and does not address traffic impacts to Silverlake. Initial recommendations for improvements were provided and will be further reviewed as part of the study, though the City Council expressed hesitation regarding the road connection.

Mayor Westmoreland excused himself from the meeting and requested Mayor Pro Tempore Wright preside over the meeting until he returned.

2. AGENDA REVIEW

[The recording of the discussion can be found online here at 01:21:22.](#)

The City Council reviewed the Consent Agenda and had no questions or requested changes.

3. CITY MANAGER INFORMATION ITEMS

3.A. Utility Billing Assistance – Furloughed Federal Employees in Eagle Mountain

[The recording of the discussion can be found online here at 01:22:18.](#)

City Manager Ben Reeves proposed a temporary utility billing assistance policy for furloughed federal employees in Eagle Mountain City, potentially waiving shutoffs, late fees, and interest charges. Director of Administrative Services Kimberly Ruesch clarified that the City's existing Utility Assistance Program is income-based. The City Council agreed to postpone action until the next meeting to reassess whether the furlough continues.

Mayor Westmoreland returned to the meeting.

2. AGENDA REVIEW (Continued)

15.A. ORDINANCE / PUBLIC HEARING - An Ordinance Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions

[The recording of the discussion can be found online here at 01:34:00.](#)

Planner Steven Lehmitz reviewed the proposed amendments to Title 6 & Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions.

The City Council asked questions of clarification on maximum numbers of animals and other items related to the amendment.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Clark 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(i) 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 at 5:50 PM.

[The recording of the motion can be found online here at 01:49:53.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:02 PM.

6. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

8. UTAH COUNTY SHERIFF’S OFFICE – LAW ENFORCEMENT SERVICES UPDATE

[The recording of the discussion can be found online here at 01:52:14.](#)

Chief Deputy Sheriff Erik Knutsen introduced Deputies Turley and Bingham as the newest members of the Utah County Sheriff’s Office in Eagle Mountain City and provided updates on recent enforcement activity, including significant traffic stops.

9. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:07 PM.

The following individuals spoke during the Public Comment period: Brooke Jackson, Eric Jones, Amanda Mendenhall and Tiffany Walden. Public Comments for Mike Wren was read by Jacob Jones; and for Devin Walden was read by Cody Mather,

Public Comment from Liz West was submitted online and read by City Recorder Gina Olsen.

Mayor Pro Westmoreland closed the public comment period at 7:25 PM.

[The recording of the public comments can be found online here at 01:56:02.](#)

10. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the comments can be found online here at 02:14:52.](#)

CONSENT AGENDA

11. BOND RELEASES

11.A. Antelope Meadows Phase B, Plat 3 - Out of Warranty

12. MINUTES

12.A. October 7, 2025 Minutes - Regular City Council Meeting

13. ORDINANCES

13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72, Commercial and Multi-family Design Standards

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 02:25:54.](#)

SCHEDULED ITEMS

14. PUBLIC HEARING ONLY

14.A. PUBLIC HEARING ONLY - Arguments For or Against the RAP Tax

[The recording of the discussion can be found online here at 02:26:36.](#)

Communications Manager Tyler Maffitt outlined the purpose of the Recreation, Arts, and Parks (RAP) Tax which is a proposed 0.1% local option sales and use tax to support cultural arts, recreation, and park projects in Eagle Mountain City. If approved by voters, the tax would generate an estimated \$600,000 annually, managed by a RAP Tax Advisory Board appointed by the Mayor with Council consent.

He noted that on August 19, 2025, the City Council adopted a Resolution to place the RAP Tax on the 2025 General Municipal Election ballot. A voter information pamphlet was mailed to residents around October 9, 2025, in accordance with State Code. The City received no arguments against the RAP Tax for inclusion in the pamphlet.

It was noted the Public Hearing is a procedural step required by State Law.

Mayor Westmoreland opened the Public Hearing period at 7:39 PM. Seeing no one wished to speak Mayor Westmoreland closed the Public Hearing at 7:39 PM.

[The recording of the public hearing can be found online here at 02:28:47.](#)

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE / PUBLIC HEARING - An Ordinance Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions

[The recording of the discussion can be found online here at 02:33:45.](#)

Planner Steven Lehmitz outlined the proposal to amend EMMC 6.05.260, 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. This proposal also amends 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to clarify exceptions to accessory dwelling unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5). Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c) are being amended to coincide with the proposed changes.

Mayor Westmoreland opened the Public Hearing period at 7:53 PM. Seeing no one wished to speak Mayor Westmoreland closed the Public Hearing at 7:53 PM.

[The recording of the public hearing can be found online here at 02:42:00.](#)

The City Council reviewed the changes and additional modifications were introduced. City Attorney Marcus stated the Planning Commission would need to review the additional changes with the entirety of the proposed amendment.

MOTION: *Councilmember Gray moved to remand the Ordinance Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions back to the Planning Commission to review additional changes. 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 02:52:07.](#)

16. STADION, LLC (Meta)

16.A. ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Stadion, LLC (aka Meta)

[The recording of the discussion can be found online here at 02:53:52.](#)

City Attorney Marcus Draper discussed that Stadion, LLC is seeking to expand its data center onto the property immediately south of the existing facility, which is already zoned with the RTI Overlay. The proposed Development Agreement grants Stadion the right to expand, outlines required infrastructure improvements to support the expansion, and defines the rights and responsibilities of both parties, largely modeled after the existing Development Agreement.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Stadion, LLC (aka Meta). 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 4:1 vote.

[The recording of the motion can be found online here at 02:56:20.](#)

16.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Water and Sewer Agreement with Stadion, LLC (aka Meta)

[The recording of the discussion can be found online here at 02:59:17.](#)

City Attorney Marcus Draper discussed that Stadion, LLC (Meta) is seeking to expand its data center onto the property immediately south of the existing facility, which is already zoned with the RTI Overlay. A Development Agreement has been negotiated for City Council consideration, and the proposed Third Amendment to the Water and Sewer Agreement would allow Stadion to purchase an additional 125 acre-feet of water to support the expansion. Stadion has already contracted a purchase of 500 acre-feet. This would bring that to 625 acre-feet and adjust the take down schedule. Fees would be paid at the current net present value.

MOTION: *Councilmember Wright moved to adopt a Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Water and Sewer Agreement with Stadion, LLC (aka Meta). 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 03:01:07.](#)

17. ORDINANCES

- 17.A. ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Meritage Homes at Harmony Subdivision

[The recording of the discussion can be found online here at 03:01:42.](#)

City Attorney Marcus Draper presented that Meritage Homes purchased land encompassing three plats within the Harmony Subdivision, two of which contain lots abutting arterial or collector roads. Under the Harmony Development Agreement and City Code, privacy fencing is required along these property lines prior to building permit issuance. The parties propose a Development Agreement allowing Meritage to receive building permits before fence installation, provided they bond for the fencing, begin installation within nine months, and complete it with reasonable diligence.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Meritage Homes at Harmony Subdivision. 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 03:02:58.](#)

18. LEGISLATIVE ITEMS

- 18.A. UPDATE – Legislative Priorities List

John Magness provided an update on the status of the future Legislative Priorities list.

[The recording of the discussion can be found online here at 03:03:50.](#)

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

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

[The recording of the reports can be found online here at 03:04:42.](#)

At the request of Mayor Westmoreland, Unified Fire Authority Battalion Chief Bret Fossum gave updates on Fire Department activities and training in Eagle Mountain City.

20. COMMUNICATION ITEMS

20.A. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 8:24 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 03:14:00.](#)

The meeting was adjourned at 8:24 PM.

Approved by the City Council on November 5, 2025.



Gina Olsen, CMC
City Recorder

