



**EAGLE MOUNTAIN
CITY COUNCIL / PLANNING COMMISSION
JOINT WORK MEETING MINUTES – SPECIAL SESSION**

OCTOBER 28, 2025, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Pro Tempore Brett Wright; Councilmembers Donna Burnham, Melissa Clark, and Rich Wood. Mayor Tom Westmoreland and Councilmember Jared Gray were excused.

PLANNING COMMISSION MEMBERS PRESENT: Commission Chair Jason Allen, and Commissioners Rod Hess, Robert Fox, Brent Strong, and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Steve Mumford, Deputy City Manager; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Gina Olsen, City Recorder; Kiara Polee, Affordable Housing Coordinator; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; and Megan Green, Planning Secretary.

5:30 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tem Wright called the meeting to order at 5:30 PM. He noted Mayor Tom Westmoreland and Councilmember Gray were excused.

1. DISCUSSION ITEMS

1.A. DISCUSSION – Utah Housing Strategic Plan Update

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

City Planner Elizabeth Fewkes and Affordable Housing Coordinator Kiara Polee introduced the Utah Housing Strategic Plan and discussed the challenges in the housing market. Beth Fewkes mentioned the importance of balancing product availability for different income levels and income debt ratios. The City's mortgage assistance program and the need to use multiple tools like RDA funds, CDBG, and the HOME Consortium were discussed. It was noted the City is focusing on tactics rather than specific programs to address housing challenges.

Together, the City Council members, Planning Commissioners, Beth Fewkes, and Kiara Polee discussed the pros and cons of the different tactics.

Key points included the need for balanced housing products across income levels, It was noted that 29 loans have been awarded through the City's Mortgage Assistance Program (MAP). The

discussion emphasized the importance of consistent definitions for affordable housing and the challenges of state-level mandates. Concerns were raised about the impact of State policies on local infrastructure and the need for fair evaluation of City efforts. The potential benefits of modular housing and the importance of having consistent definitions and high architectural standards was reviewed.

Both Ms. Fewkes and Ms. Polee will provide feedback to the State on the proposed tactics from the City, emphasizing the need for flexibility, local control, and a focus on actual affordability rather than just production. Councilmembers indicated input should also be provided to the State regarding the need for context-sensitive approaches to water conservation, building codes, and other development standards, rather than one-size-fits-all solutions.

2. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 6:34 p.m. 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 vote of 4:0.

[The recording of the motion can be found online here at 01:04:40.](#)

The meeting was adjourned at 6:34 PM.

Approved by the City Council on December 2, 2025.



Gina Olsen, CMC
City Recorder

