



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JULY 14, 2026, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. TRAINING - Architecture: The Value of Constructing Buildings to Last

1.B. AGENDA REVIEW

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. June 23, 2026 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Scenic Mountain.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* Proposed General Plan Future Land Use Map Amendment(s) and Rezoning of various properties within, and adjacent to, the expired Scenic Mountain master development area.

7.B. SITE PLAN — Eagle Mountain Chapel and Recreation Building

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* Planning Commission review of a site plan proposal that would demolish two residential dwellings, renovate and expand the current accessory building into a religious and cultural meeting hall, and construct an accessory recreation building.

7.C. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Mountain Chapel and Recreation Building Development Agreement.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* Planning Commission review of a proposed development agreement that would facilitate the development of the proposed Eagle Mountain Chapel and Recreation Building Site Plan.

7.D. ACTION ITEM — Wright Retaining Wall Variance

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) Planning Commission review of a proposed Variance request to the City's retaining wall height maximum.

- 7.E. ACTION ITEM — A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Brylee Townhomes Development Agreement.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) Planning Commission review of a proposed First Amendment to the Brylee Farms Phase B Development Agreement.

- 7.F. First Amendment to Stadion Development Agreement

- 8. **DISCUSSION ITEMS**
- 9. **AGENDA REVIEW**
- 10. **NEXT SCHEDULED MEETING**
- 11. **ADJOURNMENT**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	TRAINING - Architecture: The Value of Constructing Buildings to Last
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Architecture Slides

Architecture: The Value of Constructing Buildings to Last

Training

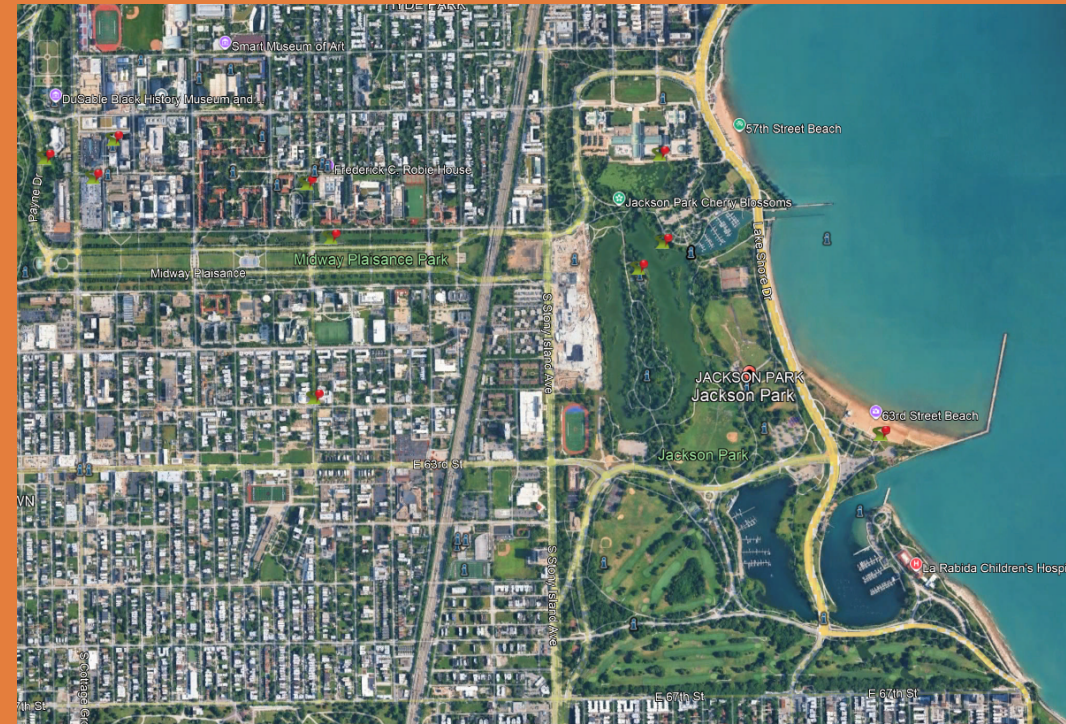


1893 World's Fair - Chicago

- World's Columbian Exposition
- 400th anniversary of Columbus
- "The White City"
- Architecture, arts, industrial optimism
- Beaux-Arts (neoclassical)
- The City Beautiful Movement 1890s – 1900s









GERMAN GOVERNMENT BUILDING.



IDAHO STATE BUILDING.



The White City is largely credited for ushering in the City Beautiful Movement and planting the seeds of modern city planning. The highly integrated design of the landscapes, promenades, and structures provided a vision of what is possible when planners, landscape architects, and architects work together on a comprehensive design scheme. The White City inspired cities to focus on the beautification of the components of the city in which municipal government had control; streets, municipal art, public buildings, and public spaces. The designs of the City Beautiful Movement (closely tied with the municipal art movement) are identifiable by their classical architecture, plan symmetry, picturesque views, and axial plans, as well as their magnificent scale.



Daniel Burnham



Flatiron Building, NY 1902

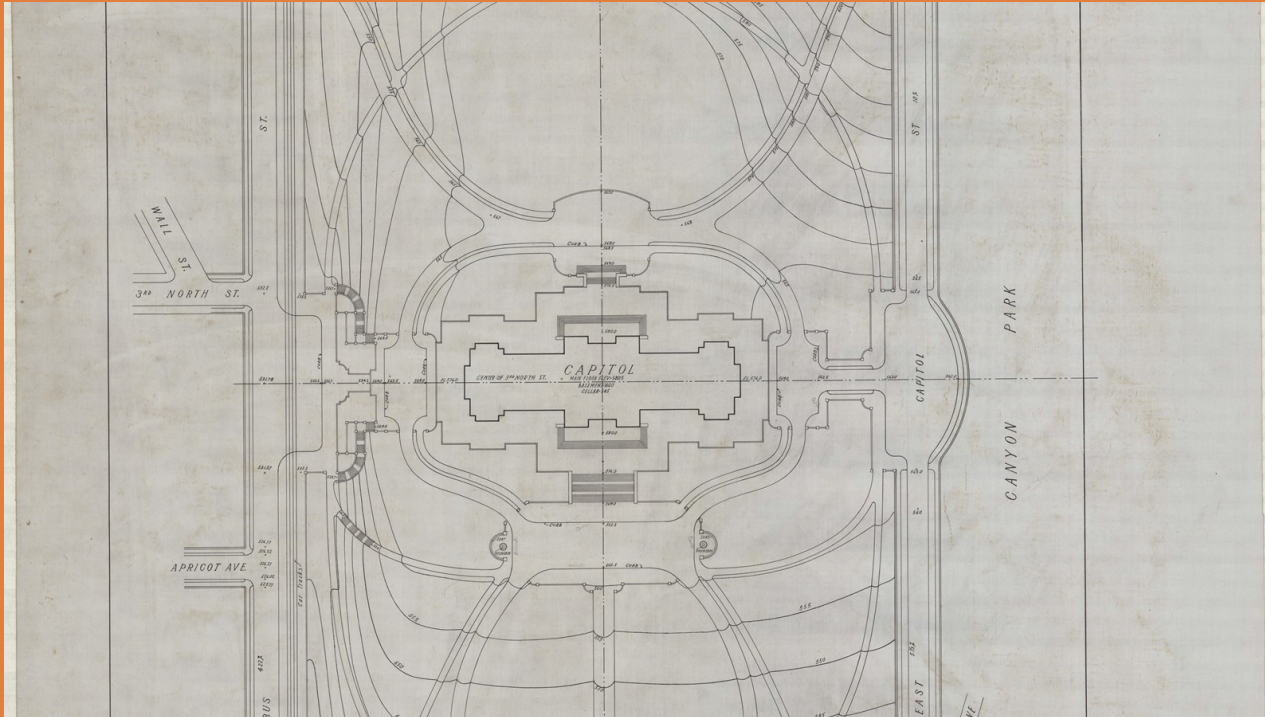


Washington DC Union Station 1907



Fredrick Law Olmsted

Central Park, NY 1858



Utah State Capitol – Olmsted Bros. 1911



Architecture in Utah



American Fork City Hall 1903

Box Elder County Courthouse 1910



Utah County Courthouse 1926



Frank E. Moss Federal Courthouse 1905



USU Old Main 1902

Cache County Courthouse 1883



Metropolitan Museum of Art, NY 1880



Huntington, WV, City Hall 1915





Wasatch Stake Tabernacle 1889



Thurber School Spanish Fork 1910



Detroit – The Guardian Building (1929 Union Trust Building)





Building & Shaping

"Whatever good things we build end up building us." — Jim Rohn

"We shape our buildings; thereafter they shape us." — Winston Churchill

"One of the great beauties of architecture is that each time, it is like life starting all over again." — Renzo Piano

Perspective & Existence

"Architecture is the stage on which we live our lives." — Zaha Hadid

"Life is architecture and architecture is the mirror of life." — I.M. Pei

"Any architectural work that does not express serenity is an error." — Luis Barragán

Inspiration & Future

"Architecture is about trying to make the world a little more like our dreams." — Bjarke Ingels

"We are called to be architects of the future, not its victims." — R. Buckminster Fuller





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	N/A
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

PRESENTED BY

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

Megan Green, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. 6.23.2026 PC Meeting Minutes Draft (2)



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

June 23, 2026, 5:30 p.m.

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Brent Strong, Bryan Free, Chad DeCoursey, and Alternate Commissioner Laura Jensen.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Strong called the meeting to order at 5:30 p.m.

1. Discussion Items

1.A. TRAINING – Highest and Best Use Analysis

- Commissioner Bryan Free presented the Highest and Best Use Training and emphasized its relevance to appraisers and developers.
- Commissioner Free explained that the process of making decisions about zoning changes is described as a highest and best use analysis.
- Examples were given, such as changing agricultural land to the Foothill Residential Zone or zoning for commercial hubs.
- The importance of understanding the highest and best use of property was highlighted, including the potential for schools, Smith's Marketplace, or more homes.
- Commissioner Free defined Highest and Best Use as the reasonably probable use of a property that is legally permissible, physically possible, financially feasible, and results in the highest value.
- Case studies and examples were shown to the Commissioners.

1.B. Agenda Review

- Brandon Larsen provided an overview of the Annexation Policy Plan, explaining its purpose and the process of updating it.
- The plan includes areas for access to Utah Lake, energy and transportation corridors, and strategic resources.
- The importance of considering the boundaries of special service districts and the efficient delivery of services was highlighted.
- Brandon Larsen outlined the steps for the public hearing and the recommendation process for the plan.
- The proposed changes to the Annexation Policy Plan, focusing on Area Seven, were presented.

Commissioner Strong adjourned the work session at 6:30 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

2. Commissioner Strong called the policy session to order at 6:32 p.m.

3. Pledge of Allegiance

Commissioner Strong led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Allen moved to approve the minutes of June 9, 2026, Planning Commission meeting. Commissioner Free seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a unanimous vote.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting on June 16, 2026.

7. Action and Advisory Items

7.A. Annexation Policy Plan

Presentation Summary: Community Development Director, Brandon Larsen, presented the Annexation Policy Plan. Eagle Mountain City is proposing an updated annexation policy plan. The plan identifies seven (7) areas of unincorporated Utah County that Eagle Mountain City would potentially consider for annexation. The document contains a map of these areas in relation to the current city boundaries. A series of criteria and considerations are included in the document to facilitate analysis and decision-making for annexation proposals. Staff recommended approval of the proposed Annexation Policy Plan to the Council.

Discussion summary:

- Brandon Larsen briefly reviewed many of the points discussed in the Work Session regarding the Annexation Policy Plan.

Commissioner Strong opened the public hearing at 7:00 p.m. As there were no comments, he closed the hearing at 7:01 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Annexation Policy Plan. Commissioner DeCoursey seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a unanimous vote.

7.B. Triumph Master Development Agreement 2nd Amendment

Presentation summary: Senior Planner, Robert Hobbs, explained the Development Agreement Amendment with Eagle Mountain City, Utah, and the Triumph Master Plan. The amendment includes four different pods, each about four and a half acres in size, aimed at affordable housing. The proposal includes smaller road widths, reduced lot sizes, and the foregoing of park space to keep costs down.

Applicant's statements summary: Colby Webb, the Real Estate Group representative, explained the pilot program aimed at creating attainable housing for older and younger community members. Webb described the proposed homes, including single-family detached units with three to four bedrooms and unfinished basements. The homes will be priced around \$350,000, including appliances, blinds, landscaping, and fencing. The proposal includes deed restrictions to ensure affordability, such as no rentals and a purchase price cap tied to the average median income.

Discussion summary:

- Jason Allen and other commissioners asked questions about parking, road widths, and the impact on utilities and water.
- Scot Hazard, the developer, explained the road widths and snow removal plans, emphasizing the need for smaller roads to keep costs down.
- Commissioners discussed the potential impact on the community, including the need for visitor parking and the benefits of mixed demographics in the neighborhood.
- Commissioners emphasized that they believe this will help people feel invested in the Community.
- The Commissioners discussed the importance of balancing affordability with community needs and the potential for future adjustments based on the success of the pilot project.

Commissioner Strong opened the public hearing at 7:39 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.B., Triumph Master Development Agreement 2nd Amendment. Commissioner Free seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a unanimous vote.

7.C. EMMC 17.75.052 - Accessory Recreation Buildings

Presentation Summary Points: Planner, Steven Lehmitz, presented the proposed amendment for Accessory Recreation Buildings. Staff were asked to draft a code amendment that establishes "special use" standards for recreation buildings that are an accessory use to religious or cultural meeting halls. The amendment allows for up to five feet more height than the current zoning limit, with criteria for necessary use and visual impact.

Applicant's Statement Summary: Jacob Baker was the applicant for the chapel extension that could also be used as a recreational building. He explained that Council Member Wood preferred to see a code amendment over a variance. It was suggested that Jacob investigate what the gym heights were on the middle schools and high schools in the area. Jacob provided the information to the Planning Commission.

Discussion summary points:

- The Commissioners discussed the potential for future applications and the importance of maintaining visual aesthetics.
- Jason Allen expressed support for the code amendment, noting the flexibility it provides for the City to assess visual impact.

- The Commissioners discussed the potential for future applications and the importance of balancing flexibility with clear standards.

Commissioner Strong opened the public hearing at 8:02 p.m. As there were no comments, he closed the hearing at 8:03 p.m.

MOTION: *Commissioner Free moved to recommend approval to the City Council of Item 7.C., EMMC 17.75.052 – Accessory Recreation Buildings. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	No
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a 4 to 1 vote.

7.D. EMMC 17.10.030, 17.80.120, and 17.160 - Seasonal and Political Signs

Presentation Summary Points: Planner, Steven Lehmitz, presented the proposed amendment for Seasonal and Political Signs. The passing of H.B. 33 during the State's 2026 General Legislative Session requires the City to amend its Code relating to political signs, mainly to allow political signs in park strips, to identify where removed political signs will be safeguarded after disposal, and when the signs may be disposed of. The Code is also being amended to allow and provide standards for seasonal use signs.

Discussion summary points:

- The Commissioners discussed the importance of clear standards and the potential impact on community signage.
- Commissioners expressed support for the code amendment, noting the clarity it provides for political and seasonal signs.

Commissioner Strong opened the public hearing at 8:15 p.m. As there were no comments, he closed the hearing at 8:16 p.m.

MOTION: *Commissioner DeCoursey moved to recommend approval to the City Council of Item 7.D., EMMC 17.10.030, 17.80.120, 17.160 – Seasonal Political Signs with the correction of a small clerical error. Commissioner Jensen seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a unanimous vote.

7.E. EMMC 16.20, 16.25, and 17.100 – Cost Estimate

Presentation Summary Points: Brandon Larsen presented the Cost Estimate code amendment. He explained the proposed code amendment to require cost estimates for preliminary and final plats and site plans. The amendment aims to improve the development process and ensure public infrastructure costs are considered upfront.

Discussion summary points:

- The Commissioners discussed the importance of clear requirements and the potential impact on development applications.
- All Commissioners were in favor of the code amendment.

Commissioner Strong opened the public hearing at 8:24 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Free moved to recommend approval to the City Council of Item 7.E., EMMC 16.20, 16.25, 17.100 – Cost Estimate. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for July 14, 2026.

6. Adjournment

MOTION: *Commissioner Jensen moved to adjourn the meeting at 8:29 p.m. Commissioner DeCoursey seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 8:29 p.m.

Approved by the Planning Commission on

Brandon Larsen
Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Scenic Mountain.
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial/Neighborhood Residential 3	~42.29

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission advance a positive recommendation respecting the proposed Future Land Use Map and zoning changes to the City Council

BACKGROUND:

The City is undertaking a comprehensive effort to update zoning for properties that currently have outdated or incompatible land use designations. To ensure a thorough and orderly process, zoning changes are being reviewed and recommended on an area-by-area basis.

This phase of the effort moves from the southern end of the City to its northeastern portion and then will progress westward — with additional attention given to undeveloped commercial and industrial areas.

For any property where rezoning is proposed, corresponding amendments to the Future Land Use Map will also be considered, as needed, to ensure consistency with the proposed zoning designation.

Notices and a courtesy avis letter have been sent to affected property owners.

ITEMS FOR CONSIDERATION:

To assess the appropriate Future Land Use Map category/setting and zoning district for each of the 223 affected properties (parcels or lots) in the attached list.

The criteria for approval of a Rezone are listed in EMMC 17.90.060.

"Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

- Compliance with General Plan. The requested zones are consistent with the land uses shown on the General Plan's Future Land Use and Transportation Corridor Map, and comply with the policies and provisions of the City's General Plan.
- Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.
- City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.
- Traffic Generation. Traffic generation by the proposed use is within [the] capabilities of streets serving the property.
- Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values."

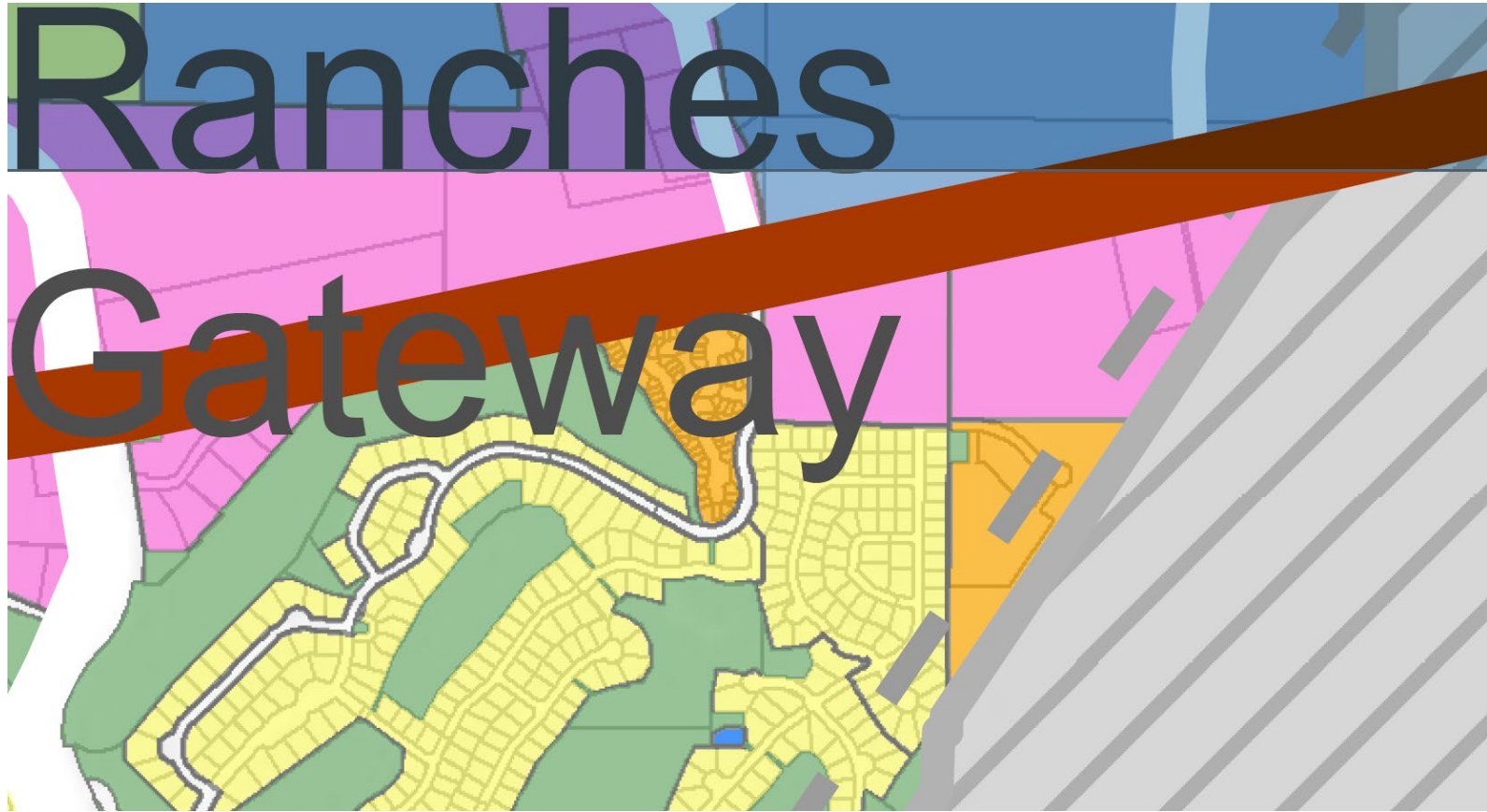
PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Scenic Mountain Future Land Use and Zoning Maps
2. Proposed Zoning Map
3. Affected Properties and Proposed Changes
4. Powerpoint

Eagle Mountain City Future Land Use Map Excerpt



LEGEND

Residential Categories:

-  Foothill Residential
-  Agricultural/Rural Density One
-  Agricultural/Rural Density Two
-  Neighborhood Residential One
-  Neighborhood Residential Two
-  Neighborhood Residential Three

Mixed Use/Commercial Categories:

-  Community Commercial
-  Town Center Mixed Use
-  Regional Commercial
-  Employment Center/Campus
-  Business Park/Light Industry

Public/Civic Categories:

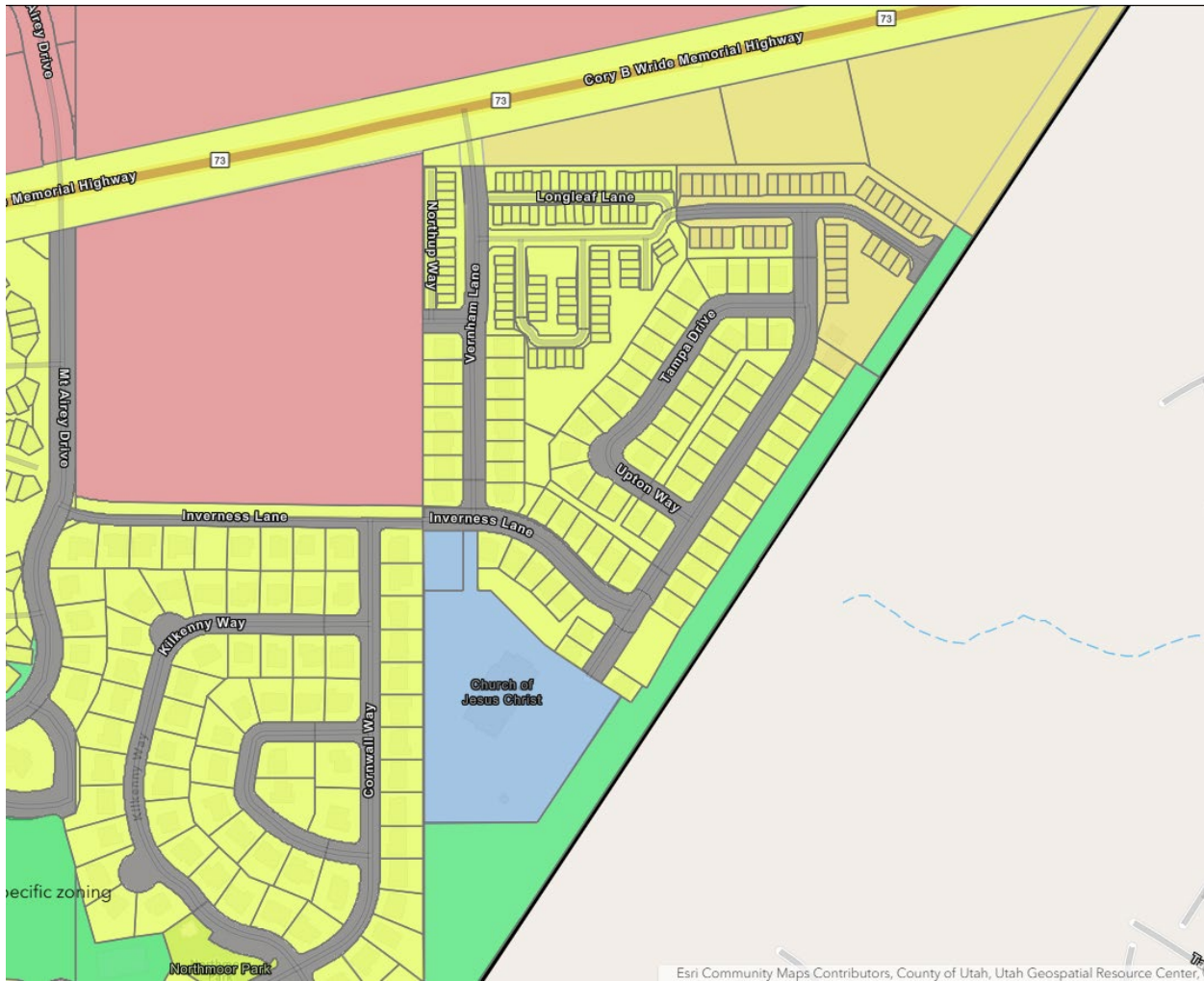
-  Civic Uses/Schools
-  Parks and Open Space

 NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

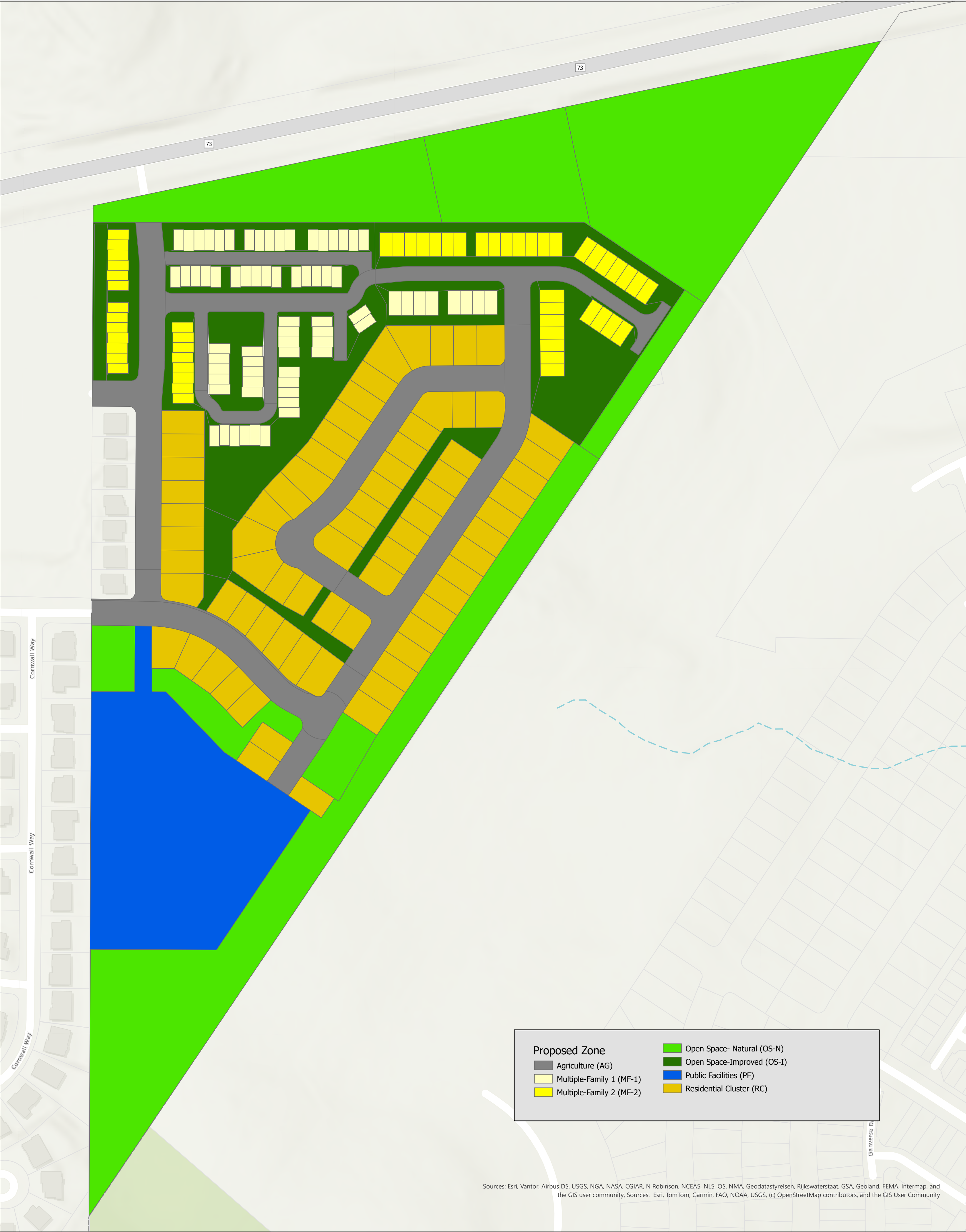
-  UDOT Highway/Freeway
-  City Road Network - Collector & up

Eagle Mountain City Zoning Map Excerpt





Scenic Mountain Proposed Rezone



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

0 0.04 0.07 0.14 0.21 0.28 Miles

“Scenic Mountain Sector”

Future Land Use and Zoning Map Update Effort

April 2026



PROPERTY #	PROPERTY SERIAL #	ADDRESS	OWNER	PROPERTY SIZE/ACREAGE	PROPERTY TYPE	CURRENT FUTURE LAND USE DESIGNATION	CURRENT ZONE (PER CITY ZONING MAP)	PROPOSED FUTURE LAND USE DESIGNATION	PROPOSED ZONE
					Non-Single-Family Residential Properties				
1	58:033:0472	-	UDOT	1.7342	Open Parcel	Community Commercial	Scenic Mountain “Townhomes” Zone	Parks and Open Space	Open Space-Natural (OS-N)
2	58:033:0469	-	UDOT	1.4552	Open Parcel	Community Commercial	Scenic Mountain “Townhomes” Zone	Parks and Open Space	Open Space-Natural (OS-N)
3	58:033:0467	-	UDOT	4.0547	Open Parcel	Community Commercial	Scenic Mountain “Townhomes” Zone	Parks and Open Space	Open Space-Natural (OS-N)
4	66:891:0240	-	Scenic Mountain HOA	1.2931	Common Space	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Parks and Open Space	Open Space-Improved (OS-I)
5	66:728:0243	-	Eagle Mountain City	.4332	Open Space	Community Commercial	Sunset Flats “Open Space” Zone	Parks and Open Space	Open Space-Natural (OS-N)
6	58:033:0489	-	Eagle Mountain City	4.3446	Open Space	Neighborhood Residential 3 (NR 3)	Scenic Mountain “Natural Open Space” Zone	Parks and Open Space	Open Space-Natural (OS-N)
7	66:643:0118	-	Eagle Mountain City	.3192	Open Space	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Parks and Open Space	Open Space-Natural (OS-N)
8	66:643:0119	-	Eagle Mountain City	.4502	Open Space	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Parks and Open Space	Open Space-Natural (OS-N)
9	66:643:0120	-	Scenic Mountain HOA	.0519	Common Space	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Parks and Open Space	Open Space-Improved (OS-I)
10	66:728:0242	-	Scenic Mountain HOA	.29	Common Space	Community Commercial	Scenic Mountain “Residential” Zone	Parks and Open Space	Open Space-Improved (OS-I)
11	66:728:0241 (x3 sections)	9330 N. Scenic Mountain Drive; Eagle Mountain	Scenic Mountain HOA	1.6643	Common Space	Community Commercial	Scenic Mountain “Townhomes” Zone	Parks and Open Space	Open Space-Improved (OS-I)
12	66:720:0153	-	Scenic Mountain HOA	.3113	Common Space	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Parks and Open Space	Open Space-Improved (OS-I)
13	66:678:0136	-	Scenic Mountain HOA	.179	Common Space	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Parks and Open Space	Open Space-Improved (OS-I)
14	66:784:0181	-	Scenic Mountain HOA	.2017	Common Space	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Parks and Open Space	Open Space-Improved (OS-I)
15	66:895:0114	-	Scenic Mountain HOA	.2505	Common Space	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Parks and Open Space	Open Space-Improved (OS-I)
16	66:897:0333	-	Scenic Mountain HOA	.2698	Common Space	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Parks and Open Space	Open Space-Improved (OS-I)
17	66:897:0334	-	Scenic Mountain HOA	.2187	Common Space	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Parks and Open Space	Open Space-Improved (OS-I)
18	66:728:0244	E. Hurstbourne Drive	Scenic Mountain HOA	.5736	Street	Community Commercial	Scenic Mountain “Agriculture (Roads)” Zone	Agricultural	Agriculture (AG)

19	66:891:0242	E. Hurstbourne Drive (portion)/N. Bugle Drive/N. Bartlett Lane/N. Crowley Way	Scenic Mountain HOA	.7711	Streets	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Agricultural	Agriculture (AG)
20	66:720:0154	N. Scenic Mountain Drive/E. Upton Way (portion)	Eagle Mountain City	1.1157	Street	Community Commercial	Scenic Mountain “Agriculture (Roads)” Zone	Agricultural	Agriculture (AG)
21	66:784:0182	E. Tampa Drive/N. Tampa Drive/E. Upton Way (portion)	Eagle Mountain City	.9226	Streets	Community Commercial	Scenic Mountain “Agriculture (Roads)” Zone	Agricultural	Agriculture (AG)
22	66:897:0335	E. Longleaf Lane	Scenic Mountain HOA	.2656	Street	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Agricultural	Agriculture (AG)
23	66:643:0121 (x3 sections)	N. Scenic Mountain Drive (portion)	Eagle Mountain City	.362	Street	Community Commercial	Scenic Mountain “Agriculture (Roads)” Zone	Agricultural	Agriculture (AG)
24	66:307:0109	N. Scenic Mountain Drive/E. Inverness Lane (portion)	Eagle Mountain City	.7343	Streets	Community Commercial	Scenic Mountain “Agriculture (Roads)” Zone	Agricultural	Agriculture (AG)
25	66:678:0134	N. Vernham Lane/E. Vernham Court	Eagle Mountain City	.9873	Street	Community Commercial	Scenic Mountain “Agriculture (Roads)” Zone	Agricultural	Agriculture (AG)
26	66:307:0110	4338 E. Inverness Lane	Corp. of Pres. Bishop of Church of Jesus Christ of LDS	4.0978	Church	Neighborhood Residential 3 (NR 3)	Non-MDA “Church” Zone	Civic Uses/Schools	Public Facilities (PF)
27	66:307:0103	-	Eagle Mountain City	.2824	Open Space	Neighborhood Residential 3 (NR 3)	Non-MDA “Church” Zone	Parks and Open Space	Open Space-Natural (OS-N)
RESIDENTIAL BUILDING LOTS									
PROPERTY #	PROPERTY SERIAL #	ADDRESS	OWNER	PROPERTY SIZE/ACREAGE	PROPERTY TYPE	CURRENT FUTURE LAND USE DESIGNATION	CURRENT ZONE (PER CITY ZONING MAP)	PROPOSED FUTURE LAND USE DESIGNATION	PROPOSED ZONE
28	66:728:0212	4535 E. Hurstbourne Drive	Pyles, Nicholas S. & Melinda S.	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
29	66:728:0213	4531 E. Hurstbourne Drive	Constantino, Joseph	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)

30	66:728:0214	4527 E. Hurstbourne Drive	Castellanos, Patricia	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
31	66:728:0215	4523 E. Hurstbourne Drive	Barlow, Nichele & Sandra	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
32	66:728:0216	4519 E. Hurstbourne Drive	Rojas, Carlos Alvarez	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
33	66:728:0217	4515 E. Hurstbourne Drive	RE Utah LLC	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
34	66:728:0218	4509 E. Hurstbourne Drive	Wall, Stephen & Chelsea	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
35	66:728:0219	4501 E. Hurstbourne Drive	Jarrow, Zachary O. & Yoani	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
36	66:728:0220	4497 E. Hurstbourne Drive	Maldonado, Daniel	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
37	66:728:0221	4491 E. Hurstbourne Drive	Carroz, Alejandro Mosquera	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
38	66:728:0222	4487 E. Hurstbourne Drive	Hansen, Carol	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
39	66:728:0223	4481 E. Hurstbourne Drive	Kempton, Thomas	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
40	66:728:0224	4477 E. Hurstbourne Drive	Peterson, Jared Ryan & Lea Giselle	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
41	66:728:0225	4473 E. Hurstbourne Drive	Paternina, Jose Medina	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
42	66:728:0226	4463 E. Hurstbourne Drive	Dalton, Kyle Anthony & Allison Kay	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
43	66:728:0227	4459 E. Hurstbourne Drive	Cruz, Alana De La & Matthew De La	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
44	66:728:0228	4453 E. Hurstbourne Drive	Donosso, Lilian	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)

45	66:728:0229	4449 E. Hurstbourne Drive	Pectol, Lori Ann	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
46	66:728:0230	4443 E. Hurstbourne Drive	Natera, Jesus Manuel	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
47	66:728:0231	4439 E. Hurstbourne Drive	Mower, Mark & Shelby	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
48	66:728:0232	4433E. Hurstborne Drive	Smith, Riley & Jenna	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
49	66:728:0233	4438 E. Hurstbourne Drive	Berrett, Joshua	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
50	66:728:0234	4442 E. Hurstbourne Drive	Paredes, Lautaro G. Galvez	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
51	66:728:0235	4448 E. Hurstbourne Drive	Jensen, Spencer & Mindy Nicole	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
52	66:728:0236	4452 E. Hurstbourne Drive	Fine, Traci	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
53	66:728:0237	4460 E. Hurstbourne Drive	Bickmore, Keefin	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
54	66:728:0238	4466 E. Hurstbourne Drive	Blue Hat LLC	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
55	66:728:0239	4470 E. Hurstbourne Drive	Rongstad, Mark C.	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
56	66:728:0240	4476 E. Hurstbourne Drive	Whitney, Joseph M. (et al)	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
57	66:728:0207	9378 N. Scenic Mtn. Drive	Jennings, Cassidy & Athena McKay	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
58	66:728:0206	9372 N. Scenic Mtn. Drive	Eggen, Jadon	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
59	66:728:0205	9368 N. Scenic Mtn. Drive	Chacon, Joseph	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)

60	66:728:0204	9362 N. Scenic Mtn. Drive	Daffern, Allyson & Lori	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
61	68:728:0203	9358 N. Scenic Mtn. Drive	Smoot, Bailee & Tayton D.	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
62	66:728:0202	9352 N. Scenic Mtn. Drive	Souza, Alexandre De Mello E.	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
63	68:728:0201	9348 N. Scenic Mtn. Drive	Ercanbrack, Melissa Marie	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
64	66:728:0211	4536 E. Hurstbourne Drive	Ledbetter, Marlen O.	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
65	66:728:0210	4530 E. Hurstbourne Drive	A & J Eagle Mountain Properties LLC	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
66	66:728:0209	4526 E. Hurstbourne Drive	Dong, Weixi	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
67	66:728:0208	4522 E. Hurstbourne Drive	Crux Management LLC	.0293	Townhouse	Community Commercial	Scenic Mountain “Townhomes” Zone (residential)	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
68	66:720:0144	9324 N. Scenic Mountain Drive	Lyons, Timothy Christopher	.1078	Detached House	Community Commercial	Residential	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
69	66:720:0143	9314 N. Scenic Mountain Drive	Alisa, Trevor K.	.0951	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
70	66:720:0142	9308 N. Scenic Mountain Drive	Nelson, Jordan & Whitney	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
71	66:720:0141	9300 N. Scenic Mountain Drive	Byington, Bradley & Amber	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
72	66:720:0140	9292 N. Scenic Mountain Drive	Jensen, Jared L.	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
73	66:720:0139	9284 N. Scenic Mountain Drive	Jones, Jordan M. & Meredith M.	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
74	66:720:0138	9278 N. Scenic Mountain Drive	Berg, Morgan & Saibreya	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
75	66:720:0137	9270 N. Scenic Mountain Drive	Hanson, Wesley Britten & Jessica Raven	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
76	66:720:0136	9262 N. Scenic Mountain Drive	Hawkins, Colby Lynn & Ashley Dawn	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
77	66:720:0135	9254 N. Scenic Mountain Drive	Crane, Matthew Aaron	.0936	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)

78	66:720:0134	9246 N. Scenic Mountain Drive	Hollings, Adam	.0936	Detached House	Neighborhood Residential 3 (NR 3)/Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
79	66:720:0133	9238 N. Scenic Mountain Drive	Morley-Walker, Paul & David	.0936	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
80	66:720:0132	9232 N. Scenic Mountain Drive	Zhao, Yiman (et al)	.0936	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
81	66:720:0131	9224 N. Scenic Mountain Drive	Tippets, Paul J. & Jessica S.	.0936	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
82	66:643:0116	9214 N. Scenic Mountain Drive	Szvoboda, Ezra	.0936	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
83	66:643:0117	9178 N. Scenic Mountain Drive	Gonzales, Jorre A.	.0903	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
84	66:643:0107	9189 N. Scenic Mountain Drive	Jones, Daren Blake & Shayla	.0839	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
85	66:643:0106	9197 N. Scenic Mountain Drive	Burge, Zachary & Bailey	.0839	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
86	66:643:0105	4388 E. Inverness Lane	Phan, Tram (et al)	.0898	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
87	66:643:0104	4378 E. Inverness Lane	Johnson, Devron & Courtney	.0896	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
88	66:643:0103	4368 E. Inverness Lane	Security Service Federal Credit Union	.1012	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
89	66:643:0102	4358 E. Inverness Lane	Iloba, Ikechukwu & Tega Juliet	.1027	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
90	66:643:0101	4348 E. Inverness Lane	Selander, Aaron (et al)	.1225	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
91	66:643:0115	4405 E. Inverness Lane	Wright, Chad P. & Melissa L.	.1225	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
92	66:643:0114	4397 E. Inverness Lane	Thatcher, Andrew Glenn & Enid Jhanira	.1055	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
93	66 :643 :0113	4389 E. Inverness Lane	Gerber, Robert Michael & Christina Marie	.0974	Detached House	Neighborhood Residential 3 (NR 3)	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
94	66:643:0112	4383 E. Inverness Lane	Goddard, Jason & Amber	.08888	Detached House	Neighborhood Residential 3 (NR 3)/Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
95	66:643:0111	4377 E. Inverness Lane	Day, Melvin Thomas & Terri Jo	.0833	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
96	66:643:0110	4367 E. Inverness Lane	Rezac, Chase and Stephanie (et al)	.0844	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)

97	66:720:0152	4424 E. Upton Way	Jones, Tyler	.0994	Detached House	Neighborhood Residential 3 (NR 3)/Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
98	66:784:0153	4416 E. Upton Road	Martell, Spencer & Courtnee	.0832	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
99	66:784:0154	4404 E. Upton Road	Stephens, Michael	.0857	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
100	66:784:0155	4396 E. Upton Road	Ivie, Brian	.0864	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
101	66:784:0156	4392 E. Upton Road	Greenleaf, Nathan & Laurie	.1301	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
102	66:784:0157	9279 N. Tampa Drive	Peterson, Matthew J.	.129	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
103	66:784:0158	9258 N. Tampa Drive	Faber, Elizabeth & Casey	.0991	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
104	66:784:0159	9291 N. Tampa Drive	Martin, Elija Reid (et al)	.1084	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
105	66:784:0160	9297 N. Tampa Drive	Orgill, Ammon	.1197	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
106	66:784:0161	9307 N. Tampa Drive	Hernandez, Alexandra & Manases	.0997	Detached House	Community Commercial	Scenic Mountain	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
107	66:784:0162	9315 N. Tampa Drive	Torres, Victor Domingues Svezia & Chelsea Walton	.0976	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
108	66:784:0163	9321 N. Tampa Drive	Broadstone, Donald & Ailyn	.0978	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
109	66:784:0164	9329 N. Tampa Drive	Barrantes, Marcos Emilio & Heather	.0979	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
110	66:784:0165	9337 N. Tampa Drive	Mavani, Jigar	.0981	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
111	66:784:0166	9345 N. Tampa Drive	Wood Mark B. & Michelle A. (et al)	.1332	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
112	66:784:0167	4447 E. Tampa Drive	Narayan, Michael Warren	.1335	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
113	66:784:0168	4455 E. Tampa Drive	Herrera, Hilary	.092	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
114	66:784:0169	4465 E. Tampa Drive	Christensen, William Randall & Hillary Jo	.092	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
115	66:784:0170	4475 E. Tampa Drive	Dickerson, William & Erica	.1096	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
116	66:784:0171	4474 E. Tampa Drive	Rosello, Jorge	.1029	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
117	66:784:0172	4464 E. Tampa Drive	Indurthi, Baji Babu (et al)	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)

118	66:784:0173	9332 N. Tampa Drive	Gomez, Jessie & Elise R.	.1165	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
119	66:784:0174	9324 N. Tampa Drive	Harris, Brian & Kelsey	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
120	66:784:0175	9318 N. Tampa Drive	Soroa, Wesley J. Whetten (et al)	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
121	66:784:0176	9310 N. Tampa Drive	Jensen, Brennan B. & Kaitlin P.	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
122	66:784:0177	9302 N. Tampa Drive	Baeza, Richard Marcos & Rachel L.	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
123	66:784:0178	9296 N. Tampa Drive	Schmidt, Shaylyn & Miguel	.0839	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
124	66:784:0179	9288 N. Tampa Drive	Slaughter, Nathaniel D. & Rylee	.0906	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
125	66:784:0180	9280 N. Tampa Drive	Ellers, Rebecca Lynn & Nathan M.	.1227	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
126	66:720:0151	9261 N. Scenic Mountain Drive	Mowrey, Brokk Weston & Tacy	.0994	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
127	66:720:0150	9269 N. Scenic Mountain Drive	Yorkshire Place LC	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
128	66:720:0148	9283 N. Scenic Mountain Drive	White, Shawn Keenan & Kaeley	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
129	66:720:0147	9291 N. Scenic Mountain Drive	Vloe, David	.0831	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
130	66:720:0146	9301 N. Scenic Mountain Drive	Gundersen, Ted D.	.0832	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
131	66:720:0145	9307 N. Scenic Mountain Drive	Peterson, Matt J. Jr. (et al)	.0832	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
132	66:643:0109	9262 N. Vernham Lane	Ibrahim, George Henry & Sofia	.1232	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
133	66:678:0118	9270 N. Vernham Lane	Groesbeck, Brock & Paige	.0975	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
134	66:678:0119	9280 N. Vernham Lane	Torres, Mario & Christina	.0975	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
135	66:678:0120	9288 N. Vernham Lane	Horne, Devin & Toni	.0975	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
136	66:678:0121	9298 N. Vernham Lane	Robins, Alan & Veronica	.0975	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
137	66:678:0122	9306 N. Vernham Lane	March, Benjamin	.0975	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
138	66:678:0123	9316 N. Vernham Lane	Butler, Andrew & Toriann	.0975	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
139	66:678:0124	9324 N. Vernham Lane	Sargent, Andrew & Samantha	.0975	Detached House	Community Commercial	Scenic Mountain “SFD Cluster” Zone	Neighborhood Residential 2 (NR 2)	Residential Cluster (RC)
140	66:895:0101	9347 N. Vernham Lane	Cisternas, Jaime (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
141	66:895:0102	9351 N. Vernham Lane	Belide, Ramu (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)

142	66:895:0103	9355 N. Vernham Lane	Salih, Wani (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
143	66:895:0104	9359 N. Vernham Lane	Lambert, Cannon & Brigitta	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
144	66:895:0105	9363 N. Vernham Lane	Silva, Augusto	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
145	66:895:0106	9367 N. Vernham Lane	Cutler, Paige & Justin D.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
146	66:895:0107	9371 N. Vernham Lane	Hurdsman, Brayson Darrin & Abby Emily	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
147	66:895:0108	9379 N. Vernham Lane	Garcia, Mario A. (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
148	66:895:0109	9383 N. Vernham Lane	Velasquez, Esteban Xavier Espinoza	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
149	66:895:0110	9387 N. Vernham Lane	Brady, Kent & Emma (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
150	66:895:0111	9391 N. Vernham Lane	Jackson, Raquel (et al)	.0202	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
151	66:895:0112	9395 N. Vernham Lane	Ales, Jordan & Alexis	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
152	66:895:0113	9399 N. Vernham Lane	Stephens, Makay B. & Amanda B.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
153	66:891:0201	9362 N. Vernham Lane	Thompson, Teresa A.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
154	66:891:0202	9360 N. Vernham Lane	Pedigo, Jacob B. (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
155	66:891:0203	9356 N. Vernham Lane	Mortensen, Jordan & Claire	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
156	66:891:0204	9352 N. Vernham Lane	Akinbo, Yetunde S.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
157	66:891:0205	9348 N. Vernham Lane	Capson, Jennifer Susan	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
158	66:891:0206	9344 N. Vernham Lane	Dupaix, Taylor or Joseph & Camri Jean-Iverson	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
159	66:891:0207	9340 N. Vernham Lane	Suarez, Jose Jimenez (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
160	66:891:0208	9336 N. Vernham Lane	Abankwa, Chris A. & Gifty	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 3 (NR 3)	Multiple-Family 2 (MF-2)
161	66:891:0214	4364 N. Bugle Drive	Casillas, Fidel Quintana (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
162	66:891:0215	4368 N. Bugle Drive	Foster, John T.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
163	66:891:0216	4374 N. Bugle Drive	Jones, Brennen L. & Ryan M.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
164	66:891:0217	4378 N. Bugle Drive	Singleton, Jacob & Madison	.0202	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
165	66:891:0218	4382 N. Bugle Drive	Sobreira, Leonardo De Maria (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)

166	66:891:0219	4386 N. Bugle Drive	Donan, Vhina	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
167	66:891:0213	9338 N. Bugle Drive	Desirable Holdings LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
168	66:891:0212	9342 N. Bugle Drive	Zazueta, Esmeralda Rocha	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
169	66:891:0211	9346 N. Bugle Drive	Baymiller, Brent K. & Kanako	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
170	66:891:0210	9350 N. Bugle Drive	Ojeda, Tomas Rafael (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
171	66:891:0209	9354 N. Bugle Drive	Tremble, Sierra	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
172	66:891:0224	9353 N. Bugle Drive	McCombs, Mckenzie & Brycen	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
173	66:891:0223	9349 N. Bartlett Lane	Dickson, Darren & Melissa	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
174	66:891:0222	9345 N. Bartlett Lane	Rogoz, James (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
175	66:891:0221	9341 N. Bartlett Lane	Cole, Scott Michael & Yaa Asantewaa	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
176	66:891:0220	9337 N. Bartlett	Rojas, Andres (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
177	66:891:0225	9328 N. Bartlett Lane	Gittins, Taelor Jon & Brooklyn Fagergren	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
178	66:891:0226	9332 N. Bartlett Lane	Mcewan, Raith William & Hannah Grace	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
179	66:891:0227	9336 N. Bartlett Lane	Sabey, Ian F. & Shayla A.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
180	66:891:0228	9342 N. Bartlett Lane	Frehner, Casey (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
181	66:891:0229	9346 N. Bartlett Lane	Davis, Matthew Douglas	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
182	66:891:0230	9352 N. Bartlett Lane	Improta, Gian Alessandro & Allyson Lois	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
183	66:891:0231	9356 N. Bartlett Lane	Lezama, Javier Duran (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
184	66:891:0232	9360 N. Bartlett Lane	Groom, Matthew Wesley	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
185	66:891:0233	9364 N. Bartlett Lane	Hanson, Mikaela (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
186	66:891:0234	9365 N. Crowley Way	Browning, Corbin T.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
187	66:891:0235	9361 N. Crowley Way	Wilkins, Dirk & Annmarie	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
188	66:891:0236	9357 N. Crowley Way	Rees, Isabelle Kwon (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
189	66:891:0237	9353 N. Crowley Way	Burningham, Catharine & Kirk	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)

190	66:891:0238	9362 N. Crowley Way	Bingham, Zachary (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
191	66:891:0239	9366 N. Crowley Way	Khautisen, David	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
192	66:897:0318	4414 E. Hurstbourne Drive	Empyre Holdings 20 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
193	66:897:0319	4410 E. Hurstbourne Drive	Empyre Holdings 19 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
194	66:897:0320	4406 E. Hurstbourne Drive	Empyre Holdings 18 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
195	66:897:0321	4402 E. Hurstbourne Drive	Empyre Holdings 17 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
196	66:897:0322	4398 E. Hurstbourne Drive	Empyre Holdings 17 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
197	66:897:0323	4388 E. Hurstbourne Drive	Empyre Holdings 15 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
198	66:897:0324	4384 E. Hurstbourne Drive	Empyre Holdings 14 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
199	66:897:0325	4380 E. Hurstbourne Drive	Empyre Holdings 13 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
200	66:897:0326	4376 E. Hurstbourne Drive	Empyre Holdings 12 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
201	66:897:0327	4372 E. Hurstbourne Drive	Empyre Holdings 11 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
202	66:897:0328	4364 E. Hurstbourne Drive	Empyre Holdings 06 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
203	66:897:0329	4360 E. Hurstbourne Drive	Empyre Holdings 07 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
204	66:897:0330	4356 E. Hurstbourne Drive	Empyre Holdings 08 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
205	66:897:0331	4352 E. Hurstbourne Drive	Empyre Holdings 09 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)

206	66:897:0332	4348 E. Hurstbourne Drive	Empyre Holdings 10 LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
207	66:897:0301	4349 E. Longleaf Lane	Muley Builders LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
208	66:897:0302	4353 E. Longleaf Lane	Muley Builders LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
209	66:897:0303	4357 E. Longleaf Lane	Muley Builders LLC	.0202	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
210	66:897:0304	4361 E. Longleaf Lane	Muley Builders LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
211	66:897:0305	4365 E. Longleaf Lane	Muley Builders LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
212	66:897:0306	4369 E. Longleaf Lane	Muley Builders LLC	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
213	66:897:0307	4377 E. Longleaf Lane	Grant, Austen	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
214	66:897:0308	4381 E. Longleaf Lane	Dunn, Robert Jr. & Robert Sr.	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
215	66:897:0309	4385 E. Longleaf Lane	Geiger, Garrett (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
216	66:897:0310	4389 E. Longleaf Lane	Walker, Cameron (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
217	66:897:0311	4393 E. Longleaf Lane	Mills, Scott Harold & Kaitlin Michelle	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
218	66:897:0312	4403 E. Longleaf Lane	Capps, Kelly	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
219	66:897:0313	4407 E. Longleaf Lane	Vance, Eric (et al)	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
220	66:897:0314	4411 E. Longleaf Lane	Marshall, Taran	.0202	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
221	66:897:0315	4415 E. Longleaf Lane	Lamm, Payton	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
222	66:897:0316	4419 E. Longleaf Lane	Lowery, Cheri Chism & David Michael	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)
223	66:789:0317	4423 E. Longleaf Lane	Morales, Teresa	.021	Townhouse	Community Commercial	Scenic Mountain “Flex Use Tier III-IV” Zone	Neighborhood Residential 2 (NR 2)	Multiple-Family 1 (MF-1)

City Council

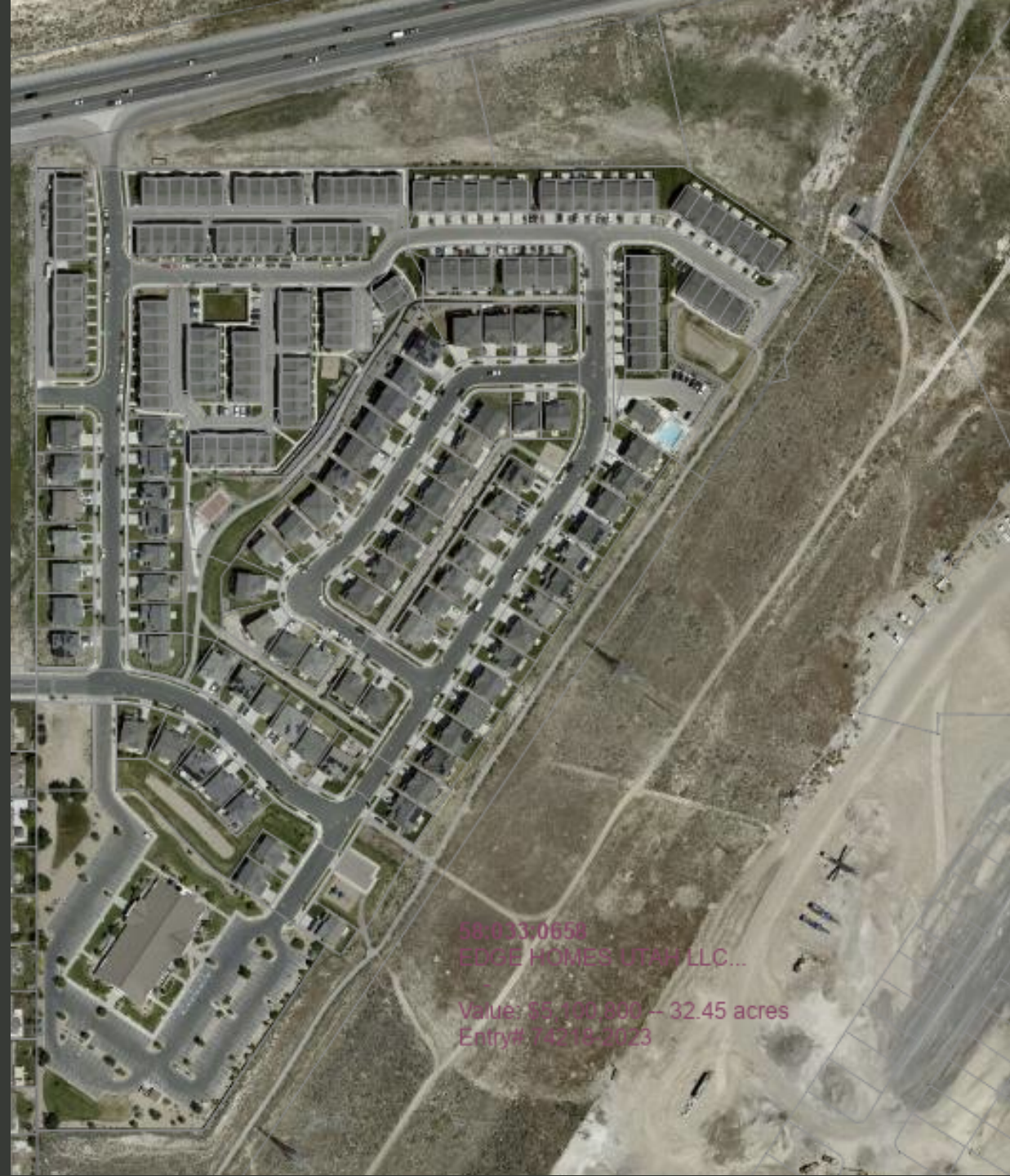
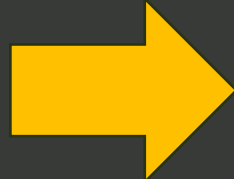
June 02, 2026



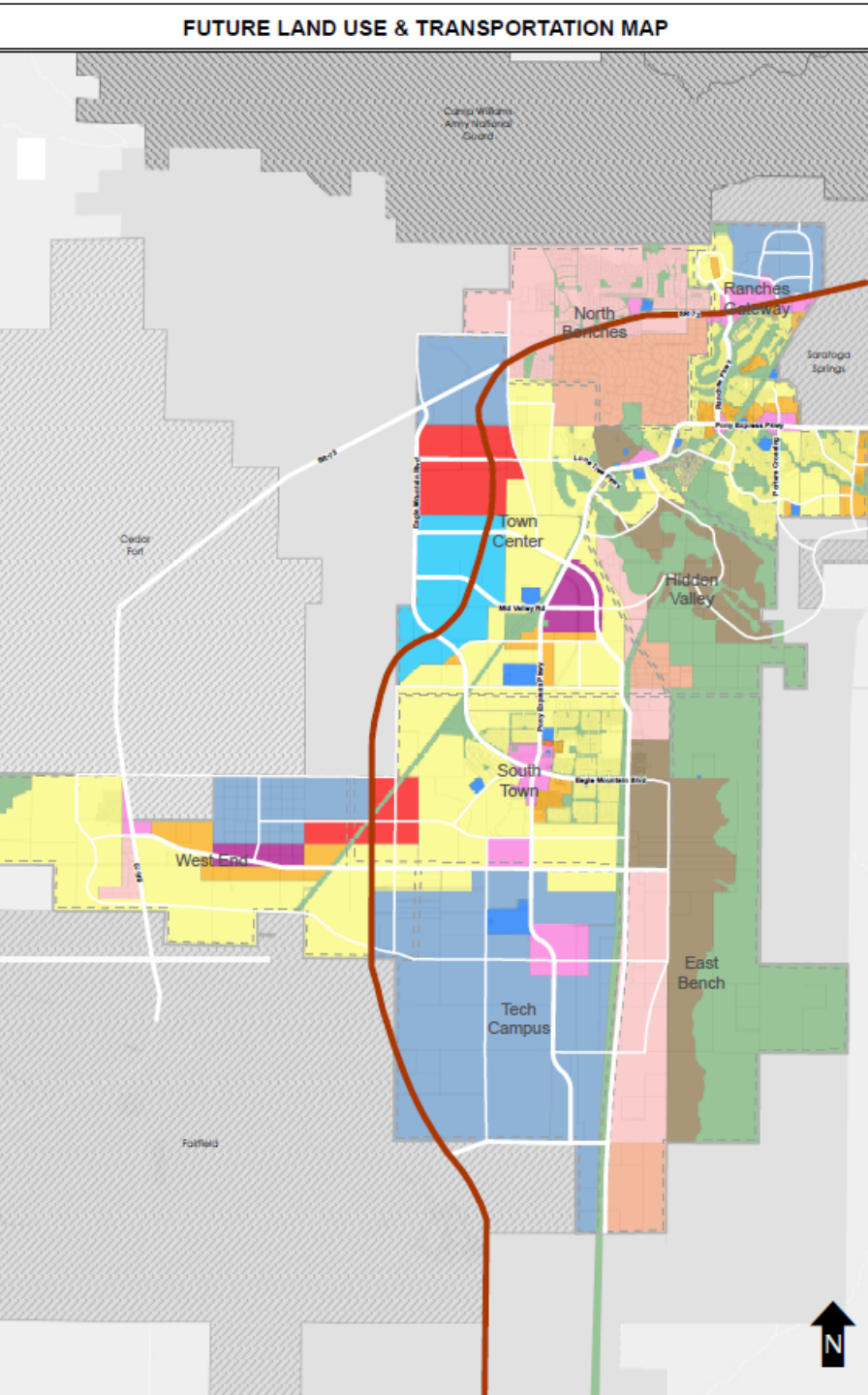
Scenic Mountain

Discussion on Rezone





FUTURE LAND USE & TRANSPORTATION MAP

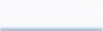


LEGEND

Residential Categories:

-  Foothill Residential
-  Agricultural/Rural Density One
-  Agricultural/Rural Density Two
-  Neighborhood Residential One
-  Neighborhood Residential Two
-  Neighborhood Residential Three

Mixed Use/Commercial Categories:

-  Community Commercial
-  Town Center Mixed Use
-  Regional Commercial
-  Employment Center/Campus
-  Business Park/Light Industry

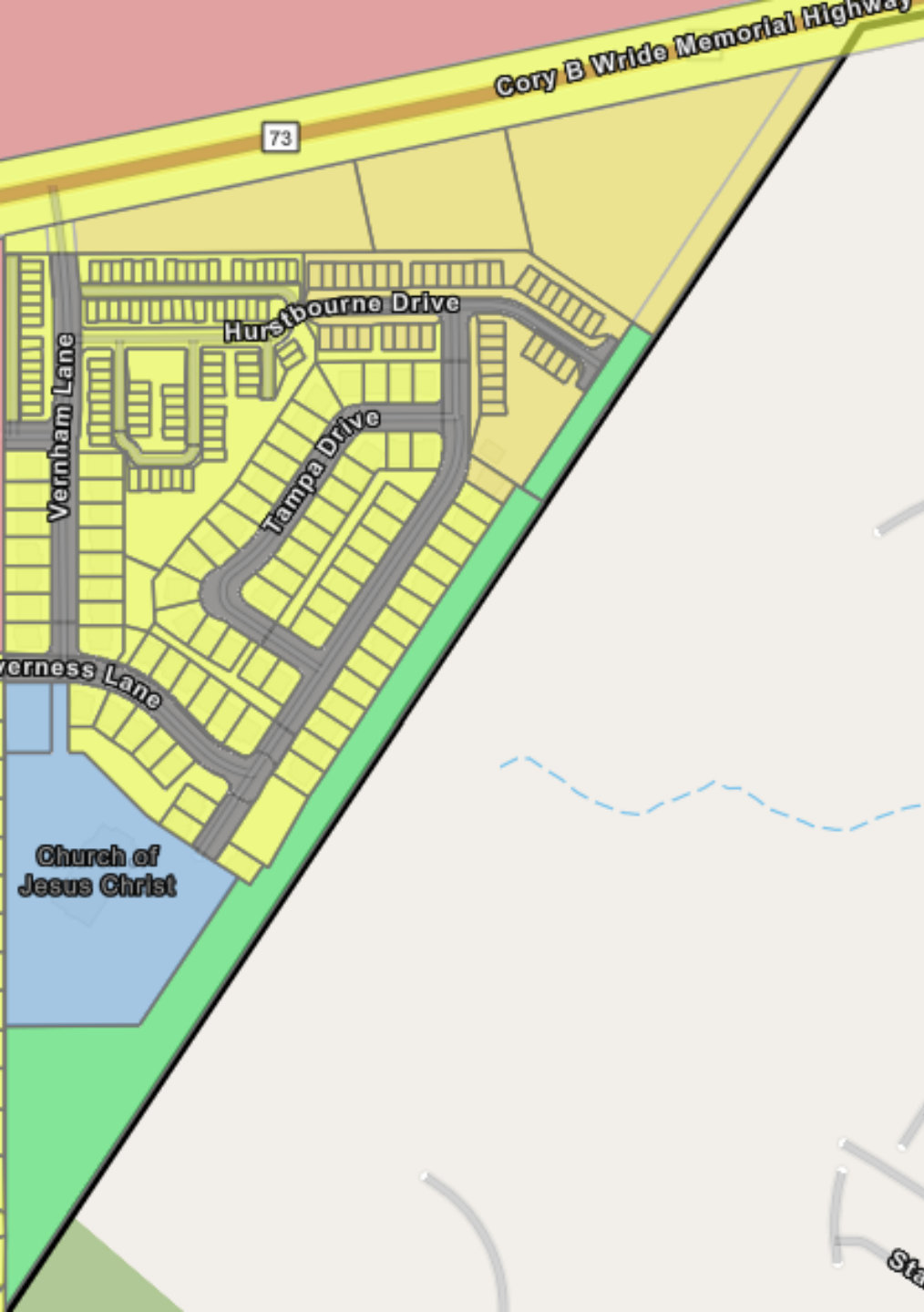
Public/Civic Categories:

-  Civic Uses/Schools
-  Parks and Open Space

 NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

-  UDOT Highway/Freeway
-  City Road Network - Collector & up



Scenic Mountain Rezone: Property List





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	SITE PLAN - Eagle Mountain Chapel and Recreation Building
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that this application be tabled to the July 28, 2026, Planning Commission meeting.

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Mountain Chapel and Recreation Building Development Agreement.
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that this application be tabled to the July 28, 2026, Planning Commission meeting.

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	ACTION ITEM - Wright Retaining Wall Variance
ITEM TYPE:	Variance
FISCAL IMPACT:	N/A
APPLICANT:	Guy Williams

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Agricultural/Rural Density Two Zone: Residential	4.07 Acres

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission deny the Variance request based on the following findings:

1. There is enough buildable area on the property to build a tiered wall that would meet the City's standards for retaining walls. It is not an unreasonable hardship if there is still buildable area available for use. Having sloped land on the property is not unique to this property and is a condition general to the neighborhood;
2. The property is not deprived of privileges granted to other properties in the same district;
3. It may be in the public interest to have tiered retaining walls that blend better with the natural topography.

BACKGROUND:

The Applicant, on behalf of the owner of the property, is requesting a Variance from EMMC 17.60.130(A) which states that retaining walls shall not exceed six feet in height. The owner is seeking to build a retaining wall that will be up to 12 feet in height.

ITEMS FOR CONSIDERATION:

EMMC 17.105.050 Approval process.

(C) The Planning Commission shall consider the variance request, together with all pertinent facts, applicable regulations and the Staff recommendation and shall take action to approve, approve with modifications, disapprove or request further information prior to rendering a final determination on the variance application.

EMMC 17.105.060 Approval criteria.

A. Approval Criteria. (Applicant's responses are provided in italics)

1. **Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.**

Strict application of the current retaining wall height limitation would create an unreasonable hardship because it would prevent completion of a development pattern previously approved by the City and relied upon by the applicant when constructing Phase 1 improvements. The hardship is not self-created. Rather, it arises from the combination of the site's unique topography, the previously approved grading and retaining wall design, and the applicant's reasonable reliance upon those approvals when making substantial site improvements. The existing grades across the affected portion of the property are less than 25 percent. As a result, compliance with the current retaining wall height limitation would likely require additional grading, expanded disturbance areas, and redesign of improvements that were originally planned to function as part of a unified retaining wall system. Requiring substantial redesign at this stage would be inconsistent with the original approval framework and would result in greater site disturbance than the currently proposed engineered retaining wall. The proposed wall therefore represents the least disruptive and most practical solution for completion of the site improvements.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.

The subject property contains a significant grade differential that creates a steep slope across a portion of the lot. The existing topography limits the usable area of the property and creates challenges for slope stabilization, drainage management, and safe utilization of the site. These physical conditions are inherent characteristics of the property and were not created by the applicant. The elevation change and resulting slope conditions are unique to this lot and present constraints that are not generally applicable to all properties within the same zoning district. The proposed retaining wall is intended to stabilize the existing slope, manage grade transitions, control erosion, and allow reasonable use of the property while minimizing overall site disturbance.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Granting the requested variance is necessary to allow reasonable use and enjoyment of the property in a manner similar to other residential properties within the City. The proposed retaining wall will allow the applicant to utilize the property as originally intended while addressing the site's unique topographic constraints. Denial of the variance would prevent completion of a development concept previously reviewed and approved by the City and would impose limitations not necessary to protect the public interest.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

Approval of the requested variance will not substantially affect the Eagle Mountain General Plan because the request does not alter the permitted use of the property, increase residential density, create additional lots, or change the overall character of the neighborhood. The property will continue to be used in the same manner as originally contemplated and approved. The proposed retaining wall is part of a previously approved grading and retaining wall concept that has been partially implemented through construction of the existing Phase 1 improvements. Approval of this variance will allow completion of that previously approved development pattern rather than introduce a new land use or development intensity. The variance is also not contrary to the public interest. The proposed retaining wall will be designed and certified by a licensed Utah Professional Engineer, constructed pursuant to approved building permits, and subject to all required inspections. The wall will improve slope stability, reduce erosion potential, and provide a safe long-term solution for management of the site's grade differential. Approval of the variance will not adversely impact neighboring properties or the surrounding community. The proposed wall will be located adjacent to an existing retaining wall that has been functioning successfully for approximately four years. The proposed wall is slightly lower than the existing wall and is consistent with the overall retaining wall system previously approved by the City. Furthermore, the proposed wall will not be visible from the public street located north of the property and will be screened by landscape improvements along the southern property line. Due to the location of the

wall, existing topography, and planned landscaping, neighboring residents will not have direct views of the wall from their homes. The existing grades in the affected area are less than 25 percent. Requiring compliance through alternative grading or terraced retaining wall configurations would likely result in greater site disturbance, increased grading activity, and additional impacts to the property. Approval of the variance therefore represents the least disruptive solution and better preserves existing site conditions. Finally, the applicant relied upon the City's prior approval of the overall grading and retaining wall concept when constructing Phase 1 improvements. Approval of the variance will allow completion of a future phase that was contemplated under that approval and will maintain consistency with improvements already constructed and functioning successfully on the site. For these reasons, approval of the requested variance will not substantially affect the General Plan, will not be contrary to the public interest, and will preserve the spirit and intent of the City's development regulations.

5. The spirit of this title is observed and substantial justice is done.

Approval of the requested variance will observe the spirit and intent of Titles 16 and 17 of the Eagle Mountain Municipal Code while allowing reasonable use of the property under its unique circumstances. The purpose of the City's development regulations is to promote public health, safety, and welfare; ensure orderly development; protect neighboring properties; maintain slope stability; manage drainage; and encourage development that is compatible with surrounding land uses. The proposed retaining wall advances these objectives. The retaining wall will be professionally engineered, permitted, inspected, and constructed in accordance with applicable building code requirements. The wall will provide long-term slope stabilization, erosion control, and drainage management while creating a safe and durable solution to the site's existing grade differential. Granting the variance will not undermine the intent of the City's retaining wall regulations. The proposed wall is part of a retaining wall system that was previously reviewed and approved by the City approximately four years ago. The subject wall was identified as a future phase under that approval, and the applicant relied upon the City's approval when constructing Phase 1 improvements, including the adjacent retaining wall that has successfully functioned for several years. The requested variance does not create a special privilege or confer an unfair advantage. Rather, it allows completion of a development pattern previously approved by the City and accommodates unique site conditions that are not generally applicable to other properties. The proposed wall is immediately adjacent to an existing retaining wall, is slightly lower than the existing wall, and is consistent with the overall design concept previously approved and partially implemented. Substantial justice is achieved because denial of the variance would require significant redesign of a previously approved development concept, increased grading activity, additional site disturbance, and potentially greater impacts to the property than the proposed engineered retaining wall. By contrast, approval allows completion of the originally contemplated improvement while maintaining public safety and minimizing impacts to surrounding properties. The proposed wall will not be visible from the public street to the north, will be screened by planned landscaping along the southern property line, and will not be visible from neighboring homes. As a result, approval will not adversely affect neighborhood character, aesthetics, or the reasonable enjoyment of nearby properties. Because the variance promotes safe development, preserves slope stability, minimizes site disturbance, respects prior City approvals, and avoids adverse impacts to neighboring properties or the public, approval of the variance observes the spirit and intent of Titles 16 and 17 of the Eagle Mountain Municipal Code and results in substantial justice for both the applicant and the community.

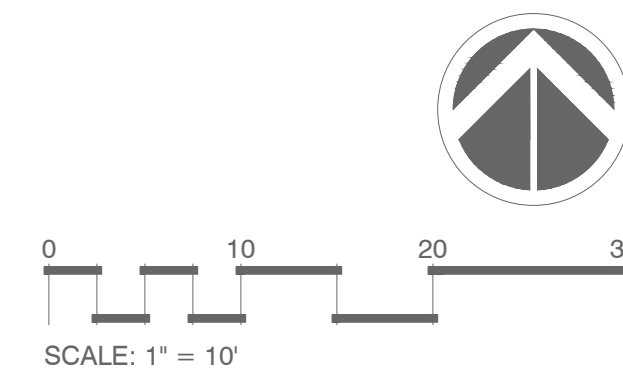
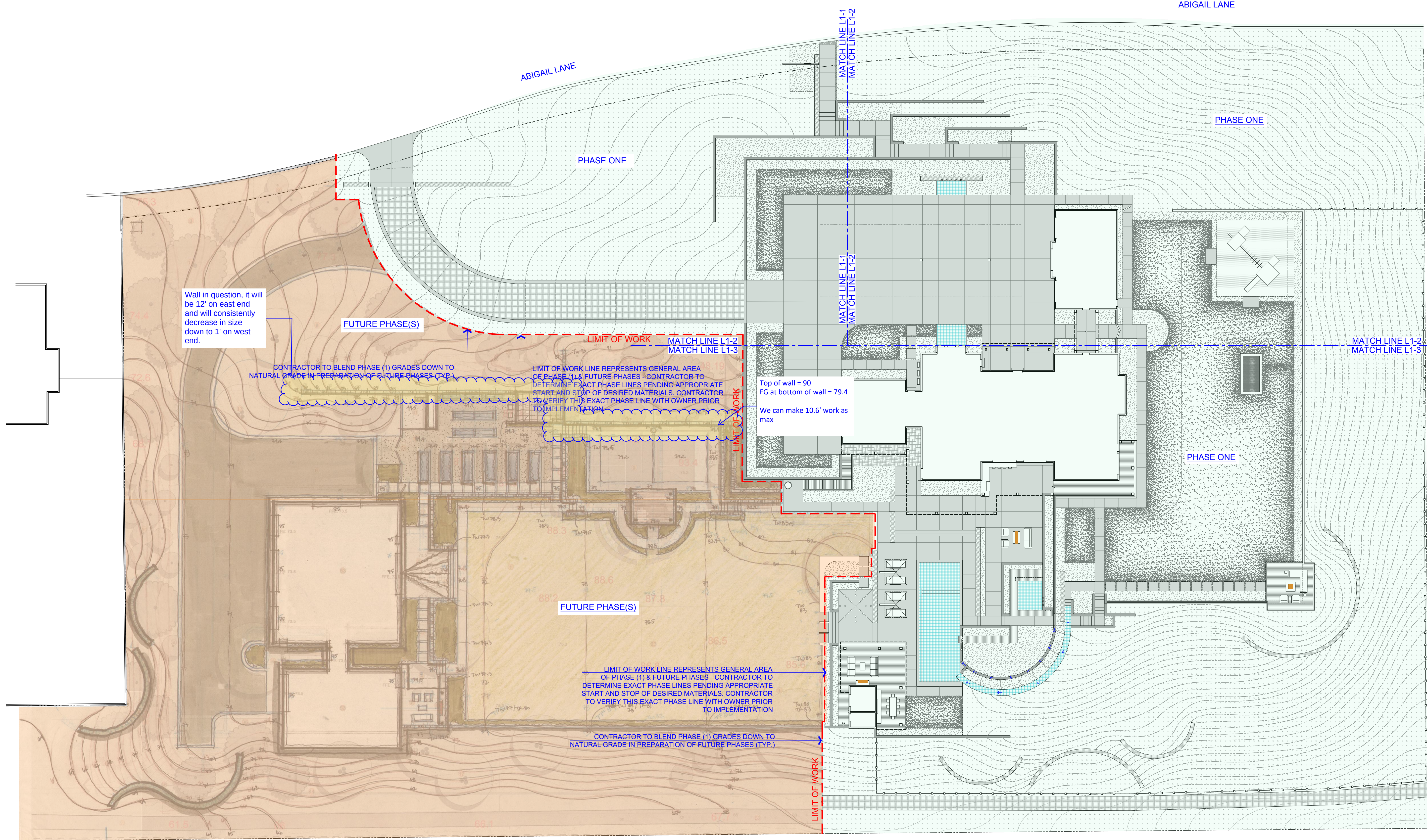
PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Site Plan - Wright Variance

2. Presentation - Wright Variance



LANDSCAPE ARCHITECTURE
SITE ARCHITECTURE
CONSTRUCTION MANAGEMENT

511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370
FAX: 801.504.7176

WWW.LANDFORMDESIGNGROUP.COM

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This design indicates relationships based on data obtained from other parties and has been interpolated or compared by Landform Design Group to meet the requirements of this project. The subsequent accuracy of the document while considered reliable, is not warranted or guaranteed.

Although this document is intended for use during construction, the actual conditions encountered on site may require the modification of information contained herein. Any modification of the information contained herein will be subject to approval of Landform Design Group.

STAMP:

WRIGHT RESIDENCE
1452 N. ABIGAIL LANE, EAGLE MOUNTAIN,
UT 84005

DATA:

date:	01.18.22
project no:	2021.05
drawn by:	ADM
checked by:	JRK
issue:	100% Layout & Grading

REVISIONS:

TITLE:

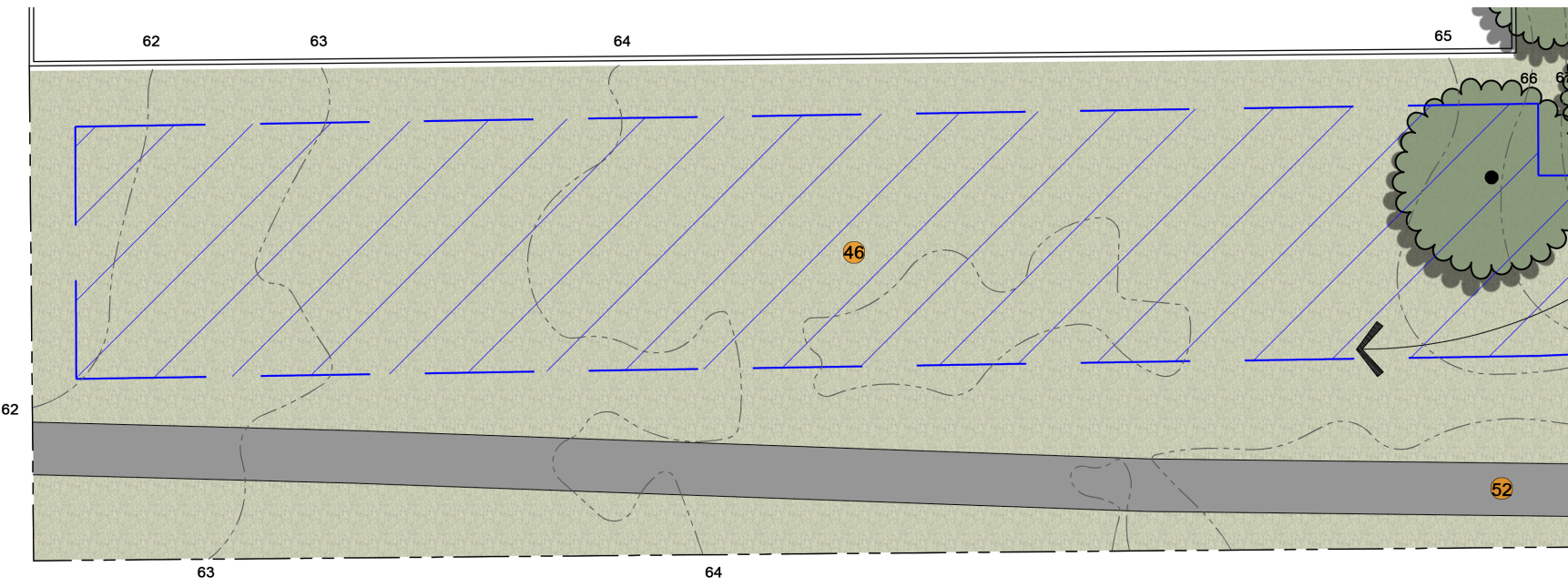
PHASING
PLAN

SHEET:

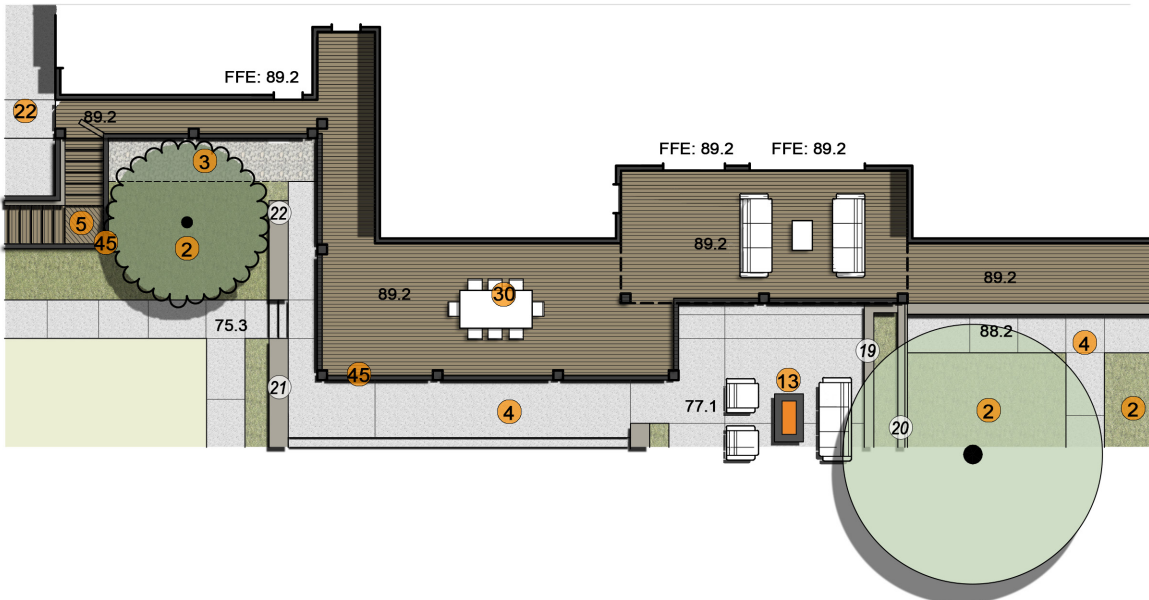
L1-0

LANDFORM DESIGN GROUP

CONCEPT DESIGN



DECK VIEW



LEGEND

- 1 TURF
- 2 MANICURED PLANTING AREA
- 3 CRUSHERFINES
- 4 HARDSCAPE/CONCRETE
- 5 CANTILEVERED STAIRCASE
- 6 ASPHALT PAVING
- 7 LOUNGE AREA
- 8 NATURAL PLANTING AREA
- 9 SPORTS COURT W/ PICKLEBALL & BASKETBALL
- 10 SPLASH PAD
- 11 ADDRESS NUMBERS
- 12 FOCAL PLANTER
- 13 FIRE ELEMENT
- 14 HOT TUB
- 15 PAVILLION
- 16 SWIMMING POOL
- 17 PROPOSED TREES
- 18 COUNTER/ BBQ AREA
- 19 CEDAR WORKS PLAY STRUCTURE
- 20 ORNAMENTAL DOUBLE GATE
- 21 6" FENCE DOUBLE GATE
- 22 ORNAMENTAL FENCE GATE
- 23 TURF VOLLEYBALL AREA
- 24 RAISED GARDEN BOX
- 25 INSET BOX SCUPPERS
- 26 WATER FEATURE
- 27 SEGMENTED SQUARES
- 28 SUNKEN TRAMPOLINE
- 29 ARCHITECTURAL UMBRELLA
- 30 MAIN LEVEL DECK DECK
- 31 CHICKEN COOP
- 32 GREEN HOUSE
- 33 UTILITIES
- 34 ESPALIER FRUIT TREES
- 35 COMPOST BINS
- 36 CONCRETE BORDER
- 37 FOCAL POINT/ELEMENT
- 38 PASS THROUGH COUNTER
- 39 FIRE SLIT
- 40 POOL TOY STORAGE AREA
- 41 POOL/ HOT TUB EQUIPMENT
- 42 CAFE LIGHTS
- 43 STEEL POST FOR CAFE LIGHT
- 44 FENCE
- 45 RAILING
- 46 SEPTIC SYSTEM AREA
- 47 ROPE SWING/JUMPING PLATFORM
- 48 NEIGHBORING VINYL FENCE
- 49 FOCAL EVERGREEN
- 50 PROPOSED NATIVE SHRUBS
- 51 CANTILEVERED STEPS
- 52 EXISTING ASPHALT TRAIL
- 53 BARN/LIVING QUARTERS
- 54 PLATFORM DECK
- 55 TOWEL HOOKS
- 56 WALK UNDER SLIDE/BRIDGE ELEMENT

WALL ELEMENTS

- 1 STEEL WALL - W/ADDRESS #S CUTOUT - TW: 87.3
- 2 THICKENED BOARDFORM WALL - TW: 86.3
- 3 BRICK WALL - TW: 86.9
- 4 BRICK WALL - TW: 88.7
- 5 BRICK WALL - TW: 88.7
- 6 THICKENED BOARDFORM WALL WITH INSET SCUPPERS - TW: 90.2
- 7 BRICK WALL - TW: 79.5
- 8 BRICK WALL - WITH PARTIAL RAILING - TW: 88.7
- 9 BRICK WALL - TW: 94.2
- 10 BRICK WALL - TW: 94.2
- 11 BRICK WALL - WITH RAILING - TW: 88.2
- 12 BRICK WALL - TW: 81
- 13 BRICK WALL - TW: 89.7
- 14 BRICK WALL - TW: 88.7
- 15 BRICK WALL - SLOPING ARCHING WITH SLIDE - TW: 88.7 - 79.5
- 16 BRICK WALL - TW: 79.5
- 17 THICKENED BOARDFORM WALL - TW: 77.6
- 18 BRICK WALL - TW: 79.5
- 19 BRICK WALL - TW: 81
- 20 BRICK WALL WITH RAILING ON TOP & INSET SCUPPERS - TW: 88.7
- 21 THICKENED BOARDFORM WALL - TW: 78.6
- 22 THICKENED BOARDFORM WALL - TW: 78.6
- 23 BRICK WALL - TW: 79.5
- 24 BRICK WALL - TW: 75.8
- 25 BRICK WALL - TW: 82
- 26 BRICK WALL WITH CAFE LIGHT POST - TW: 75.8
- 27 BRICK WALL WITH CAFE LIGHT POST - TW: 75.8
- 28 THICKENED BOARDFORM WALL - FIRE SLIT & STRUCTURE POSTS - TW: 75.8
- 29 BRICK WALL - TW: 77
- 30 BRICK WALL - TW: 77
- 31 THICKENED BOARDFORM WALL - TW: 83
- 32 THICKENED BOARDFORM WALL - TW: 83
- 33 THICKENED BOARDFORM WALL - TW: 76.8
- 34 THICKENED BOARDFORM WALL - TW: 89.7
- 35 BRICK WALL - TW: 84

CONCEPT IMAGES



3D IMAGES

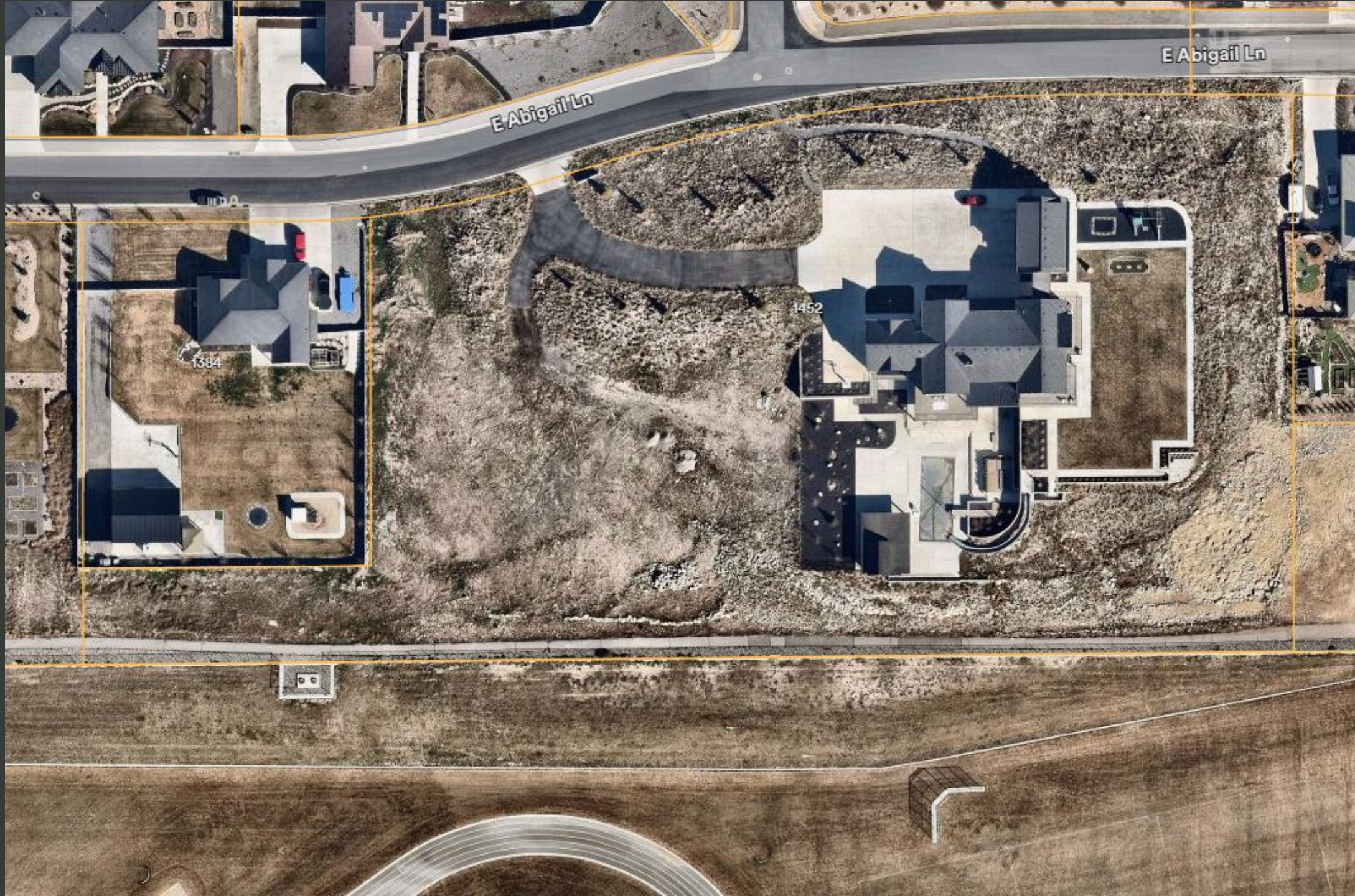


Wright Retaining Wall

Variance







ABIGAIL LANE

PHASE ONE

PHASE ONE

Wall in question, it will be 12' on east end and will consistently decrease in size down to 1' on west end.

FUTURE PHASE(S)

CONTRACTOR TO BLEND PHASE (1) GRADES DOWN TO NATURAL GRADE IN PREPARATION OF FUTURE PHASES (TYP.)

LIMIT OF WORK LINE REPRESENTS GENERAL AREA OF PHASE (1) & FUTURE PHASES - CONTRACTOR TO DETERMINE EXACT PHASE LINES PENDING APPROPRIATE START AND STOP OF DESIRED MATERIALS. CONTRACTOR TO VERIFY THIS EXACT PHASE LINE WITH OWNER PRIOR TO IMPLEMENTATION

MATCH LINE L1-2
MATCH LINE L1-3

Top of wall = 90
FG at bottom of wall = 79.4
We can make 10.6' work as max

FUTURE PHASE(S)

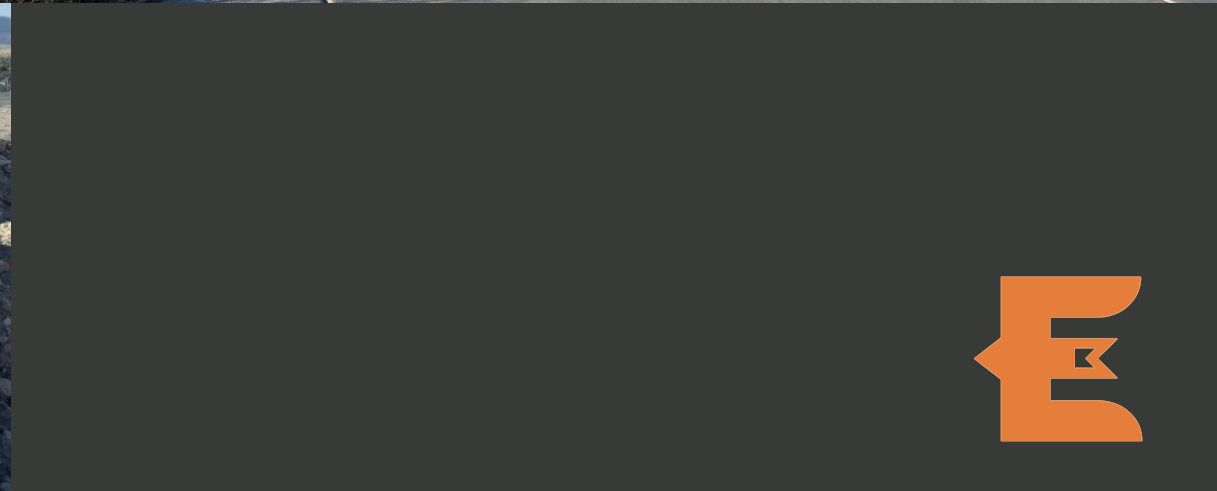
LIMIT OF WORK LINE REPRESENTS GENERAL AREA OF PHASE (1) & FUTURE PHASES - CONTRACTOR TO DETERMINE EXACT PHASE LINES PENDING APPROPRIATE START AND STOP OF DESIRED MATERIALS. CONTRACTOR TO VERIFY THIS EXACT PHASE LINE WITH OWNER PRIOR TO IMPLEMENTATION

CONTRACTOR TO BLEND PHASE (1) GRADES DOWN TO NATURAL GRADE IN PREPARATION OF FUTURE PHASES (TYP.)

LIMIT OF WORK

MATCH LINE L1-2
MATCH LINE L1-3

PHASE ONE







Approval Criteria

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
5. The spirit of this title is observed and substantial justice is done.



Recommendation

Staff recommends that the Planning Commission deny the Variance request based on the following findings:

1. There is enough buildable area on the property to build a tiered wall that would meet the City's standards for retaining walls. It is not an unreasonable hardship if there is still buildable area available for use. Having sloped land on the property is not unique to this property and is a condition general to the neighborhood;
2. The property is not deprived of privileges granted to other properties in the same district;
3. It may be in the public interest to have tiered retaining walls that blend better with the natural topography.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	ACTION ITEM - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Brylee Townhomes Development Agreement.
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Greg Wall

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designations: Neighborhood Residential 3 and Employment Center/Campus Zone: Residential - Tier III	~ 10 Acres

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:

Brylee Estates/Farms is located at the north-west corner of the Eagle Mountain Boulevard and Aviator Avenue intersection. The "Towns at Brylee Farms" (Phase B) is on the north end of the project.

On November 6, 2024, the City Council approved the Development Agreement for Brylee Farms Phase B that reinstated the preliminary plat and allowed the project to continue development. Part of the Agreement requires the developer to construct at least 40 three-story townhomes with garages no less than 600 square feet. The remaining units will be two stories with typical garages.

Since the parties entered into the Development Agreement, the Applicant purchased lots 207-210 from the original developer and built four three-story townhomes with 600 square foot garages on those lots. The Applicant is now requesting that the Development Agreement be amended to give them credit towards the 40 townhomes that are required to meet those criteria.

The Applicant is also asking to delay the requirement to complete the open space for Plat 4 until after the units adjacent to the open space are completed. The Applicant would still complete the parks and trails for Plat 4 prior to the issuance of the first Certificate of Occupancy for any building within that plat.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. First Amendment to the Brylee Farms Phase B Development Agreement
2. Presentation - First Amendment to the Brylee Farms Phase B Development Agreement

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Lacie Messerly, City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

**FIRST AMENDMENT
TO DEVELOPMENT AGREEMENT
FOR BRYLEE FARMS PHASE B**

This First Amendment to the Development Agreement for Brylee Farms Phase B (“First Amendment”) is made and entered into as of the ____ day of _____, 2026 (“Amendment Effective Date”), by and between Eagle Mountain City, a political subdivision of the State of Utah (“City”) and Landex Development LLC, a Utah limited liability company (“Developer”). The City and Developer are sometimes referred to herein collectively as the “Parties” and each individually as a “Party”.

RECITALS

A. On November 6th, 2024, the Parties entered into a Development Agreement for Brylee Farms Phase B (“Original DA”).

B. Section 3 of the Original DA requires Developer to include at least 40 three-story townhome units with garages no less than 600 square feet throughout remaining future plats.

C. After the Parties entered in to the Original DA, Developer acquired lots 207-210 and built 4 three-story townhome units with 600 square foot garages.

D. Section 4.4 of the Original DA contemplates that all open space in Plat 4 be completed prior to the issuance of any certificates of occupancy in that Plat. Developer is seeking allowance to construct the units adjacent to the open space before installing the landscaping to avoid damaging it during construction.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agrees as follows.

AMENDMENT

1. **Effect of First Amendment.** Other than as specifically amended herein by this First Amendment, the Original DA shall remain in full force and effect.

2. **Amendment of Section 3.** Section 3 is deleted in its entirety and replaced with following provision in lieu thereof:

3. Remaining Unit Types. Developer agrees that beginning with lots 207-210 and then with Plat 3, and for the remaining portions of the Project, Developer will provide a mix of housing types, sizes, and designs with the intent to improve attainability of housing. Developer shall include at least 40 three-story townhome units with garages no less than

600 square feet throughout remaining future plats. The remaining townhome units will be two story with garage sizes as originally approved.

3. **Amendment of Section 4.4.** Section 4.4 is deleted in its entirety and replaced with following provision in lieu thereof:

4.4. All open space, parks, and trails that have yet to be completed are in Plat 4 of the Project. Developer shall complete all parks and trails for Plat 4 prior to the issuance of the first certificate of occupancy for that plat. Open space shall be completed within 90 days of the last certificate of occupancy for a building abutting the open space. In the event that 90 days from the certificate of occupancy falls between September and April, the developer shall put a landscape bond in place and complete the landscaping by May 31st of the following spring. Notwithstanding the foregoing, all open space shall be completed prior to the issuance of the last certificate of occupancy in Plat 4.

4. **Recording.** The Parties shall cause this First Amendment to be recorded in the records of the Utah County Recorder.

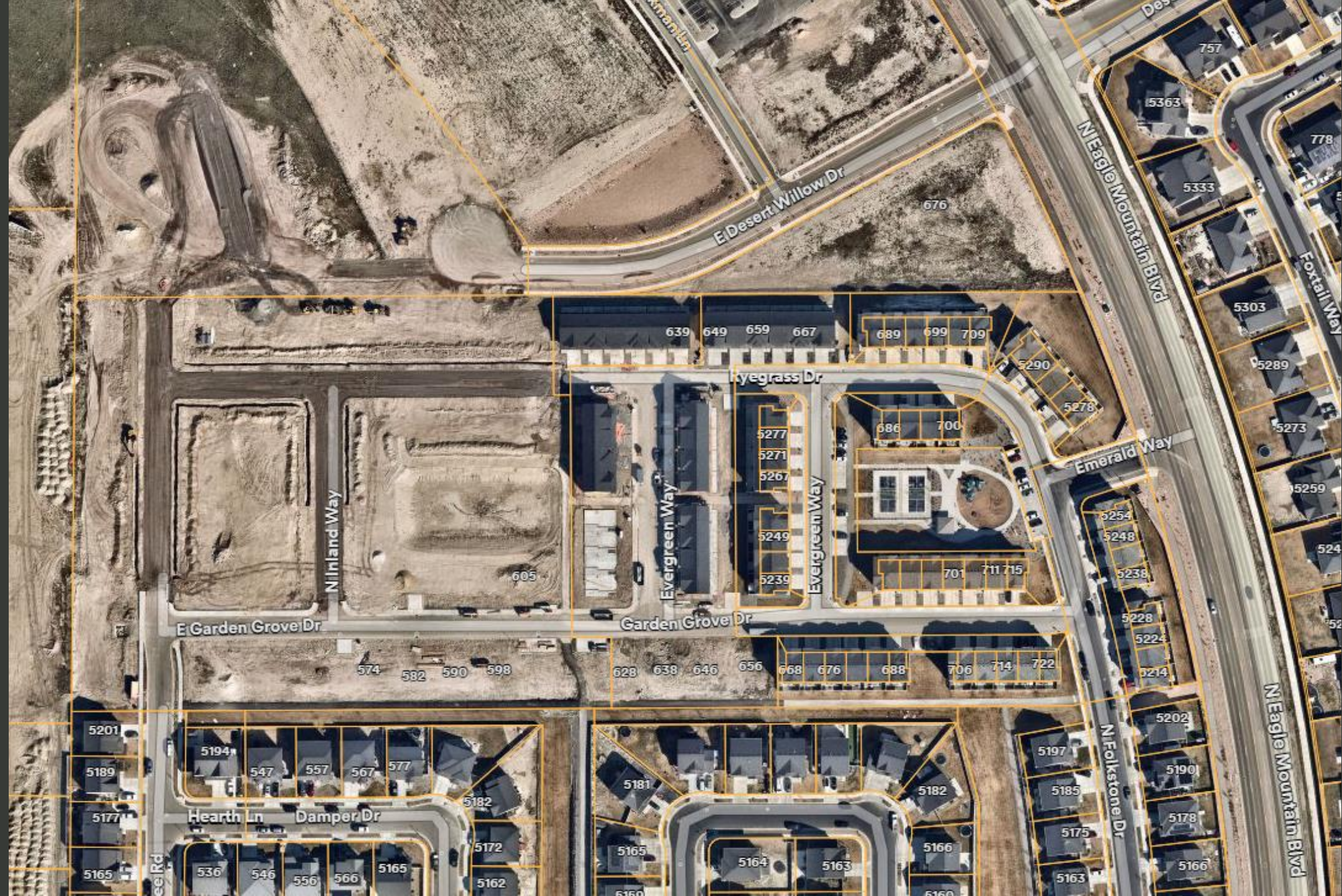
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[signatures on following pages]

Brylee Townhomes

DA Amendment

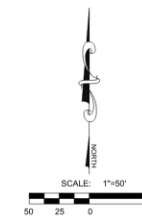




BRYLEE TOWNHOMES PHASING EXHIBIT
EAGLE MOUNTAIN, UTAH

2 = Planned 2-story Townhome Building

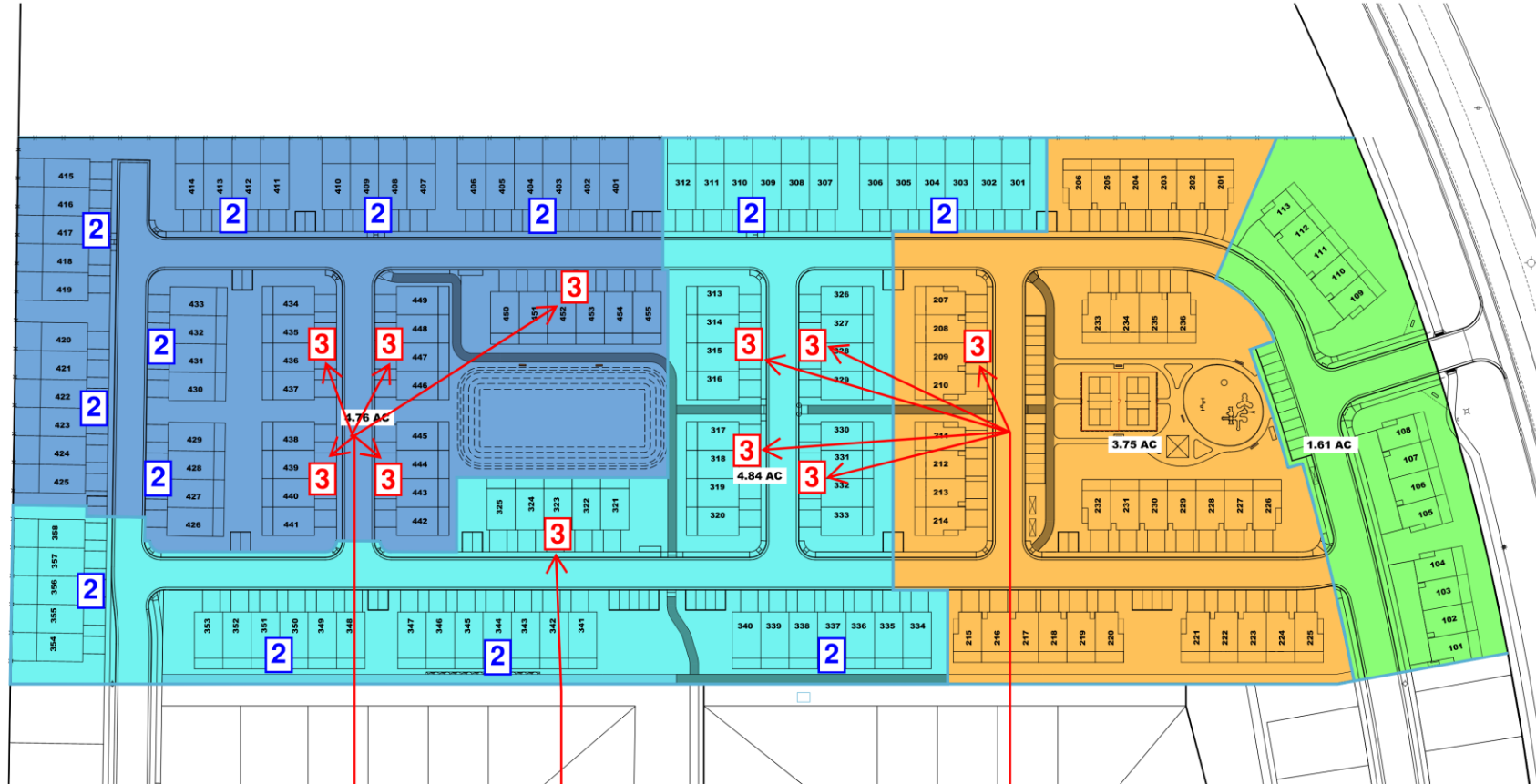
3 = Planned 3-story Townhome Building



LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

BRYLEE TOWNHOMES
EAGLE MOUNTAIN, UTAH
NEW PHASING PLAN



The original plan was to have 22 of the 3-story townhomes with the 600 SF garages in Plat 4. None of these are built yet.

Plats 2 and 3 have 20 new townhome units built that are 3 stories tall with a 600 SF garage. (Five 4-plex townhome buildings.)

There was one townhome building with five units planned to be 3 stories tall in Plat 3 that is not yet built.

TABULATIONS

TOTAL ACREAGE:	14.96 ACRES
TOTAL ACREAGE IN LOTS:	3.73 ACRES
REQUIRED OPEN SPACE:	3.73 ACRES (UNITS/1000W/13500)
TOTAL OPEN SPACE:	4.61 ACRES
TOTAL IMPROVED OPEN SPACE:	4.61 ACRES
OPEN SPACE IN RETENTION PONDS:	0.41 ACRES (75% CREDIT=0.31 AC)
NET OPEN SPACE w/ RETENTION REDUCTION:	4.36 ACRES
OVERALL DENSITY:	10.83 UNITS/ACRE
TOTAL # OF LOTS:	162 UNITS
PARKING REQUIRED: (2.0/UNIT + 1.0 FOR EVERY 3 UNITS + 54)	378
PARKING PROVIDED: (324 GARAGE + 62 GUEST)	386

LEGEND

■	PHASE B PLAT 1 = 13 UNITS
■	PHASE B PLAT 2 = 36 UNITS
■	PHASE B PLAT 3 = 58 UNITS (21 THREE STORY & 37 TWO STORY)
■	PHASE B PLAT 4 = 55 UNITS (22 THREE STORY & 33 TWO STORY)
—	TOTAL PHASE B = 162 UNITS
—	PHASE LINE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #
2019-0029
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1"=50'
DATE:
03/03/2025

SHEET
1



Proposal

Since the parties entered into the Development Agreement, the applicant purchased lots 207-210 from the original developer and built 4 three-story townhomes with 600 square foot garages on those lots. The applicant is now requesting that the development agreement be amended to give them credit towards the 40 townhomes that are required to meet those criteria.

The Applicant is also asking to delay the requirement to complete the open space for Plat 4 until after the units adjacent to the open space are completed. The Applicant would still complete the parks and trails for Plat 4 prior to the issuance of the first certificate of occupancy for that plat.



Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 14, 2026**

TITLE:	First Amendment to Stadion Development Agreement
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Stadion LLC (Meta)

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
RTI	N/A

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Recommend to the City Council that they approve the Amendment

BACKGROUND:

BACKGROUND — Stadion LLC (Meta) entered into a Development Agreement in October 2025 with the City to govern property to the south of the original Stadion data center project. This Amendment would apply the same landscaping standards to the new data center project as already apply to the original project. It would also remove a small portion of the original land from the project that has been sold to Rocky Mountain Power.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. First Amendment to Development Agreement - Final
2. EXHIBIT C - EMT Perimeter Landscape Development

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“Amendment”) is made and entered into as of _____, 2026, by and between EAGLE MOUNTAIN CITY, a municipal corporation of the State of Utah (the “**City**”) and STADION LLC, a Delaware limited liability company (together with its affiliates and their respective successors and assigns, the “**Company**”). The City and the Company are sometimes referred to herein collectively as the “**Parties**” and each individually as a “**Party**”.

RECITALS

A. The Parties entered into that certain Development Agreement, dated October 21, 2025 (the “**Development Agreement**”), related to the development of certain real property located in Eagle Mountain City, Utah County, State of Utah, as described on Exhibit A-1 attached hereto (the “**Property**”). Capitalized terms used but not otherwise defined herein shall have their respective meanings set forth in the Development Agreement.

B. Because of the nature of the Project, the City and the Company desire to establish the landscaping requirements for the Project.

C. The City and the Company desire to remove certain property from the rights and obligations of the Development Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements set forth herein, it is understood and agreed by the Parties hereto as follows:

1. Landscaping. The landscaping and view/screening elements that are described and depicted in Exhibit B and Exhibit C attached hereto (the “**Company Landscape Design Elements**”) are approved in all respects notwithstanding any portion of the Company Landscape Design Elements that may not comply with the Applicable Rules. For avoidance of doubt, the Company Landscape Design Elements may not depict all of the landscaping design for the Project, and no further approval of other elements of the landscaping for the Project shall be required with respect to any portions thereof that substantially comply with the Applicable Rules and/or are substantially similar to the Company Landscape Design Elements. The Parties further acknowledge and agree that further amendments to the Agreement are not required with respect to deviations from the Applicable Rules that are otherwise approved by the City.

2. Property Removal. The real property listed on Exhibit A-2 attached hereto is hereby removed from the effect of the Development Agreement and shall not be deemed to be part of the Property. Exhibit A to the Development Agreement is hereby replaced by Exhibit A-1 attached hereto.

3. Complete Agreement; No Other Changes. This Amendment and the Development Agreement contain the entire agreement between the parties relating to the matters

contained within such documents. Any modifications of this Amendment and the Development Agreement shall be of no force or effect unless in writing and signed by all parties. Except as set forth in this Amendment, the terms and conditions of the Development Agreement shall remain in full force and effect. In the event of a conflict between this Amendment and the Development Agreement, this Amendment will control.

4. Counterparts. This Amendment may be signed in any number of counterparts with the same effect as if the signatures to each counterpart were upon a single instrument, and is intended to be binding when all parties have delivered their signatures to the other parties. All counterparts shall be deemed an original of this Amendment.

[signature page follows]

Dated this ____ day of _____ 2026.

CITY

Eagle Mountain City,
a municipal corporation of the State of Utah

ATTEST:

City Recorder

COMPANY

Stadion LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT A-1

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT A-2

REMOVED PROPERTY

EXHIBIT B
LANDSCAPE DESIGN ELEMENTS

Specific landscape elements include:

1. For the parkstrip adjacent to the UCO (North) Campus, plantings will shift from between the road curb and sidewalk and be placed onsite.
2. In lieu of trees required pursuant to Code §17.48.090. B (the “Tree Requirement”), and in lieu of ornamental plants that are required pursuant to the Code in each case for minor collector roads, the future park strip vegetation mentioned in Item 1 above will be a xeriscape pollinator garden consisting of native, water-wise shrubs, grasses, and blooming perennials. Species selected will not require permanent irrigation systems to survive.
3. In lieu of providing trees and irrigation required for a 20' wide landscape buffer around the perimeter of the site, the Company shall install privacy and parking lot headlight screening, which may consist of berms along the property perimeters that are at least 6 to 8 feet in height. Exhibit C attached hereto illustrates how these berms will block headlights and sightlines from the road/future sidewalk into the site and associated infrastructure. Where berms are infeasible, the Company may install walls or other screening features.
4. The landscape buffer berms described in Item 3 above will be restored to a native sagebrush steppe ecosystem as described in Exhibit C. This will be achieved with a combination of broadcast seeding and native shrubs planted every 15 feet on center across the entire site.
5. Site fencing will be provided within the site, while the property boundary along the perimeter will be demarked with “No Trespass” signage. To provide consistency with the fencing along the nearby property that is also owned by the Company, fencing for security purposes shall be allowed up to, but shall not exceed, ten feet in height.
6. In consideration of the City's waiver of the Tree Requirement as set forth above, the Company will provide funding to the City promptly upon the City’s written request after issuance of the first roadway improvement permit issued with respect to the Project, which such funding shall be equal to the actual cost of the parkway trees that would otherwise be required for the Project pursuant to the Code on the west and east sides of the Property (provided, however, that such funding provided by the Company shall in no event exceed \$42,051.00 to account for 202 trees). The aforementioned funding shall be used solely by the City for public (and not private) purposes for trees on or within a public right-of-way, public property, or other public facility within the City, according to the discretion of the City. For avoidance of doubt, no such funding shall be used for trees (or any other purpose) on behalf of, or for purposes of benefitting, any other private landowner or on or within (whether partially or wholly) any private property, private right-of-way, or other private facility.

EXHIBIT C
PERIMETER LANDSCAPE DESIGN CONCEPTUAL ILLUSTRATION

[on following page]

4904-6271-0964, v. 3

EXHIBIT B

EXHIBIT C: EMT PERIMETER LANDSCAPE DESIGN

NATIVE STEPPE ECOSYSTEM

Plugs



Great Basin Sagebrush
(*Artemisia tridentata*)



Rubber Rabbitbrush
(*Ericameria nauseosa*)



Fourwing Saltbush
(*Atriplex canescens*)



Greasewood
(*Sarcobatus vermiculatus* (Hook.) Torr.)

Seed Mix



Western Wheatgrass
(*Pascopyrum smithii*)



Slender Wheatgrass
(*Elymus trachycaulus*)



Great Basin Wildrye
(*Elymus cinereus*)



Alkali Sacaton
(*Sporobolus airoides*)



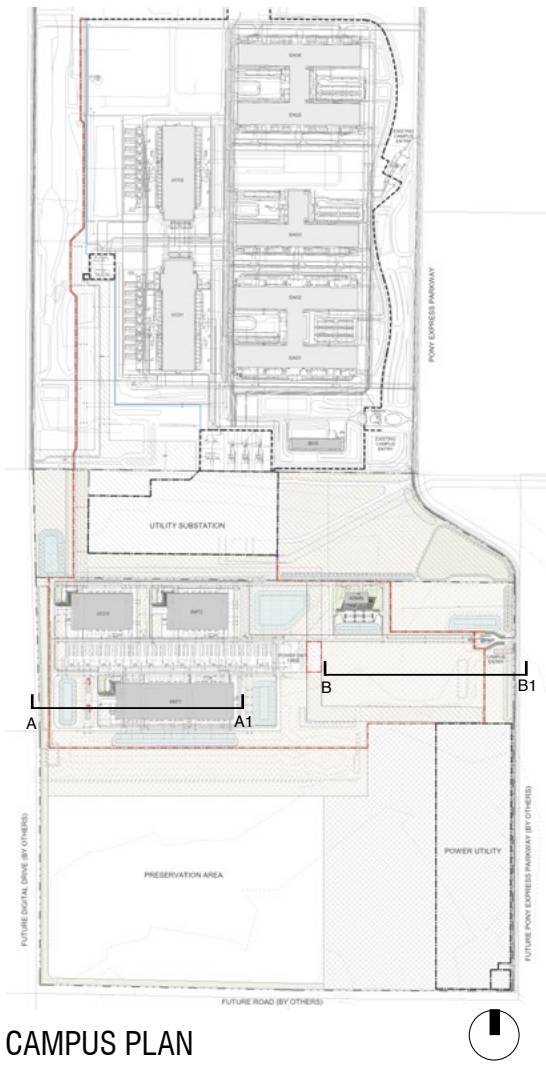
Inland Saltgrass
(*Distichlis spicata*)



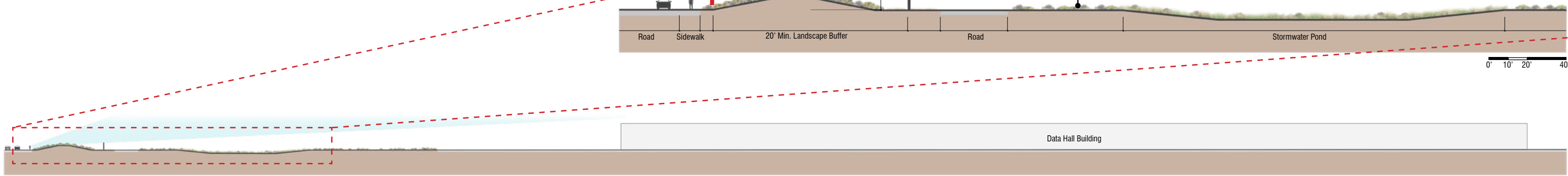
Indian Ricegrass
(*Stipa hymenoides*)



Bottlebrush Squirrel Tail
(*Elymus elymoides*)



CAMPUS PLAN



SECTION A-A1



SECTION B-B1

DETAIL SECTION: KEYSTONE SPECIES AS LANDSCAPING



Landscape to be plugged with four native shrub species and seeded by local restoration expert. A continuous 6'–8' berm provides buffering along the peripheral pathways, blocking views to the data halls. Native landscaping goes beyond Water-Wise minimums while accomplishing dust suppression, water savings, and promotion of biodiversity.

EMT PERIMETER STRATEGY