



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

AUGUST 13, 2024, 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. Rezoning of Property -- Training for Planning Commissioners

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. DATE Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. Discussion - Cedar Corners Phase 5 - Concept Plan

7.B. Action Item/Public Hearing - Ellis Property - Lot Split

7.C. Action Item/Public Hearing - Berry Family - Rezone

7.D. Action Item/Public Hearing - Towns at Brylee Farms - Development Agreement

7.E. Action Item/Pulic Hearing - Enyo Battery - Rezone

7.F. Action Item/Public Hearing - Eagle Mountain Properties - Rezone

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

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

By 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 801-789-6610. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 8th day of August, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2024**

TITLE:	Rezoning of Property -- Training for Planning Commissioners
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

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

N/A

BACKGROUND:

§10-9a-302(6)(b), Utah Code Annotated, requires the City to ensure that each member of the . . . Planning Commission completes four hours of annual land use training. Staff will lead a discussion about the procedures and requirements for the rezoning of property found in Chapter 17.90 of the Eagle Mountain Municipal Code (EMMC). Brandon Larsen (801) 789-6708 blarsen@emcity.org

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 9, 2024, 6:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Brent Strong, and Craig Whiting, and Alternate Commissioner Bryan Free. Commissioner Robert Fox was excused.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Elizabeth Fewkes, Planner; and Lianne Pengra, Chief Deputy Recorder.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

1. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:30 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

3. DECLARATION OF CONFLICTS OF INTEREST

None.

4. MINUTES

4.A. June 25, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the minutes. Commissioner Whiting seconded the motion.*

Jason Allen	Yes
Robert Fox	Absent
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:01:08.](#)

5. STATUS REPORT

Senior Planner Robert Hobbs reviewed the planning items discussed and voted upon during the previous City Council meeting.

[The recording of the discussion can be found online here at 00:02:27.](#)

6. ACTION AND ADVISORY ITEMS

6.A. ACTION ITEM/PUBLIC HEARING – Ranches Crossing Preliminary Plat

Senior Planner Robert Hobbs presented the item, and applicant representative Brian Haskell spoke regarding the item. The item consists of a preliminary plat approval request for a commercial subdivision governed by the Commercial Community zone. The plat will permit commercial development of the property, which has two active site plan applications under review.

[The recording of the discussion can be found online here at 00:03:50.](#)

Commissioner Allen opened the public hearing at 6:47 PM.

The following individuals spoke during the public hearing: Nathan Howell.

Commissioner Allen closed the public hearing at 6:50 PM.

[The recording of the public hearing comments can be found online here at 00:17:41.](#)

The Commission determined to recommend approval of the item with the suggestion that the Council and City staff consider the traffic patterns along Ranches Parkway.

MOTION: *Commissioner Hess moved to recommend approval of the Ranches Crossing Preliminary Plat to the City Council, with the suggestion that the City Council and staff consider how eliminating access across Ranches Parkway may affect the parcel's development. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Absent
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:32:40.](#)

6.B. ACTION ITEM/PUBLIC HEARING – Ranches Crossing Drive-Through Site Plan

Senior Planner Robert Hobbs presented the item, and applicant representative Brian Haskell spoke regarding the item. The item consists of a site plan for a to-be-determined drive-through business. The site plan approval is based upon compliance with Municipal Code requirements, which can be found in EMMC 17.100, with other chapters referenced therein. The site plan has been reviewed and deemed to comply with standards applicable to landscaping, parking, lighting, and architecture.

[The recording of the discussion can be found online here at 00:33:43.](#)

Commissioner Allen opened the public hearing at 7:17 PM.

The following individuals spoke during the public hearing: Nathan Howell.

Commissioner Allen closed the public hearing at 7:19 PM.

[The recording of the public hearing comments can be found online here at 00:47:00.](#)

The Commission determined to recommend approval of the item with the condition that the parking is relocated behind the building, and the site plan is limited to a single drive-through.

MOTION: *Commissioner Whiting moved to recommend approval of the Ranches Crossing Drive-through Site Plan to the City Council, with the condition that the parking is relocated behind the building. Commissioner Allen seconded the motion.*

AMENDED MOTION: *Commissioner Whiting moved to recommend approval of the Ranches Crossing Drive-through Site Plan to the City Council, with the conditions that the parking is relocated behind the building, and limiting the site plan to a single drive-through. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Absent
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:05:52.](#)

7. DISCUSSION ITEMS

8. NEXT SCHEDULED MEETING

The next Planning Commission meeting is scheduled for July 23, 2024.

9. ADJOURNMENT

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:45 PM. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Absent
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 7:45 PM.

Approved by the Planning Commission on August 13, 2024.

Brandon Larsen
Planning Director



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 23, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, and Brent Strong, and Alternate Commissioner Bryan Free. Commissioner Craig Whiting was excused.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager, Brandon Larsen, Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Elizabeth Fewkes, Planner; and Lianne Pengra, Chief Deputy Recorder.

5:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

Commissioner Allen called the meeting to order at 5:30 PM.

1. DISCUSSION ITEMS

1.A. Potential Rezone of Vacant Parcels

Planning Director Brandon Larsen presented the item. Planning staff presented a map of certain vacant properties and sought feedback on their potential rezoning.

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

Commissioner Allen adjourned the work session at 6:10 PM.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:30 PM.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

None.

5. MINUTES

6. STATUS REPORT

Planning Director, Brandon Larsen, discussed some calendaring items with the Planning Commission members, including dates for the Fall Utah APA Conference and a proposed joint session with the Council to discuss updates to the Future Land Use Map. He also gave an update on a survey for the General Plan update.

[The recording of the discussion can be found online here at 00:40:46.](#)

7. ACTION AND ADVISORY ITEMS

7.A. ACTION ITEM/PUBLIC HEARING – Freddy’s Frozen Custard and Steakburgers Site Plan.

Senior Planner David Stroud presented the item. The Freddy’s Frozen Custard and Steakburgers site plan approval is subject to the Commercial Community zoning standards. The site plan is located within the Ranches Crossing development. Freddy’s has over 450 locations (2021) in the United States and seven locations in Utah. The proposed site complies with applicable standards regarding the Commercial Community zone.

[The recording of the discussion can be found online here at 00:44:06.](#)

Commissioner Allen opened the public hearing at 6:55 PM. As there were no comments, he closed the hearing.

The Commission determined to recommend approval of the item with option one as the preferred elevation design.

MOTION: *Commissioner Strong moved to recommend approval of option one for the Freddy’s Site Plan to the City Council. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:11:31.](#)

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

The next Planning Commission meeting is a joint work session with the City Council and is scheduled for August 8, 2024.

10. ADJOURNMENT

MOTION: *Commissioner Strong moved to adjourn the meeting at 7:06 PM. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Absent

Bryan Free

Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 7:06 PM.

Approved by the Planning Commission on August 13, 2024.

Brandon Larsen
Planning Director

DRAFT



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2024**

TITLE:	Cedar Corners Phase 5 Concept Plan
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	N/A
APPLICANT:	Tamarak Homes, Inc., Eric Yergensen

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Neighborhood Residential One Zone: Residential	1.44 Acres

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Provide feedback to the applicant.

BACKGROUND:

This property (Parcel No. 59:007:0092) was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed this section being subdivided into 7 lots. The rest of the project has been completed as originally approved. The applicant is seeking feedback on a proposal to rezone the property to the RC zone, thus allowing 7 lots to be constructed. After meeting with staff, it was determined that the applicant would complete a half-width road across the south end of their property and the adjacent park.

ITEMS FOR CONSIDERATION:

Concept plans are a means for applicants to receive input on proposed developments prior to incurring costs associated with further stages of the approval process.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Concept Plan - Cedar Corners Phase 5



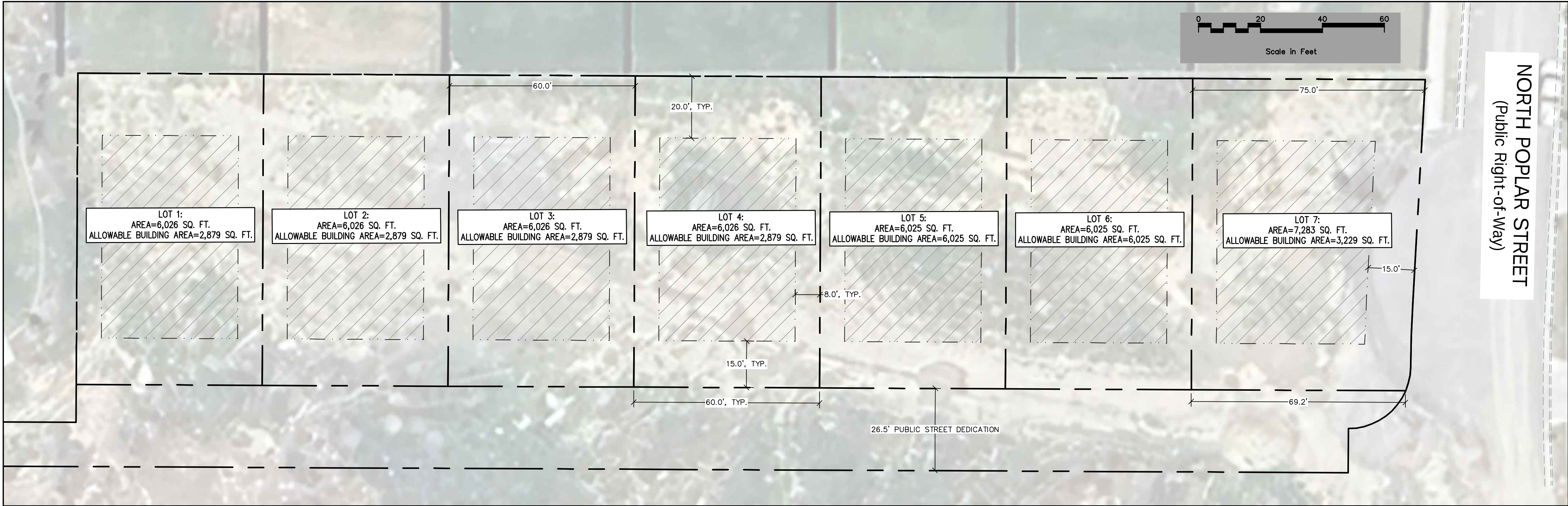
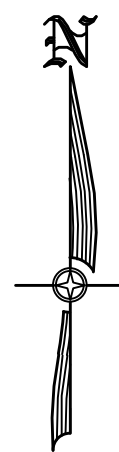
VICINITY MAP
NOT TO SCALE

SITE INFORMATION TABLE:

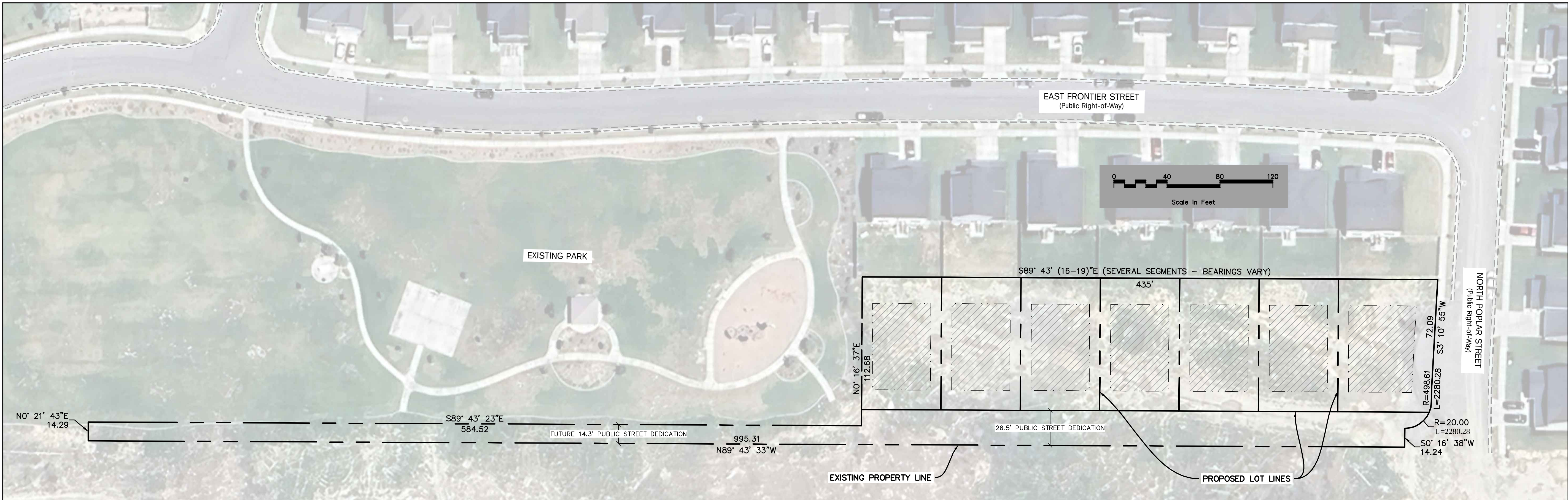
OVERALL PROPERTY=62,831 SQ. FT. (1.44 ACRES)
PUBLIC ROW DEDICATION=19,393 SQ. FT. (0.44 ACRES (PROPOSED AND FUTURE))
CURRENT ZONING: RESIDENTIAL
PROPOSED ZONING: RC
FRONT SETBACK=15' (PER RC ZONE)
SIDE SETBACK=8' (PER RC ZONE)
REAR SETBACK=20' (PER RC ZONE)
MINIMUM LOT SIZE=4,500 SQ. FT. (PER RC ZONE)
MINIMUM LOT SIZE=6,025 SQ. FT. (PROPOSED)
LARGEST LOT SIZE=7,283 SQ. FT.
AVERAGE LOT SIZE=6,000 SQ. FT. (PER RC ZONE)
AVERAGE LOT SIZE=6,205 SQ. FT. (PROPOSED)
MINIMUM LOT FRONTAGE=58' (PER RC ZONE)
MINIMUM LOT FRONTAGE=60' (PROPOSED)

CEDAR CORNERS – PHASE A PLAT 4:
(EXISTING SUBDIVISION NORTH OF PROJECT AREA)

TOTAL AREA=20.76 ACRES
88 LOTS=11.89 ACRES
OVERALL DENSITY=4.24 LOTS/ACRE
SMALLEST LOT SIZE=5,258 SQ. FT.
LARGEST LOT SIZE=7,366 SQ. FT.
AVERAGE LOT SIZE=5,883 SQ. FT.
ROW DEDICATION=4.09 ACRES
OPEN SPACE=4.78 ACRES



NOT FOR
CONSTRUCTION





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2024**

TITLE:	Ellis Property Lot Split
ITEM TYPE:	Lot Split
FISCAL IMPACT:	N/A
APPLICANT:	Chad Ellis

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Agricultural/Rural Density Two Zone: Agriculture	10.3 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission approve the proposed lot split as presented.

BACKGROUND:

The applicant is proposing to divide their property (Parcel No. 59:029:0014, 1812 N. Lake Mountain Road) into two parcels, each one being about 5.1 acres. The proposal would still allow for a house to be constructed on the new lot, as the Agriculture zone requires five acres to do so.

ITEMS FOR CONSIDERATION:

The criteria for approving Lot Split applications can be found in EMMC 16.45.050.

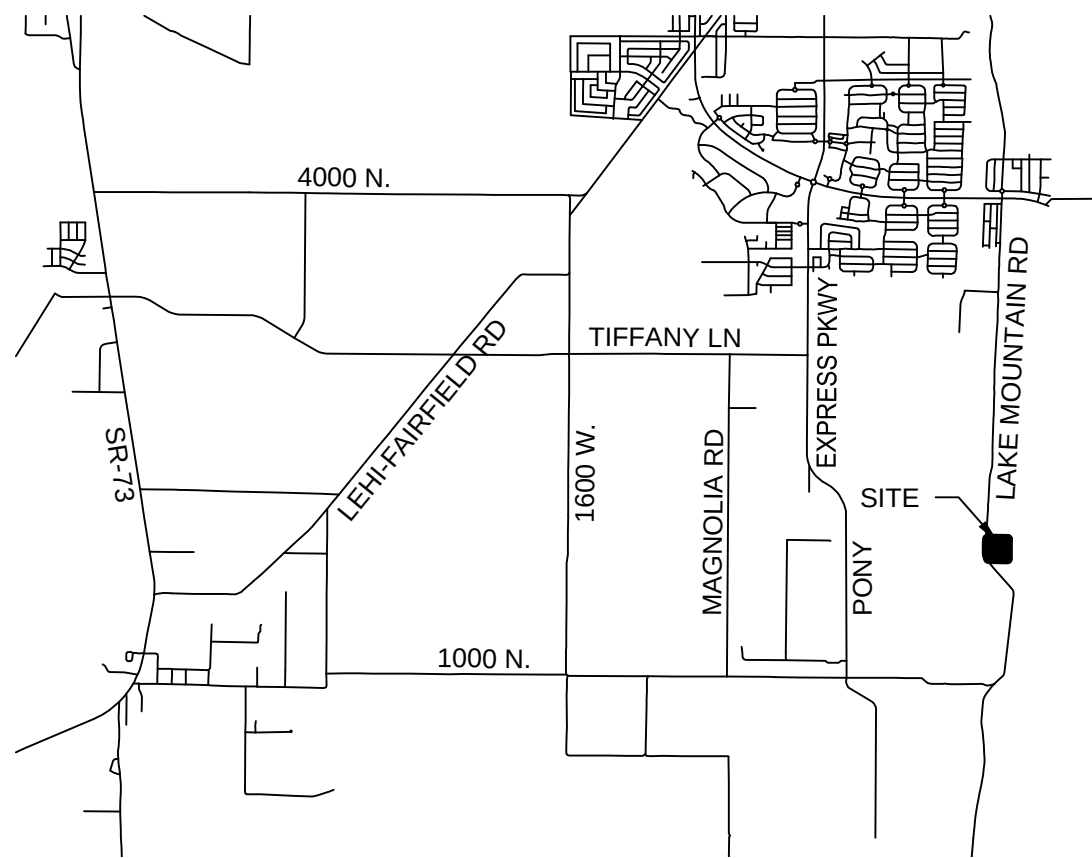
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Ellis Lot Split

BOUNDARY SURVEY
PREPARED FOR
CHAD ELLIS

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN



VICINITY MAP
N.T.S.

AS-PROVIDED DESCRIPTION

Beginning at a point which is the Northeast corner of the Woolsey property, as deeded, which beginning point is further described as being South 681.08 ft. and East 1324.11 ft. (based upon the Utah State Plane Coordinate System, Central Zone, bearings of Section lines -NAD 27) from the North 1/4 Corner of Section 30, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°07'15" West 661.03 ft.; thence North 89°40'58" West 639.68 ft. more or less, to the East line of the Lake Mountain Road, as actually existing (a 50 ft. wide Eagle Mountain Road); thence along the East line of said Lake Mountain Road by the following six (6) courses and distances (1) North 22°02'46" West 43.65 ft.; thence (2) North 11°18'34" West 123.85 ft.; thence (3) North 3°32'14" West 124.43 ft.; thence (4) North 0°31'52" East 126.43 ft.; thence (5) North 1°46'24" East 126.82 ft.; thence (6) North 3°41'55" East 121.46 ft., more or less, to the extended South line of the land of Wolfgang Franz; thence leaving said road and continuing along the said South line of the Franz property, South 89°44'42" East 676.48 ft., more or less, to the point of beginning.

AS-SURVEYED DESCRIPTIONS

Bellis North Parcel
Beginning at a point which is the Northeast corner of the described Woolsey property, as deeded, which point being South 89°47'07" East 1325.336 feet along the North line of Section 30, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the NE Corner of the NW 1/4 of the NE 1/4 of said Section 30 and South 00°07'27" West 676.113 feet along the 1/16th line from North Quarter Corner of said Section 30 and running South 00°07'27" West along said 1/16th line 328.256 feet; thence North 89°28'08" West 688.025 feet to the East line of the Lake Mountain Road (a 50 foot wide Eagle Mountain City Road); thence along the East line of said Lake Mountain Road the following three (3) calls: 1) North 00°31'52" East 76.915 feet; 2) North 01°46'24" East 126.820 feet; 3) North 03°41'55" east 121.46 feet to the extended South line of the Wolfgang Franz property; thence South 89°44'42" East along the South line of said Franz property 676.241 feet to the point of beginning.
Contains: 223409.481 Sq. Ft.

Ellis South Parcel
Beginning at a point South 89°47'07" East 1325.336 feet along the North line of Section 30, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the NE Corner of the NW 1/4 of the NE 1/4 of said Section 30 and South 00°07'27" West 1004.369 feet along the 1/16th line from North Quarter Corner of said Section 30 and running South 00°07'27" West along said 1/16th line 333.008 feet to the SE Corner of the NW 1/4 of the NE 1/4 of said Section 30; thence North 89°40'56" West along the 1/16th line 639.301 feet to the East line of the Lake Mountain Road (a 50 foot wide Eagle Mountain City Road); thence along the East line of said Lake Mountain Road the following four (4) calls: 1) North 22°02'46" West 43.898 feet; 2) North 11°18'34" West 123.850 feet; 3) North 03°32'14" West 124.430 feet; 4) North 00°31'32" East 76.915 feet; thence South 89°28'08" East 688.025 feet to the point of beginning.
Contains: 225501.004 Sq. Ft.

Ellis 12" Ingress/Egress and Water Line Easement
Beginning at the SE Corner of the NW 1/4 of the NE 1/4 of Section 30, Township 6 South, Range 1 West, Salt Lake Base and Meridian, which point being South 89°47'07" East 1325.336 feet along the North line of Section 30 to the NE Corner of the NW 1/4 of the NE 1/4 of said Section 30 and South 00°07'27" West 1337.377 feet along the 1/16th line from North Quarter Corner of said Section 30 and running North 89°40'56" West along the 1/16th line 639.301 feet to the East line of the Lake Mountain Road (a 50 foot wide Eagle Mountain City Road); thence along the East line of said Lake Mountain Road North 22°02'46" West 12.976 feet; thence South 89°40'56" East 644.198 feet to the said 1/16th line; thence South 00°07'27" West 12.000 feet to the point of beginning.

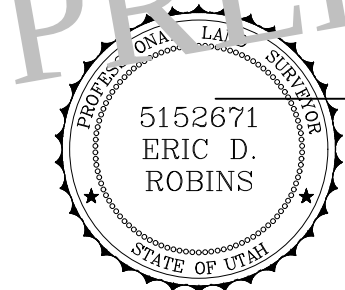
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH ON THE GROUND THE HEREON DESCRIBED TRACT OF LAND.

BASIS OF BEARINGS IS SOUTH 0°03'29" EAST 2679.559 FEET BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 30, T6S, R1W, SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE

I, Eric D. Robins, depose and say that I am a Professional Land Surveyor, as prescribed by Utah State Law and that I hold license no. 5152671. I further state that the property described above was surveyed under my direct supervision and the results of that survey are reflected herein.



ERIC D. ROBINS P.L.S. 5152671
STATE OF UTAH
PERIGEE CONSULTING
9089 SOUTH 1300 WEST SUITE 160
WEST JORDAN, UTAH 84088

PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY



9089 SOUTH 1300 WEST, SUITE 160
WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6811 FAX
WWW.PERIGEECIVIL.COM

CITY ENGINEER DATE

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED

BOUNDARY SURVEY
PREPARED FOR
CHAD ELLIS

SHEET NUMBER

1 OF 1

DRAWING NAME
SURVEY



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2024**

TITLE:	Berry Family Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Zane Berry

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Agricultural/Rural Density Two Zone: Agriculture	7.3 Acres

PUBLIC HEARING

Yes

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:

The applicant is proposing to rezone their property from Agriculture to Foothill Residential. The property (Parcel No. 59:019:0015) is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments.

ITEMS FOR CONSIDERATION:

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

- A. Compliance with General Plan: The Foothill Residential zone is not compatible with the Agricultural/Rural Density Two. It is only compatible with the Foothill Residential General Plan Category. However, the Triumph master development that borders the Berry property is also zoned Foothill Residential, despite the General Plan Category for it also being Agricultural/Rural Density Two.
- B. Compatibility Determination: The proposed Foothill Residential zone is compatible with the surrounding zones, which are Foothill Residential and RD2.
- C. City Services: Public services are available to the property and will not overburden capacity.
- D. Traffic Generation: The size of the property (7.3 acres) will limit the number of lots possible, so there will not be a significant increase in traffic.
- E. Property Values: It is not expected that the rezone will negatively impact surrounding property values.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Rezone Exhibit - Berry Family Rezone

Berry Family Rezone

Proposed Zone Change from Agriculture to Foothill Residential





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2024**

TITLE:	Towns at Brylee Farms Development Agreement
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Ross Holliday

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

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council with any conditions they choose to add.

BACKGROUND:

Brylee Estates/Farms is located at the northwest corner of the Eagle Mountain Boulevard and Aviator Avenue intersection. The Brylee Estates Phase B preliminary plat (all townhomes) was originally approved on July 16, 2019 and then amended on January 5, 2021. The purpose of the amendment was to move and increase open space/park amenities between both Phase A (single family) and Phase B. There were two final plats approved and recorded within Phase B, with Plat 1 being approved on September 29, 2020, and Plat 2 on July 21, 2021. The approved amenities have been constructed in both Phase A and B. The preliminary plat has since expired and an extension was never requested by the applicant. The City has been approached with a request to enter into a development agreement to allow the project to be completed as originally approved.

ITEMS FOR CONSIDERATION:

Per EMMC 16.20.060(D) an expired project may be resubmitted but would have to comply with current development standards. If a development agreement were to be used, it could allow the project to be constructed under different standards.

The approval criteria for master development agreements can be found at EMMC 16.10.080.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Towns at Brylee Farms Development Agreement

WHEN RECORDED RETURN TO:

Eagle Mountain City
c/o City Recorder
1650 E Stagecoach Run
Eagle Mountain, UT 84005

DEVELOPMENT AGREEMENT FOR BRYLEE FARMS PHASE B

This DEVELOPMENT AGREEMENT FOR BRYLEE FARMS PHASE B (“**Agreement**”) is entered into as of this ____ day of _____, 2024 (“**Effective Date**”), by and between LANDEX Development LLC, a Utah limited liability company (“**Developer**”), and Eagle Mountain City, a political subdivision of the State of Utah (“**City**”). City and Developer may hereinafter be referred to individually as a “**Party**” and collectively as the “**Parties**.”

RECITALS

A. On July 16th, 2019, City approved a Preliminary Plat application by Concord Homes (“**Developer’s Predecessor**”), to allow development and construction of 162 townhome units at approximately, _____ in City, to be known as Brylee Farms Phase B (“**Project**”).

B. On January 5th, 2021, City approved an Amended Preliminary Plat application & Site Plan Final Approval of Plats 1 & 2 by Fieldstone & Concord Homes (“**Developer’s Predecessor**”), to allow development and construction of 162 townhome units at approximately, _____ in City, to be known as Brylee Farms Phase B (“**Project**”).

C. Developer or Developer’s Predecessor has recorded plats 1 & 2 in Phase B of the Project and is preparing to record the next plat.

D. Developer or Developer’s predecessor has completed construction of the infrastructure and amenities in Plats 1 & 2 of the Project, and building permits have been issued for 49 townhomes in Plats 1 & 2.

E. Developer or Developer’s predecessor has partially completed installation and construction of infrastructure and amenities for future plats of the Project.

F. Eagle Mountain Municipal Code Section 16.20.060 (“**Ordinance**”) indicates that a preliminary plat expires within two years of the approval or, in the case of phased projects, within two years of the most recent final plat approval. Developer has purchased the Project from Developer’s Predecessor, and has since been informed by the City that, in accordance with the Ordinance, the City believes that the Preliminary approvals for the project, including the preliminary plat, may have expired.

G. Developer and City desire to reinstate the preliminary approvals for the Project, and allow Developer to complete the project, all on the terms and conditions set forth herein.

H. City, acting pursuant to its authority under the Utah Code and the Eagle Mountain Municipal Code, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations, in the exercise of its discretion, has elected to approve and enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. Scope of Agreement. This Agreement supersedes and replaces previous approvals received on the Project only on matters addressed herein. All other approvals licenses, and entitlements previously received by the Project remain in full force and effect as of the date granted.
2. Reinstatement of Previous Approvals. To extent previously received approvals in the Project have expired, including but not limited to the preliminary plat, such approvals are hereby reinstated in full, and vested as of the original vesting date. Developer shall be entitled to complete the Project as originally approved.
3. Allocation of Remaining Unit Types. Developer agrees that beginning at Plat 3, and for the remaining portions of the Project, Developer will provide a mix of housing types that will include at least 40 three-story townhome units with garages no less than 600 square feet. The remaining townhome units will be two story with garage sizes as originally approved.
4. Miscellaneous.
 - 4.1. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police power of Eagle Mountain City in enacting zoning, subdivision development, and related land use plans, policies, ordinances and regulations after the date of this Agreement.
 - 4.2. Compliance with City Standards. Developer expressly acknowledges that nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable requirements of City, including the payment of fees and compliance with all other applicable ordinances.
 - 4.3. No Joint Venture or Partnership. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties.
 - 4.4. Agreement to Run with the Land. This Agreement shall be recorded and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership of any portion of the Property.

- 4.5. Assignment. Neither this Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without the assigning the rights as well as the responsibilities under this Agreement and without prior written consent of the City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.
- 4.6. Attorneys' Fees. In the event of any action at law or equity to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and court costs in addition to any other relief to which such party may be entitled.
- 4.7. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be an original but all of which will constitute one and the same instrument. Each party agrees to exchange original signatures in due course.
- 4.8. Entire Agreement. This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof, incorporates all prior agreements, and may only be modified by a subsequent writing duly executed by the parties.
- 4.9. Governing Law. This Agreement shall be interpreted, construed, governed and enforced according to the laws of the State of Utah, without giving effect to its conflict of laws principles.
- 4.10. Developer's Exclusive Remedy. Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.
- 4.11. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. The provisions may be waived only in writing and signed by the party intended to be benefited by the provisions being waived.
- 4.12. Severability. Except as specifically stated herein, any provision of this Agreement, or portion thereof, that is declared by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity of the remainder of this Agreement and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

CITY:

Eagle Mountain City,
a political subdivision of the State of Utah

Tom Westmoreland, Mayor

Attest:

Fionnuala Kofoed, City Recorder,

Approved as to form:

Marcus Draper, City Attorney

DEVELOPER:

LANDEX Development, LLC,

By: _____

Name: _____

Title: _____

STATE OF UTAH)
):ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of _____,
2024 by _____.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2024**

TITLE:	Enyo Property Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	n/a
APPLICANT:	City initiated with site owner(s) approval

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Future Land Use Map category: Business Park/Light Industry; Zone(s): Airpark	160

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Approve (with any conditions and/or changes deemed appropriate by the Planning Commission)...

BACKGROUND:

A proposal to rezone tax parcel 59:068:0004 comprising ~160 acres of land from the Airpark Zone to the Agricultural (Ag) Zone (owned by Land Mountain Land Co. LLC); the parcel is located at the south/southwest end of the city at the southeast intersection of N. 500 east and E. 100 North Streets.

ITEMS FOR CONSIDERATION:

Actionables:

General plan map (or future land use map) amendments and rezones are legislative decisions and are considered valid if reasonably debatable and not illegal (i.e., the decisions do not require the City Planning Commission or City Council to take action based on findings of facts). Eagle Mountain does not have any code standards to govern general plan [map] amendments. The Council should consider the health, safety, and welfare of the community when evaluating proposed General Plan Map Amendments. The criteria for approval for a rezone are listed in EMMC § 17.90.060.

Surrounding Zoning:

North: Regional Technology Overlaid on Agriculture

East: Airpark

South: Agriculture

West: Agriculture

Current Future Land Use Map Designation:

Business Park/Light Industry

Zoning Map Findings/Conclusions:

The requested zone change from Airpark to Agriculture may be considered appropriate given that:

1. Compliance with the General Plan: The City's adopted general plan does not prohibit Ag zoned land within the Business Park/Light Industry setting; rather, it specifies that the Ag is appropriate for consideration for rezones proposing development under RA1, RA2, RD1, RD2 and FR zoning. The city has entertained the assignment of the Agriculture district to property as both potentially permanent or purposeful placeholder zoning even in areas of the city not identified as Agricultural per its adopted General Plan.

2. [Zoning]/Use Compatibility: The proposed future land use utility category would harmonize with the Agriculture Zone as a form of private utility (supporting Rocky Mountain Power), whereas the Airpark Zone: a) does not allow the intended use of the property; and, b) is presently not a part of the city's adopted municipal code. Uses in the vicinity and surrounds include agriculture, office, utility and data center facilities positioned in the southernmost, outlying area of the city.

3. City Utility and Emergency Services Issues: Applicants are aware that property development will require utility and infrastructure installation at the time of site development.

4. Traffic Generation: The proposed use for the property will be an extremely low generator for vehicles. It is effectually a non-manned storage facility.

5. Property Values: The intended use of the property after rezoning is expected to be fiscally supportive of the city -- versus a drain on its resources.

Additional Notes:

1. Disclaimer: Approval of a Rezone request [i.g., entitlement] does not guarantee the physical ability to develop the rezoned land. A project must still comply with all requisite zoning, engineering, fire codes, etc. pertinent to buildout of said land and overcome any physical/topographical constraints or legal burdens inherent to it.

2. Known Conditions or Restrictions Affecting Entitlement Revision(s): n/a

3. Citizen/Agency/Intra-Departmental Correspondence: Any written correspondence received by Staff respecting this matter prior to the time this report was published is hereto attached.

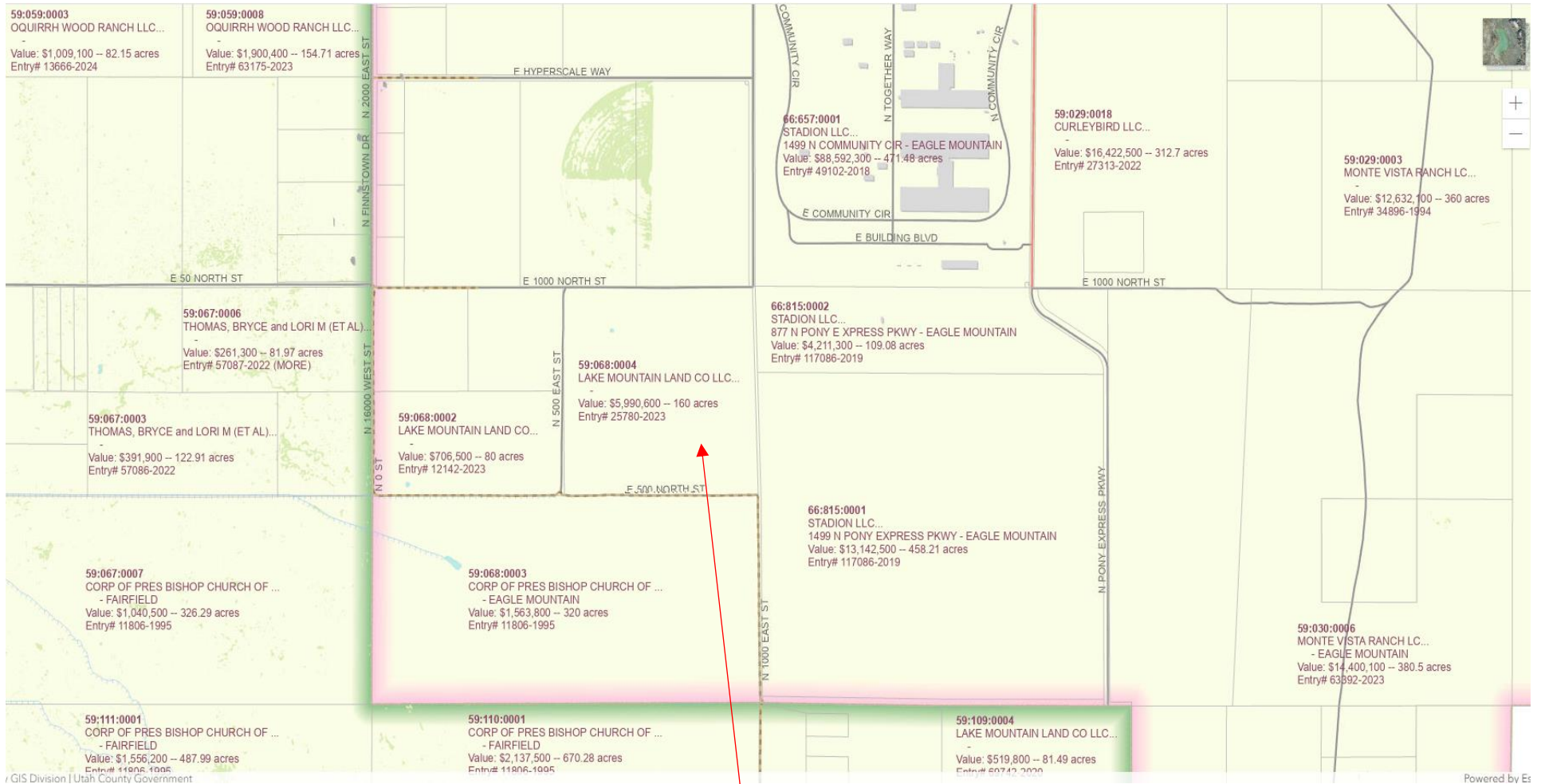
PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

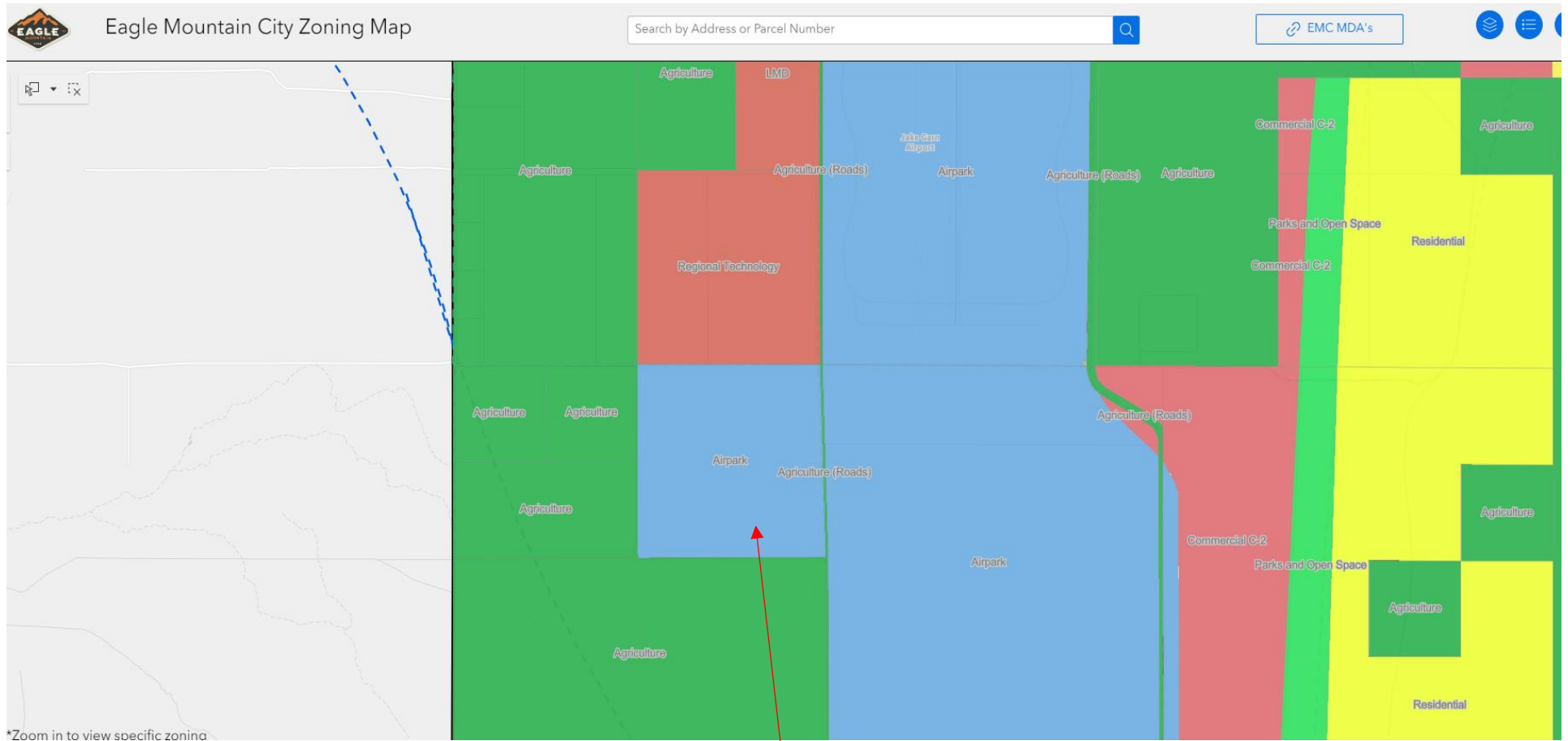
1. Enyo Orientation Maps
2. Enyo Eagle Mountain Concept Plans

Parcel Viewer Map/Vicinity Map

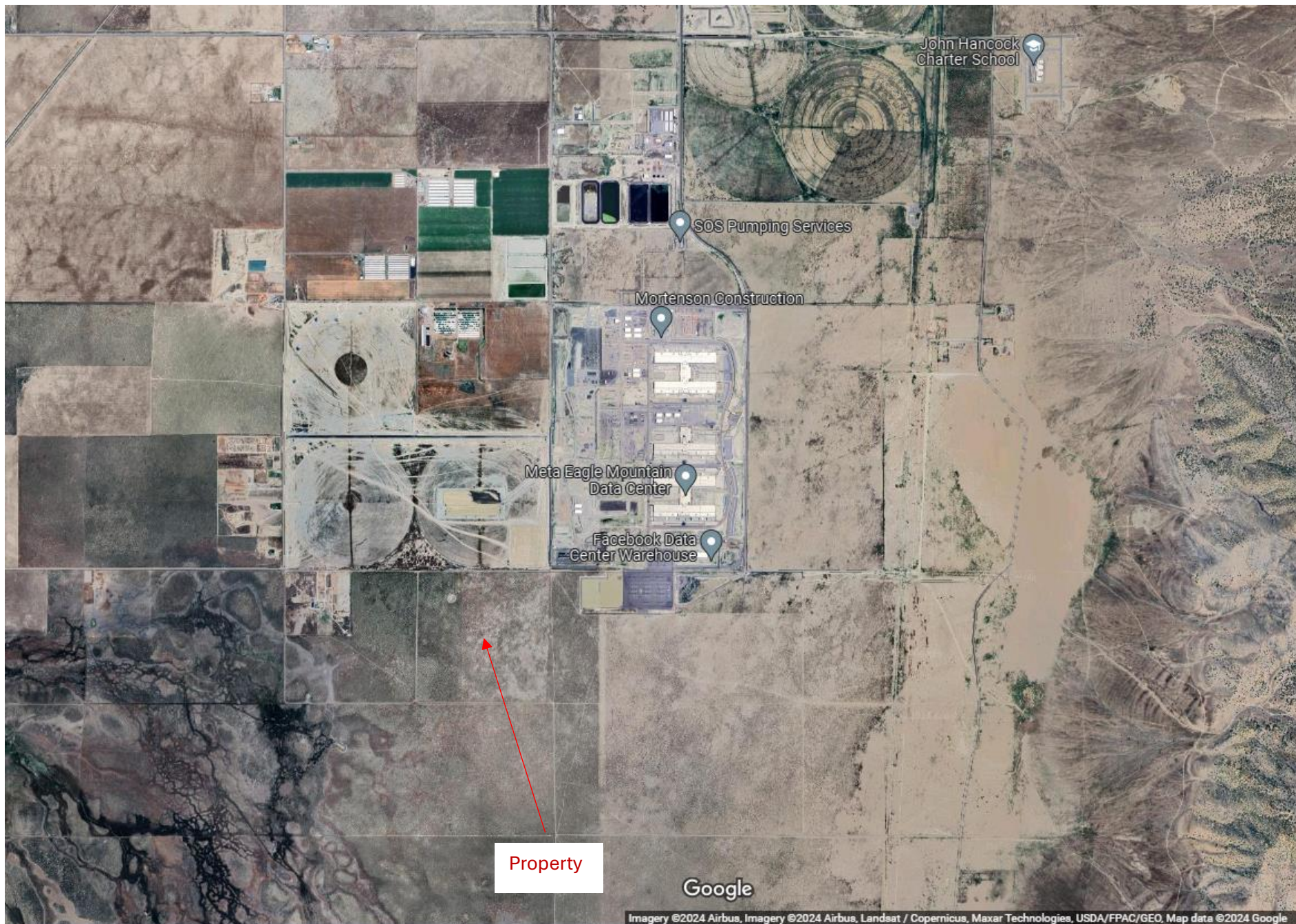


Property

Zoning Map Snippet



Property

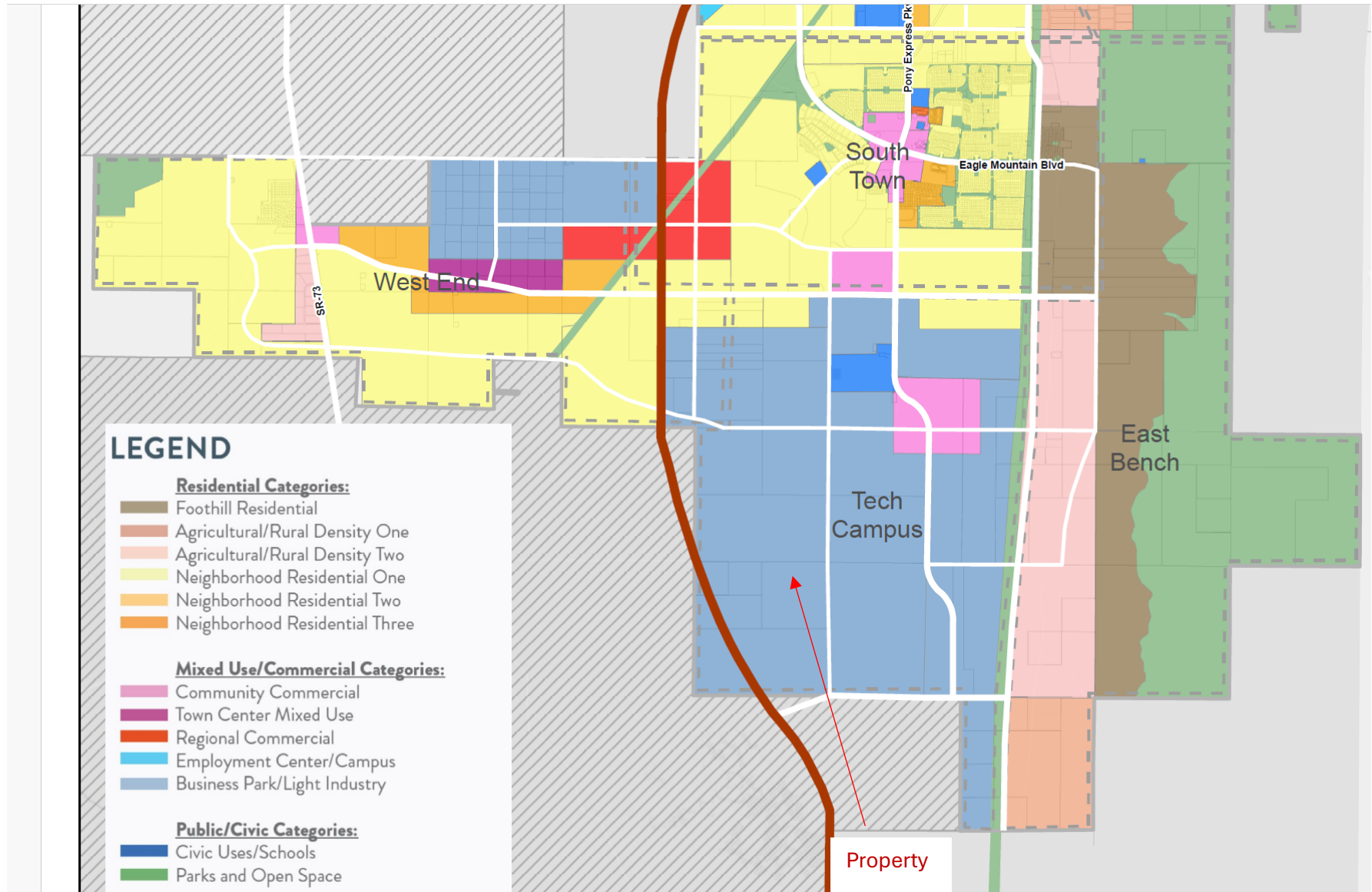


Property

Google

Imagery ©2024 Airbus, Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 Google

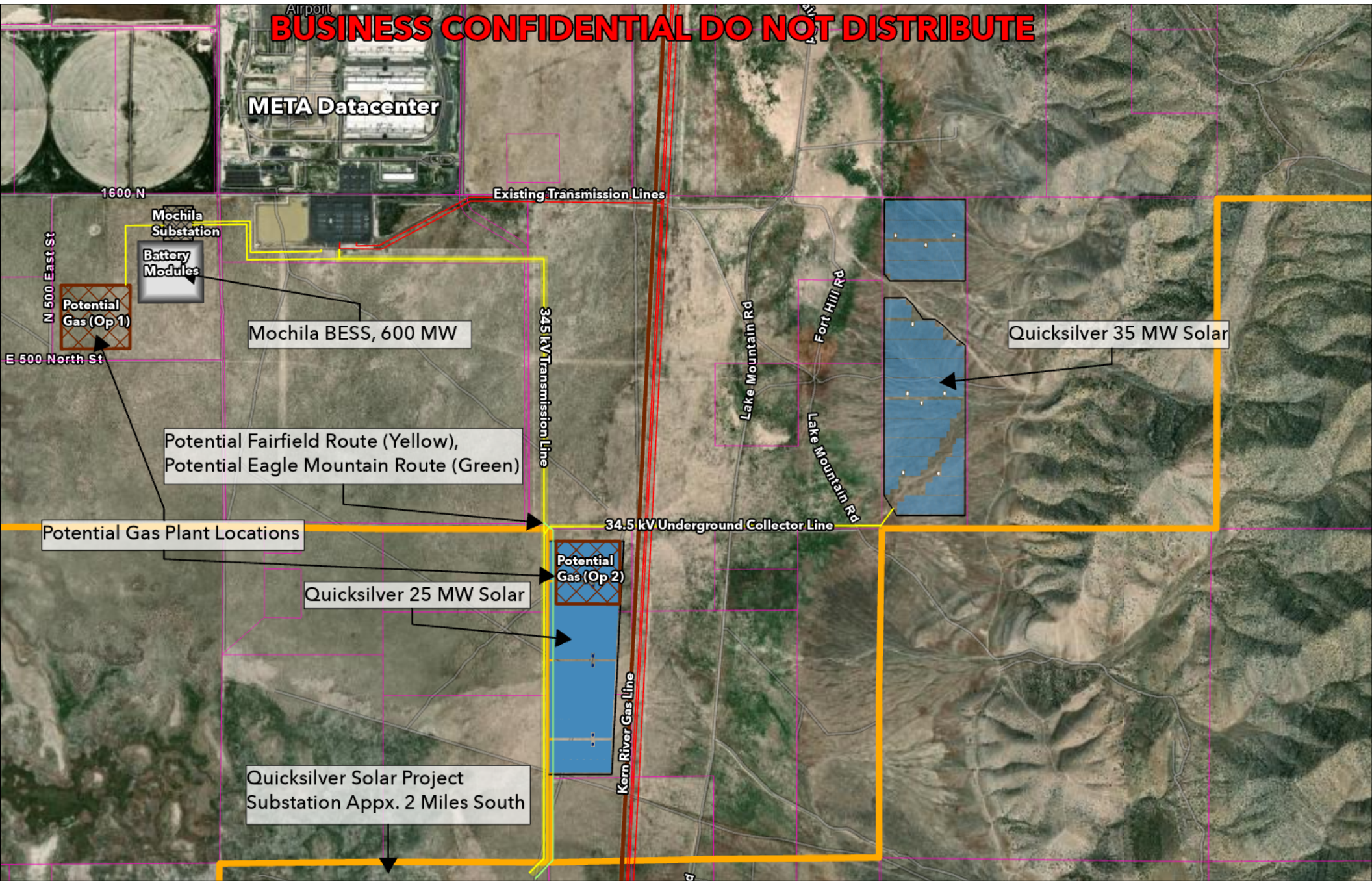
Long Term Future Land Use Map Snippet



Eagle Mountain Quicksilver Complex Concept Plan Contents

- I. Overview of Eagle Mountain Project Area
- II. BESS Area Layout
- III. 25 MW Solar Area Layout
- IV. 35 MW Solar Area Layout

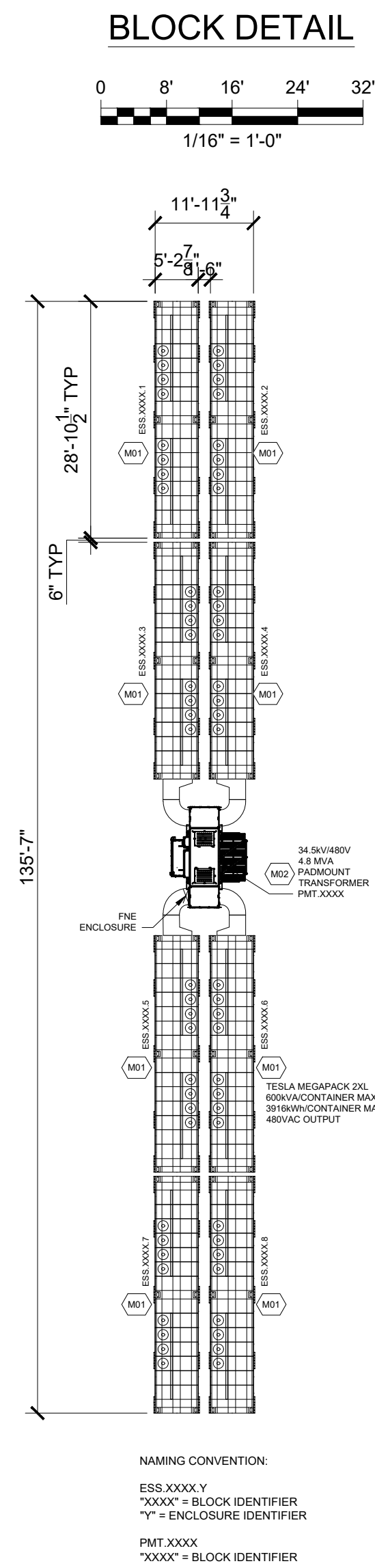
BUSINESS CONFIDENTIAL DO NOT DISTRIBUTE



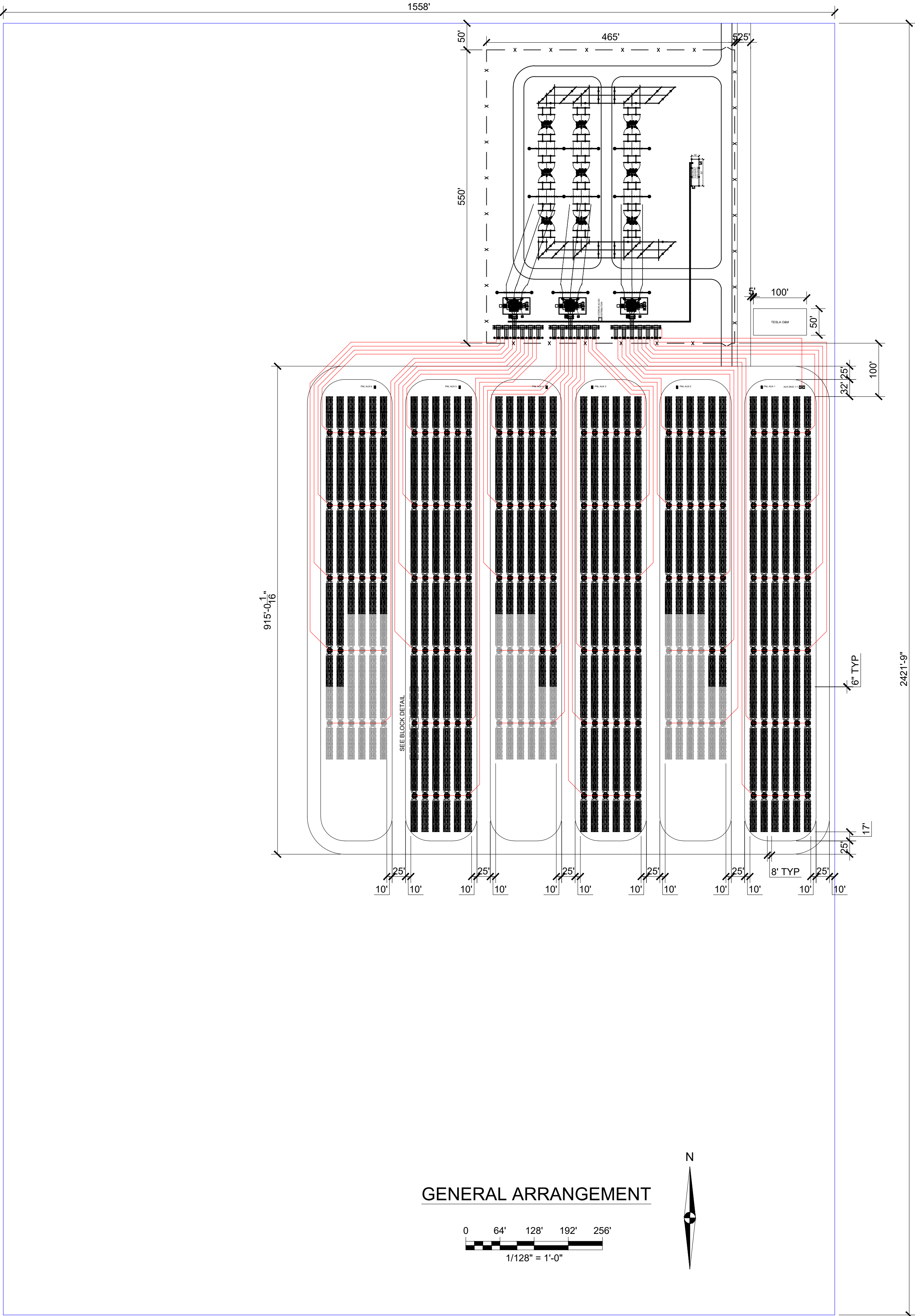
Quicksilver Complex, Eagle Mountain City



County of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar



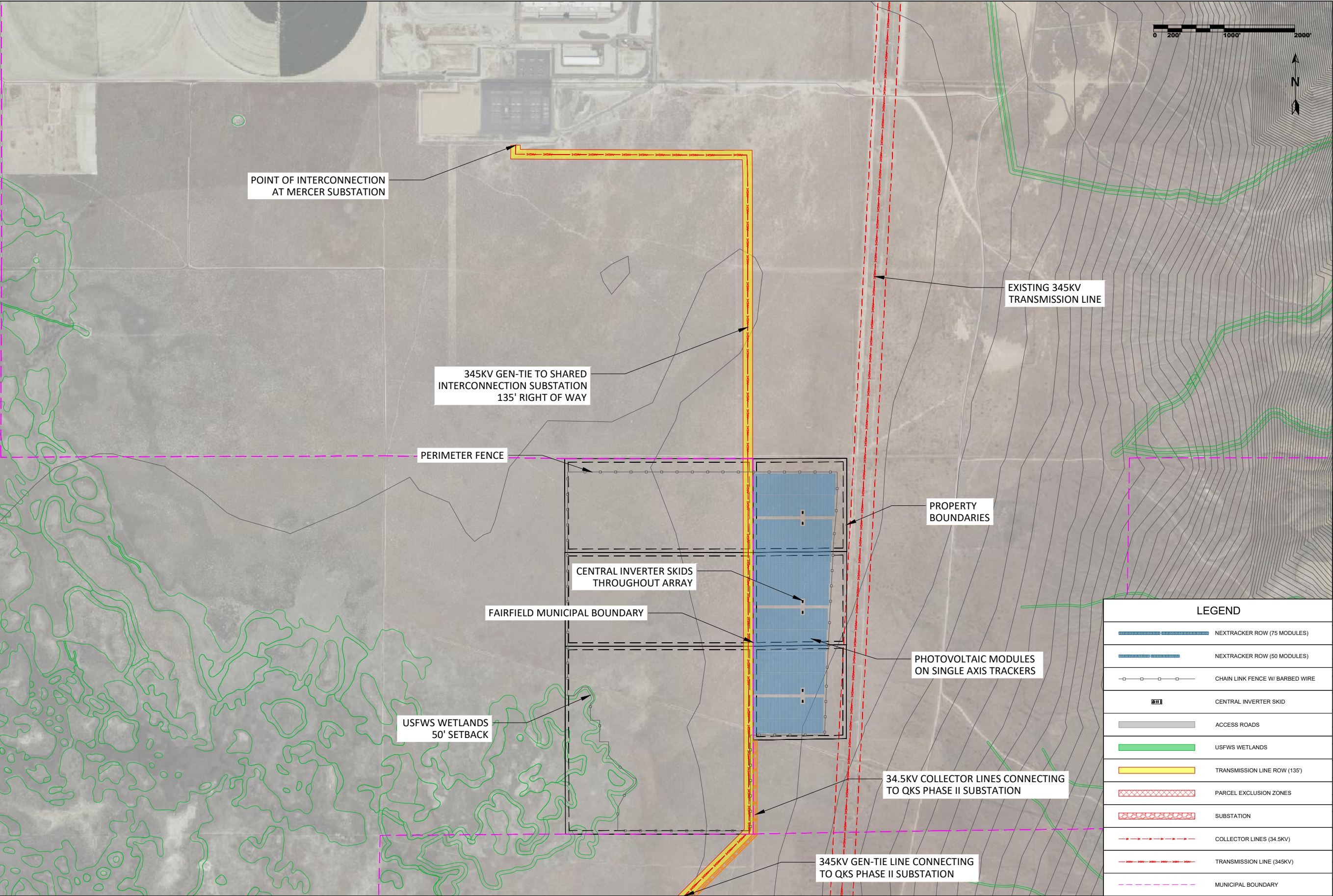
Preliminary BESS Project Information		
Project Name:	Tesla 8HR	
Project Location:	UT	
Ambient Temperature - Max (°C):	41	
Design Power Requirement @ POI (Mwac)	200	
Design Energy Requirement @ POI (Mwhac)	1600.00	
Proposed PCS:	Tesla	Megapack PMT 4.8MVA
PCS QTY per Subproject:	56	
STATCOM PCS QTY for MVAR support	0	
PCS Rating @ 40C(MVA)	4.8	
Power Factor @ PCS	0.78	
Power Factor @ POI	0.95	
Battery Technology:	Tesla Megapack 2 XL 8Hr 600kVA	
Cabinet QTY per Subproject:	448	
Cabinet Capacity kWhdc (Nameplate BOL):	3916	
Project Battery Capacity MWhdc:	Nameplate	Useable
	1754.37	1754.37



LEGEND:

- MV CABLE
- FENCE
- PROPERTY BORDER

ENGINEER'S STAMP PRELIMINARY NOT FOR CONSTRUCTION	REV	DATE	DESCRIPTION		DSGN	APPD	
	A	06/07/2024	ISSUED FOR PROPOSAL			DAB	MAS
	 Mortenson 700 MEADOW LANE NORTH MINNEAPOLIS, MN 55422		DATE:	06/07/2024	PROJECT:	EAGLE MOUNTAIN EAGLE MOUNTAIN, UTAH 600MW/4800MWh BATTERY STORAGE	
			DRAWN BY:	AWF			
EOLIAN		DESIGNED BY:	DAB				
		APPROVED BY:	MAS				
				DWG NAME:			
		BESS YARD					
		GENERAL ARRANGEMENT					
			INTERNAL PROJECT #:		REV		
			200.0021		A		
			DRAWING #:		EME-ES-300.01P		





REPRODUCTION, DISCLOSURE, OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION IS STRICTLY FORBIDDEN

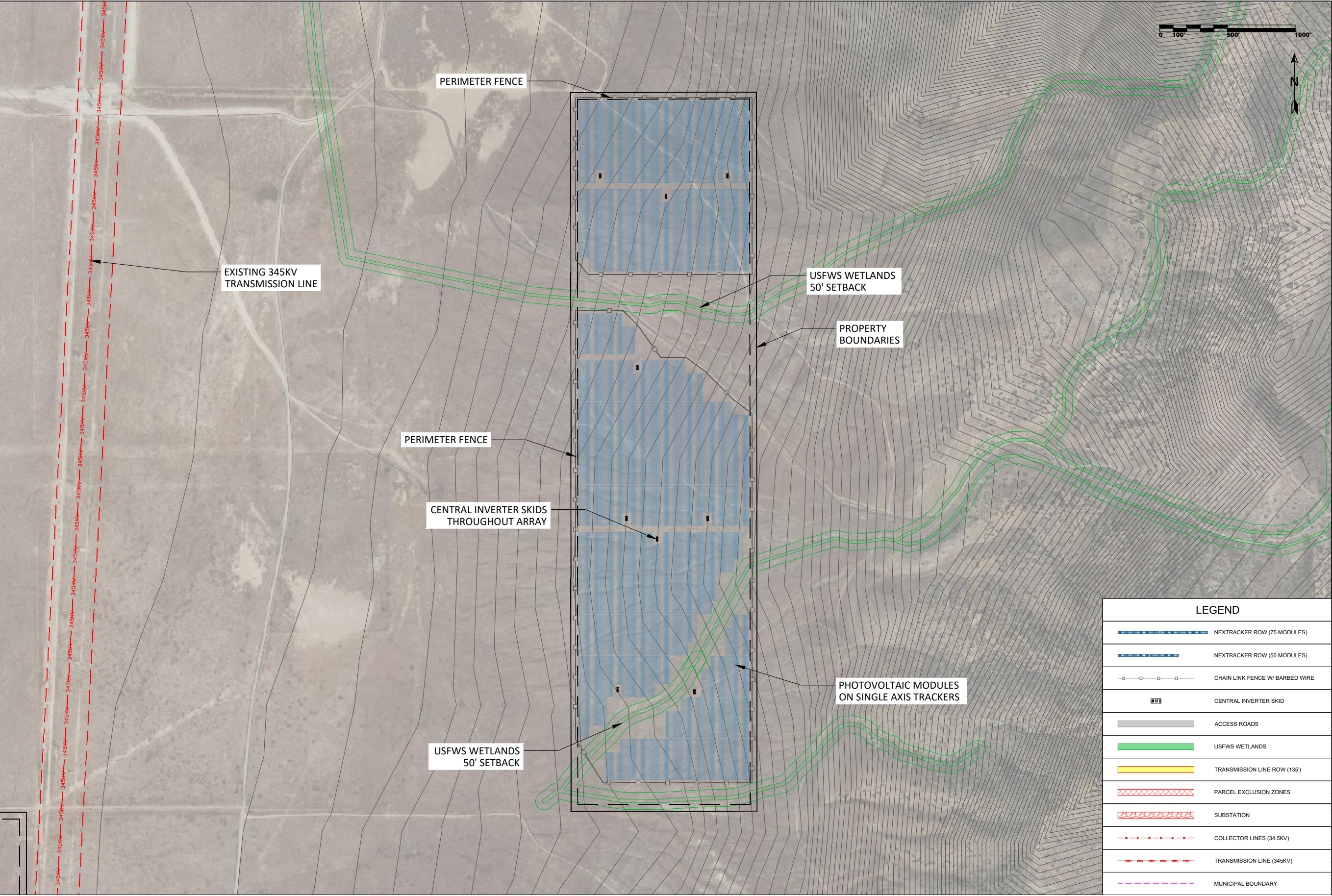
PROJECT NUMBER:
UT-2024-XXXX

SHEET TITLE:
SITE PLAN
NOT FOR CONSTRUCTION

QUICKSILVER - V
UTAH COUNTY, UT

#	REVISION	DATE	ID
1	CONCEPTUAL LAYOUT	5/6/2024	RE
2	UPDATED WITH FENCING AND MUNICIPAL BOUNDARY	6/13/2024	RE
3			

PROJECT DETAILS	
LATITUDE	40.241792
LONGITUDE	-112.003936
INTERCON. VOLTAGE	345 KV
LEASED AREA	TBD
FENCED AREA	TBD
FENCE LENGTH	TBD
WIND LOAD	105 MPH ASCE 7-10
SNOW LOAD	CUSTOM STUDY REGION
DC CAPACITY	33,944.8 KW
AC CAPACITY	25,000.0 KW
DC:AC RATIO	1.358
STRUCTURE	SINGLE-AXIS TRACKER
TRACKER ROWS	(704 X 75); (85 X 50)
AZIMUTH	180 DEGREES
GCR	50.0%
MODULE	Q.PEAK DUO XL-G11
MODULE CAPACITY	595W
MODULE QUANTITY	57,050
STRING SIZE	25
INVERTER	POWER ELECTRONICS FS4200MU
INVERTER CAPACITY	4,200 KVA
INVERTER QUANTITY	TBD





REPRODUCTION, DISCLOSURE, OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION IS STRICTLY FORBIDDEN

PROJECT NUMBER:
UT-2024-XXXX

SHEET TITLE:
SITE PLAN
NOT FOR CONSTRUCTION

QUICKSILVER - V
UTAH COUNTY, UT

#	REVISION	DATE	ID
1	CONCEPTUAL LAYOUT	6/26/2024	RE
2			
3			

PROJECT DETAILS	
LATITUDE	40.253822
LONGITUDE	-111.983543
INTERCON. VOLTAGE	345 KV
LEASED AREA	TBD
FENCED AREA	133.4 ACRES
FENCE LENGTH	14,129 LF
WIND LOAD	105 MPH ASCE 7-10
SNOW LOAD	CUSTOM STUDY REGION
DC CAPACITY	43,673.0KW
AC CAPACITY	35,000.0 KW
DC:AC RATIO	1.248
STRUCTURE	SINGLE-AXIS TRACKER
TRACKER ROWS	(908 X 75); (106 X 50)
AZIMUTH	180 DEGREES
GCR	50.0%
MODULE	Q.PEAK DUO XL-G11
MODULE CAPACITY	595W
MODULE QUANTITY	73,400
STRING SIZE	25
INVERTER	POWER ELECTRONICS FS4200MU
INVERTER CAPACITY	4,200 KVA
INVERTER QUANTITY	9



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2024**

TITLE:	Eagle Mountain Properties, et al. -- Future Land Use Map and Zone Map Amendments
ITEM TYPE:	Rezone
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Various	3,989.60 (excludes 4.1 acres contained within three parcels -- 59:045:0045, 59:045:0006, 42:050:0002)

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Approve (with any conditions and/or changes deemed appropriate by the Planning Commission)...

BACKGROUND:

Planning Commission review of varying proposed zoning and future land use map amendments for properties within and about the Eagle Mountain Properties MDP. Approximately 3,989.60 acres of land are included in the re-entitlement proposal made the subject of this report that affects parcels: 59:044:0092, 59:007:0026, 59:018:0032, 59:018:0040, 59:018:0038, 59:008:0006, 59:017:0003, 59:020:0008, 59:020:0001, 59:028:0004, 59:056:0037, 59:019:0008, 59:027:0001, 59:029:0003, 59:030:0006, 59:030:0008, 66:815:0001, 59:068:0004, 59:084:0002, 59:056:0043, 59:054:0013, 59:047:0011, 59:045:0151, 59:045:0061, 59:045:0060, 59:045:0041, 59:045:0043, 59:045:0044, 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:654, and 58:040:0525.

Parcels 59:045:0045, 59:045:0006 and 42:050:0002 are excluded from consideration at the August 13, 2024, Planning Commission meeting owing to a clerical noticing error. Expectedly, they will be re-noticed for hearing and made a part of the Planning Commission's forthcoming August 27, 2024, agenda -- along with other properties in the northern area of the city.

The proposed changes are part of a city-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the city. Amendments to the City's Future Land Use Map are also proposed in an effort to help harmonize the proposed zone map amendments with the "Future Land Use & Transportation Map". This application represents the first of such efforts to be done in phases and sectors.

ITEMS FOR CONSIDERATION:

Actionables:

General plan map (or future land use map) amendments and rezones are legislative decisions and are considered valid if reasonably debatable and not illegal (i.e., the decisions do not require the City Planning Commission or City Council to take action based on findings of facts). Eagle Mountain does not have any code standards to govern general plan [map] amendments. The Council should consider the health, safety, and welfare of the community when evaluating proposed general plan map amendments. The criteria for approval for a rezone are listed in EMMC § 17.90.060.

Surrounding Zoning:

North: Refer to city's zoning map

East: Refer to city's zoning map

South: Refer to city's zoning map

West: Refer to city's zoning map

Current Future Land Use Map Designations:

Various -- see attached exhibit

Future Land Use Map Findings/Conclusions:

The requested future land use map and zoning changes (see attached exhibit) may be considered appropriate given that:

1. Compliance with the General Plan: Zones proposed are those which are currently codified and are intended to be overlaid in conformance to the city's adopted future land use map; alternatively, where the future land use map requires amendment to accommodate proposed zones, it too is being proposed for amendment so that future land use categories/designations [will] harmonize with proposed, and then assigned, land use zones/districts.
2. [Zoning]/Use Compatibility: Proposed zones have been suggested for given properties based on historical zoning of those lands, and/or, the existing zoning map, and/or, proposed new zoning based on area conditions (i.e., current zoning in the area and/or uses already operating in a given location -- with their attendant buildings) or based on intent to modify zoning (and the future land use map if needed) for a given parcel. Buffering and transition codes [still] apply.
3. City Utility and Emergency Services Issues: The City notes that future development of any undeveloped land(s) affected by rezoning will be required (as per adopted code, policy, code and common practice) to supply adequate utility and infrastructure improvements, at [the] time of property improvement, to serve such land.
4. Traffic Generation: n/a -- lands affected are largely or fully undeveloped. Traffic considerations will be addressed at the time any such are proposed for development (typically in conjunction with future site planning etc.).
5. Property Values: The intended use of the property after rezoning is expected to be fiscally supportive of the city -- instead of a drain on its resources. Valuations may change up or down on varying properties. However, all properties not already zoned as open space or civic, and proposed to stay the same, will still have the ability to be used and/or developed by their respective owners.

Additional Notes:

1. Disclaimer: Approval of a rezone request [i.g., entitlement] does not guarantee the physical ability

to develop the rezoned land. A project must still comply with all requisite zoning, engineering, fire codes, etc., pertinent to buildout of said land and overcome any physical/topographical constraints or legal burdens inherent to it.

2. Known Conditions or Restrictions Affecting Entitlement Revision(s): n/a

3. Citizen/Agency/Intra-Departmental Correspondence: Any written correspondence received by Staff respecting this matter prior to the time this report was published is hereto attached.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

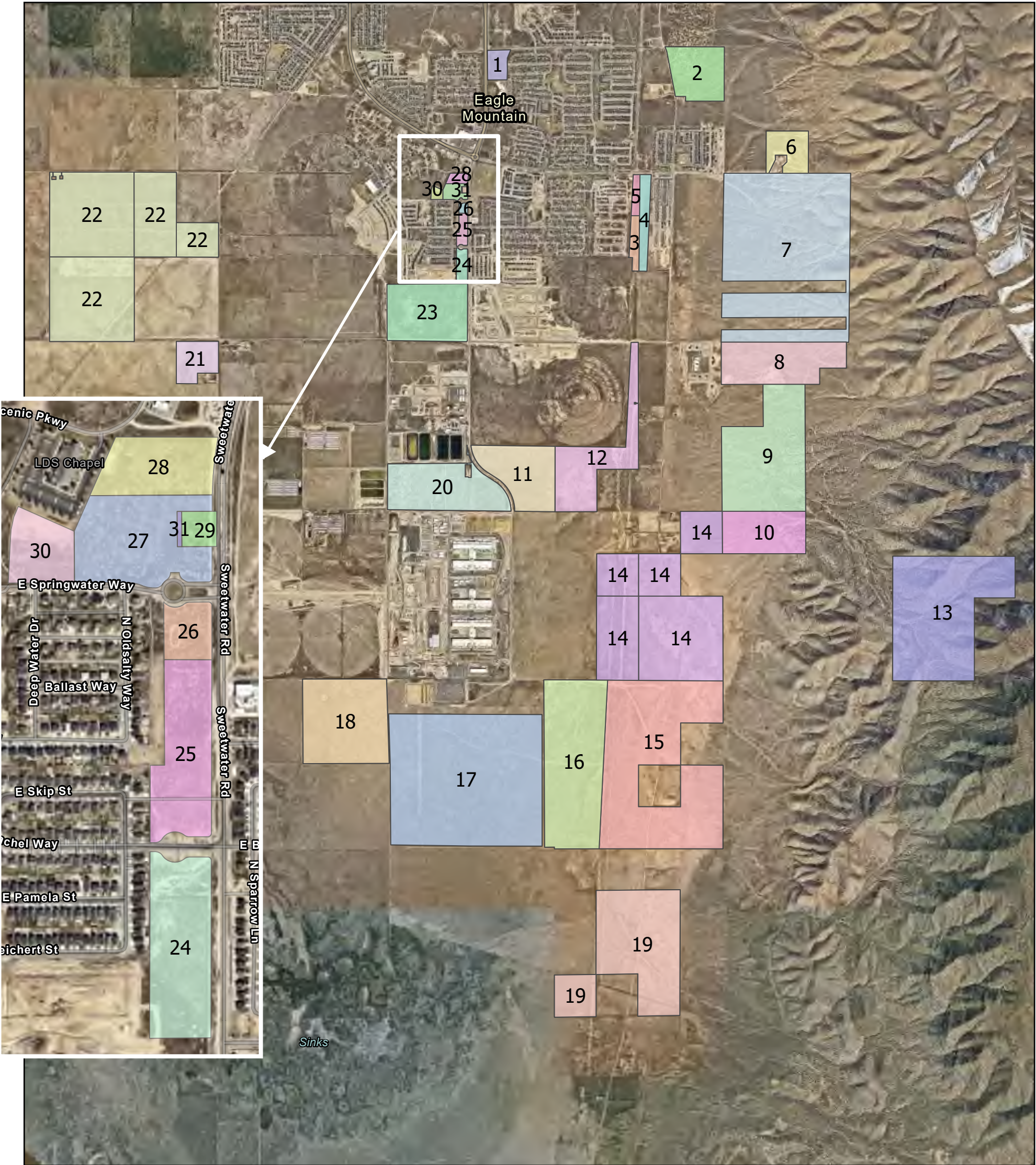
ATTACHMENTS:

1. Proposed Rezoning by Parcel Map (minus #s 29, 30 and 31)
2. Approved Land Use Plan 9-3-19

Proposed Rezones by Parcel

Eagle Mountain Properties

Number	Parcel Number	Number	Parcel Number	Number	Parcel Number
1	59:044:0092	14	59:029:0003	22	59:047:0011
2	59:007:0026	14	59:029:0003	22	59:047:0011
3	59:018:0032	14	59:029:0003	22	59:047:0011
4	59:018:0040	14	59:029:0003	22	59:047:0011
5	59:018:0038	14	59:029:0003	23	59:045:0151
6	59:008:0006	15	59:030:0006	24	59:045:0061
7	59:017:0003	16	59:030:0008	25	59:045:0060
8	59:020:0008	17	66:815:0001	26	59:045:0041
9	59:020:0001	18	59:068:0004	27	59:045:0043
10	59:028:0004	19	59:084:0002	28	59:045:0044
11	59:056:0037	19	59:084:0002	29	59:045:0006
12	59:019:0008	20	59:056:0043	30	42:050:0002
13	59:027:0001	21	59:054:0013	31	59:045:0045

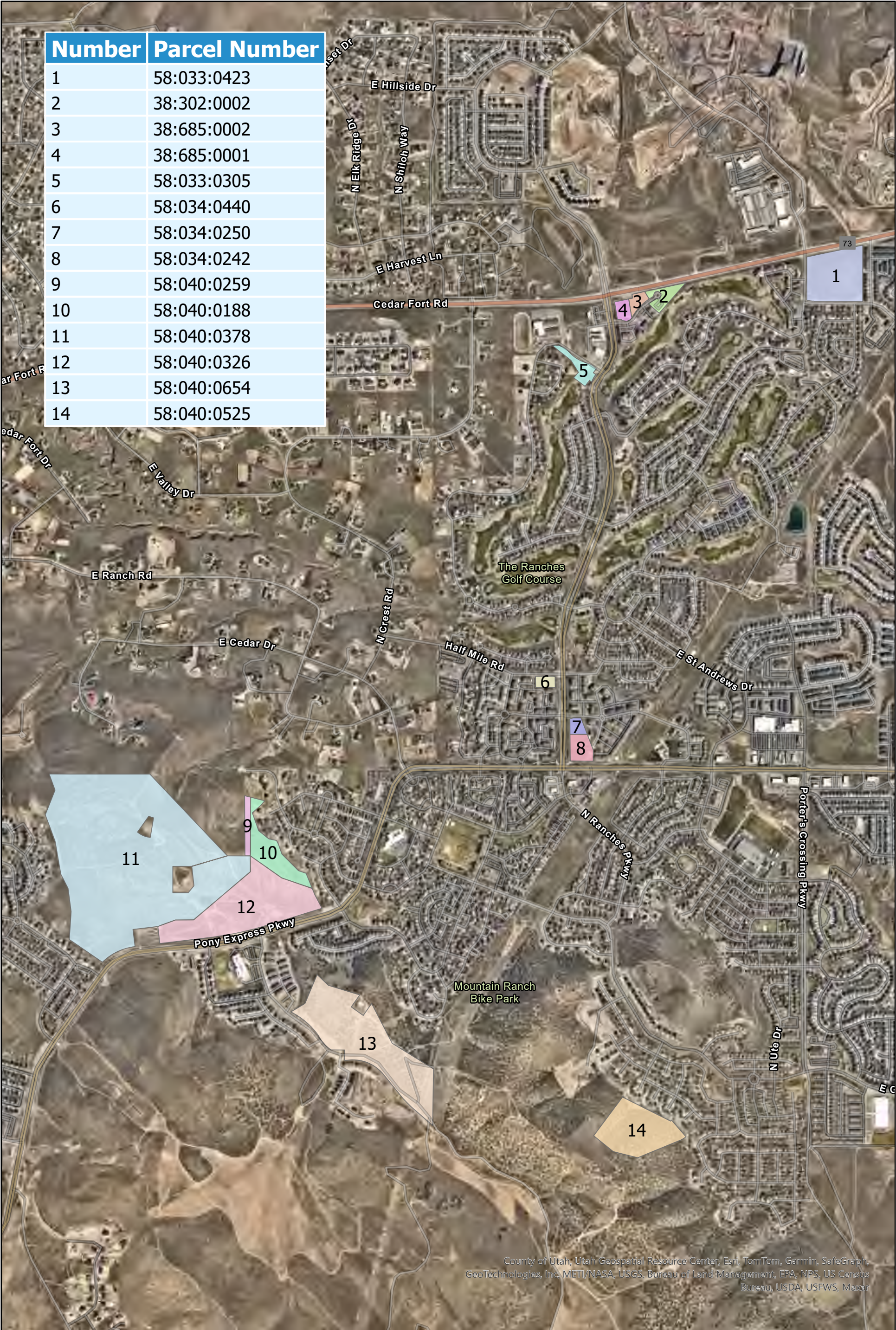


Proposed Rezones by Parcel

The Ranches Properties



Number	Parcel Number
1	58:033:0423
2	38:302:0002
3	38:685:0002
4	38:685:0001
5	58:033:0305
6	58:034:0440
7	58:034:0250
8	58:034:0242
9	58:040:0259
10	58:040:0188
11	58:040:0378
12	58:040:0326
13	58:040:0654
14	58:040:0525



FUTURE LAND USE & TRANSPORTATION MAP

