



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

APRIL 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. 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. March 24, 2026 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PRELIMINARY PLAT - Spring Run Plaza -- **RECOMMENDATION: TABLE TO APRIL 28, 2026**

BACKGROUND: (Presented by Planner, Steven Lehmitz) The Eagle Mountain Planning Commission will conduct a public hearing for the proposed Spring Run Plaza Preliminary Plat, located at the northeast corner of Cory B. Wride Memorial Highway and Spring Run Parkway (Parcel No. 58:033:0628). The first phase of the development will create six lots for commercial development.

7.B. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Current Zoning Designations to the Brandon Park Area.

BACKGROUND: (Presented by Planner, Steven Lehmitz) The Eagle Mountain Planning Commission and City Council will conduct public hearings for proposed Future Land Use Map and Zoning Map amendments. These properties are located within the Brandon Park development. Approximately 216 acres of land are included in this proposal.

7.C. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72 Commercial and Multifamily Design Standards.

BACKGROUND: (Presented by Senior Planner, David Stroud) Amending Chapter 17.72 to permit drive-throughs adjacent to a street in the CC and CR zones, and removing

structured parking from the CN zone.

- 7.D. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55 Off-Street Parking and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning.

BACKGROUND: (*Presented by Senior Planner, David Stroud*) Amending Chapter 17.55 and Chapter 17.60 regarding plant standards when used as a headlight screen, weed barrier standards, and changing language regarding the land use authority.

- 7.E. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Approving the Flagship Homes Development Agreement

BACKGROUND: (*Presented by City Attorney, Marcus Draper*) The City is proposing to enter into a development agreement with BCP Development LLC dba Flagship Homes regarding a portion of the Harmony development. Eagle Mountain Municipal Code requires builders to install privacy fencing along the rear lot lines of homes abutting arterial and collector roads prior to the construction of any homes along those roads. The City would allow Flagship to bond for the fencing and begin construction of the fence within nine months of the effective date of the 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
APRIL 14, 2026**

TITLE:	Agenda Pre-Review
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	
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
APRIL 14, 2026**

TITLE:	March 24, 2026, Planning Commission Meeting Minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	
APPLICANT:	N/A

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

PUBLIC HEARING

No

PREPARED BY

Megan Green, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. 3.24.2026 PCPH Meeting Minutes Draft



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

March 24, 2026 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Brent Strong, Bryan Free, Mandy Lane, and Alternate Commissioner Chad DeCoursey.

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

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

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

1. Discussion Items

1.A. TRAINING – What every Planning Commissioner should know about health

- Shawna Ellis began her presentation, emphasizing the impact of planning decisions on health outcomes, such as diabetes, injury rates, and life expectancy.
- Ellis reviewed the World Health Organization's definition of health, highlighting the importance of social determinants of health, including economic stability, education, and neighborhood environment.
- Ellis discussed five planning decisions that most affect health, including land use and zoning, transportation and street design, housing type and density, and environmental exposure and climate resilience.
- Ellis identified red flags in development proposals, including adjacency to freeways and industrial uses without mitigation, high heat or flood risk areas with no adaptation strategies, and loss of existing affordable housing.
- Ellis provided examples of specific red flags, such as no sidewalks or unsafe pedestrian access, blank walls, gated designs, poor lighting, and large parking footprints.
- Ellis also emphasized the need for equitable access to transit, groceries, medicine, schools, and parks to ensure that all community members benefit from development projects.
- The Commissioners expressed appreciation for Shawna's presentation and the importance of considering health in planning decisions.

2. Agenda Review

2.A. Agenda Item 7.A. Ordinance Amending EMMC 17.72.040. HVAC Screening Requirements

- Senior Planner Robert Hobbs presented a proposal for HVAC screening standards for multi-family structures, explaining the need for a more detailed and succinct screening methodology.
- The proposal includes requirements for L-shaped screens, height standards, and clearance around units to ensure maintenance and drainage.
- Commissioners discussed the pros and cons of different screening materials, such as vinyl, wood, and landscaping, and the potential maintenance challenges associated with each.
- The discussion included considerations for wall-mounted versus ground-mounted HVAC units and the need for clear language in the code to address exceptions and enforcement.
- Commissioners expressed concerns about the practicality of certain screening requirements, and the potential for tumbleweeds to accumulate in L-shaped screens.

Commissioner Hess adjourned the work session at 6:27 p.m.

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

2. Commissioner Hess called the policy session to order at 6:31 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Lane moved to approve the minutes of March 10, 2026, Planning Commission meeting. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items that will be discussed and voted upon during the next City Council meeting on March 25, 2026.

7. Action and Advisory Items

7.A. Ordinance Amending EMMC 17.72.040. HVAC Screening Requirements

Presentation Summary: Staff were directed to prepare a code amendment to propose more detailed ground-mounted HVAC screening requirements for multi-family residential buildings. The draft language incorporates consideration for hiding equipment from multiple viewpoints, controlled screening size/appearance, and clearance for maintenance access.

Discussion summary:

- Senior Planner, Robert Hobbs, briefly presented the proposed code amendment for HVAC Screening Requirements previously discussed in the Work Session.
- The discussion included suggestions for clarifying the code to require HVAC units to be placed at the ends of buildings and allowing for exceptions through the site plan review process.
- The discussion concluded with a recommendation to proceed with the proposed HVAC screening standards and to consider further refinements based on commissioner feedback.

Commissioner Hess 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., Ordinance Amending EMMC 17.72.040, HVAC Screening Requirements, recommending:

~~1. Polyethylene material be added as a materials option.~~

~~2. Remove landscaping as a screening option.~~

~~3. The screening must be within 6 inches of the ground.~~

~~4. All supporting lines and attachments be painted to match the wall color.~~

1. That polyethylene material (i.e., that which forms brand fencing like "Simtek" and "Trex" as examples) be added as a materials option.

2. Remove landscaping as a screening [exception] option.

3. The bottom of the screening must be within 6 inches of the ground.

4. All supporting lines and attachments to wall-mounted HVAC units be painted to match the wall color of the building to which the HVAC unit is attached.

Commissioner Strong seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lance	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

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

6. Adjournment

MOTION: Commissioner Lane moved to adjourn the meeting at 7:19 p.m. Commissioner Strong seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 7:19 p.m.

Approved by the Planning Commission on

Brandon Larsen
Community Development Director



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

TITLE:	PRELIMINARY PLAT - Spring Run Plaza
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Steven Allred, Owner Jason Thompson, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	27.35 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission table the application until their April 28, 2026, meeting when it can be discussed in coordination with the project's Development Agreement.

BACKGROUND:

The Applicants for the Spring Run Plaza are proposing a Preliminary Plat for a 27.35-acre parcel located on the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The first phase of the project (8.15 acres) would be subdivided into six lots. The current proposal would leave lots 7 and 8 undeveloped with the understanding that when they are ready for development, the master development documents would be amended.

Road A will be classified as a minor arterial (122' right-of-way), though only a portion of it will be constructed with Phase 1. It is anticipated that Road A will be widened as needed, either due to further development of the property or the ability to create a connection elsewhere.

ITEMS FOR CONSIDERATION:

The Planning Commission shall take action on the proposed development application if the proposed development :

- Complies with all applicable development requirements and utility standards for the site;
 - Landscaping **(Yes)**
 - Access and circulation **(Yes)**
 - Right-of-way cross sections and dedications **(Yes)**
 - Phasing **(Yes)**
 - Traffic impact **(Yes)**
- Is in the public interest; **(Yes)**
- Is fully consistent with any applicable master development plan and development agreement previously approved by the city; and **(to be determined)**

- Is complete in all respects. **(Yes)**

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



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

TITLE:	PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Current Zoning Designations to the Brandon Park Area.
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designations: Neighborhood Residential One Zone: Residential Tier II and Park	Approximately 216 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation respecting the proposed Zoning Map and Future Land Use Map amendments to the City Council.

BACKGROUND:

Since the Eagle Mountain City Zoning Map was adopted, some properties have been listed with historic zoning designations. The Eagle Mountain City Council has asked that these properties be assigned updated zoning that coincides with current zoning designations. They also want to make sure the zoning fits with the City's Future Land Use Map, updating that map if needed.

Proposed Zoning

Agriculture: These properties are included within the public rights-of-way and are developed as roads.

Improved Open Space (OS-I): These properties are either improved parks or improved pedestrian pathways.

Residential 2 (R2): These lots are no smaller than 8,000 sq. ft, with many of them being at least 10,000 sq. ft. The R2 zone seems to be the best fit for these lots.

Rural Density 2 (RD2): These lots are around 1/2 acre (21,780 sq. ft.) in size, matching most closely with the RD2 zone.

ITEMS FOR CONSIDERATION:

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 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:

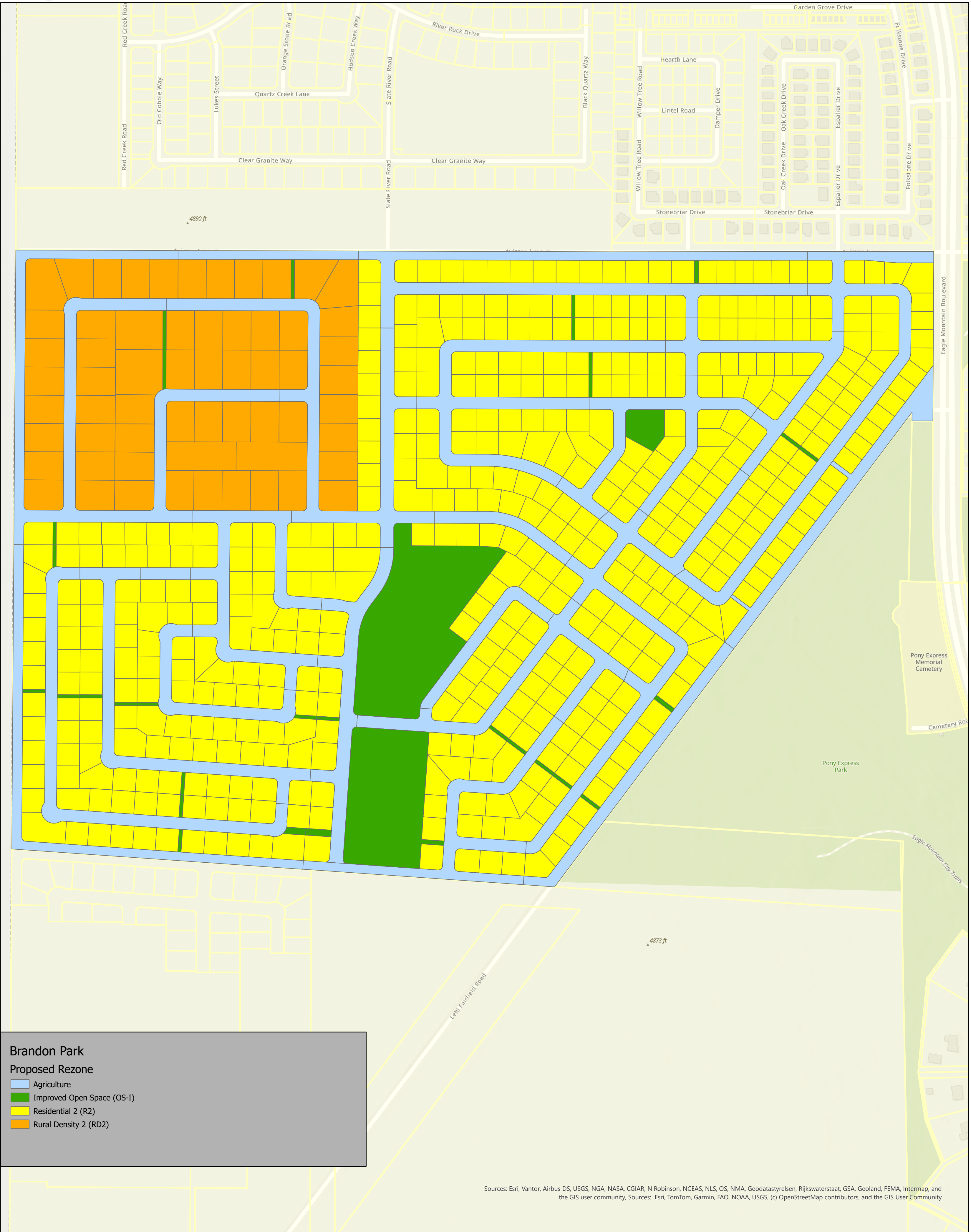
N/A

ATTACHMENTS:

1. Rezone Map - Brandon Park Rezone
2. Rezone Table - Brandon Park Rezone
3. Presentation - Brandon Park Rezone
4. Current Future Land Use Map



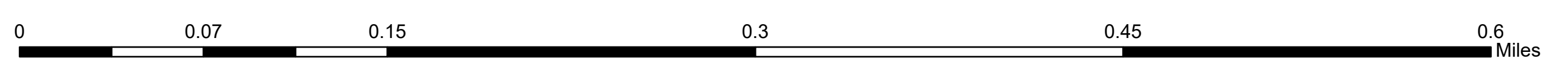
Brandon Park Proposed Rezoning



Brandon Park Proposed Rezone

- Agriculture
- Improved Open Space (OS-1)
- Residential 2 (R2)
- Rural Density 2 (RD2)

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, 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



Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357941507	4645 N EYRIE PEAK LN LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941535	ACEVEDO - DORA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690827	ACREE - MONTANA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460315	ADAMS - BRIAN & DANA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570640	ADAMSON - BRETT & CASSIDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931419	ADBULLAH - GARY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370147	AIELLO - AUSTIN & NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460332	AKANA - CRAIG K	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470402	ALLEN - DAVID (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931410	ALLEN - JOSHUA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690804	ALVEY - JACOB BYRON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690845	ANDERSEN - JOHN PAUL & RACHEL LYNN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550523	ANDERSON - CAMERON & ANGELA NELSON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370114	ANDERSON - DAKODA A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470404	ANDERSON - HUNTER MARK & KATELIND PRATT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370140	ANDERSON - JEREMIAH JOSEPH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600024	ANDERSON - KAILEE & MATT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600035	ANTHIAN - JOSHUA PIERRE & SHANEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781124	ANTHONY - ALEXANDER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460319	ARCHER - BODIE & LINDSAY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941520	ARGUELLO - DIEGO ALBERTO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370148	ARGYLE - JORDON & ANNE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690823	ARGYLE - WYATT & HALIEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600004	ASHINHURST - ADRIAN & HAILEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590704	AUELUA - HOBART ISAIAH & LORA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570620	AVERETT - TAYLER & MORGAN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570618	AVERETT - TAYLER RAY (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801332	AVERY - CRAIG & LIZBETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357690835	AWASUM - NELSON (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941541	AYLETT - MICHAEL & DANICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470414	BAILEY - DANIEL KEVIN & LAURALEE MOODY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801329	BAKER - TONYA & DAVID ERIC (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420217	BALANDRAN - AXA E	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801324	BALLARD - KEVIN & MIRANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590709	BANGON - KHAMLA & MAI CHEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370131	BARCLAY - STEVEN & SHAYANNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791208	BARGER - CASSANDRA MARIE & JOHN M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550505	BARKER - TROY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700911	BARNES - PATRICK HAYDEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420203	BARNETT - STEVE & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550508	BARNUM - BRAD A & DEANNA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690843	BARTLESON - BRETT & BONNIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781126	BEACH - JUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420228	BEAVIN - MARK A & BRITTANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600013	BEINS - AMOS DELOY & BRENDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791215	BELL - JARIN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570628	BELL - JAROMY JUSTIN & TORI NICHELE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420242	BELLOWS - JESSICA MAGAAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550513	BELNAP - GREGORY BRENT & JALYNN MARIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931439	BEVINGTON - WESLEY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941515	BILLMAN - WESLEY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570623	BJORKMAN - NICK & REBECCA M	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941532	BLACKMAN - NEIL & AMANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781107	BLACKWELL - JAMIE & WILLIAM	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590703	BLEA - WILLIAM & KIMBERLY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357370115	BLYTHE - COREY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931425	BODILY - SCOTT & BRITTANY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801330	BRADSHAW - NICK L & SHANTEL ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590710	BRADY - ANDREW & CATHERINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460333	BRADY - ERICA & RANDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460304	BRAILSFORD - CODY BRAYDEN & HEATHER CHRISTINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570637	BRANNING - JORDAN REBECCA & MITCHELL THOMAS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570610	BRIGGS - KYLE LAVARRE & BRITTANY NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690816	BRIMHALL - KURTIS & CHEYENNE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801327	BRINKERHOFF - RILEY & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470421	BROWER - KYLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570601	BROWN - CASEY DON & CAMILA BEATRIZ	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370121	BROWN - JEFFREY & JULIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931440	BROWN - JOSHUA & MEGNA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600010	BROWN - TERRY R	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791219	BROWNE - ZACHARY S & KIRSTA ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801322	BRUIN - BRYAN & LINDSAY M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420249	BRYAN - LINDSEY MARIE & TRAVIS LEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420220	BUHLER - MICHAEL B & MEGAN R (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470409	BULLOCK - RYAN ALEXANDER & KATE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700908	BUNNELL - CRYSTAL & CORY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600011	BURNSIDE - ROBERT J & JANET S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420206	BURT - KENNETH & LAURA A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460310	BUTLER - MICHAEL REED & ANDREA DAVIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570611	CABRERA - EVELYN (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357781105	CAHOON - TYLER & MEGAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600036	CALLAHAN - CHRISTIAN & EMMA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600019	CAMACHO - J JESUS MORENO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420240	CAMARGO - MARIO & JENNIFER H	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690805	CAMPBELL - SPENCER & KRISTEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370112	CAMPOS - BORIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460341	CAMPOS - BORIS P	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690831	CAMPOS - IVAN & VERONICA ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781127	CAMUSO - BRYAN STEPHEN & FELICIA CHRISTINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931432	CANELON - JESUS & LILIANA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690837	CARROLL - SHAUNA & ETHAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460305	CARTER - CHERYL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931416	CARTER - MIKE & PAMELA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931442	CASTILLO - DANIEL CERVANTES	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700920	CEPEDA - DENISSE S & DENISSE S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931407	CERVANTES - CHANTELE ATKINSON & GEORGE JESSE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357781119	CHALK - MARK E & SHELLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470408	CHAMBERLAIN - BRET & TIFFINY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791205	CHAVEZ - CESAR & IRMA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941533	CHEN - CHRISTINE MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600001	CHIRINOS - CARMEN A CHIRINOS & EUKARIS M SANCHEZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420241	CHRISTENSEN - BLAKE & YANERY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941524	CHRISTENSEN - SAMUEL SCOTT & MADELINE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357470428	CHRISTIANSEN - CHRISTOPHER & AMANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801328	CHRISTIANSEN - SEAN LARRY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470422	CLARK - ADAM H & AMY E	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370151	CLARK - DAVID L & TRIXIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420238	CLARK - RILEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931411	CLARK - WESLEY VERN & MICAELA SHENAE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420208	CLEMENTS - CARL G & KRISTINA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590706	COLLIER - MICHAEL JAY & DESIREE MARIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781102	COLLINS - MIKHAIL & STEPHANIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690813	COMPTON - MARY NOREEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801310	CORDERO - ALEX & NANCY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600045	CORDOVA - FREDDY & ANA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420234	CORONA - NICHELLE & ERIC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931402	COSTON - KELLY R & KANDYCE M (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931421	COURAUD - JUSTIN MICHAEL & HILARY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357460306	COWAN - CRAIG FRANK & ROXANNE MURPHY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420218	COWAN - MELINDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931422	COWART - GRAYSON & MICHELLE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600006	CRESPO - ISAIAH BENJAMIN & KALA DORIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550524	CROSSLEY - JUSTIN & DENICE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690815	CROWTHER - TODD J & KAREN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690829	CRUZ - ROLANDO RAMIREZ & MARISOL RAMIEREZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941504	CUMMING - JOHN & LINDSAY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550512	CURTIS - SHEILA & DAVID	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357550516	CUSHING - TROY W	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
358601041	DAHL - TYSON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801317	DAVILA - DOMINIC (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781128	DAVIS - JOSHUA & HAYLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941508	DAVIS - KYLE & MARY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570626	DAVIS - MATTHEW & AMANDA VENABLES	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570615	DAY - MISTY DEANN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357470411	DAY - SHAYNE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460338	DEATON - MASON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600047	DELGADO - HECTOR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460309	DELMAS - LORAN & LACEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570604	DEMING - ROGER & AMY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570639	DEMKE - JEFF & MELISSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600015	DENNISON - SARA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420233	DICKENS - ANDREW & TIFFANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370118	DIMMICK - JAMES & NATALIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470412	DIMOND - KIRA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931426	DOMNIK - DENNEY & LORRIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370132	DOTY - BREANNA LYNN & JARED LEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791211	DOUANGDARA - PHOUKHOM (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570627	DOW - ERIC BOONE & AMANDA (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600009	DOYLE - MICHAEL II & JOLENE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570606	DUNCAN - AUSTIN PAUL & MONIQUA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370106	DUPAIX - TANNER T & CASSIDY N	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600007	DYRENG - RODNEY M & TERESA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370153	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357370154	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357420253	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357420254	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460345	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357470431	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357550531	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357570642	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357570643	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357590714	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357600052	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357690851	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357690852	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357700924	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357781131	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357791227	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357791228	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357801338	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357931445	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357941549	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357941550	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357370152	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357420250	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357420251	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357420252	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357460343	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357460344	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357470430	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357550530	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357570641	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357590712	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357590713	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357600050	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357600051	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357670001	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Park	Parks and Open Space	Improved Open Space (OS-I)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357670002	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Park	Parks and Open Space	Improved Open Space (OS-I)
357690850	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357700922	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357700923	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357791225	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357791226	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357801335	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357801336	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357801337	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357931443	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357931444	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941543	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941544	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941545	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941546	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941547	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941548	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357690803	EAKLE - ALEXANDER COLE & SUSAN LEANN BURNETT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941513	ELLIOTT - KATIE FAYE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600037	EMPEY - GILE & MCKINZIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600032	EMPEY - TRAVIS & LANCE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420216	EQUITY HOLDING CORP (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700904	EVANS - ALEC & NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941516	EVERETT - TAZZ & JENTRY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801308	EZQUIVEL - LUIS PENALOZA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370144	FABER - BRADY & CASSIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420239	FABRIZIO - ANTHONY & ASHLY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781110	FALEPAPALANGI - SAMASONI & LESIELI	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931408	FALEPAPALANGI - SAMASONI (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357370104	FARR - ANTHONY LAURENCE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931424	FEATHERHAT - ELI	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931413	FERREIRA - JORGE (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420230	FIEDLER - KRISTOPHER & NURY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791203	FIGUEROA - HENRY & TANIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420227	FITCH - TRAVIS & KIMBERLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600021	FITZGERALD - KODY & IRIDIAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570630	FITZGERALD - SCOTT BARRY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357460313	FOVAL - EUGENE & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370137	FRAUGHTON - COLTON & BRITTNEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370137	FRAUGHTON - COLTON & BRITTNEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590702	FRAZIER - PRESTON & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570609	FRYE VENTURES LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801311	FULLER - BRANDON S & RANDI C	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550522	FULLMER - STEPHEN B & KIRSTEN J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600027	GALICIA - EDGAR (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690830	GARBER - TODD & KARALEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570624	GAST - MICHAEL LAWRENCE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570602	GEE - LARRY STEPHEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420205	GIL - CESAR ENRIQUE PALOMINO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781104	GILES - TREVOR & ELISHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781108	GILL - COLIN & SAMANTHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370130	GILMORE - JAAK & AMY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690825	GLINES - BRANDON & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690814	GOMES-VARELLA - DANIEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370146	GOMEZ - NATHAN & ERIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700919	GONZALEZ - DAVID STEWART & ALISHA NICOLE WEISS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550517	GONZALEZ - FAVIO ENRIQUE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357470415	GONZALEZ - VICTOR MANUEL VALENCIA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690828	GRAHAM - MICHAEL J & SANDEE K	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791218	GREEN - CAROL & JENNIFER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420231	GUERRA - ANGEL ISMAEL & EMILY ROSE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370133	GUNNELL - RACHEL & DANIEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420210	GUNTER - WALTER EUGENE & AMBER JILL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801333	HADLOCK - STEPHEN & SARAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690809	HAIGHT - BENJAMIN FRANCIS & SHAUNA LAREE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420248	HALL - JUSTIN & SHERRIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690822	HALL - SCOTT & MELISSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470427	HAMBLIN - JOSEPH JAY & ASHLEY LAUREL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941509	HAMILTON - CHRISTINA L & MASON T	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700916	HANCOCK - NATHAN & NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700909	HANSEN - GRANT MERRILL (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690806	HANSEN - MATIAS JAMES & JENNIFFER AMANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460321	HANSEN - MATTHEW & MCKENZIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600043	HARLEY - GREGORY & JENNIFER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781129	HARPER - HEATH & SHEREE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690818	HARRIS - AARON & TRYKELL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420246	HASLAM - KERRA & MARK	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690849	HAWKINS - JENSEN JOSEPH & HOLLY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801313	HAWS - MICHELLE & WESLEY JOSEPH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460331	HAYNES - CLARK & LINDSEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570607	HEATON - MICHAEL STEPHEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357931431	HEFFELFINGER - MATTHEW & KAREN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370150	HERBERT - COLTON S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570605	HERMANSEN - DANIEL & KENNEDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690840	HERRERA - ANAHI LIMONES	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931429	HERRERA - PERLA & BENJAMIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600048	HESS - MASON & JACQUELINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801301	HESSICK - MICHAEL PATRICK	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550509	HEUPEL - LINDSAY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781112	HICKEN - DOUG & JENA (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570619	HILL - KELLEN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420235	HILL - SCOTT & TAYLOR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690839	HILLEGAS - CONSUELO & JAMES C III	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570636	HOEHNE - JOSEPH BRYANT & EMILY JOY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600038	HOFFE - ROBERT AUSTIN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420224	HOLIDAY - BLAKE & ALYSSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791209	HOLLADAY - BRAD SCOTT & AUBREY NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801302	HOLTZ - DEREK LEE & RIENA SUENE KALILIMOKU	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420212	HOOGVELDT - GAGE & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460327	HORLACHER - DAVID SHAWN & AMY ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590705	HOSKIN - ZACHARY PAUL & KINSIE LYNN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941523	HOUSEWRIGHT - JORDAN ZACHARY & CAROLINA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470429	HOWARD - ZACKERY B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460336	HOWE - CHRISTOPHER J & ARIELA P	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370126	HUGHES - KAREN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460326	HUNTER - ALANNA KATIE & MATTHEW MICHAEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550518	HUNTSMAN - MATTHEW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941505	HUTCHINSON - LESLIE B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600034	INDREBOE - MARTIN J & ARLISS M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690808	ISAACSON - DALLIN & JADEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600031	JAAR - JOSE R & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370149	JAAR - JOSE RAUL & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931409	JACKMAN - JOSHUA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801314	JAMES - LANCE & JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550504	JAMES - ROGER & KRISTI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931441	JEFFS - MATTHEW (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700915	JENSEN - ERIK C & BRIANNA B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801325	JENSEN - SANDRA & STEVEN R (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370107	JEPSON - MICHAEL D & NICOLE B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420229	JOHNS - JAYSON & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460303	JOHNSON - GEORGE A & LORILEE A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690838	JOHNSON - JUSTIN SMITH & SAMANTHA NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420213	JOHNSON - KEVIN M & SHARLEE C	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941531	JOHNSTON - DRU K & PAUL A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690821	JOHNSTON - SKIP JORDAN & JENNIFER L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590707	JOLLEY - STEPHEN & JILLIAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690848	JONES - JON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931414	JONES - PARKER & BROOKE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357470425	JUDSON - PERRY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941501	KALUBA - JOSEPH & BERIHANE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931430	KANYUCK - COLLIN & JACQUELINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460302	KEATE - KENDALL JAMES (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570613	KEATE - WINSTON (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690846	KELLEY - JOHN & SUSAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470416	KELLMAN - TERESA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370111	KEMP - BRYSON & JACKIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370123	KEMP - MICHAEL & SHAUNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931420	KENDALL - JUSTIN & HEATHER	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941503	KENISON - CHRISTOPHER & TORRI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370134	KINSMAN - STEVEN & ALI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370142	KIRALY - STEPHEN J & DEBRA K (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370135	KONOLD - BREANN M & TRAVIS R	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460318	LAIRD - KAYLA & ROGER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370125	LAKE - STUART BERT & KRISTEN KAY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931412	LAMBERT - JANEAN & BRANDON	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600026	LANDEN - MICHAEL ALAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600039	LARSEN - ALLAN SCOTT & MESINA DAWN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570616	LARSEN - MIKE & BROOKE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357460307	LARSEN - NATHAN LEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370138	LARSON - SHAWN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600012	LAVIN - NATHAN & MYKALEEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801326	LAWRENCE - JEREMY & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460312	LEAVITT - MALORIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700917	LEE - JUSTIN & CHELSEA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460339	LEFLER - MART WILLIAM (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420244	LIDDLE - TANNER & MALLORY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690847	LIGHT - MATTHEW D & PAULA B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570634	LINDSAY - RYAN S & MONICA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781101	LINDSEY - JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941522	LITTLE - ELIZA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570632	LIVAI - SEMISI & NORMA-JEAN (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370105	LOFTES AND AGGIE TRYK FAMILY TRUST 07-19-2015 THE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550525	LOPSHIRE - BENJAMIN LYN & LAURA LYNN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700903	LOVATO - EMILEE & KEITH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570617	LOWDER - GREGORY & ABIGAIL	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941512	LOWE - CHRISTOPHER & SAOFAI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781111	LOWE - CURTIS M & ANNA JADE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931435	LOWE - ELDEN & EARL RAY (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801304	LOYA - CARLOS SOLIS (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420243	LUCKAU - BRIAN & AMY JO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690817	LUKE - WILLIAM	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931438	LYDOLPH - KIRSTEN ELISA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941518	MACKINTOSH, WILLIAM & JORDAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931436	MADSEN - JEFFREY (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570622	MADSEN - SHERRI TANYA CLARK & RICHARD GOULD	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357781116	MAKIN - SHAYLA JOLENE & HEATH SCOTT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690836	MARSHALL - PATRICIA & MATTHEW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941527	MARTINEZ - DANIEL ANTONIO BERMUDEZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781121	MARTINEZ - DAVID J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600046	MASCARO - WESTON & SARAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690801	MASTRACOLA - MICHELLE & ROBERT KEITH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690802	MASTRACOLA - NICHOLAS & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931406	MATAAFA - HARRIS & MIRANDA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690811	MAXSON - CORY & RHONDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357801305	MAY - JACKLYN RILEY & ALEXANDER MITCHELL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570633	MAYER - DYLON A (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801315	MAYER - SIGURD PAUL & APRIL ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470420	MCDONALD - ANDREW & STEPHANIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931417	MCGEE - BENJAMIN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370122	MCGEE - PATRICK & DEBRA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470403	MCGINNIS - DANIEL RAWSON & KALEIGH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801316	MCLAUGHLIN - MICHAEL P & ALYSSA E	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550502	MCTEE - JUSTIN ANTHONY KEONI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941526	MEADE - KYLE & MEGAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550506	MERRITT - TYLER JORDAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370145	MILLER - ALEXCIA & BRIAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370113	MIRANDA - ALEJANDRO H LEON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420209	MOLI - ALO & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941521	MOON - JOSHUA J & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941534	MORENO - NANCY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781109	MORTENSEN - DANIEL C & CASEY L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791212	MOSES - SAMUEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791204	MOSQUEDA - JOSE ADRIAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420247	MOULTON - CODY J & CHELSEA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370117	MUNOZ - MICHAEL & APRIL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791222	MYERS - CHRIS & CHRISTINA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700905	NAPOLEON - TITUS KN III	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590711	NASH - NATHAN & KARYN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781130	NAVARRETE - EDWARD & YESENIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470413	NAVARRO - LUIS F & LUIS ENRIQUE JR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600005	NAY - JONATHAN MATTHEW & SHANNON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570638	NELSON - ALEXANDER J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550526	NENNIG - ANDREAS KONRAD & TAMIRA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931418	NEUMANN - TIMOTHY R	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700907	NEWMAN - RICHELLE & CHRISTOPHER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700918	NIELSEN - BREANNA & AUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791214	NIKOLAEV - IRINA & ARTHUR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931405	NOGUEZ - EMILIANO (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690812	NORRIS - AARON MICHAEL & JENNIFER STJARSTEN OLSEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370116	NOTT - ADAM & JAMIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931423	NSEREKO - BUSULWA (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931401	O'DONNELL - PAUL & TAUNI	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357550527	OLDROYD - TREVOR & MAX	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690807	OLSEN - MICHAEL & DEBORAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600017	OLSON - DONALD REED & JANE ANNETTE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370128	OLSON - TAD L & ANNETTE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460328	OLZACK - DUSTIN ROBERT & TERRI BUHLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460301	ORTEZ - DAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570621	ORWIN - CHASE & REBECCA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791220	OSBORNE - DALLAS & S ELYSE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791201	OTANEZ - ANNE MARIE MICHELLE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941502	PACK - SCHUYLER B (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801331	PAEZ - JUAN & BRITTANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460308	PALMER - ALEX & SAMANTHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420221	PALMER - MATTHEW & ASHTON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941540	PARADISE INVESTMENT LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357801323	PAREDES - MARCO ANTONIO & DICIFREDO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801309	PATCHETT - MELISSA & DUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570614	PAUL - LOUIS W & TAMERA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791213	PEARCY - ALISHA & MATTHEW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370109	PEARSON - DANIEL & KYLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420245	PENA - MIGUEL (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460323	PERKINS - DANIEL LEVI & HEIDI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420214	PETERSON - BENJAMIN H	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420226	PETERSON - MICHAEL & KAITLIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420237	PETERSON - TIMMY & TERRIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600029	PHILLIPS - ANDREW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460316	PIERSON - GARRETT & TASHINA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941525	PINEDA - CARLOS ENRIQUE URIBE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941511	POLLARD - DAVID & ASHLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781122	PORRAS - CARMEN CASIMIRO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791223	PORTER - ANDREW & JESSA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781114	PORTER - JENNIFER ANN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781115	POWELL - JESSICA & TYLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791224	PRINCE - JOSHUA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370143	PROFFIT - STEVEN E & RHONDA L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600003	PUGH - BRYAN & CRYSTAL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470418	QUINN - JORDAN & MELISA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570629	R & C ASSET PROTECTION TRUST 10-23-2018 THE (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600020	RACKLIFFE - ISAAC & ROCHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700902	RASMUSON - CHARLES HENRY & CORREY BETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470417	RASMUSSEN - GARY & COLETTE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460337	REID - DUSTIN DOUGLAS & SYDNEY MCCALL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801334	REYNA - DANIEL AGUILERA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700910	RICH - JEFF & KRISTI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570635	RICH - MATT TYLER & DESIREE JANA E	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550511	RIDEOUT - ZACHARY DAVID & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550515	RIGGS - ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931415	RINKER - JEFFREY WILLIAM	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600033	ROBERTS - MICHAEL & JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470423	ROBINSON - DAVID K	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700921	ROBINSON - HOWARD	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470410	RODGERS - JEREMY LAWRENCE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931404	RODRIGUEZ - ANA M (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370108	ROEBUCK - DAVID MARK & DEBORAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460330	ROJAS - ERICK (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690819	ROTNEY - RILEY & SUNNIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370110	ROWE - PAUL & SHARON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941537	ROZO - LEIDY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600049	RUESCH - CHRISTOPHER & KARLIE BRE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420225	RUIZ - DACHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801318	RUSSELL - RYLEE & DAVID SCOTT (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690841	RUWODO - CHRISTINE L (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791217	SAINT FELIX - GERARD S & MARIE C (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941506	SALAZAR - GUILLERMO P CHICO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941538	SALAZAR-SORIA - SAMUEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941517	SALDIVAR - HUGO E PEREZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357370120	SALISBURY - WHITNEY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570612	SANCHEZ - OMAR ALBERTO	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690844	SANTIAGO - ELISA GONZALEZ	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791216	SARMIENTO - FERNANDO & ELAINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470419	SARMIENTO - HEBER & ALISA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941514	SCHAFFER - CHRISTOPHER DOUGLAS & ASHLEY RAND (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600008	SCHAUERHAMER - JACOB & KALI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550501	SCOVILLE - BRENT HARMON & DEANNA LENE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460342	SCOVILLE - JACOB & ALEXIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941542	SEEGRIST - BRANDON TAYLOR (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570625	SELF - JARED & KATHERINE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420215	SHAW - CHRISTIAN W & AMBER LEIGH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420236	SHAY - DAVID & BRANDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931427	SHEIKH - JEREMY SALIM	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700912	SHOWALTER - MATTHEW & JULIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420204	SHUTT - NATHANEAL HARRIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781106	SILVA - MANOEL & PAOLA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690833	SIMMONS - GARY JEROME & IRYNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370119	SINGLETON - MARK (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550529	SIPE - MARTIN A II & SHANNON C (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570631	SIPPLE - CARRIE LAWTON & WADE AARON	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791206	SISOUPHANH - ADAM & MONICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460335	SIVONGSA - SATI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420207	SLADE - ERNEST S & KOSHEILA T	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801306	SMITH - CRYSTAL & JENS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801312	SMITH - MAJOR & KELSIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781123	SMITH - ROGER & BARBARA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570608	SNAPE - JUSTIN & ARIANNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690820	SOLORIO - RAMON & ERIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370129	SOLORZANO - YLZE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470406	SORENSEN - ROYAL JOHN & COLLEEN THOMAS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370102	SOTELO - JULIE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600030	SPENCE - BRADEN & PAMELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550514	STANGER - BRADY R & SHAE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460322	STARR - JARED & ATHENA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700901	STEELE - LORETTA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600028	STEVENS - JONATHAN DAVID	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801303	STEWART - BLAINE FRANKLIN & TERRY LYN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420219	STIRLAND - CRAIG & STACI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931428	STOPPEL - ROSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570603	STOWELL - PETER VINCE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941529	SUMBOT - HEIDI WILCOX & JUDSON HOWARD	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931437	SUMMERS - DAVID J & STACY JO	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941530	SUMMERS - ZACHARY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791207	SUMNER - DAVID C & KYLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931434	SUMNER - VANESSA R & VINCENT J (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791202	TALBOT - DALE WARREN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460317	TANNER - JOSPEH V & NICHELLE SHAW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600002	TAPIA - GLORIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941539	TATE - JARED WILLES & JAMEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781117	TAYLOR - DUANE ALLEN & TIFFANY DIANE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460320	TE'O - LEVI & PAIGE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357600042	THACKER - DAVID BRADLEY & AMANDA LOUISE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470426	THOMAS - BRYCE JAMES & KIMBERLY SUE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420211	THOMAS - JARED & VALYSSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470401	THOMAS - PRESTON R & AMANDA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370136	THOMPSON - CRAIG & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370136	THOMPSON - CRAIG & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460314	THOMPSON - DARRELL & LORI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460325	THOMPSON - JOSEPH LYMAN & HALEIGH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781125	THORN - JIMMY & GLADYS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550519	TIMOTHY - STEVEN MATTHEW & MEGAN SARAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781118	TINNEY - J R & JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690832	TOLBERT - RUFUS FREDRICK JR & MANDOLYNN THAMAR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470407	TOLTON - DEVIN JOHNNY & BAILIE LYNN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420202	TORRES - WILLIAM RICARDO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460334	TUALAU - TEVITA PALEIONO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550507	TURNER - ANDREW & BRITTANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931403	TURNER - CLIFFORD L & JAMIE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700914	TURNER - CLINTON & MANDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700913	TURNER - DONALD B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370103	TURNER - JULIE ANNA & JONATHAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801320	URE - CAMERON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420223	VALENTINE - JULIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600016	VAN ORMAN - ERIK R & STEPHANIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420201	VARGAS - MONICA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941536	VARGAS - XIMENA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357420222	VEENENDAAL - GABRIEL L & MALLORY A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590701	VIDAL - SAMUEL JAMES & MELANIE BIENER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931433	VILORIO - MARLON (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941519	VOELLER - BRITTNEY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781120	VOGEL ENT LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801321	WAITE - GRACE & MICHAEL RICHARD	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370139	WALKER - CAMERON & ANNALI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460340	WALTON - TREVOR J & JENNIFER L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781103	WANG - ZHIGUANG	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600044	WARENSKI - BEAU & AMBER ELAINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690826	WARLIN - NATHAN JOHN & DANIELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370127	WARREN - JAKE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550503	WAY - WILLIAM W & SHELLY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690834	WEATHERS - GREGORY SCOTT & MORGAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600023	WEBB - JILL & NATHAN AARON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460329	WEBB - MICHAEL & LISA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600022	WEBB - SHAWN D & JESSICA MARIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690842	WEBSTER - MARK MASON & KELLY LEWIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550520	WENERSTROM - JOEL & ARIELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370141	WENTZ - TONY & RHONDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600040	WEST - JESSICA & DUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791210	WHITE - BRIAN M & SANDRA S (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690810	WHITE - EDWARD II	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550521	WHITFORD - AMANDA NICOLE & JOSEPH KALAEOKUMUKAHI IV	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550510	WHITING - TREVER A & JESSICA L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357690824	WIDMER - ROBERT GREGORY & LILIANE WINDMULLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600014	WILDER - JACOB A & SHANNON (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700906	WILLIAMS - LOGAN RICHARD & NATASHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801307	WILSON - JASON NICHOLAS & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460324	WILSON - RYAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600018	WINSOR - SCOTT & HEIDI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550528	WINTERS - LARRY & JOY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600025	WINWARD - ROB TERRY JR & SHELLI S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941510	WINZELBERG - JULIEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470424	WITTMAAK - ROBERT T & ISABEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791221	WOERNER - RACHEL & ALEX	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370124	WOLFGRAMM - TONY N & DORIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420232	WOOD - BLAINE & JOANNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801319	WOODHEAD - STACI & MICHAEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590708	WOODHEAD - ZACH & KIRSTIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370101	YMCMP SERIES 667	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781113	YOURSTON - ERIC & YOLANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941528	ZARAGOZA - MARIA & MARCOS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470405	ZDUNICH - BRADY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460311	ZITTING - BRADLEY & JENNIFER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

7.C

Brandon Park

Rezone





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

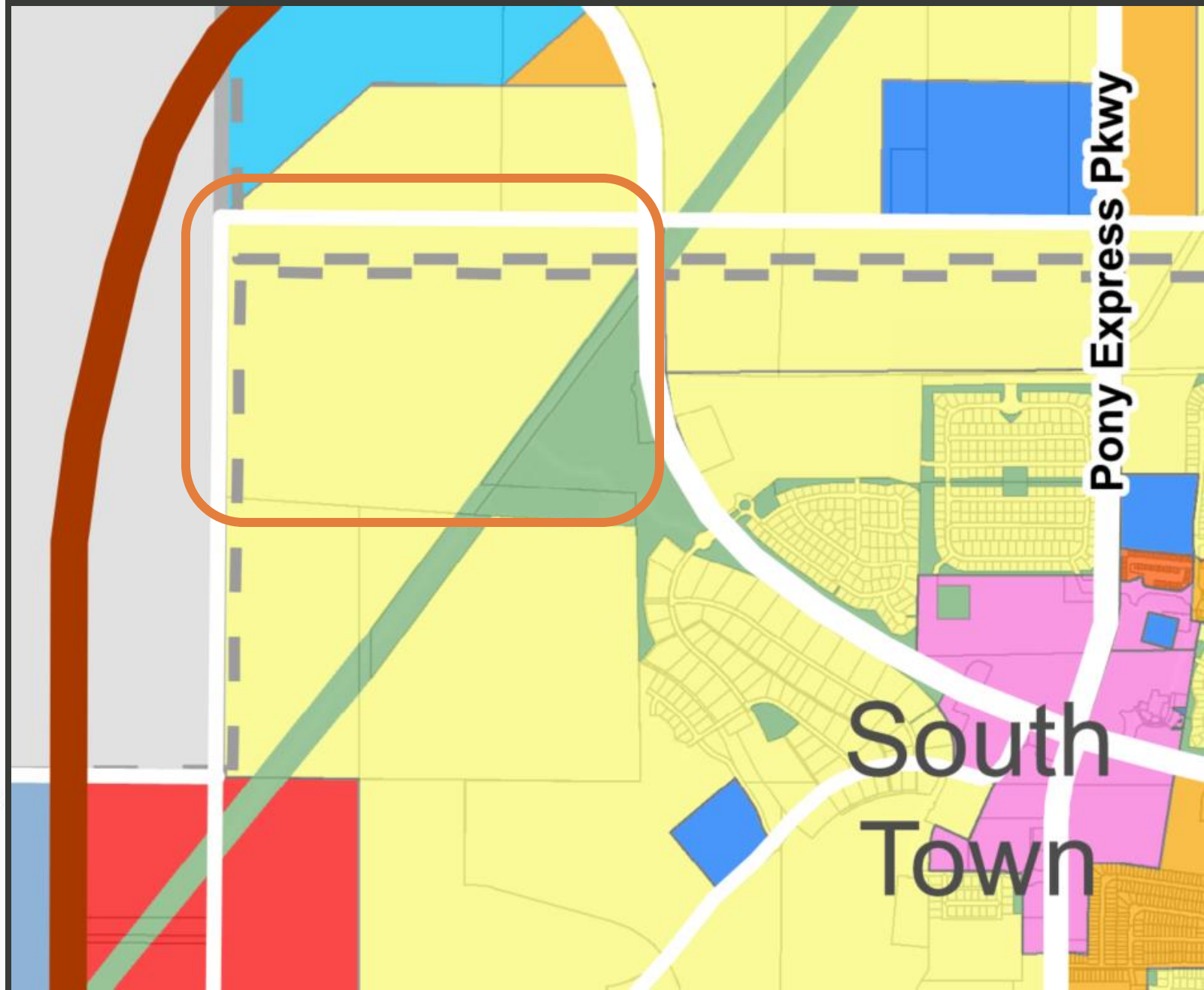
Public/Civic Categories:

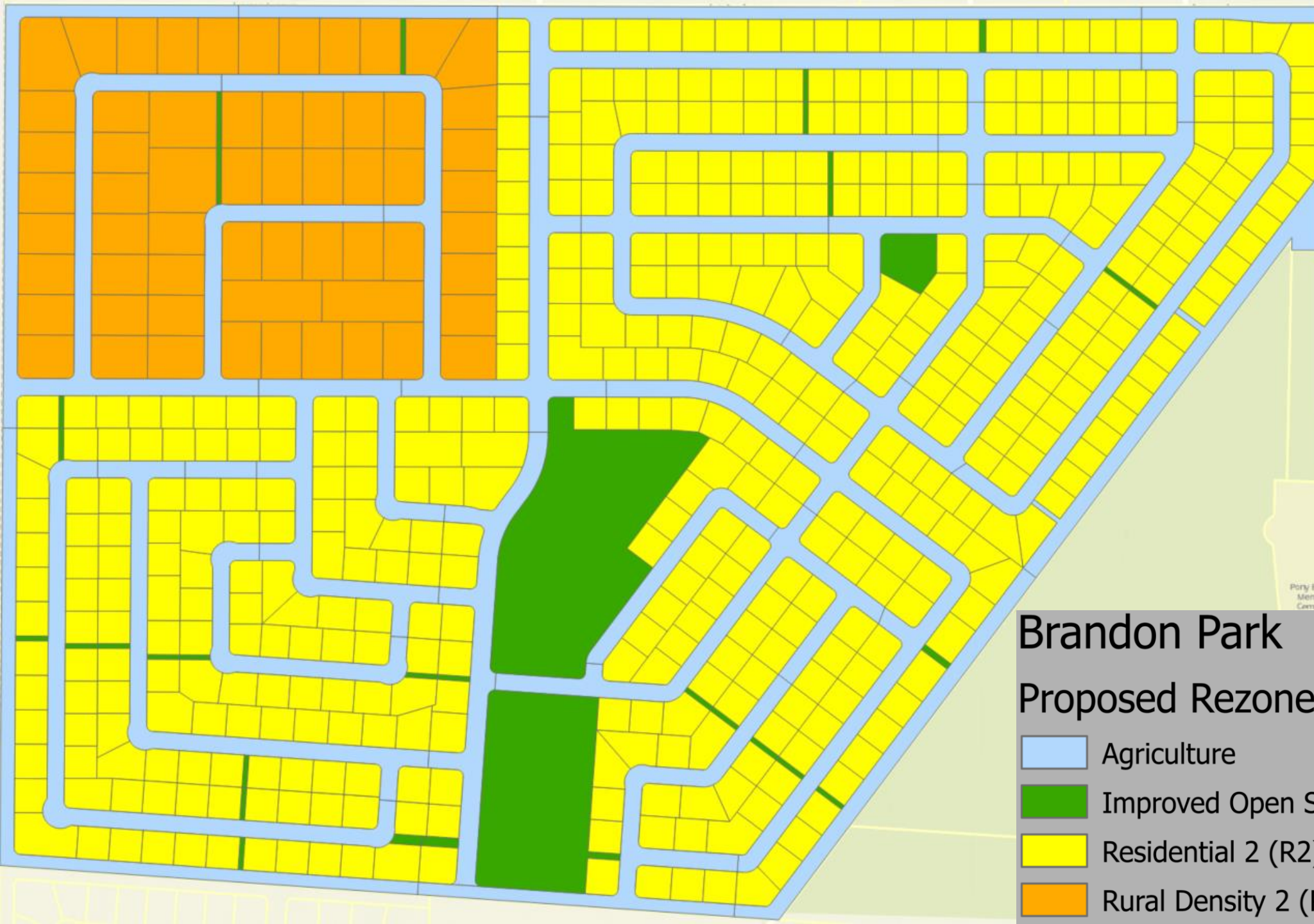
-  Civic Uses/Schools
-  Parks and Open Space

 NEIGHBORHOOD CHARACTER AREA


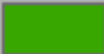


TRANSPORTATION

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





Brandon Park Proposed Rezone

-  Agriculture
-  Improved Open Space (OS-I)
-  Residential 2 (R2)
-  Rural Density 2 (RD2)

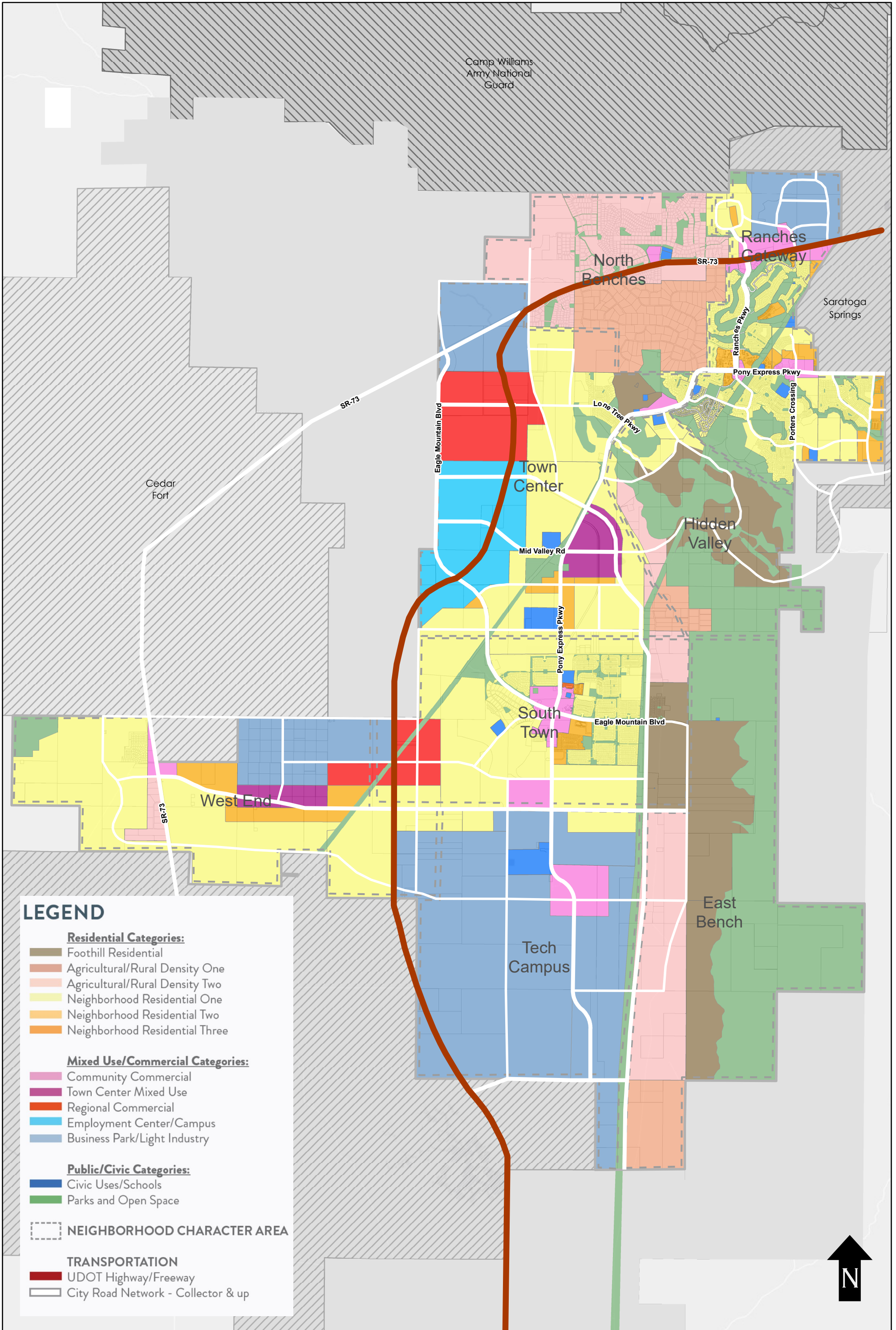


Recommendation

Staff recommends that the Planning Commission forward a positive recommendation of the proposed Zoning Map and Future Land Use Map amendments to the City Council.



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





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

TITLE:	Drive-through and structured parking text amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the text amendment regarding drive-through and structured parking standards.

BACKGROUND:

In October 2025, the City Council approved a substantial text amendment to the design standards regarding commercial and multifamily development. One of the changes proposed by the consultant was to prohibit drive-through lanes from being located between a building and a public right-of-way. Drive-thrus were shown to be possible to the side or rear of a building and not between the building and right-of-way.

The amendment also includes removing structured parking from the Commercial Neighborhood zone, which was likely an error when compiling the table.

ITEMS FOR CONSIDERATION:

Negative feedback from developers was given to Staff regarding the prohibited drive-through location.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall make a recommendation to the City Council regarding the text amendments.

ATTACHMENTS:

1. EMMC 17.72 Drive throughs

Chapter 17.72

COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

- 17.72.010** What this chapter does.
- 17.72.020** Purpose.
- 17.72.030** Definitions.
- 17.72.040** Commercial Design Standards.
- 17.72.050** Commercial Site Design Standards.
- 17.72.060** Commercial Architectural Standards.
- 17.72.070** Multi-Family Design Standards.
- 17.72.080** Multi-Family Site Design.
- 17.72.090** Multi-Family Architectural Standards.
- 17.72.100** Appendix A: Commercial Downtown Diagrams.
- 17.72.110** Appendix B: Commercial Neighborhood Diagrams.
- 17.72.120** Appendix C: Commercial Community & Regional Diagrams.
- 17.72.130** Appendix D: Business Park Diagrams.
- 17.72.140** Appendix E: Multi-Family Diagrams.
- 17.72.150** Appendix F: Commercial Zoning Addition.

17.72.010 What this chapter does.

This chapter provides standards and guidelines for the site and building design of commercial and multifamily developments. These standards also apply to industrial parks, warehouses, large corporate office, or campus developments as noted. [Ord. [O-11-2008](#) § 3 (Exh. B § 24.1)].

17.72.020 Purpose.

The purpose of this chapter is to provide standards and guidelines to enhance the visual quality of development, to help create developments that encourage pedestrian activity, to promote buildings of lasting architecture and aesthetic appeal, to increase functionality and safety of parking areas for pedestrians and vehicles, to minimize the visual expanse of pavement through good site design, and to ensure that a sense of place is created and maintained while the city experiences growth and development. This chapter shall be applied to all commercial and multifamily projects within the city and shall be reviewed during the site plan application process. [Ord. [O-11-2008](#) § 3 (Exh. B § 24.2)].

17.72.030 Definitions.

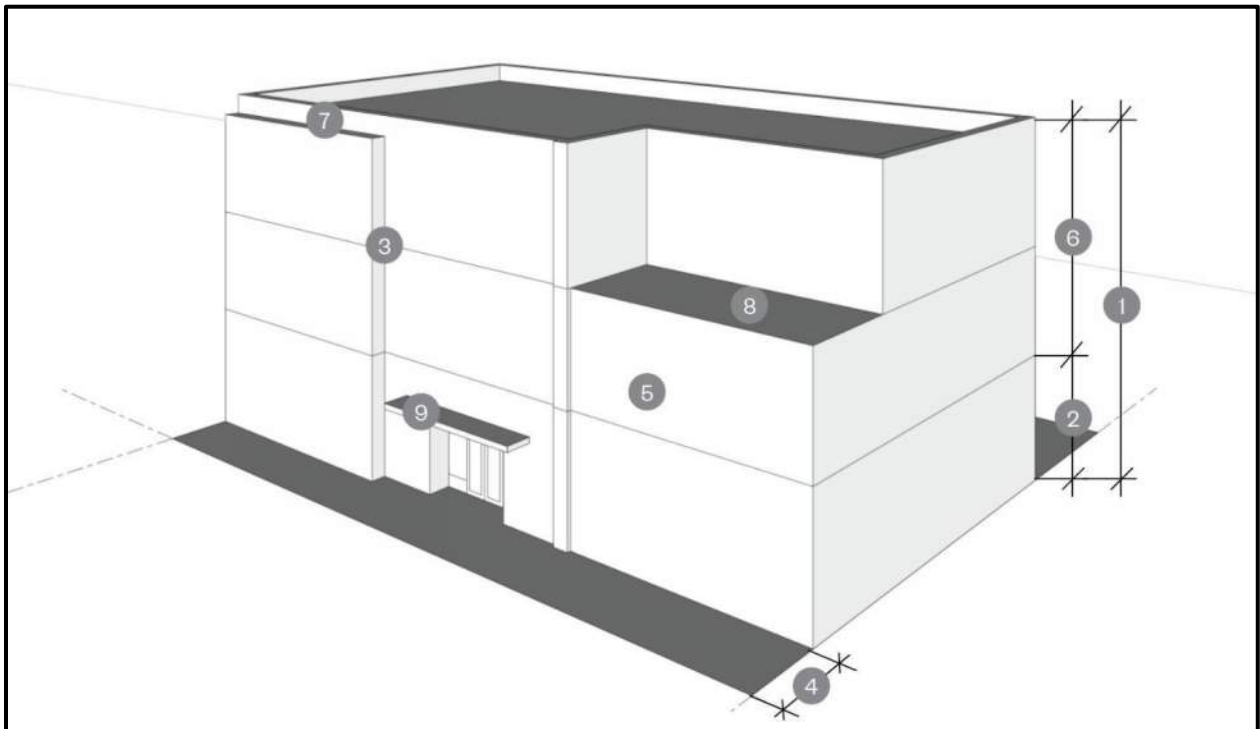
Commercial zones. Reference Chapter 17.35 COMMERCIAL ZONES. The commercial zones referenced in this document will be referred to by the following: Commercial Downtown (CD), Commercial Neighborhood (CN), Commercial Community (CC), and Commercial Regional (CR).

Pad site. A pad site is a smaller commercial building on the periphery of a Commercial Community or Commercial Regional zone. They are held to the same site and architectural standards as Commercial Neighborhood zones unless otherwise noted.

Business park zones. Reference Chapter 17.37 BUSINESS PARK ZONES. This zone will be referenced as Business Park (BP).

Multi-family zones. Reference Chapter 17.25 RESIDENTIAL ZONES. The residential zones referenced in this document will be referred to by the following: MF1 and MF2.

Architectural terms. The diagram below portrays terms that are referenced throughout this document.



1. Building Height: Measured from the average grade to the highest point of the roof

2. Ground Floor: The level of a building with the primary building entrance(s), typically at ground level. Measured from the floor surface of that level to the floor surface of the level above.
3. Horizontal Articulation: Projections from the building inward or outward.
4. Setback: Offset from a specific boundary such as the property line or the building facade.
5. Structural Bay: The space between columns in a building forming a structural module.
6. Upper Floors: Any floors above the ground floor level.
7. Vertical Articulation: Vertical projections, up or down, from the roof level.
8. Upper-Level Step-back: The offset or depth of a portion of the building that is set back from the adjacent facade to create architectural interest. The roof area created by stepping back a section of the building façade creates space that is ideally used for outdoor amenity space.
9. Awnings, trellises, roof elements that project from the face of the façade to protect a window, door, or pedestrian-oriented space.

17.72.040 Commercial Design Standards.

These commercial design standards apply to commercial zones referenced in Chapter 17.35 with the addition of Commercial Downtown Area and Business Park Zones. If the property falls within a designated character area or overlay zone district, as noted in other areas of the Eagle Mountain Zoning Ordinance, additional design and architectural standards may apply.

17.72.050 Commercial Site Design Standards.

The arrangement of different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas. A site can be designed to be visually appealing from the street and still be functional and safe for vehicular circulation and pedestrian access. Minor variations to these standards may be considered by the Planning Commission and City Council if a property contains one of the following constraints: wetlands, steep hillsides, major drainage washes, unusual property shape, existing easements, or a similar constraint/difficulty that can be directly tied to a design standard and adequately justified by the applicant.

A. Building Location. Buildings should be located at or near the minimum front setback line as identified in Title 17, with pedestrian access leading to the primary entrance and landscaping placed between the building and the street .

1. Commercial Downtown and Commercial Neighborhood zone districts. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.
2. Commercial Community and Commercial Regional zone districts. The entryway may be located to face the parking area, however both the entry façade and the façade facing the primary street shall be design in alignment with the primary façade architectural standards.

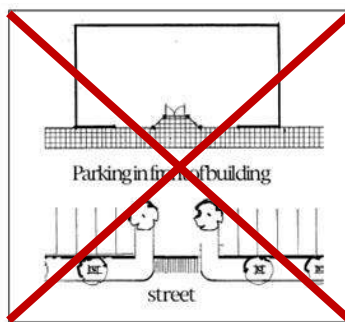


Example of a building located near the front setback, addressing the street with the main entryway visible from the primary street.

B. Parking. Locate surface parking to the side or the rear of buildings so that it is screened from view from the primary street. Parking is limited between any commercial building and the street as noted in Table 1 below. This is especially important on corners. Large buildings (those with a footprint of great than 30,000 square-foot) excluding Business Parks shall follow the same standard, and/or be designed with pad site buildings along the street edge to screen the expanse of pavement. Pad sites shall meet the same site standards as CN zones unless otherwise noted.

Table 1. Commercial Parking

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Parking between building and the primary street	Not permitted		Only permitted if building exceeds 30,000 sf footprint and pad sites are used		Permitted
% Screened from the Primary Street by building(s)	As indicated	66%	50% - pad sites may be used to help screen parking		NA
Landscape buffer between parcel line and front façade or parking	10 ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		20 ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		
Structured parking façade treatment	Shall be wrapped by a façade that meets all of the same architectural standards as the buildings. Delete from CN - error		NA		
Structured parking fronting primary street	Shall have an active use on the ground floor.	Shall have an active use on the ground floor.	NA		



Not Permitted – Parking between building and street



Required – Parking to the side of and behind the front facade of building

C. Vehicular Circulation. All commercial developments shall provide a clearly defined and efficient vehicular circulation system that promotes safe and logical traffic flow throughout the site. Vehicular entrances shall comply with Title 16 SUBDIVISIONS, Table 16.35.130 (b). Any drive throughs shall be located as noted in Table 2 and may require screening from street view.

Table 2. Drive Through Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Drive Through Screening	NA	100% - Any drive throughs shall be screened from view from the primary street by the building (or located behind the building).	0% —Drive-throughs at pad sites shall be <u>are encouraged to be</u> located to the <u>non-public street rear or side elevation</u> of the building drive . <u>Street screening of the drive through shall be accomplished by the required landscape buffer.</u> They shall not be located between the primary street and the building.		NA
Drive Through Service Lane Standard	NA	Min. width: 10 ft Max. width: 12 ft Max. 1 permitted	Min. width: 10 ft Max. width: 12 ft Max. 2 permitted		NA
Drive Through Escape Lane	NA	1 lane, min. 10 ft wide required in addition to service lane			NA

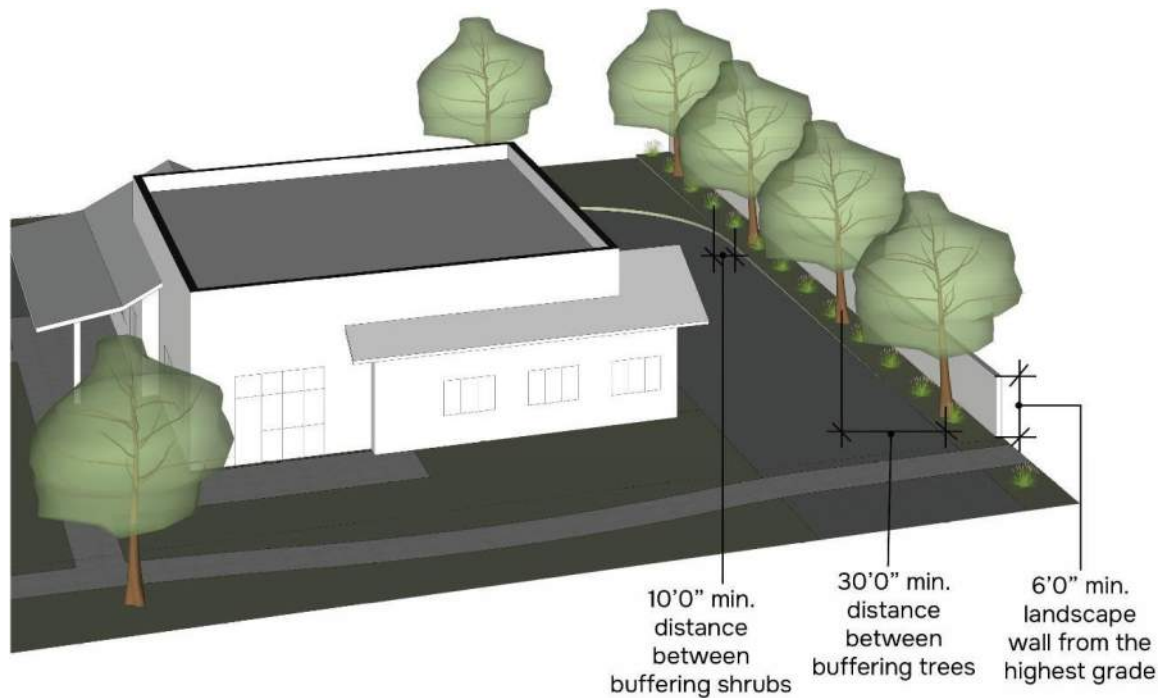


Drive through located on the side of the building on Pad Sites in the CC or CR zone districts.

D. Sidewalks. A public sidewalk from the public right-of-way to the primary entry (or entries) is required for all developments. Pedestrian access must also comply with 17.55.090 PEDESTRIAN WALKWAYS AND ACCESSES.

E. Landscaping. Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of the required setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping shall also comply with 17.55.080 LANDSCAPING IN PARKING AND DRIVE LANE AREAS and follow the Water Conservation and Management Plan proposed conservation measures and irrigation standards.

In alignment with section 17.100.050 Site plan development standards, there are screening requirements between any commercial properties abutting residential zones. These buffers shall conform to setback regulations and include trees every 30 feet, minimum and shrubs every 10 feet, minimum. The buffer area must also include a 6-foot tall solid wall (as measured from the highest elevation of the site up 6 feet) to block any light from vehicles queuing in the drive through from shining into the residential area.



Commercial Properties adjacent to Residential Properties are required to implement a landscape wall that is 6-feet from the highest grade on site.

F. Signage. Signage for a commercial development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. Individual business signage shall be wall or awning-mounted, and is permitted on a maximum of three sides of a building. Animated and digital building-based signage is not permitted. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

G. Activity Zone. The character of Eagle Mountain is exemplified by high-quality open spaces connected through vehicular and multi-use pathways. To maintain and enhance connections between the public right-of-way and areas of business, an activity zone is encouraged and may be required in front of the primary building. This zone shall include hardscape to support pedestrian activities such as outdoor dining, seating, sales area, covered entryways, etc.

Landscape elements such as hanging plants and small planters are encouraged in activity and circulation zones and shall be designed to ensure they enhance and do not interfere with pedestrian activities.

Table 3. Activity Zone Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Activity zone	Required		Encouraged		
Minimum depth	10 ft		15 ft		
Minimum frontage	100% of building frontage	50% of building frontage	Min. 30 ft of the façade length at the primary entryway		



Activity zones are required in CD, CN, and pad sites



Plaza and open space within retail developments enhances the pedestrian and shopping experience

[Ord. [O-46-2023](#) § 2 (Exh. A); Ord. [O-02-2019](#) § 2 (Exh. A); Ord. [O-11-2008](#) § 3 (Exh. B § 24.3)].

17.72.060 Commercial Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial developments. Variations to these standards may be considered by the Land Use Authority with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Primary Entrance. Building entries must be clearly identifiable through their design from the primary street frontage and/or the primary vehicular and pedestrian access points. All primary entries shall be sheltered either through a setback from the primary façade or through the inclusion of a sheltering feature such as an awning, arcade, or roof element that creates a protective entry. The sheltering elements shall extend a minimum of five feet.



Required: Clearly identifiable covered entry



Not Permitted: Entryway not clearly defined; no sheltering element

C. Building Height. The maximum allowable building height shall align with Chapter 17.35.040 COMMERCIAL DEVELOPMENT STANDARDS. An additional story may be permitted with design review and approval by the Land Use Authority and if the standards for upper-level step-backs are met for Commercial Downtown, Commercial Community, and Commercial Regional zones.

1. Commercial Downtown and Commercial Neighborhood. The ground floor shall be a minimum of 15 ft in height to preserve the prominence of pedestrian level experience.

D. Upper-Level Step-Backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. All areas that are stepped back shall be accessible to building users and include appropriate amenities and furnishings. The step-back from the main facade shall be equal to or greater than the floor height of the level being stepped back.

1. Commercial Downtown. A third story may be permitted following design review and approval by the Land Use Authority. To be considered for approval, a minimum of 30% of the length of the front elevation of the third floor shall be stepped back from the main façade. The step backs shall be prioritized at the corner(s) to reduce the perceived mass of the building.
2. Commercial Community and Commercial Regional. A fourth story may be permitted for buildings with uses including hospital, hotel, or higher-ed following review and approval by the Land Use Authority. To be considered for approval, a minimum of 20% of the length of the front elevation of the fourth floor shall be stepped back from the main façade. These step-backs

are encouraged at the corners of the building to reduce the perceived scale of the building.

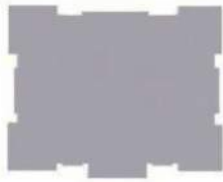
E. Level Differentiation. For Commercial Downtown (CD), Commercial Neighborhood (CN), and Commercial Community (CC) zones, buildings shall be designed with a clear delineation between the ground floor and upper floors. This may be articulated through material variation or architectural detailing above the ground floor. Additional detailing and articulation at the cap or roof are required. This may be achieved through detail elements such as eaves, cornices, and frieze or bracket elements.

F. Façade Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. This variation shall include the following strategies:

- Modulate the facade by stepping portions of the building in or out the distance required by Table 4 to create shadow lines and visually delineate areas of the building, or visually highlight the building column structure of the building by using detailing to express engaged columns at the building exterior with a change in plane at the column bays.
- Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should not exceed the length specified without a break or change in material to reflect a human scale.

Table 4. Articulation Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Maximum wall section without architectural variation on ground floor	35 ft		50 ft		
Maximum wall section without architectural variation on upper floors	70 ft		70 ft		NA
Minimum façade step in or out	1 ft		2 ft		
Minimum change in plane at the column bays	4 in		6 in		NA
Maximum continuous storefront or window bays	25 ft		40 ft		30 ft



Appropriate Articulation



Inappropriate Articulation



Not Permitted: Flat facades with only color changes

G. Window Design. Windows shall be incorporated on all street-facing facades. A higher window-to-wall ratio at the ground level enhances the pedestrian experience and a differentiation of window density between the ground level and upper level provides visual interest for the building.

A minimum window-to-wall ratio is required on the ground level at exterior walls facing a street, activity zone, or public space and a minimum or maximum window to wall ratio is identified for the upper levels. A minimum of 7.5% of the overall wall area shall be windows on all street facing facades.

1. Commercial Downtown (CD) and Commercial Neighborhood (CN). A minimum window-to-wall ratio of 50% is required at the ground floor facing a primary street and 35% at the ground floor facing a secondary street or parking lot. The window-to-wall ratio shall not exceed 35% at upper levels.
2. Commercial Downtown (CD). Window design shall enhance the architectural character, engage the activity zone, and improve the pedestrian experience. Windows at the street level shall span from the floor, or within 18 inches of the floor to a minimum height of 9 feet above the finished floor. Windows must be cohesive with the building's architectural style, and be highlighted by the use of trim, sills, lintels, or other detailing to add depth. Large spans of windows that reflect curtainwall or overhead door-like appearances are not permitted.



Examples of appropriate ground floor windows within the Commercial Downtown area.



Examples of appropriate window-to-wall ratios within the Commercial Downtown area.

H. Roof Expression. The primary roof form of a structure should help reduce the perceived scale of the building.

Flat roofs shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a wall or screen system shall be used to block rooftop equipment from view.

Pitched roofs shall be varied to ensure no singular roof element dominates the building. Pitched roofs shall be a minimum slope of 6:12, and shall not exceed more than 20% of the length of the facade.

Lower roof elements, trellises, awnings, and other architectural shade elements are required to create visual interest and provide a human scale. These shall be located over the main entry and over any occupied rooftop space.

1. Commercial Downtown (CD). Flat roofs are preferred. Pitched roof elements shall be used for architectural interest and variation. No pitched roof shall extend more than 20% the length of the street-facing façade. Parapets shall be varied and feature cornice treatments and/or an architecturally detailed cap elements to clearly delineate the top of the building.
2. Commercial Neighborhood (CN) and Commercial Community (CC). A cap element is required to clearly delineate the top of the building.
3. Commercial Regional (CR) and Business Park (BP). The roof must be vertically varied in height with a minimum 2 ft elevation change, aligned with horizontal articulation to add architectural interest to the building.



Where pitched roofs are desired, they shall meet a minimum slope of 6:12



Decorative parapets and multiple roof planes/projections are required for visual interest



Not permitted due to lack of building articulation

I. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The building facades shall be clad in high-quality, natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, and/or high-quality metal.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Painted, powder-coated and high-quality composite metals may be used, colors should be neutral grays and browns.

A material board with actual materials and colors shall be presented to the Land Use Authority for approval.

1. Commercial Neighborhood and Commercial Community. Wood and high-quality wood-look materials are encouraged to reflect the natural environment of Eagle Mountain.

Table 5. Building Material

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Percent of high-quality material on all facades visible from the primary street	80% shall be brick or stone masonry.	60% shall be high-quality natural material(s).		50% shall be high-quality natural material(s).	20% shall be high-quality natural material(s).
Secondary material	One or more encouraged.	One or more required and distinct in addition to glass.			
Other façades	80% of all visible facades (not directly adjacent to other existing or planned buildings) shall be brick or stone masonry.	40% of all visible facades (not directly adjacent to other planned buildings) shall be high quality natural material(s).		30% shall be high quality natural material(s).	10% shall be high quality natural material(s).
Not Permitted	Corrugated metal EIFS Flat panel façade materials Veneer façade	Corrugated metal		Corrugated metal only permitted as accent material.	

Sawgrass



Bronzestone



Ironstone



Tumbleweed



Mocha



Recommended Brick Colors



Recommended: Masonry, stone, and metal materials are natural in appearance and complement each other

J. Accent Colors. Accent Colors may be used to support a business, brand, or highlight key architectural features or elements.

- No more than 7.5% of any façade may be finished using an accent color. Accent colors and materials shall compliment the material palette above as well as the Eagle Mountain City Brand Standards, and shall be approved by the Land Use Authority.
- Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.

1. Commercial Downtown. Accent colors may only be used to support a business brand through signage and awnings. Accent colors must be presented to and approved by the Land Use Authority.



Permitted: Accent colors used to support brand while complimenting building materials



Not Permitted: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community

K. Lighting. All lighting shall be dark sky approved and designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light source (lamp) of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and light fixture design details are required with a site plan application.



Lighting aligns with the Eagle Mountain aesthetic and directs light downward (dark-sky compliant)

L. Mechanical Equipment. All mechanical equipment shall be located behind the building(s), buffered from view from any public or private street(s) or located on the roof screened in accordance with section H. Roof Expression. If equipment must be located in an area visible by the public ROW, the equipment shall be screened. Screens shall be designed to reflect the design of the building and shall employ to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination thereof. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding environment.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening. The consolidation of trash areas between businesses is encouraged. Refer to Chapter 17.100 SITE PLAN REVIEW section 17.100.060 Architectural requirements for more details.



Screening wall – same materials as building

[Ord. [O-50-2023](#) § 2 (Exh. A); Ord. [O-11-2023](#) § 2 (Exh. A); Ord. [O-09-2017](#) § 2 (Exh. A);
Ord. [O-25-2008](#) § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. [O-11-2008](#) § 3 (Exh. B § 24.4)].

17.72.070 Multi-Family Design Standards.

These standards apply to buildings within the multi-family residential zones including MF1 and MF2. In addition to these standards, reference chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS for building and layout restrictions. If the property falls within a designated character area, additional design and architectural standards may apply.

For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.

The developer is responsible for construction of the public right-of-way elements associated with the project in accordance with Chapter 16 of the Eagle Mountain Municipal Code.

Refer to the diagrams in Appendix E for application of the following standards into each zone.

17.72.080 Multi-Family Site Design.

A. Building Location and Orientation. Buildings should be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping placed between the building(s) and the street. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street.

Blank walls and/or rear facades shall not be placed adjacent to or facing public streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

B. Parking. Surface and guest parking areas shall be located to the rear or side of buildings wherever feasible. Where parking may be visible from the primary street, it shall be screened by landscaping or other site elements.

C. Garages shall be placed to the rear of buildings, accessed by a service drive where feasible. If garages must be located on the side or front of the building(s), they shall be a minimum distance of 15 ft from each other. Any garages placed on

the front facade, shall comply with the following standards so as to minimize their appearance from the street:

- Horizontally staggered back and forth;
- Setback 5 feet from the front entry facade;
- Setback at least 22 feet from the front property line

1. Drive access. Driveways shall align with requirements and provisions set forth in Chapter 17.25 RESIDENTIAL ZONES. Private service drives and alleys to residential parking areas are encouraged. All driveways must be a minimum of 22 feet in length, beyond the sidewalk or adjacent alleyway to allow a car to park in the driveway without blocking the vehicular or pedestrian path. If an alleyway is provided, a minimum 4-foot-wide sidewalk is required on at least one side of the alley with a curb and gutter or a distinct change in material between the alley and sidewalk to increase pedestrian safety. If a development includes a 1-car garage at each unit, they shall also provide at least one additional covered parking space on the property for each unit.



Appropriate – Multifamily facades not dominated by garages



Garages accessed by private service drive

D. Vehicular circulation. Private services drives to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).

E. Open Space. Residential developments require improved open space in compliance with 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different buildings on site shall be arranged in a way that maximizes useable open/plaza space. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.



Buildings are clustered to maximize useable open space

F. Landscaping: Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping in surface parking areas shall also comply with 17.55.080 LANDSCAPING in parking and drive lane areas. Traditional, landscaped front yards are required within the front setback. Landscaping shall align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING.

G. Signage. Signage for a multi-family development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments).

I. Lighting. All exterior lighting shall be dark sky complaint. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. (Chapter 17.72 EMMC). Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on alignment with Eagle Mountain aesthetics, glare, and adequate light for safety.

[Ord. [O-46-2023](#) § 2 (Exh. A); Ord. [O-02-2019](#) § 2 (Exh. A); Ord. [O-11-2008](#) § 3 (Exh. B § 24.3)].

17.72.090 Multi-Family Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to multifamily developments. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. All facades of multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Main Entrance. The primary entrance for each unit for a townhouse, rowhouse, or stacked flat shall have a uniquely designed entrance. These entries shall be highlighted through the integration of a covered porch. Entryways (roofs and porches at a minimum) shall be set forward a minimum of three feet from the front-most facade. If the side of a building faces a street, an entrance should be provided on that facade.

Mansion House or Big House style multi-family buildings may have shared entryways, but these entries shall be clearly identifiable and shall include a protective roof element with a minimum of five feet in depth.



Multifamily unit entry defined with covered porch



Entryways that are not clearly defined and do not include a sheltering element are not permitted

C. Building Height. The maximum allowable building height and ancillary structure height shall align with Chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS.

Upon review and approval by the Land Use Authority, an additional story may be permitted if a minimum of 50% of the length of the front elevation of the third floor is stepped back from the main façade.

1. Upper-Level Step-backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. Upper-level step backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. The step back from the main facade shall be equal to or greater than the floor height and be distributed along the length of the façade, and not clustered on one side or the other.

D. Unit Outdoor Amenities. Each unit above the ground floor shall include a minimum of a 50 square foot balcony or patio with a minimum of 5-foot depth. Each unit on the ground floor or below shall include a minimum of 75 square foot patio.

E. Façade Articulation. All facades shall include articulation. Facades shall not exceed 30 feet without horizontal articulation of at least 2 feet to create visual interest along the elevation, avoiding monotonous building facades in accordance with 17.25 EMMC. A horizontal break in materials or horizontal articulation is also required between the second and third floors.

F. Window/Wall Ratio. The front façade should have a minimum of 20% window to wall ratio and the side and rear facades shall have a minimum 12.5% window to wall ratio. Side and rear facing windows shall have the same proportions as front façade windows for visual consistency on all sides of the building. All required windows shall be transparent. All windows on the primary façade shall incorporate at least two (2) of the following features:

- High-quality trim or molding at least four inches in width
- Canopies, shutters, or awnings proportional to window size; and/or
- Recessed insets from the primary facade by at least two inches

Bathroom windows can be sized appropriately for privacy.

G. Roof Expression. For multifamily buildings, both flat and pitched roofs may be permitted. No roof form shall exceed 30 feet in length without vertical articulation (flat roofs) or change of form (pitched roofs).

Pitched roofs are the most appropriate within Eagle Mountain City and shall meet the following standards:

- A minimum roof pitch of 6/12
- Overhanging eaves with a minimum 16-inch overhang at the eaves (including gutters) on non-gable ends
- Multiple roof planes per building and facade
- Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements in winter and shade in summer shall be incorporated in the building entryway.

Flat roofs are permitted where rooftop amenities are located. If a flat roof is used, it shall meet the following standards:

- Vary parapet height on all sides to visually obscure any rooftop equipment from the pedestrian view and from public and private streets.



Decorative parapets and multiple roof planes/projections

H. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The primary building material shall be a human-scaled material such as brick, stone, or composite concrete siding that emulates traditional wood. A secondary material must be provided to clad a minimum of 20% of the primary facade. Secondary materials must also have a human scale, and may include any of the materials noted above. Two materials shall be used on every façade, and non-street facing facades shall have a human-scaled material for a minimum of 35% of the facade.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Corrugated metal is not permitted.
- EIFS, stucco, or other more monolithic materials may only be used on non-street facing facades.

All proposed materials shall be presented to the Land Use Authority on a material board with actual product samples for approval.

All proposed exterior materials shall have a minimum 20-year warranty, which shall also be presented with the material board for approval.



Varied materials are required. Brick, stone, composite or wood-look siding are preferred to reflect the quality and character of Eagle Mountain.

I. Primary and Accent Colors. Each building, excluding the roof, shall use no more than four colors, maintaining a consistent color scheme that follows natural element patterns. A building's color palette should be similar to that of significant neighboring structures.

Accent Colors may be used to highlight key architectural features or elements. Accent colors and materials shall compliment the material palette as well as the Eagle Mountain City Brand Standards, and be approved by the Land Use Authority. Approved accent materials and colors may be used for up to 10% of the building finishes.



Natural colors that compliment the environment and adjacent building materials are preferred.



Bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community are not permitted.

J. Mailbox Structures. Cluster mailboxes are required by the U.S. Postal Service for multifamily developments. The design of these mailboxes should not detract from the project, but should be designed to incorporate the buildings' materials and color.



Not Permitted

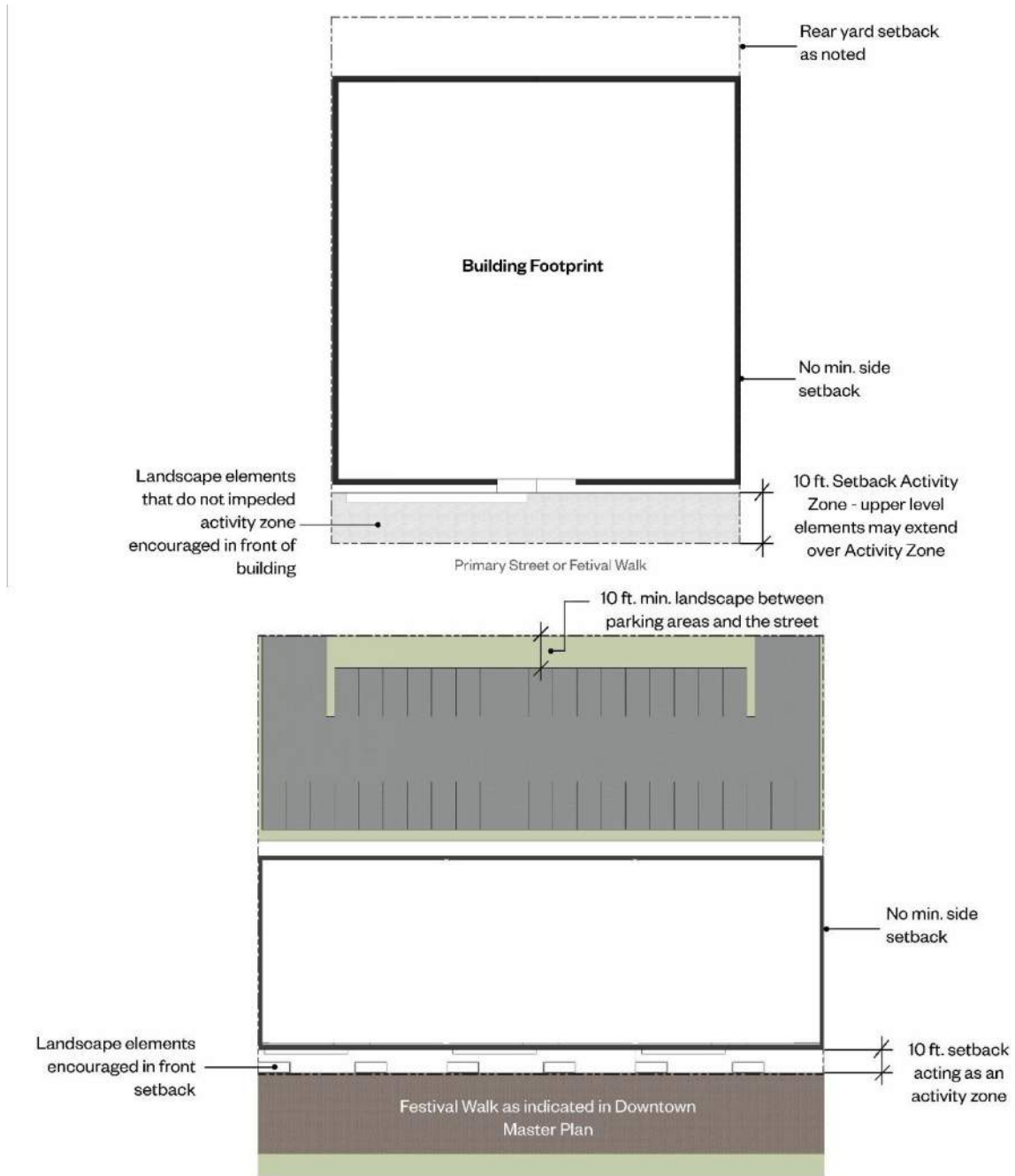


Design of mailbox structures should incorporate the surrounding buildings' materials and colors.

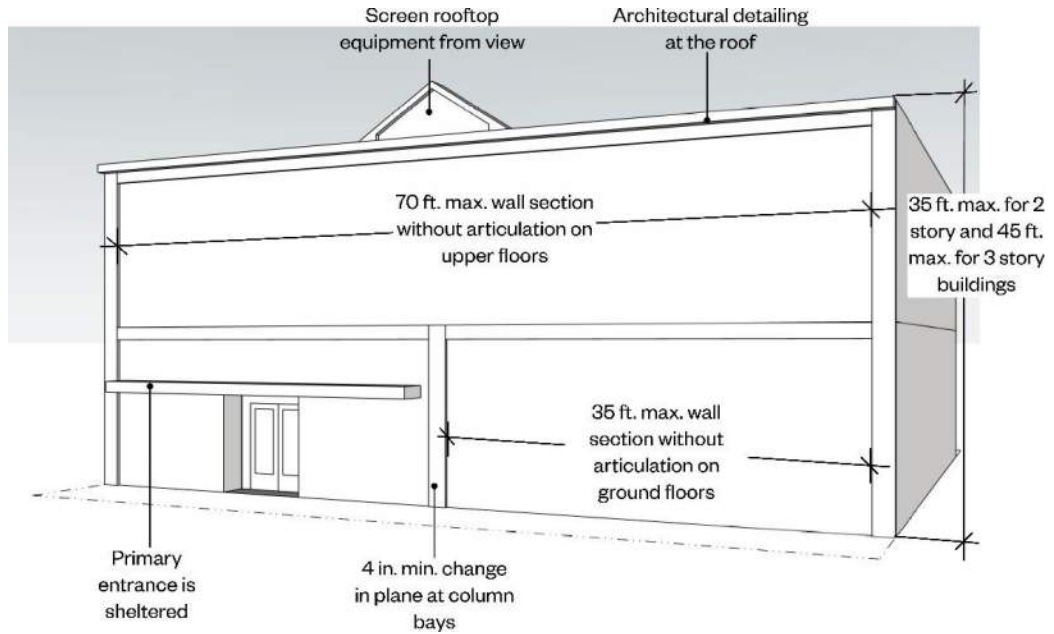
K. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be designed to reflect the colors and materials of the primary building(s). Screening may include solid walls, landscaping, screened walls, or a combination thereof. All electrical service equipment should be painted to match the development or screened to blend with the surrounding terrain.

L. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening.

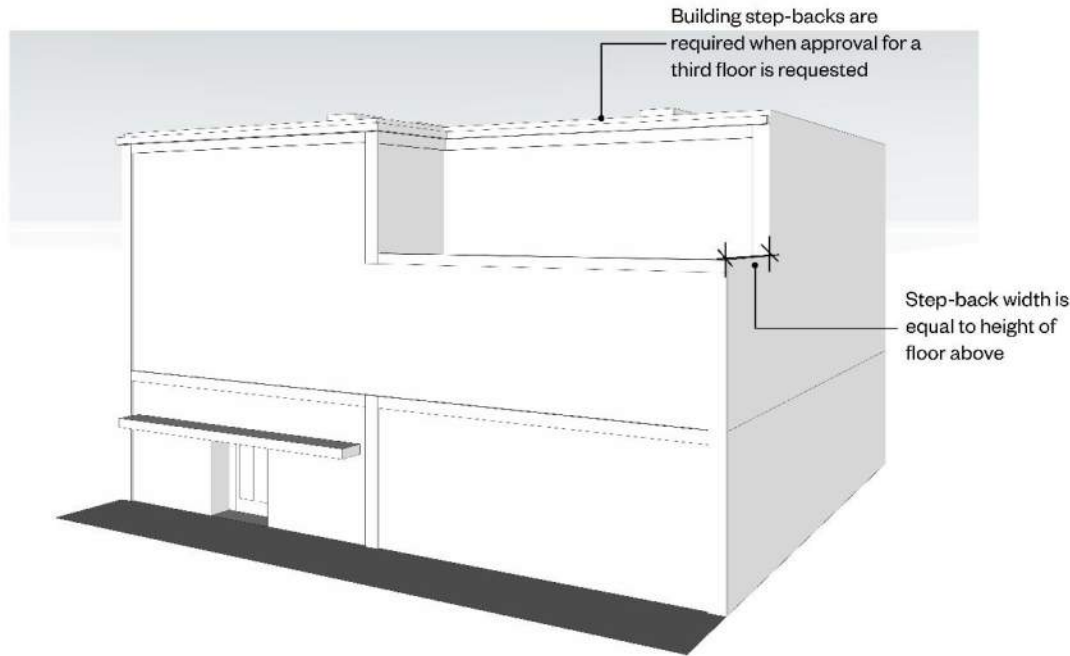
17.72.100 Appendix A: Commercial Downtown Diagrams



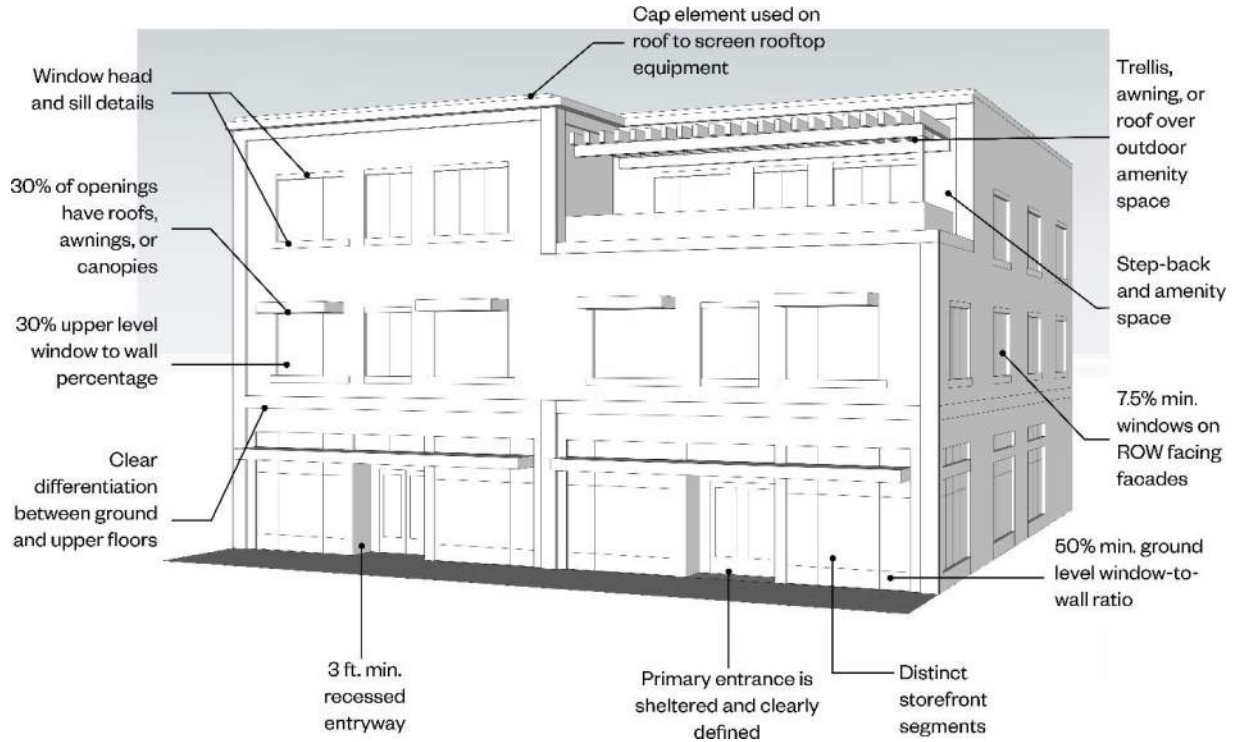
Commercial Downtown Site and Setting Diagrams.



Commercial Downtown Height, Massing and Articulation Diagrams.



Commercial Downtown Permitted Upon Approval Step-Back Diagram.

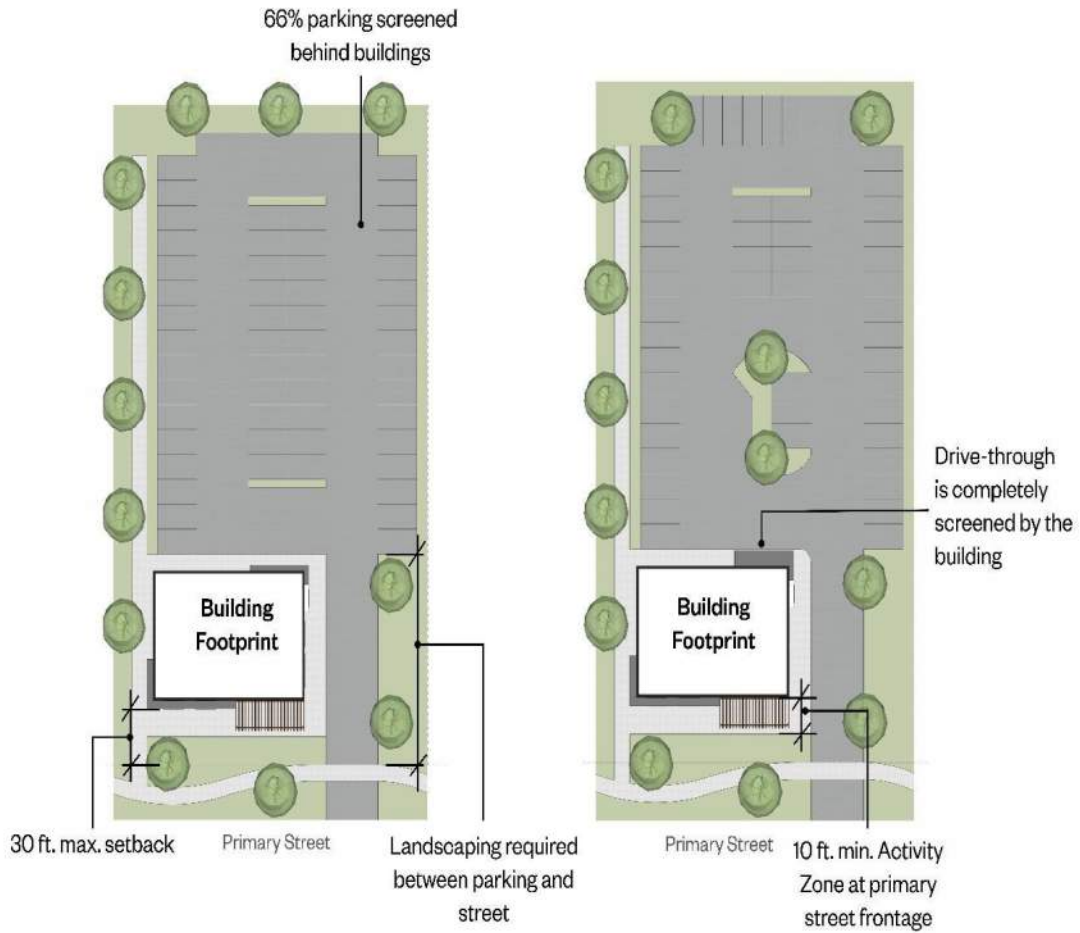


Commercial Downtown Architectural Variation Diagram.

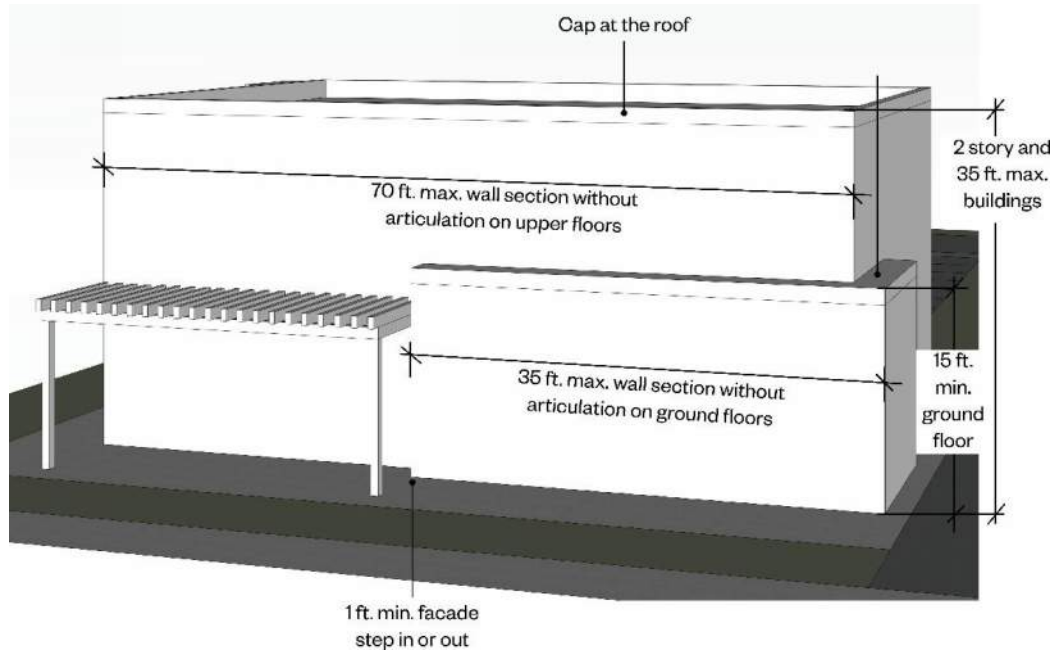


Commercial Downtown Materials Diagram.

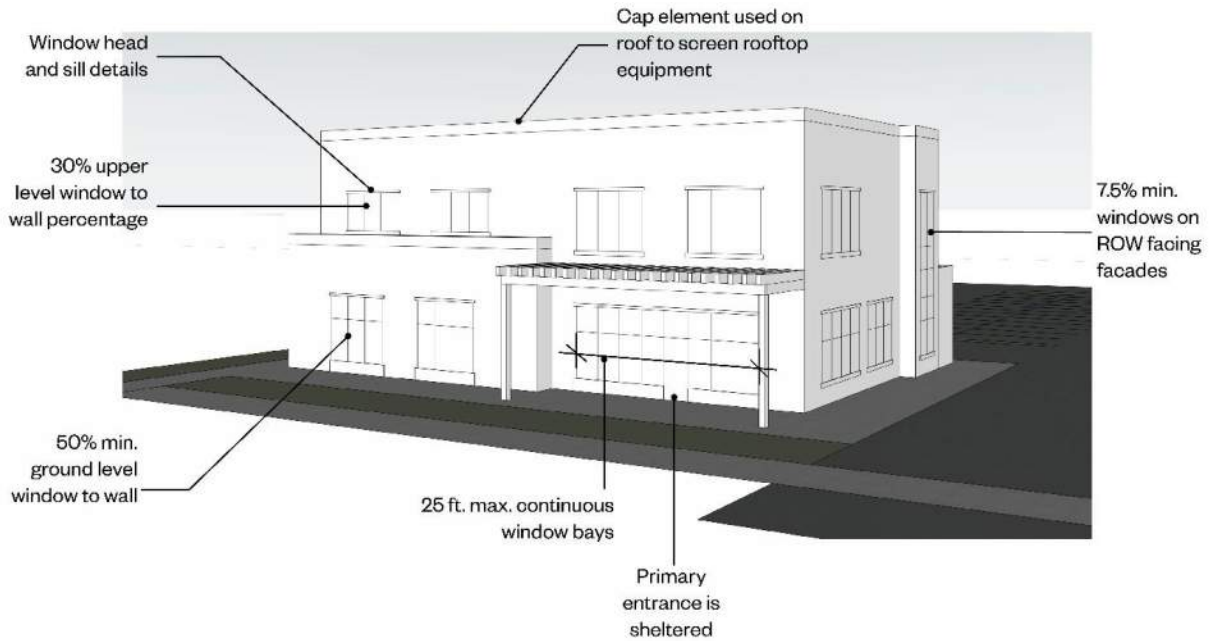
17.72.110 Appendix B: Commercial Neighborhood Diagrams



Commercial Neighborhood Site and Setting Diagram.



Commercial Neighborhood Height, Massing, and Articulation Diagram.

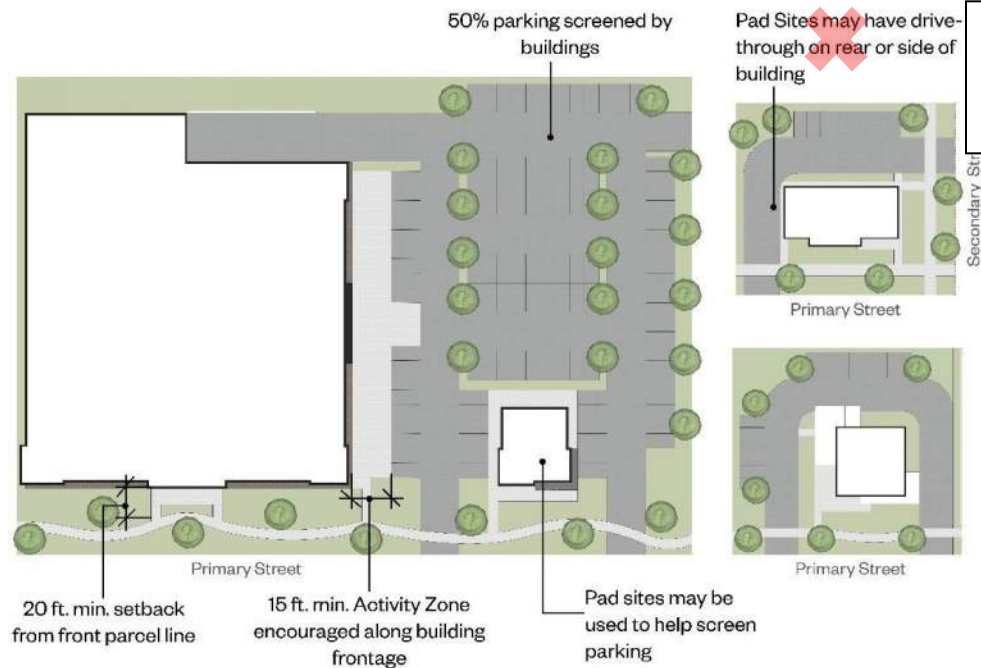


Commercial Neighborhood Architectural Detail Diagram.

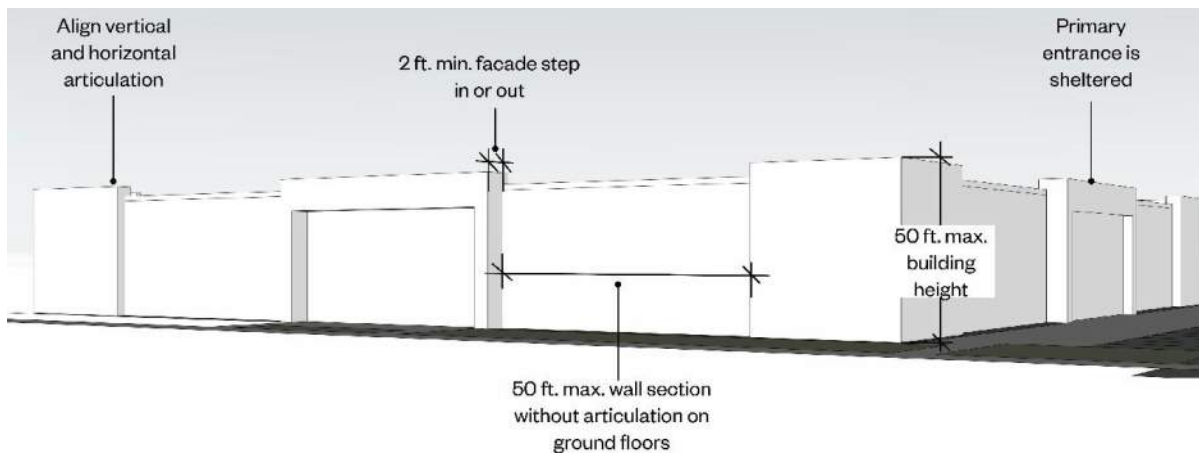


Commercial Neighborhood Materials Diagram.

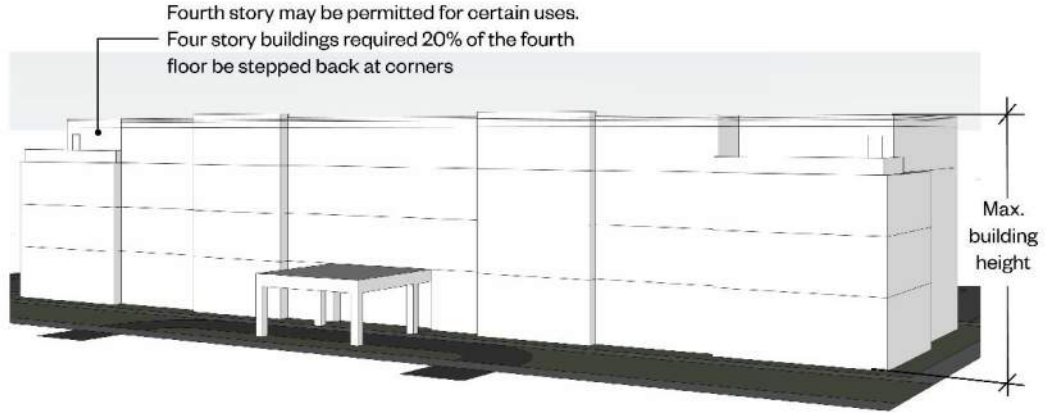
17.72.120 Appendix C: Commercial Community & Regional Diagrams



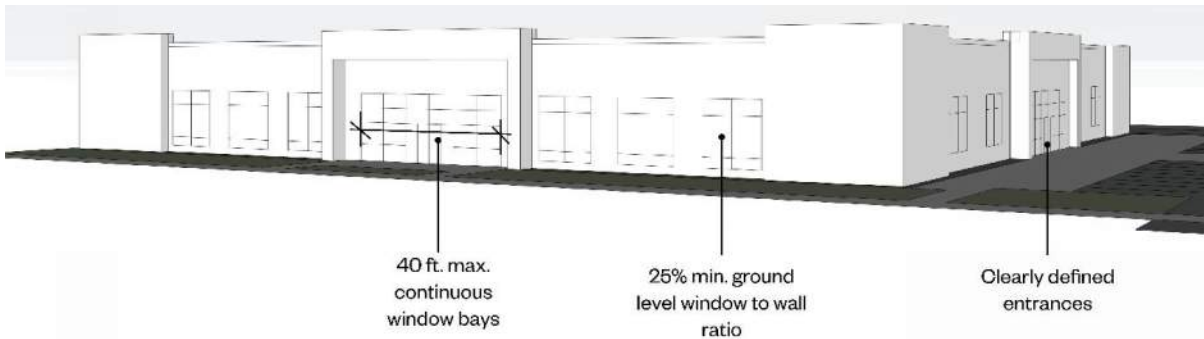
Commercial Community & Regional Site and Setting Diagram.



Commercial Community & Regional Height, Massing, and Articulation Diagram.



Commercial Community & Regional Permitted Upon Approval Step-Back Diagram.

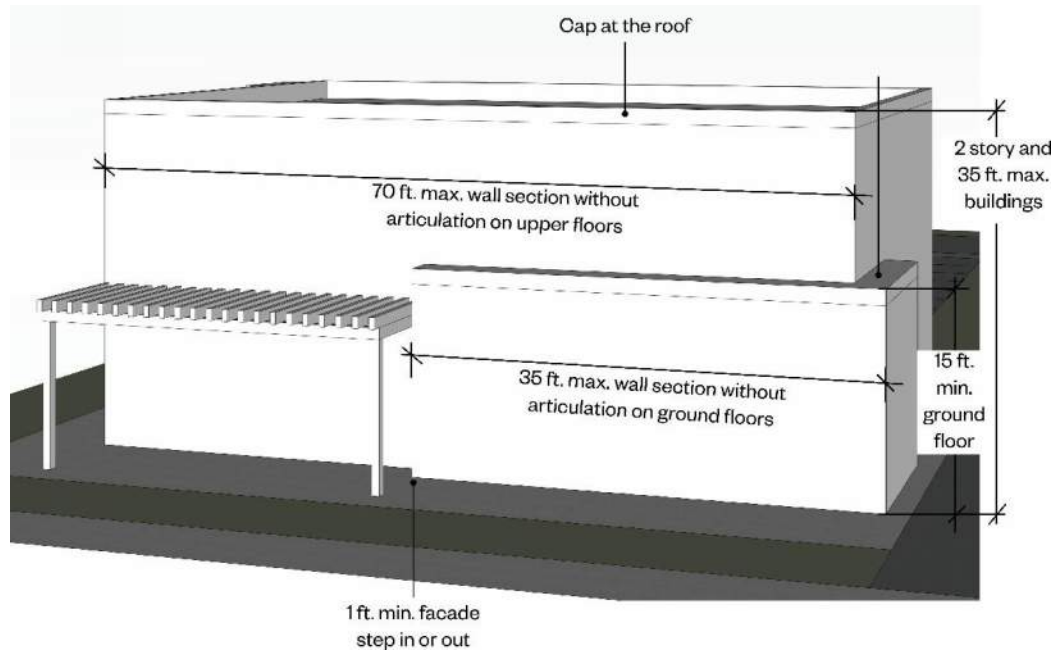


Commercial Community & Regional Architectural Detail Diagram.

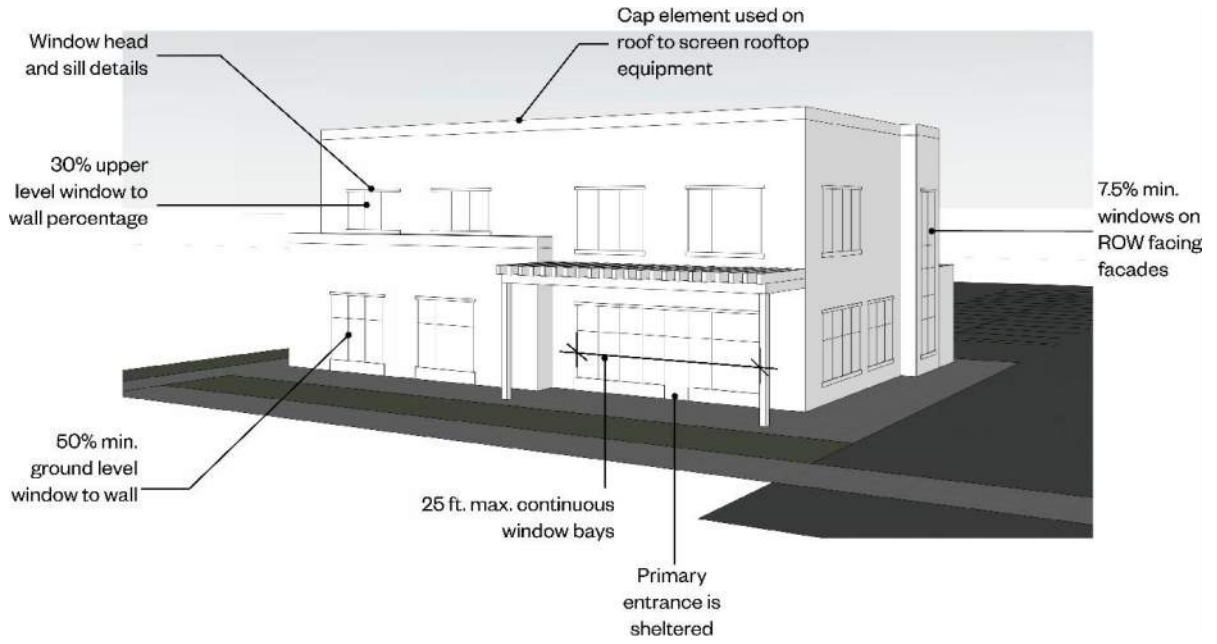


Commercial Community & Regional Materials Diagram.

Pad Sites – Commercial pad sites may be used within Commercial Community and Commercial Regional zones to help screen parking from street views. They are smaller developments that can house additional businesses that compliment the primary commercial development. Pad sites design standards are similar to Commercial Neighborhood developments with the exception that throughs may be unscreened to the side or rear of the building.



Pad Site Height, Massing, and Articulation Diagram.

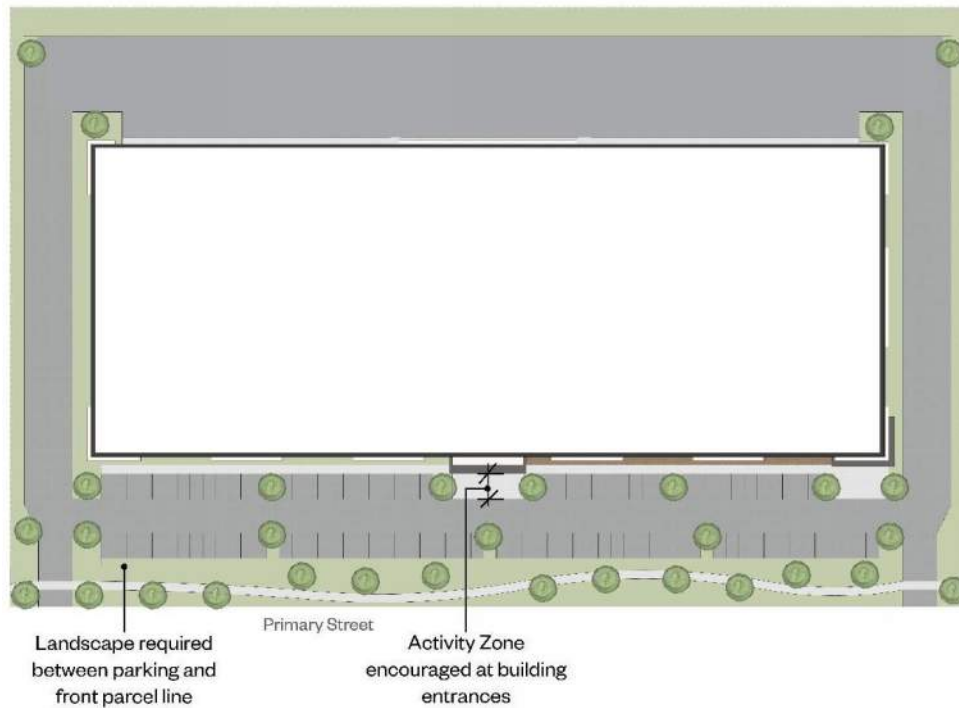


Pad Site Architectural Detail Diagram.

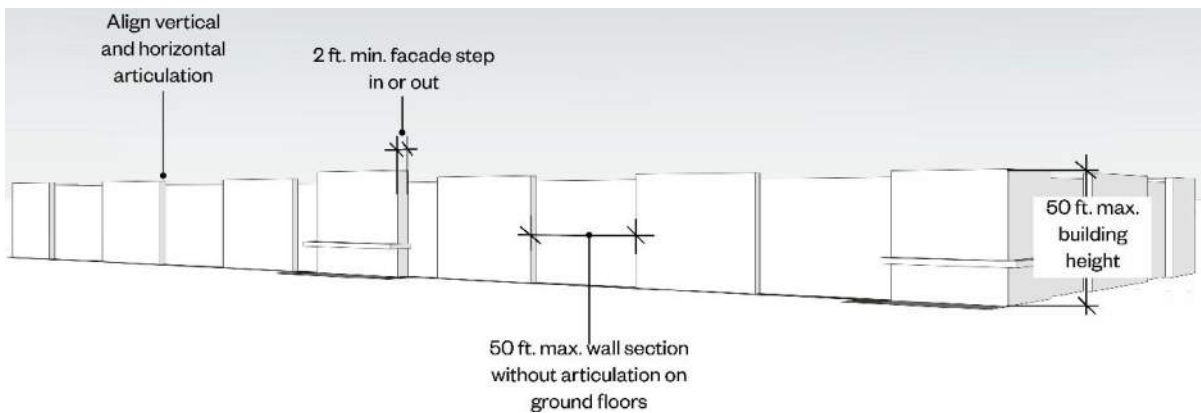


Pad Site Materials Diagram.

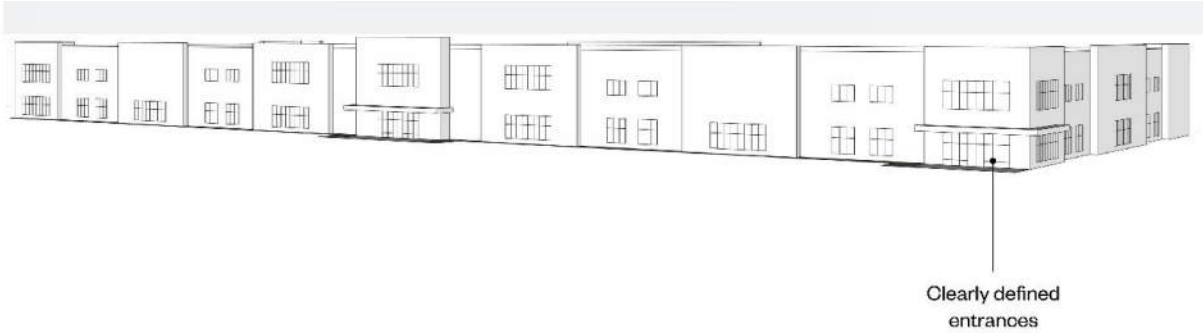
17.72.130 Appendix D: Business Park Diagrams



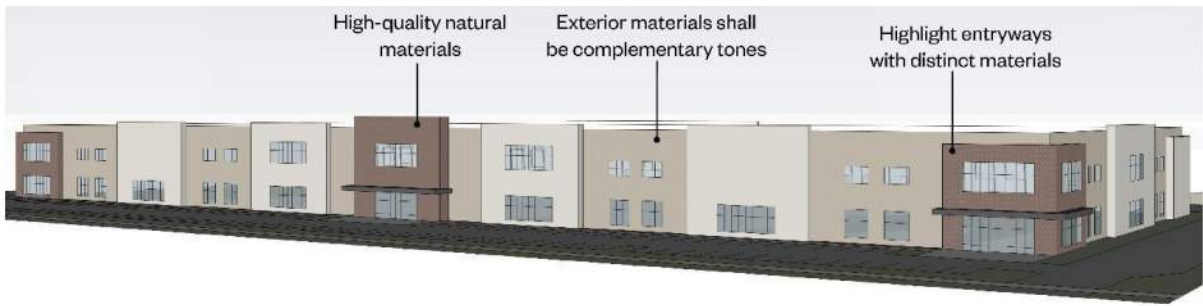
Business Park Site and Setting Diagram.



Business Park Height, Massing, and Articulation Diagram.

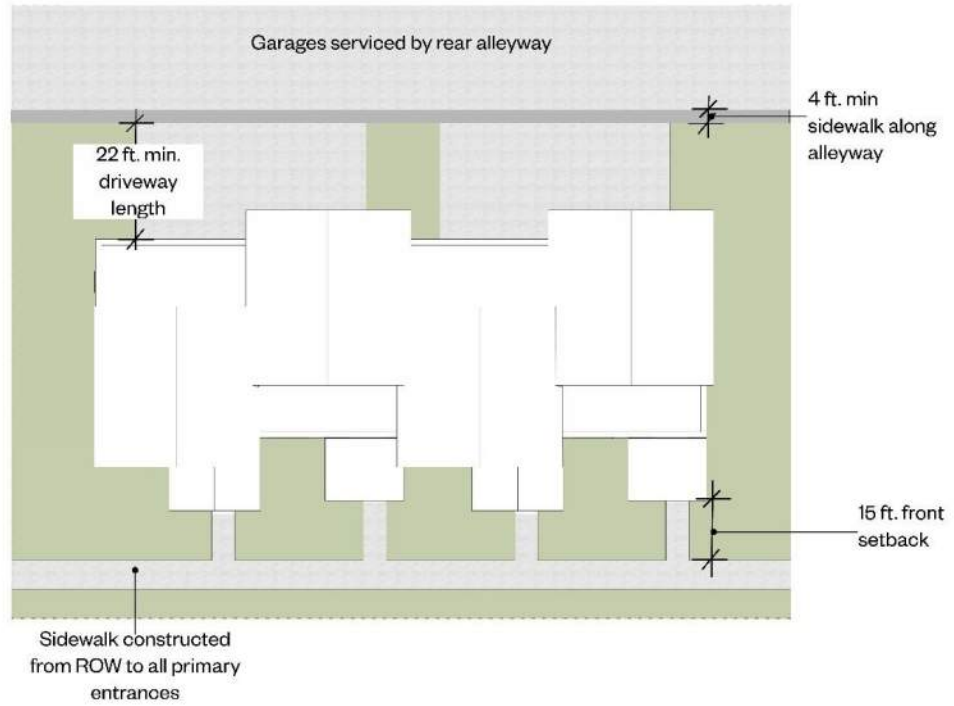


Business Park Architectural Detail Diagram.

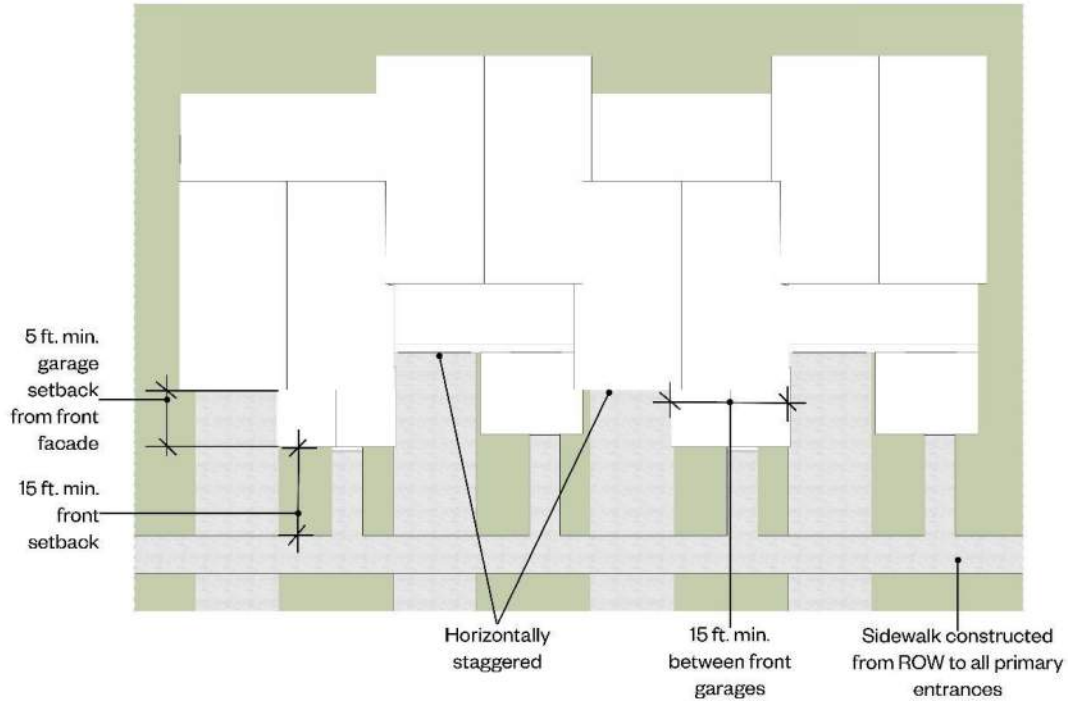


Business Park Materials Diagram.

17.72.140 Appendix E: Multi-Family Diagrams



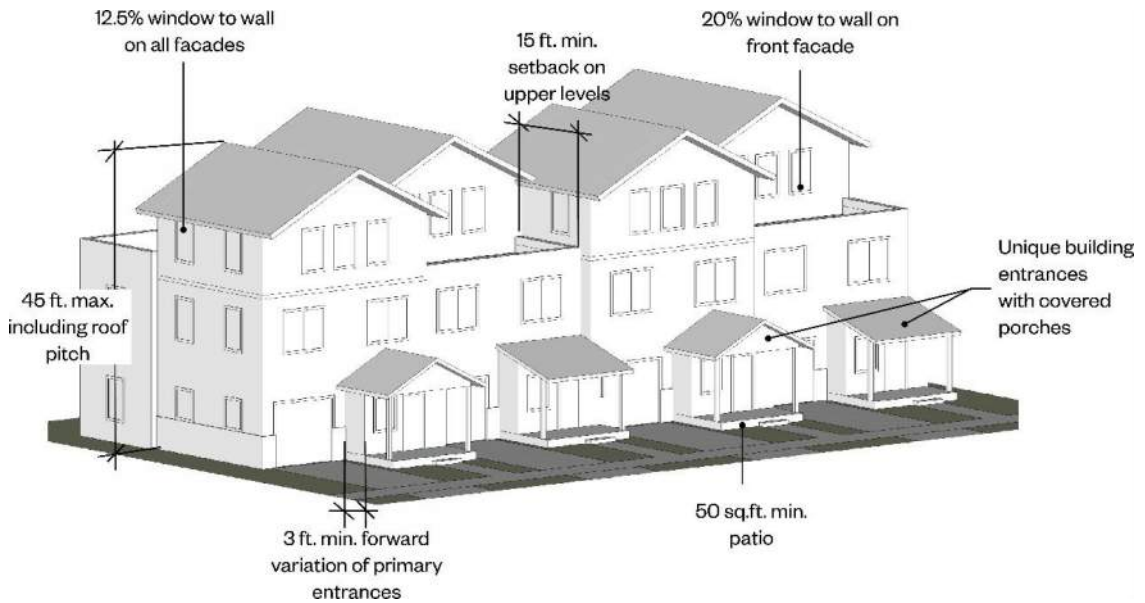
Multi-Family Site and Setting with Alley Access Diagram.



Multi-Family Site and Setting with Front Garages Diagram.



Multi-Family Building Height, Massing, Articulation, and Architectural Detail with Alley Access Diagram.



Multi-Family Building Height, Massing, Articulation, and Architectural Detail with Front Garages Diagram.



Multi-Family Building Materials with Alley Access Diagram.



Multi-Family Building Materials with Front Garages Diagram.

17.72.150 Appendix F: Commercial Zoning Addition.

Commercial development standards to be added to the table in section 17.35.040.

Zone Designation	CD	CN	CC	CR
Maximum Building Stories	2 ⁴	2	3 ⁵	3 ⁵

⁴ One additional story may be permitted with review from the Land Use Authority and if the step back requirements are met.

⁵ One additional story is permitted if the building use falls under hospital, hotel, or higher-ed and if the step back requirements are met. Other uses may be granted one additional story with review from the Land Use Authority and if the step back requirements are met.

Commercial Downtown specific standards to be added to the table in section 17.35.040.

	CD* (Commercial Downtown)
Front	Min. 10 ft, Max. 10 ft except the main entry which can be set back an additional 5 feet
Rear	Min. 10 ft
Side	0 ft at interior sides, Min. 10 ft at side street(s) facing activity zone areas

*Commercial Downtown developments shall be laid out and designed in accordance with the Downtown Master Plan.

Commercial Development Standards

Zone Designation	CN (Commercial Neighborhood)	CC (Commercial Community)	CR (Commercial Regional)
Maximum Height of Structures	35' ¹	50' ¹	50' ¹
Minimum Setback Requirements ²			
Front	10' Min; 25' Max	10' Min; 25' Max	10' Min
Rear	20'	20' (35' ³)	20' (35' ³)
Side	None (20' ³)	None (Equal to building height ³)	None (Equal to building height ³)

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

² The approval authority may approve alternative setbacks if, in its judgment, the setbacks comply with the following:

1^a. Does not interfere with the use, enjoyment, and character of adjacent properties;

2^b. The success of the business necessitates the setbacks, proven by data or research; and

3^c. The setbacks are not solely to provide space for parking between the building and the street.;

4. Topography or natural features make it impossible or impracticable to place the building within the setback. Lots will be reviewed in the platting process to determine if it buildable. Variances are for unique hardships tied to the land, not something an owner creates. Platting a lot and then saying unbuildable is owner-created.

* Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard.

³ If adjacent to residential.



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

TITLE:	Landscape and buffering text amendment.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

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

BACKGROUND:

A complaint from a resident regarding vehicle lights caused Staff to review the code and propose changes to the landscape standards. The current code requires a landscape buffer at least 3.5 feet high to block headlights. However, EMMC only requires shrubs to be 1-gallon at planting, which is an immature plant that will likely take a few years to reach maturity and then successfully screen headlights. The proposed change requires plants that are used as a screen to be evergreen, 3-gallon in size, and the minimum height at planting to provide the minimum screen wall from the start. Shrubs that will not be used as a headlight screen may continue to be 1-gallon at planting.

ITEMS FOR CONSIDERATION:

The current code does not require screen shrubs to be evergreen. However, there is wisdom in requiring all shrubs used as screening to be evergreen otherwise for over half a year, the shrub will not screen headlights which contrary to the purpose of this requirement.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall make a recommendation to the City Council regarding the proposed text amendments.

ATTACHMENTS:

1. Headlight screening

17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.

A. Materials for Parking Areas. Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the Eagle Mountain City Construction Standards and Specifications manual.

B. Maintenance of Parking Areas. Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as is practical and possible.

C. Parking Area Access. Parking areas serving more than one structure may use a common access. Common access locations shall be based upon acceptable standard design geometry, road alignment, and traffic volumes of the surrounding public streets. All nonresidential and mixed-use structures must be designed so that vehicles are not required to back up onto the public street.

D. Lighting in Parking Areas. Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Such lighting shall be directed in such a way as to not be a nuisance to adjacent properties or uses. Parking lot luminaries shall be in conformance with Chapter [17.56](#) EMMC.

E. Location of Parking Areas. Required off-street parking areas for nonresidential uses shall:

1. Keep the closest edge of a parking lot within at least 100 feet of the main entrance to the building for which it serves.
2. Ensure that parking lot areas serving multifamily projects are spread throughout the development with sections of parking lots adjacent or near the buildings they serve. City site plan approval shall be required for lot placement.

F. Storm Water Runoff. All parking areas other than single-family and two-family dwellings shall be reviewed and approved by the city engineer for adequate drainage of storm water runoff.

G. Headlight Screen. Headlight screening is required around the perimeter of all parking areas adjacent to residential uses, or as deemed necessary by the planning director. A headlight screen shall consist of a berm, fence, wall, or landscaping follow standards in 17.60.110 EMMC, consisting of at least three and one-half feet in

height and capable of blocking headlight glare. Headlight screening may also be provided by buildings.

H. Parking Lot Slopes. Parking lots shall not have slopes on which vehicles park greater than five percent.

I. Service Drives. Service drives shall comply with the following design standards:

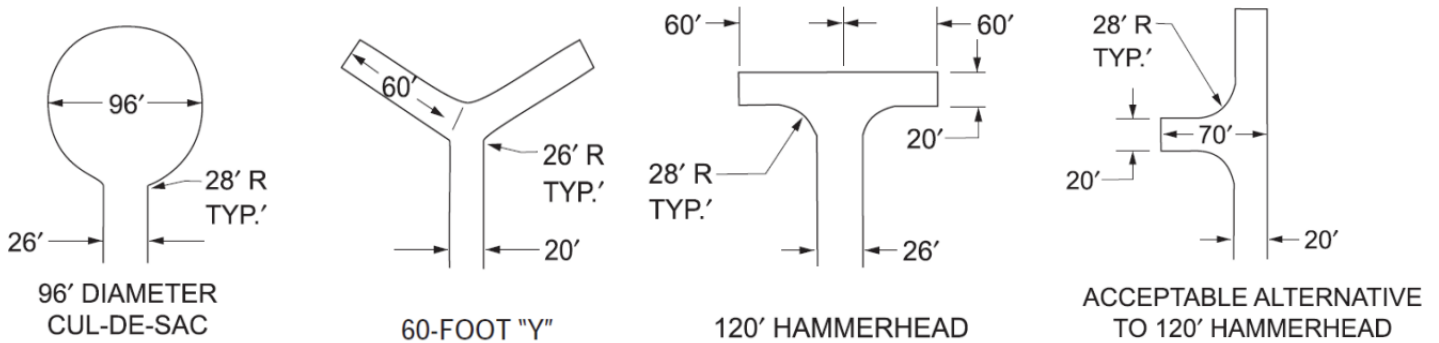
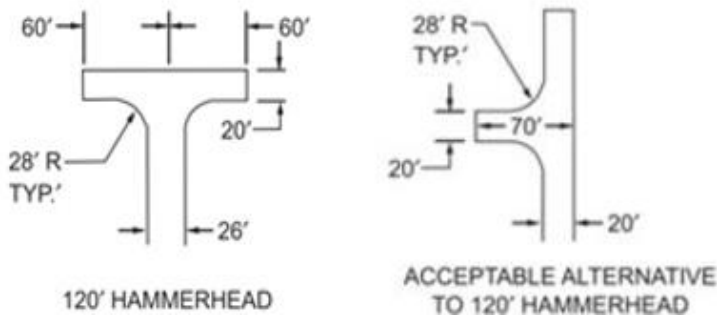
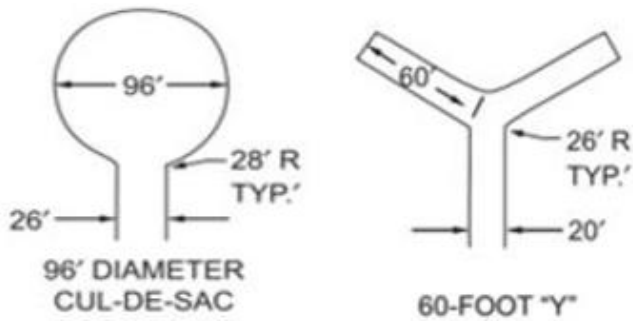
1. Service Drives in Setback Areas. Service drives shall be allowed to cross over and/or through required setback areas when they provide linkage between a parking area and a street or alley or between parking areas or properties.

2. Service Drive Width Requirements. Service drives, or sections thereof, lacking parking spaces to either side shall be at least 12 feet wide when designed to move traffic in a one-way direction and at least 20 feet wide when designed to move traffic in two ways. Where such service drives abut one or more parking stalls, the service drive shall instead be sized the same as the required back up area of the adjoining stall(s) as per Table 17.55.120(a). For example, a service drive being accessed by parking spaces oriented 90 degrees to the drive shall not be but 20 feet wide; rather, it shall be at least 24 feet wide at the point(s) where the parking stalls abut (i.e., connect into) the drive.

3. Services Drives Exceeding 150 Feet. Service drives exceeding 150 feet in length shall have a fire department turnaround at the 150-foot mark. The configuration of the turnaround shall match one of the four diagrams below (unless approved otherwise by the Fire Department), shall be configured to support 75,000 pounds GVW, shall not exceed 10 percent in grade, and, shall be surfaced per fire department requirements unless superseded by the city.

4. Service drives functioning as fire service lanes (access roads) shall be signed with 18-inch high, 12-inch wide “No Parking -- Fire Lane” signs.

Fire Turnaround Illustrations:



17.60.070 Planting standards.

The planting standards are the minimum size of landscaping that the city will accept towards meeting the landscaping required in this chapter. The [planning commission and city council](#) shall use the planting standards in evaluation of any landscaping plan. The following are planting standards for required landscaping that shall be followed for all new development:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement.

B. Ornamental Trees. All ornamental trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line.

C. Shrubs. All non-screening shrubs shall be a minimum of one-gallon containerized stock planted that will attain a height of at least two feet. Screening shrubs standards are in 17.60.110 EMMC.

D. Weed Barrier. Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment. Areas containing rock or wood mulch and little or no plant material shall also contain a weed barrier.

17.60.110 Required buffer widths and improvements.

Table 17.60.170(a), Required Buffer Widths and Improvements, defines the presumptive standards for minimum required buffer widths and improvements for adjacent land uses. Where the combination of land uses is not found in the table, the planning director shall make a recommendation to the planning commission. The planning commission shall then determine an appropriate buffering requirement. The planning commission may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in the table when the planning commission determines that the alternative standard eliminates nuisance concerns. Required buffers may be crossed by driveways, utility lines, sidewalks, and trails. Permitted freestanding signs may be based in required buffers. Outdoor sales, displays, or storage shall not be permitted within a required buffer. The required buffer areas are required to be landscaped with live ground cover and/or other approved landscaping that meets the following requirements:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement. Trees may not be spaced more than 40 feet apart.

B. Berming. Berms shall be at least three and one-half feet in height and shall not exceed a slope of 2.5:1, except where a retaining wall is used to support one side of the berm.

C. Headlight Screen. A headlight screen shall consist of a berm, fence, wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlights. Headlight screening may also be provided by buildings. Headlight screening shall address the impact to adjacent property and/or across any right-of-way and meet the following:

1. Use of evergreen plants may be required by the city to provide year-round screening.
2. Vegetation used to screen headlights from encroaching upon an adjacent or across a right-of-way residential use shall be a minimum of 3-gallon containerized stock at least 3.5 feet high at the time of planting as measured from the nearest on-site parking stall or drive aisle. Plants that screen non-residential uses or an adjacent right-of-way shall be at least 2 feet high at planting and will reach a mature height of at least 3.5 feet.
3. If a minimum height vegetation screen wall is required at the time of site plan approval to screen a residential use, the plantings shall be placed in such a way to create a solid barrier at the time of planting whether by a single row or offset rows.
4. A landscaped berm used as a screen shall be at least 3.5 feet high as measured from the nearest on-site parking stall or drive aisle.
5. Fences, walls, screens, and berms shall comply with clear vision area and applicable standards of the zone in which they are located.



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

TITLE:	Flagship Homes' Harmony Development Agreement
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	NA
APPLICANT:	Flagship Homes

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

PUBLIC HEARING

Yes

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

That the Planning Commission recommend to the City Council that the attached Development Agreement be approved...

BACKGROUND:

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The City is proposing to enter into a Development Agreement with BCP Development LLC dba Flagship Homes regarding a portion of the Harmony development. Eagle Mountain Municipal Code requires builders to install privacy fencing along the rear lot lines of homes abutting arterial and collector roads prior to the construction of any homes along those roads. The City would allow Flagship to bond for the fencing and begin construction of the fence within nine (9) months of the effective date of the agreement.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. HARMONY FENCE DEVELOPMENT AGREEMENT - Flagship

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Penny Vigil, City Deputy Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

**DEVELOPMENT AGREEMENT
FOR FLAGSHIP HOMES IN HARMONY SUBDIVISION**

This Development Agreement for Flagship Homes in Harmony Subdivision (“Agreement”) is made and entered into as of the ____ day of _____, 2026, by and between Eagle Mountain City, a political subdivision of the State of Utah (“City”) and BCP Development LLC., (d.b.a Flagship Homes) a Delaware corporation (“Builder”). City and Builder are sometimes referred to herein individually as a “Party,” and collectively as the “Parties.”

RECITALS

- A. On or about January 6, 2015, City entered into a development agreement (“Harmony DA”) with Eagle Mountain Properties, LLC (the “Developer”) regarding the Harmony Preliminary Plat. The Harmony DA is recorded with the Utah County Recorder as Entry No. 93083:2018.
- B. Builder purchased the land encompassing Plat B-3 within Harmony Phase ("Flagship Parcel") that is subject to the Harmony DA. Plat B-3 abuts future planned roads to be known as Johnny Circle. The City’s Master Transportation does not identify Johnny Circle as a collector road on the City’s Master Transportation Plan, the City considers Johnny Circle a future collector road.
- C. Eagle Mountain alleges that Section 19 of the Harmony DA requires that the Developer install six-foot privacy fencing or a decorative wall for all rear lots that abut a collector or arterial road (“Privacy Fencing”) during the installation of the subdivision infrastructure and as a result, the City will not issue building permits in Plats B-3 resulting in unanticipated delays.
- D. The Parties interpret the meaning of Section 19 differently. Eagle Mountain alleges that Builder is responsible for the construction and installation of Privacy Fencing made out of stone, masonry or decorative concrete pursuant to Section 19. Builder alleges that the Harmony DA allows for Privacy Fencing made out of Other Privacy Fencing Materials (defined below) and that the Harmony DA does not require that Privacy Fencing be made out of stone, masonry or decorative concrete only.
- E. In an effort to move forward without any further delay, the Parties desire to enter into this Agreement.

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 agree as follows.

AGREEMENT

1. **Recitals.** The above-stated recitals are incorporated herein as part of this Agreement.
2. **Fence Completion and Security Timing.**

2.1. *Bond.* Builder shall post a surety (in the form of a letter of credit or a surety bond) in an amount equal to 110 percent of the estimated cost of the Privacy Fencing (as if made out of stone, masonry or decorative concrete) to guarantee the performance of its obligation to install the Privacy Fencing within the timelines and in the manner required by this Agreement (the “Bond”).

2.2. *Start Date.* Within nine (9) months of the Effective Date, provided that such deadline shall be extended by any delays resulting from a Force Majeure Event (defined below), Builder shall begin installing Privacy Fencing made of durable materials consisting of either stone, masonry or decorative concrete (including precast concrete) along the rear lot lines of the lots identified with a pink line on Exhibit A attached hereto (the “Flagship Privacy Fencing”). After beginning to install the Privacy Fencing, Builder shall proceed with reasonable diligence to complete the installation. Installation shall be complete within four (4) months after beginning the process, unless a Force Majeure Event occurs.

2.3. *Municipal Approvals.* Upon posting of the Bond, the City shall agree to not withhold issuance of municipal approvals in relation to the Flagship Parcels, including without limitation building permits, inspections, and certificates of occupancy, solely on the basis that the Privacy Fencing has not yet been started or completed. Notwithstanding the foregoing, the City may withhold municipal approvals if Builder fails to comply with the requirement of Sections 2.1 and 2.2 above. Notwithstanding anything to the contrary in this Agreement, if Builder’s deadline to begin installing Privacy Fencing is extended due to a delay caused by a Force Majeure Event as set forth in Section 2.2, then the deadline and the City’s ability to withhold municipal approvals as contemplated in this Section 2.3 shall be delayed by an amount of time equal to the delay caused by such Force Majeure Event.

2.4. *Future Approval of Other Privacy Fencing Materials.* If at any time prior to Builder’s completion of installation of Privacy Fencing, (i) City approves the construction of Privacy Fencing out of materials other than stone, masonry or decorative concrete (including precast concrete) (“Other Privacy Fencing Materials”) along existing or future planned collector or arterial roads in the Harmony subdivision legally described on Exhibit A of the Harmony DA (“Harmony Subdivision”) or another approval that does not have current vesting, or (ii) a court, City, or any administrative agency determines that Other Privacy Fencing Materials are permissible along existing or future collector or arterial roads in in the Harmony Subdivision, then City shall allow Builder the option to use the Other Privacy Fencing Materials in the installation of the Privacy Fencing subject to this Agreement, in which case the Bond shall be reduced to an amount equal to 110 percent of the estimated cost of the Privacy Fencing made out of the Other Privacy Fencing Materials.

2.5. *Force Majeure.* Builder shall be excused for the period of any delay in performing any obligation under this Agreement caused by any of the following: (a) strikes, lockouts, work stoppages, acts of God, inability to obtain labor or materials, enemy action, acts of terrorism (whether of foreign, domestic or unknown origin), civil commotion, fire, unavoidable casualty, delays resulting from investigations relating to, or remediation or mitigation of, known or unknown environmental conditions, delays in obtaining demolition, construction and similar permits, approvals or licenses, (b) a resurgence in COVID-19 or other epidemic, pandemic or similar health matters that results in cessation of some or all construction activities or restrictions on the use of labor; (c) labor and materials shortages and delays;

and (d) any other circumstances that are beyond the reasonable control of Builder, including, without limitation, governmental and court actions (each, a “Force Majeure Event”).

3. **Recording.** The Parties shall cause this Agreement to be recorded in the records of the Utah County Recorder.

4. **Default.**

4.1. *Notice.* If Builder or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

4.2. *Contents of the Notice of Default.* The Notice of Default shall:

4.2.1. Specific Claim. Specify the claimed event of Default;

4.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

4.2.3. Optional Cure. If City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

4.3. *Mediation.* Upon the issuance of a Notice of Default, the Parties may engage in mediation or another dispute resolution process. Neither Party shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law, in that Party’s sole discretion.

5. **Builder’s Exclusive Remedy.** Builder’s sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City’s obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO BUILDER, 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.

6. **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.

7. **Time is of the Essence.** Time shall be of the essence with respect to the duties imposed on the Parties under this Agreement. Unless a time limit is specified for the performance of such duties each Party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

8. **Construction of the Agreement.** This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

9. **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.

10. **Entire Agreement.** This Agreement shall supersede all prior agreements between the Parties with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the Parties.

11. **Applicable Law.** This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the Parties which arise hereunder, are to be construed and enforced in accordance with the laws of the State of Utah.

12. **Notices.** Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the Parties as follows:

To the Builder:

Flagship Homes (BCP Development LLC.
300 S. 1350 E.,
Lehi, Utah 84043
Attention: Land Team

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

13. **Execution of the Agreement.** This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other Party within seven (7) days of receipt of said facsimile copy.

14. **Hold Harmless.** Builder shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from the breach of this Agreement by Builder, its contractors, subcontractors, agents, employees or other persons acting on its behalf.

15. **Relationship of the Parties.** This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Builder. This Agreement is not intended to create any third-party beneficiary rights for any person or entity not a party to this Agreement. It is specifically

understood by the Parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Builder, (ii) intentionally deleted; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Flagship Parcels not dedicated to the City; and (iv) Builder shall have the full power and exclusive control of the Flagship Parcels subject to the obligations of Builder as set forth in this Agreement, any recorded documents affecting the Flagship Parcels, and any other agreements between Builder and third parties. Further, this Agreement may not be used or interpreted by a court or the City as setting a precedent relating to Privacy Fencing subject to the Harmony DA.

16. **Title and Authority.** Builder expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Flagship Parcels and that no portion of the Flagship Parcels, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Builder warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Builder. Builder understands that City is relying on such representations and warranties in executing this Agreement.

17. **Further Assurances, Documents, and Acts.** Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each Party as allowed by law. Notwithstanding the foregoing, neither Party is restricted from assisting the City and/or Developer in the resolution of their differing interpretations of the Harmony DA.

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]

CITY

EAGLE MOUNTAIN CITY

JARED GRAY, Mayor

ATTEST

City Recorder

City Attorney
Approved as to form and legality

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the _____ day of _____, 2026, personally appeared before me JARED GRAY, who being by me duly sworn, did say that he is the MAYOR OF EAGLE MOUNTAIN CITY, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

BUILDER

BCP Development
A Delaware Corporation

_____, _____

BUILDER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the _____ day of _____, 2026, personally appeared before me _____ duly sworn, did say that he/she is the _____ of BCP Development LLC, a Delaware Corporation (d.b.a Flagship Homes) and that the foregoing instrument was duly authorized by the corporation and signed in behalf of said corporation.

NOTARY PUBLIC

Exhibit A
Lots Requiring Privacy Fencing

