EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

MAY 12, 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. DISCUSSION - Corrigan Farms Rezone

   1.B. DISCUSSION - Deer Run Concept Plan

   1.C. DISCUSSION — Scenic Mountain Area Rezoning of 223 Properties

   1.D. 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. April 28, 2026 Planning Commission Minutes

6. **STATUS REPORT**

7. **ACTION AND ADVISORY ITEMS**

   7.A. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.64, Alternative Energy Overlay Zone

   BACKGROUND: (*Presented by Legislative Affairs Director, Evan Berrett*) Eagle Mountain City is proposing the creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable.

   7.B. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.15 Concept Plans.

   BACKGROUND: (*Presented by Community Development Director, Brandon Larsen*) An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.15 Concept Plans.

7.C. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Approving the Overland 5th Amendment to the ARMDA Agreement.

BACKGROUND: (*Presented by City Attorney, Marcus Draper*) On March 25th, 2026, the City Council approved the 5th Amendment to the Overland ARMDA with Terra Smith's Eagle Mountain, LLC. Prior to execution of the Amendment the developer determined that it would like to add another party to the agreement, Smith's Food & Drug Center, Inc. and to request one additional exception to a City development standard in relation to slope requirements for retention basins. The amendment is being sought to make those changes and to correct a clerical error in the agreement that gives the incorrect name of Terra Smith's Eagle Mountain, LLC.

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** **MAY 12, 2026**
TITLE:	DISCUSSION - Corrigan Farms Rezone
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Jermiah Larsson, Agent, Avenue Consultants

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Agriculture / Agriculture	40.99

PUBLIC HEARING
No

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

RECOMMENDATION:
Discussion item.

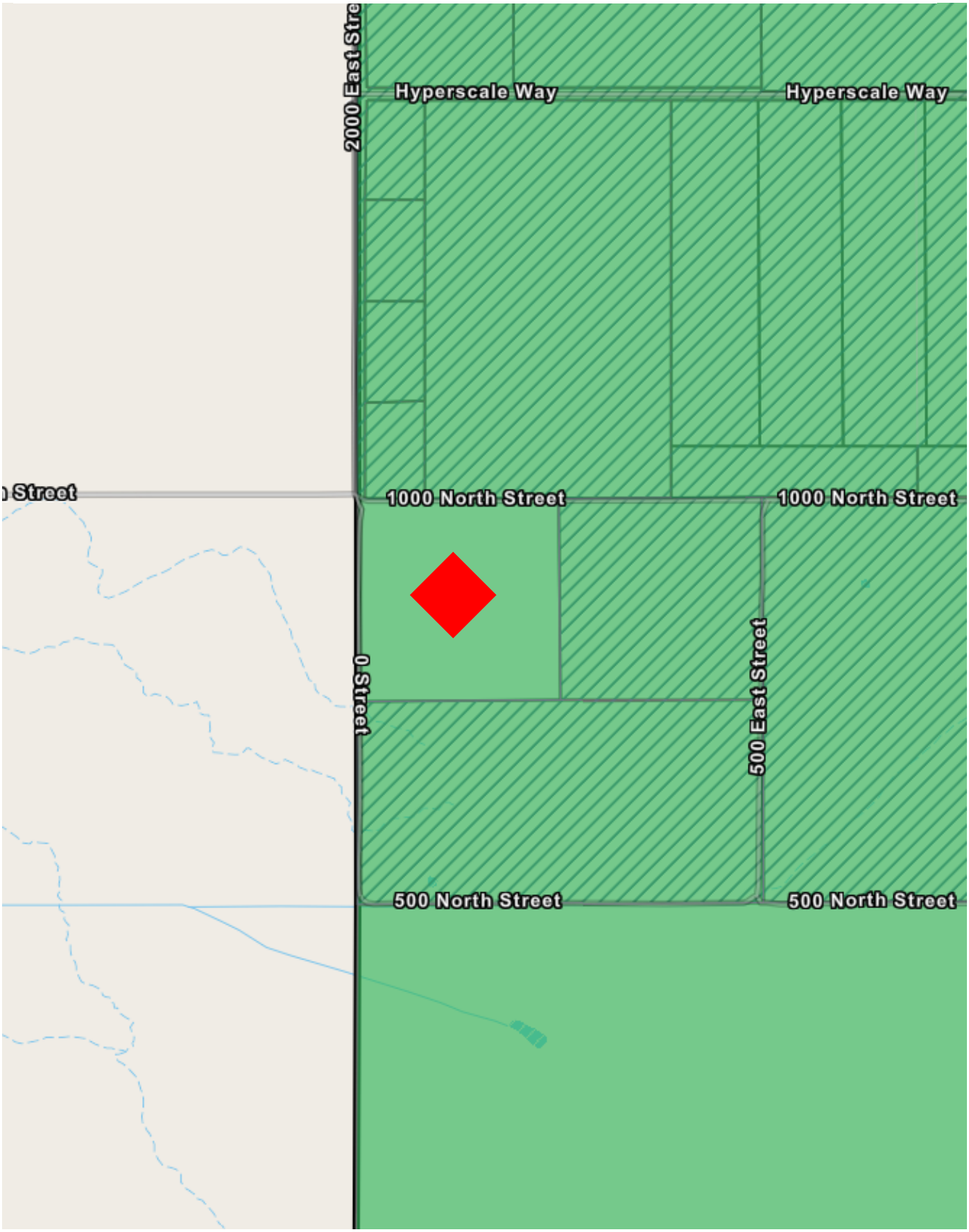
BACKGROUND:
The applicant represents Corrigan Farms, LLC, owners of Parcel #59:068:0006. Current zoning and general plan land use is that of Agriculture. The property borders the RTI overlay zone to the north, east, and south. To the west is Utah County. Owners conclude that the RTI overlay zone is the best use of the property.

ITEMS FOR CONSIDERATION:
The parcel is currently used by the QTS development as a construction staging area. Upon completion of QTS, the property will become vacant with the potential to then be developed.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Corrigan Zone Map
2. Corrigan Aerial
3. PP Corrigan rezone PC Disc

Corrigan Rezone - Existing Zone Map



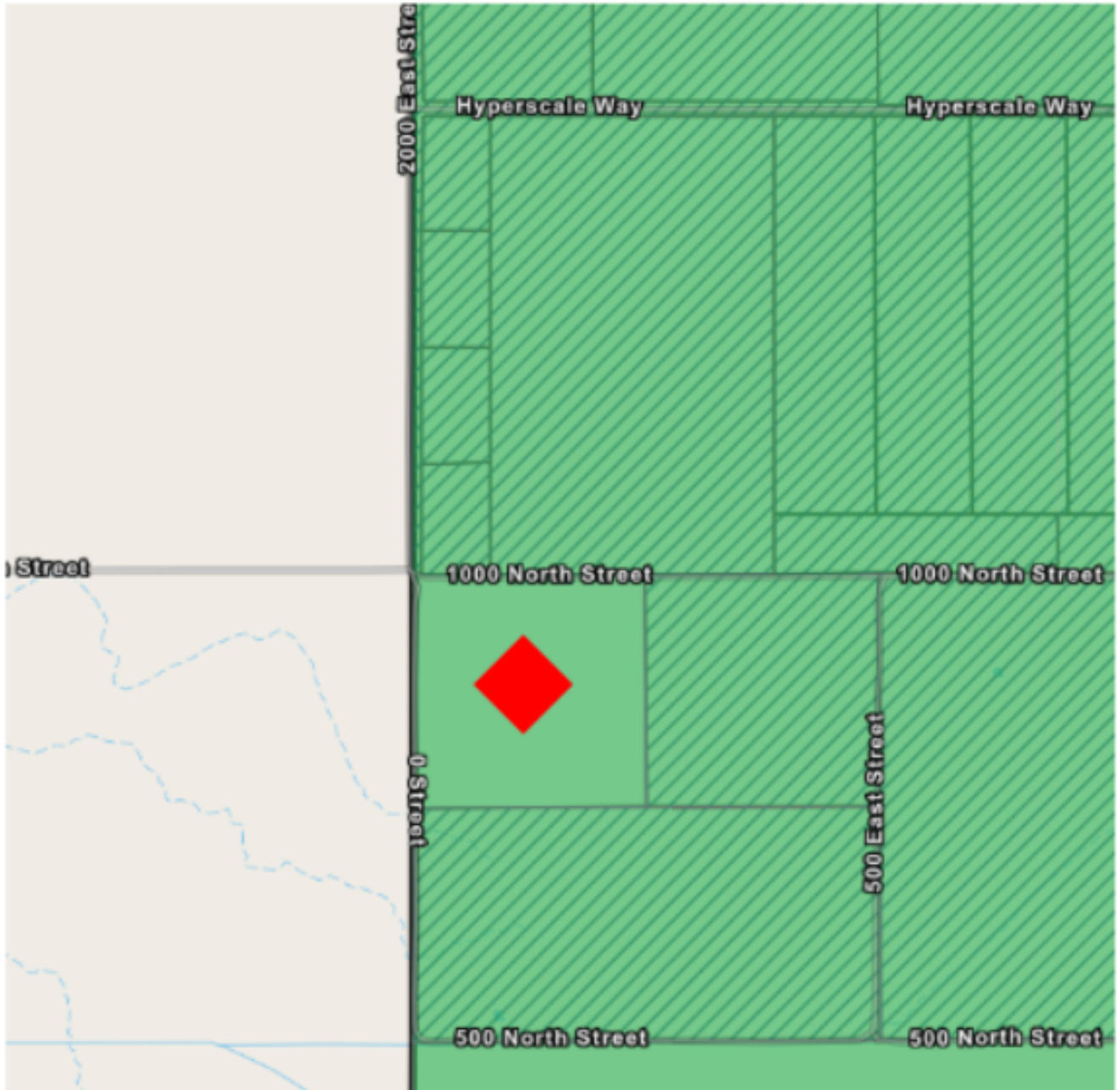

QTS
Meta

1.B
Corrigan
Discussion on Rezone to RTI


QTS
Meta

Corrigan Rezone - Existing Zone Map

Zoning
- Agriculture
- 40.99 acres
- RTI surrounding



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 12, 2026**
TITLE:	DISCUSSION - Deer Run Concept Plan
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Ivory Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Business Park/Light Industry / Foothill Residential and Residential Tier 1	65.45

PUBLIC HEARING
No

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

RECOMMENDATION:
Discussion item

BACKGROUND:
Ivory Homes is proposing to develop a single-family subdivision in the FR zone. A few items need to be discussed as the project moves towards approval.

ITEMS FOR CONSIDERATION:
The City owns two parcels in the northeast area of the proposed development. However, those two parcels are also located in and subject to the Clearview Estates agreement. Primarily, this requires lots to be at least 1/2 acre in size, which the applicant can accommodate, and equestrian use. A wash, or drainage, runs easterly through the project. The concept plan plats the wash as private property located within individual lots. Staff feels the wash is best under the control of the City. These are the two prominent talking points of this proposal.

PLANNING COMMISSION ACTION/RECOMMENDATION:
Discussion item

ATTACHMENTS:
1. Deer Run Concept
2. Deer Run MDP
3. PP Deer Run Concpet PC

ABoydston 4/8/26 Comment

DDeVoogd 4/9/26 - No comments

M BAHR 4-9-26
PARTIAL COMMENTS
NO P & P

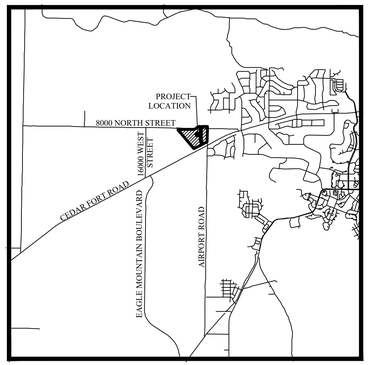
RBallif 4/13/26 comment C1.1 need more info to make more comments

DPayne 4/14/2026- Comment

Same plan reviewed as a preliminary plat. No changes have been made from that review.

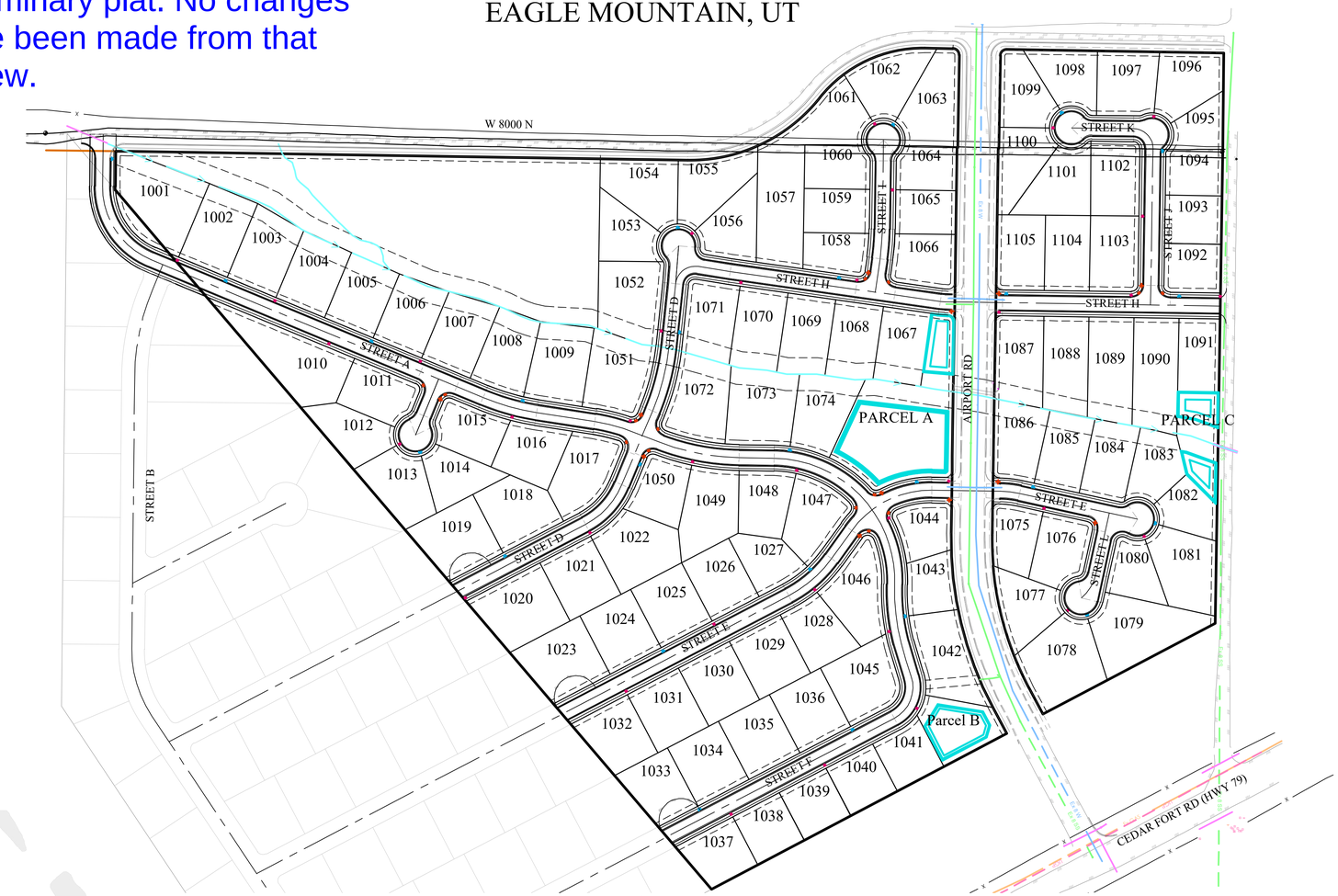
DEER RUN

PREPARED FOR:
IVORY DEVELOPMENT
LOCATED IN:
EAGLE MOUNTAIN, UT



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C1.1	PHASING PLAN
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C2.4	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C3.6	SITE PLAN
C3.7	CROSS SECTIONS PLAN
C4	OVERALL GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	GRADING & DRAINAGE PLAN
C4.4	GRADING & DRAINAGE PLAN
C4.5	GRADING & DRAINAGE PLAN
C4.6	GRADING & DRAINAGE PLAN
C4.7	POND CALCULATIONS
C5.1	SEWER PLAN
C5.2	SEWER PLAN
C5.3	SEWER PLAN
C5.4	SEWER PLAN
C5.5	SEWER PLAN
C5.6	SEWER PLAN
C6.1	WATER PLAN
C6.2	WATER PLAN
C6.3	WATER PLAN
C6.4	WATER PLAN
C6.5	WATER PLAN
C6.6	WATER PLAN
C7	EROSION CONTROL PLAN
L1.0	OVERALL STREET TREE PLAN
L1.1	STREET TREE PLAN
L1.2	STREET TREE PLAN
L1.3	STREET TREE PLAN
L1.4	STREET TREE PLAN
L1.5	STREET TREE PLAN
L1.6	STREET TREE PLAN



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
IVORY DEVELOPMENT
978 WOODOOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6841
CONTACT: BRAD MACKAY

BENCHMARK

NORTHEAST CORNER OF SECTION 23
TOWNSHIP 5 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 5052.41 FT
DATUM: SALT LAKE BASE & MERIDIAN

811 Know what's below. Call 811 before you dig.

N
S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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FOR REVIEW ONLY

DEER RUN
EAGLE MOUNTAIN, UT
COVER SHEET

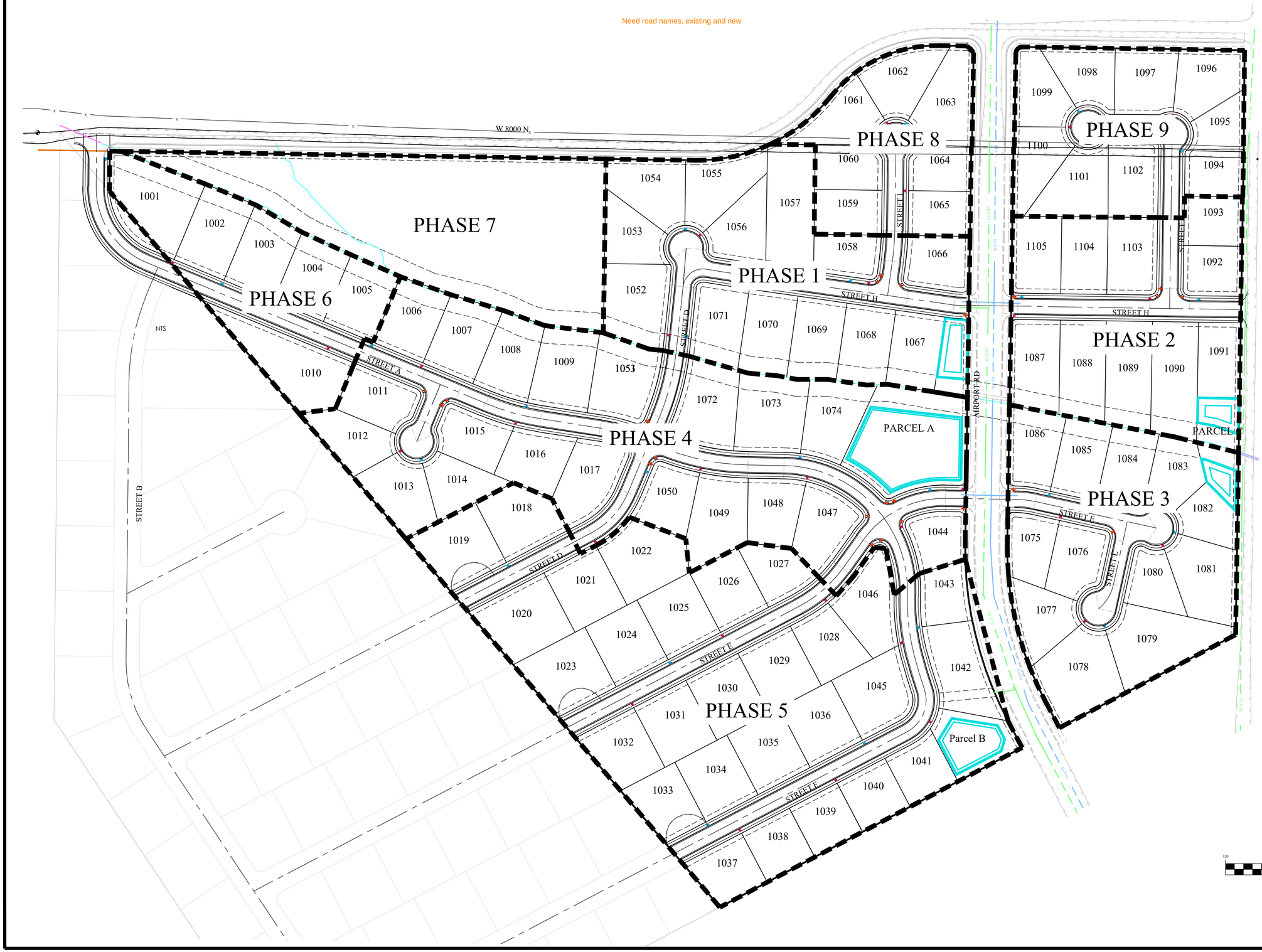
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COVER SHEET

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Need road names, existing and new



N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

Know what's below. Call 811 before you dig.

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DEER RUN

EAGLE MOUNTAIN, UT

PHASING PLAN

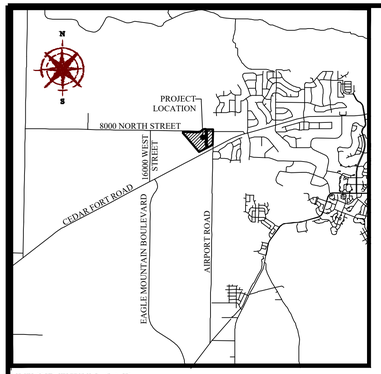
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PHASING PLAN

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VICINITY MAP
N.T.S

NOTES:

1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE CITY OF EAGLE MOUNTAIN (PARCELS A THROUGH C).
3) COMMUNITY MAILBOXES ARE TO BE INSTALLED AND WILL BE SHOWN SPECIFICALLY ON EACH FINAL PLAT UNDER THE FOLLOWING CONDITIONS:
   - 3)1) ADJACENT TO A LOCAL STREET MODIFIED WITH A MAILBOX PULLOUT
   - 3)2) ADJACENT TO A PRIVATE STREET WITH SPECIAL MAILBOX PULLOUT IN COMPLIANCE WITH THIS TITLE; OR
   - 3)3) IN A COMMUNITY OPEN SPACE.
     - 3)3)1) COMMUNITY OPEN SPACE MAILBOXES SHALL PROVIDE AT LEAST FOUR OFF-STREET PARKING STALLS ADJACENT TO THE MAILBOX.
     - 3)3)2) COMMUNITY OPEN SPACE MAILBOXES SHALL BE LOCATED ADJACENT TO A PUBLIC OR PRIVATE ROW.

BOUNDARY DESCRIPTIONS

PARCEL WEST:

A part of the NE Quarter of Section 23 and the SE Quarter of Section 14, Township 5 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point S89°06'06"E 161.03 feet along the Section line and S00°53'54"E 38.50 feet from the North Quarter Corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence S89°16'43"E 24.56 feet; S89°05'52"E 1080.44 feet; thence S89°06'21"E 199.23 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 376.99 feet (radius bears: N00°55'05"E) a distance of 171.97 feet through a central angle of 26°08'11" Chord: N77°51'00"E 170.48 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 377.50 feet (radius bears: N25°12'11"W) a distance of 173.07 feet through a central angle of 26°16'05" Chord: N51°39'47"E 171.56 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 300.50 feet a distance of 274.66 feet through a central angle of 52°22'08" Chord: N64°42'48"E 265.20 feet; thence S89°06'08"E 63.95 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 14.50 feet (radius bears: S00°53'04"W) a distance of 22.78 feet through a central angle of 90°00'49" Chord: S44°06'31"E 20.51 feet; thence S00°53'53"W 211.04 feet; thence N89°05'46"W 1.58 feet; thence S00°53'55"W 198.47 feet; thence S00°54'05"W 110.65 feet; thence S00°53'54"W 89.71 feet; thence S00°53'48"W 158.12 feet; thence S00°53'55"W 146.60 feet; thence S00°53'32"W 34.47 feet; thence S00°53'55"W 142.23 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 822.00 feet (radius bears: S89°06'04"E) a distance of 412.67 feet through a central angle of 28°45'51" Chord: S13°28'59"E 408.35 feet; thence S27°51'55"E 67.36 feet; thence S62°08'03"W 761.10 feet; thence N40°26'13"W 1,907.23 feet; thence N40°26'07"W 188.17 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 150.00 feet (radius bears: N87°04'00"E) a distance of 9.22 feet through a central angle of 03°31'20" Chord: N01°10'20"W 9.22 feet; thence N00°35'20"E 80.04 feet to the point of beginning.

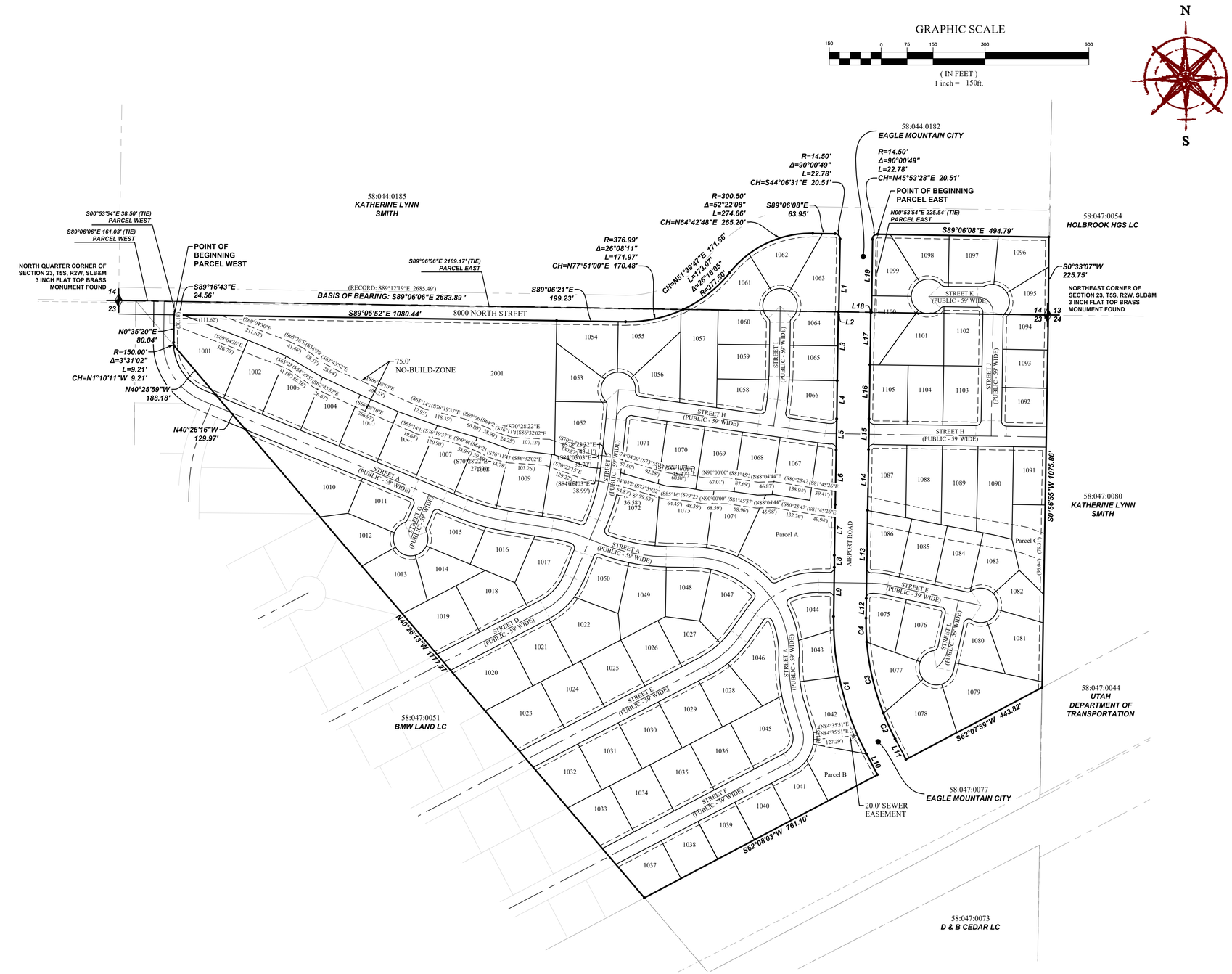
Containing 48.99 acres +/-

PARCEL EAST:

A part of the NE Quarter of Section 23, SE Quarter of Section 14, SW Quarter of Section 13 and the NW Quarter of Section 24, Township 5 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point S89°06'06"E 2189.17 feet along the Section line and N00°53'54"E 225.54 feet from the North Quarter Corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence S89°06'08"E 494.79 feet; thence S00°33'07"W 225.75 feet; thence S00°56'55"W 1,075.86 feet; thence S62°07'59"W 443.82 feet; thence N27°52'06"W 67.37 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 729.15 feet (radius bears: N62°08'32"E) a distance of 81.14 feet through a central angle of 06°22'33" Chord: N24°40'11"W 81.10 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 727.37 feet (radius bears: N68°30'48"E) a distance of 211.69 feet through a central angle of 16°40'30" Chord: N13°08'57"W 210.94 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 728.00 feet (radius bears: N85°10'52"E) a distance of 69.51 feet through a central angle of 05°28'14" Chord: N02°05'01"W 69.48 feet; thence N00°53'30"E 56.64 feet; thence N00°53'55"E 254.77 feet; thence along a line non-tangent to previous curve, N00°53'55"E 175.53 feet; thence along a line non-tangent to previous curve, N00°53'55"E 89.00 feet; thence along a line non-tangent to previous curve, N00°53'55"E 155.66 feet; thence along a line non-tangent to previous curve, N00°53'55"E 151.81 feet; thence S89°07'32"E 1.58 feet; thence N00°53'53"E 211.04 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 14.50 feet (radius bears: S89°06'57"E) a distance of 22.78 feet through a central angle of 90°00'49" Chord: N45°53'28"E 20.51 feet to the point of beginning.

Containing 16.46 acres +/-



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- MAILBOX

PLAT CALCULATIONS

TOTAL ACREAGE:	65.45± ACRES
TOTAL ACREAGE IN LOTS:	52.35± ACRES
TOTAL ACREAGE IN PUBLIC ROW:	10.70± ACRES
TOTAL ACREAGE IN PRIVATE ROW:	0.00± ACRES
TOTAL OPEN SPACE:	2.49± ACRES
AVERAGE LOT SIZE:	0.49± ACRES
LARGEST LOT SIZE:	5.38± ACRES
SMALLEST LOT SIZE:	0.26± ACRES
OVERALL DENSITY:	1.62 LOTS/ACRE
TOTAL # OF LOTS:	106 LOTS

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PRELIMINARY PLAT
DEER RUN

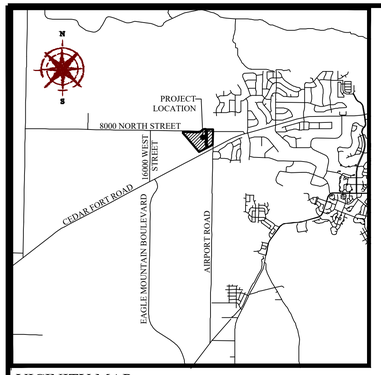
LOCATED IN THE NE¼ AND SE¼ OF SECTION 14, THE SW¼ OF SECTION 13 AND THE NW¼ OF SECTION 24, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

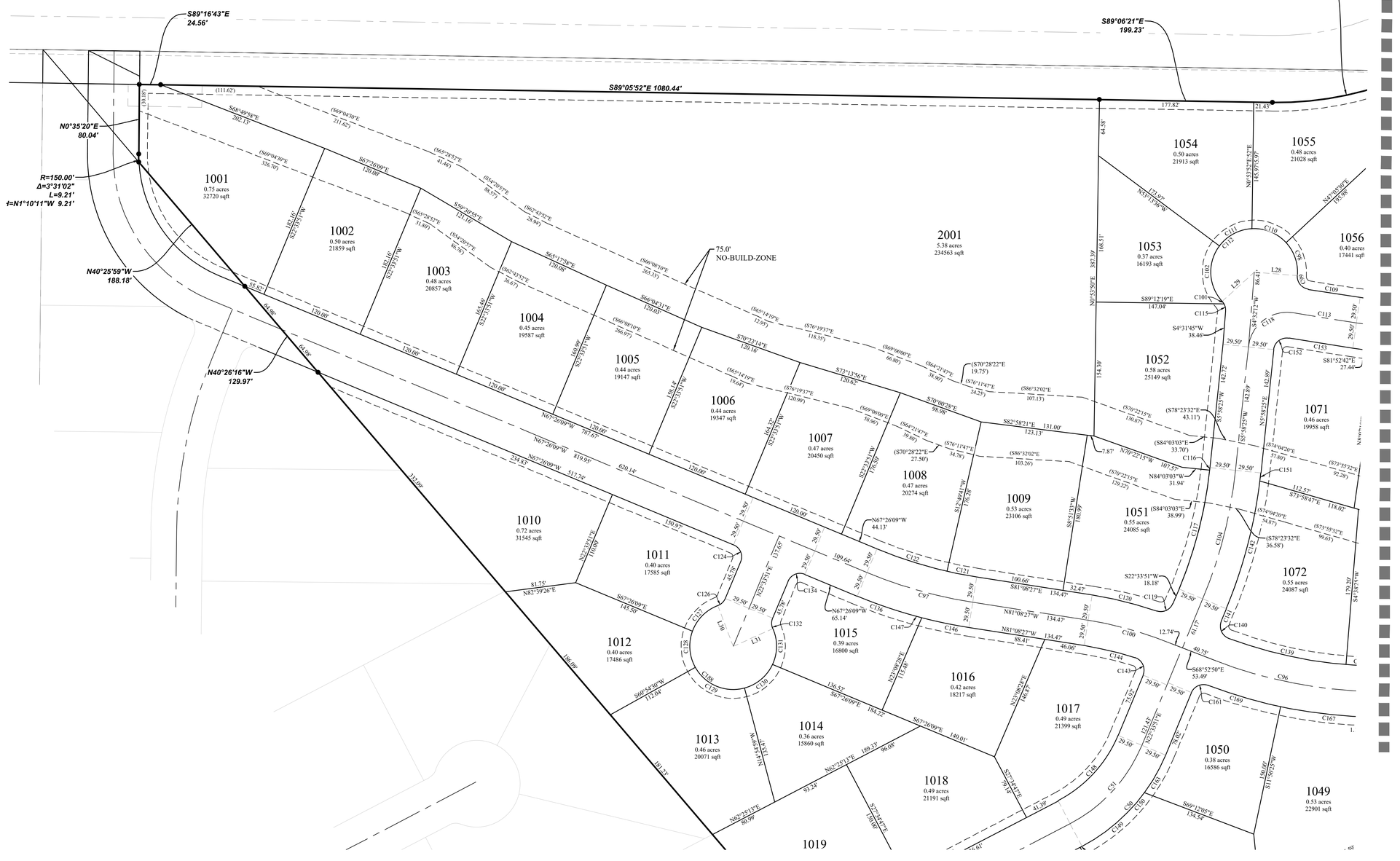
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VICINITY MAP
N.T.S





GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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FOR REVIEW ONLY

PRELIMINARY PLAT
DEER RUN

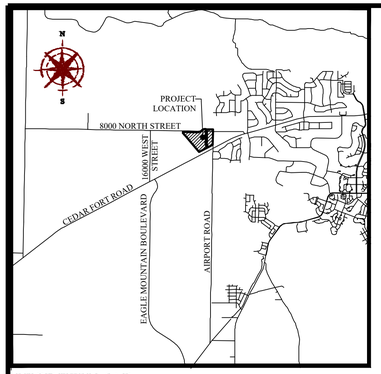
LOCATED IN THE NE¼ AND SE¼ OF SECTION 14, THE SW¼ OF SECTION 13
AND THE NW¼ OF SECTION 24, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

Scale: 1"=60' | Drawn: ARS
Date: 1/22/2026 | Job #: 24-0129
Sheet: 2 OF 5

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\dwg\sheets\24-0129 Preliminary Plat.dwg



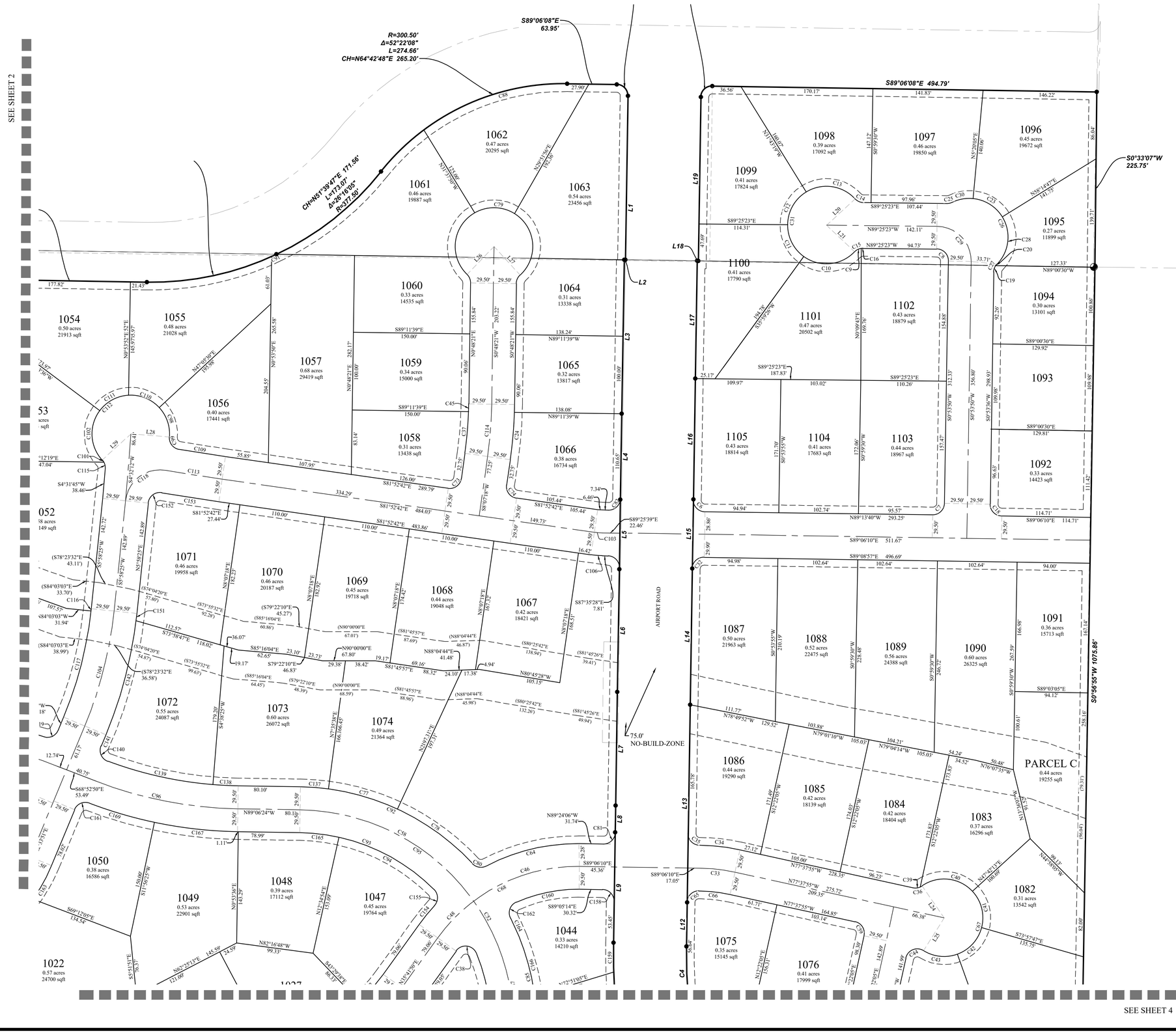
VICINITY MAP
N.T.S



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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FOR REVIEW ONLY

PRELIMINARY PLAT
DEER RUN

LOCATED IN THE NE¼ AND SE ¼ OF SECTION 14, THE SW¼ OF SECTION 13
AND THE NW¼ OF SECTION 24, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

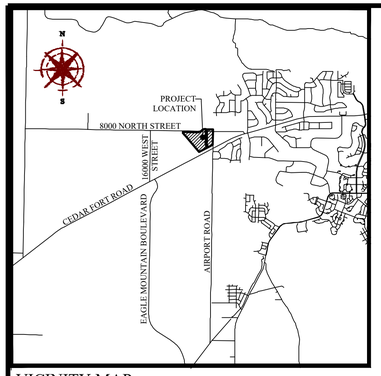
Scale: 1"=60' | Drawn: ARS
Date: 1/22/2026 | Job #: 24-0129
Sheet: 3 OF 5

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\dwg\sheets\24-0129 Preliminary Plat.dwg

SEE SHEET 2

SEE SHEET 3


013
46 acres
1071 sqft
1014
0.36 acres
15860 sqft
1016
0.42 acres
18217 sqft
1017
0.49 acres
21399 sqft
1018
0.49 acres
21191 sqft
1019
0.54 acres
23570 sqft
1020
0.59 acres
25891 sqft
1021
0.45 acres
19650 sqft
1022
0.57 acres
24700 sqft
1023
0.56 acres
24492 sqft
1024
0.45 acres
19650 sqft
1025
0.45 acres
19650 sqft
1026
0.42 acres
18150 sqft
1027
0.33 acres
14514 sqft
1028
0.40 acres
17335 sqft
1029
0.45 acres
19649 sqft
1030
0.45 acres
19648 sqft
1031
0.45 acres
19647 sqft
1032
0.44 acres
19295 sqft
1033
0.41 acres
17902 sqft
1034
0.45 acres
19653 sqft
1035
0.45 acres
19652 sqft
1036
0.45 acres
19651 sqft
1037
0.38 acres
16462 sqft
1038
0.34 acres
14740 sqft
1039
0.34 acres
14660 sqft
1040
0.33 acres
14580 sqft
1041
0.34 acres
14707 sqft
1042
0.57 acres
24659 sqft
1043
0.31 acres
13604 sqft
1044
0.33 acres
14210 sqft
1045
0.52 acres
22494 sqft
1046
0.52 acres
22576 sqft
1047
0.45 acres
19764 sqft
1048
0.39 acres
17112 sqft
1049
0.53 acres
22901 sqft
1050
0.38 acres
16586 sqft
1075
0.35 acres
15145 sqft
1076
0.41 acres
17999 sqft
1077
0.43 acres
18622 sqft
1078
0.67 acres
29261 sqft
1079
0.70 acres
30668 sqft
1080
0.32 acres
13988 sqft
1081
0.55 acres
23940 sqft
1082
0.31 acres
13542 sqft
1083
0.37 acres
16296 sqft
1084
0.42 acres
18404 sqft
1085
0.42 acres
18139 sqft
Parcel B
0.46 acres
19896 sqft
AIRPORT ROAD
20.0' SEWER EASEMENT
N40°26'13"W 1777.27'
S62°07'59"W 443.82'
S62°08'03"W 761.10'
N89°06'10"E 45.36'
S89°06'10"E 17.05'
N89°24'06"W 31.74'
S89°05'14"E 30.32'
N72°51'05"E 106.40'
S82°42'38"W 112.42'
N79°32'21"W 156.59'
S68°52'50"E 53.49'
N89°06'24"W 80.10'
N89°06'24"W 80.10'
N82°16'48"W 99.33'
S69°12'05"E 138.54'
N79°37'55"W 228.35'
N77°37'55"W 209.35'
N77°37'55"W 164.85'
N77°37'55"W 103.14'
S77°37'55"E 256.84'
S73°57'47"E 135.75'
S62°25'13"W 155.49'
S62°25'13"E 80.09'
S62°25'13"E 329.87'
S62°25'13"E 155.24'
S62°25'13"E 583.21'
S62°25'13"E 576.47'
S62°25'13"E 589.94'
S62°25'13"W 591.79'
S62°25'13"E 585.05'
S62°25'13"E 578.32'
S62°25'13"E 583.21'
S62°25'13"E 111.54'
S62°25'13"E 583.21'
S62°25'13"E 576.47'
S62°25'13"E 589.94'
S62°25'13"W 591.79'
S62°25'13"E 585.05'
S62°25'13"E 578.32



VICINITY MAP

N.T.S

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	822.00	28°45'51"	412.67	S13°28'59"E	408.35
C2	729.15	6°22'33"	81.14	N24°40'11"W	81.10
C3	727.37	16°40'30"	211.69	N13°08'57"W	210.94
C4	728.00	5°28'14"	69.51	N02°05'01"W	69.48

Boundary Line Table		
LINE	DIRECTION	LENGTH
L1	S00°53'53"W	211.04
L2	N89°06'05"W	1.58
L3	S00°53'55"W	198.47
L4	S00°54'05"W	110.65
L5	S00°53'54"W	89.71
L6	S00°53'48"W	158.12
L7	S00°53'55"W	146.60
L8	S00°53'32"W	34.47
L9	S00°53'55"W	142.23
L10	S27°51'55"E	67.36
L11	N27°52'06"W	67.37
L12	N00°53'30"E	56.64
L13	N00°53'55"E	254.77
L14	N00°53'55"E	175.53
L15	N00°53'55"E	89.00
L16	N00°53'55"E	155.66
L17	N00°53'55"E	151.81
L18	S89°07'32"E	1.58
L19	N00°53'53"E	211.04

Line Table		
LINE	DIRECTION	LENGTH
L20	N47°22'17"E	50.00
L21	S46°13'04"E	50.00
L22	N09°18'01"W	50.00
L23	S77°37'55"E	50.00
L24	N34°25'36"W	50.00
L25	S32°02'07"W	50.00
L26	S44°00'40"W	50.00
L27	S42°23'58"E	50.00
L28	S85°27'04"E	50.00
L29	S47°44'32"W	50.00
L30	N20°38'28"W	50.00
L31	N65°46'10"E	50.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	99.25	37°29'27"	64.94	N31°06'48"E	63.79
C6	15.00	90°06'52"	23.59	S44°10'13"E	21.23
C7	15.00	89°54'20"	23.53	N45°49'55"E	21.19
C8	15.00	90°24'53"	23.67	N44°12'57"W	21.29
C9	15.00	36°43'29"	9.61	S62°08'40"W	9.45
C10	50.00	273°35'21"	238.75	S00°34'37"W	68.46
C11	50.00	54°35'10"	47.64	N26°42'59"W	45.85
C12	50.00	57°42'04"	50.35	N29°25'39"E	48.25
C13	50.00	79°05'37"	69.02	S82°10'31"E	63.67
C14	15.00	46°47'41"	12.25	S66°01'33"E	11.91
C15	15.00	46°47'41"	12.25	S67°10'46"W	11.91
C16	15.00	10°04'12"	2.64	S85°32'31"W	2.63
C17	109.00	26°45'18"	50.90	S49°02'34"W	50.44
C18	15.00	89°59'47"	23.56	S44°06'17"E	21.21
C19	15.00	34°55'57"	9.15	S18°15'41"W	9.00
C20	15.00	8°30'34"	2.23	S39°58'57"W	2.23
C21	250.00	15°54'51"	69.44	N54°27'48"E	69.22
C22	250.00	10°48'32"	47.16	N41°06'06"E	47.09
C23	50.00	52°54'42"	46.17	S58°12'34"E	44.55
C24	559.00	6°17'51"	61.44	S04°58'23"W	61.41
C25	15.00	26°39'47"	6.98	N77°14'43"E	6.92
C26	50.00	160°19'24"	139.91	N35°55'28"W	98.53
C27	15.00	43°14'44"	11.32	S22°36'52"W	11.05
C28	50.00	75°59'26"	66.31	S06°14'31"W	61.56
C29	44.50	90°24'53"	70.22	N44°12'57"W	63.16
C30	50.00	31°25'15"	27.42	N79°37'28"E	27.08
C31	50.00	273°35'21"	238.75	S00°34'37"W	68.46
C32	15.00	89°57'08"	23.55	S45°52'29"W	21.20
C33	204.29	12°22'47"	44.14	N83°35'28"W	44.05
C34	250.00	11°54'55"	51.99	N83°35'23"W	51.90
C35	15.00	90°26'45"	23.68	S44°19'28"E	21.30
C36	15.00	46°47'41"	12.25	N78°58'14"E	11.91
C37	500.00	6°10'38"	53.91	N05°01'59"E	53.88
C38	15.00	122°11'19"	31.99	N83°12'31"W	26.26
C39	15.00	35°46'57"	9.37	N84°28'36"E	9.22
C40	50.00	81°08'40"	70.81	S83°51'16"E	65.04
C41	50.00	57°37'05"	50.28	S14°28'24"E	48.19
C42	50.00	55°23'55"	48.34	S42°02'06"W	46.48
C43	50.00	52°18'03"	45.64	N84°06'55"W	44.07
C44	15.00	109°40'02"	28.71	S67°12'06"W	24.52
C45	500.00	1°08'19"	9.94	N01°22'31"E	9.94
C46	221.59	37°44'36"	145.97	N71°50'01"E	143.35
C47	50.00	60°02'34"	52.40	S42°23'22"W	50.03
C48	221.59	17°11'45"	66.50	N44°21'51"E	66.25
C49	50.00	66°37'27"	58.14	N74°16'38"W	54.92
C50	209.00	39°51'22"	145.39	N42°29'32"E	142.47
C51	179.50	39°51'22"	124.86	N42°29'32"E	122.36
C52	279.50	13°15'33"	64.68	S28°44'38"E	64.54
C53	728.00	6°23'10"	81.14	S24°40'02"E	81.10
C54	728.00	16°39'38"	211.69	S13°08'57"E	210.94
C55	50.00	61°06'22"	53.33	N10°24'44"W	50.83
C56	50.00	60°33'32"	52.85	N50°25'13"E	50.42
C57	15.00	68°19'54"	17.89	N46°32'02"E	52.76
C58	279.50	53°44'00"	262.12	S62°14'25"E	252.62
C59	15.00	90°00'00"	23.56	N32°37'55"W	21.21
C60	250.00	26°43'23"	116.60	N49°03'32"E	115.55
C61	309.00	26°43'23"	144.12	N49°03'32"E	142.82
C62	279.50	26°43'23"	130.36	N49°03'32"E	129.18
C63	50.00	248°19'55"	216.71	S43°27'58"E	82.74
C64	250.00	28°17'43"	123.46	S76°27'02"W	122.21
C65	15.00	90°07'40"	23.60	S45°56'17"W	21.24
C66	193.46	11°13'51"	37.92	N83°19'12"W	37.86
C67	50.00	246°27'43"	215.08	N01°11'45"W	83.65
C68	221.59	54°56'21"	212.47	S63°14'09"W	204.43
C69	500.00	16°25'00"	143.26	S06°22'46"E	142.77

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C70	1126.00	4°06'54"	80.87	S16°38'43"E	80.85
C71	1067.00	4°06'54"	76.63	S16°38'43"E	76.61
C72	441.00	16°25'00"	126.36	S06°22'46"E	125.93
C73	15.00	90°00'00"	23.56	N53°07'18"E	21.21
C74	15.00	90°00'00"	23.56	S36°52'42"E	21.21
C75	50.00	81°07'23"	70.79	N21°51'32"E	65.03
C76	79.50	81°07'23"	112.56	N21°51'32"E	103.39
C79	50.00	61°34'06"	53.73	S88°49'27"E	51.18
C82	15.00	86°50'35"	22.74	N48°38'40"E	20.62
C83	1096.50	4°06'54"	78.75	S16°38'43"E	78.73
C84	470.50	16°25'00"	134.81	S06°22'46"E	134.35
C85	309.00	23°56'36"	129.13	N10°08'33"W	128.19
C87	279.50	23°56'36"	116.80	N10°08'33"W	115.95
C88	300.50	37°40'25"	197.59	S72°03'40"W	194.05
C89	109.00	26°31'07"	50.45	S22°24'22"W	50.00
C90	309.00	9°05'19"	49.02	N02°42'55"W	48.96
C91	378.00	1°03'36"	6.99	S65°18'50"W	6.99
C92	309.00	46°14'28"	249.38	N65°59'10"W	242.67
C93	250.00	44°10'14"	192.73	N67°01'17"W	187.99
C94	250.00	32°28'56"	141.73	N61°10'38"W	139.84
C95	279.50	66°59'33"	326.80	N55°36'38"W	308.50
C96	528.66	20°15'29"	186.92	S78°59'08"E	185.95
C97	529.50	13°42'18"	126.66	S74°17'18"E	126.35
C98	50.00	47°27'26"	41.41	S19°10'47"E	40.24
C99	15.00	85°01'01"	22.26	S37°57'34"E	20.27
C100	445.35	12°56'14"	100.56	N74°12'48"W	100.35
C101	15.00	13°19'55"	3.49	N35°35'24"W	3.48
C102	50.00	79°01'52"	68.97	N02°44'32"W	63.63
C103	69.77	8°39'21"	10.54	S85°30'47"E	10.53
C104	529.50	16°35'26"	153.32	N14°16'08"E	152.79
C105	441.00	9°07'07"	70.18	N02°43'49"W	70.11
C106	99.27	8°20'47"	14.46	S85°28'14"E	14.45
C109	2441.00	1°24'37"	60.08	S81°10'23"E	60.08
C110	50.00	50°23'51"	43.98	N68°06'25"W	5094.65
C111	50.00	49°55'16"	43.56	N61°44'02"E	5094.64
C112	50.00	226°48'24"	197.93	S71°08'44"W	91.77
C113	2470.50	1°42'08"	73.40	S81°01'38"E	73.39
C114	529.50	7°18'57"	67.61	N04°27'50"E	67.56
C115	15.00	33°28'11"	8.76	S12°11'34"E	8.64
C116	500.00	0°20'29"	2.98	S06°08'40"W	2.98
C117	500.00	16°14'57"	141.80	S14°26'23"W	141.32
C118	44.50	93°51'01"	72.89	S52°53'56"W	65.01
C119	15.00	86°00'02"	22.51	S65°33'52"W	20.46
C120	474.85	9°26'10"	78.20	N76°09'36"W	78.12
C121	500.00	3°58'08"	34.63	N79°09'23"W	34.63
C122	500.00	9°44'10"	84.96	N72°18'14"W	84.86
C124	15.00	90°00'00"	23.56	N22°26'09"W	21.21
C126	15.00	46°47'41"	12.25	N45°57'41"E	11.91
C127	50.00	48°54'36"	42.68	N44°54'14"E	41.40
C128	50.00	49°32'26"	43.23	N04°19'17"W	41.90
C129	50.00	75°49'29"	66.17	N67°00'15"W	61.45
C130	50.00	50°24'15"	43.99	S49°52'53"W	42.58
C131	50.00	48°54'36"	42.68	S00°13'28"W	41.40
C132	15.00	46°47'41"	12.25	S00°49'59"E	11.91
C133	1126.00	4°06'54"	80.87	N16°38'43"W	80.85
C134	15.00	90°00'00"	23.56	S67°33'51"W	21.21
C136	559.00	8°01'20"	78.27	N71°26'49"W	78.20
C137	309.00	6°42'02"	36.14	N85°45'23"W	36.12
C138	500.00	3°44'50"	32.70	N87°14'00"W	32.69
C139	500.00	15°55'36"	138.99	N77°23'47"W	138.54
C140	15.00	91°17'35"	23.90	N22°58'56"W	21.45
C141	572.76	1°33'06"	15.51	N22°33'51"E	15.51
C142	559.00	15°36'51"	152.34	N14°45'25"E	151.87
C143	15.00	94°53'24"	24.84	N24°52'51"W	22.10
C144	416.01	8°19'15"	60.42	N76°29'11"W	60.36

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C145	500.00	13°03'37"	113.97	N04°42'04"W	113.73
C146	559.00	5°40'58"	55.44	N78°17'58"W	55.42
C147	559.00	8°01'20"	78.27	N71°26'49"W	78.20
C148	150.00	39°50'59"	104.33	N42°29'21"E	102.24
C149	209.00	26°13'54"	95.69	S49°18'16"W	94.85
C150	209.00	26°13'54"	95.69	S49°18'16"W	94.85
C151	559.00	0°58'34"	9.52	N06°27'42"E	9.52
C152	15.00	93°51'01"	24.57	N52°53'56"E	21.91
C153	2500.00	1°42'08"	74.27	S81°01'38"E	74.27
C154	250.00	7°09'03"	31.20	S39°16'16"W	31.18
C155	15.00	87°46'58"	22.98	N01°02'42"W	20.80
C156	500.00	13°03'37"	113.97	N04°42'04"W	113.73
C157	309.00	15°22'49"	82.95	S43°23'15"W	82.70
C158	15.00	89°26'57"	23.42	S44°22'19"E	21.11
C159	796.33	2°42'10"	37.56	S00°24'36"E	37.56
C160	192.16	24°48'53"	83.22	N78°16'43"E	82.58
C161	15.00	88°17'30"	23.11	S66°42'36"W	20.89
C162	14.99	92°51'23"	24.30	N19°27'48"E	21.73
C163	209.00	13°37'28"	49.70	S29°22'35"W	49.58
C164	309.00	4°46'20"	25.74	N24°30'02"W	25.73
C165	250.00	11°41'18"	51.00	N83°15'45"W	50.91
C166	309.00	14°51'17"	80.11	N14°41'13"W	79.89
C167	559.00	11°02'50"	107.78	N83°34'59"W	107.61
C168	822.00	9°33'19"	137.09	S06°29'49"E	136.93
C169	559.00	8°54'55"	86.98	N73°36'07"W	86.89
C170	250.00	23°56'36"	104.47	N10°08'33"W	103.71
C172	309.00	11°20'34"	61.17	S56°44'56"W	61.07
C173	500.00	3°21'23"	29.29	N12°54'34"W	29.29

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C174)	822.00	1°27'44"	20.98	S22°58'32"E	20.98
(C175)	109.00	10°32'09"	20.04	N03°09'00"W	20.02

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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FOR REVIEW ONLY

PRELIMINARY PLAT
DEER RUN
LOCATED IN THE NE¼ AND NW ¼ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

Scale: N.T.S. | Drawn: ARS
Date: 1/22/2026 | Job #: 24-0129
Sheet: 5 OF 5

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\dwg\sheets\24-0129 Preliminary Plat.dwg

W 8000 N

STREET A
STREET D
STREET E
STREET F
STREET H
STREET I
STREET J
STREET K
STREET L

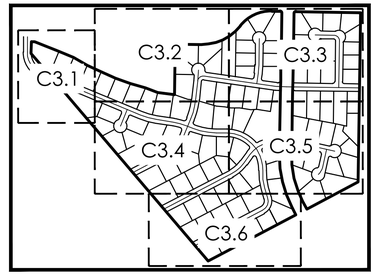
PARCEL A
PARCEL B
PARCEL C

EXIST. AIRPORT RD

CEDAR FORT RD (HWY 79)

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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DEER RUN
EAGLE MOUNTAIN, UT
OVERALL SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL SITE PLAN

Scale:	1"=100'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C3		

Z:\...202A\24-0129 Cedar Fort Holbrook\design 24-0129\dwg\sheet\VC3 - OVERALL SITE PLAN.dwg

EXISTING FENCE TO REMAIN

EXISTING 8000 N EDGE OF ASPHALT TO REMAIN

W 8000 N

ROADWAY IMPROVEMENTS TO BE COMPLETED BY OTHERS

PROPOSED 75' NO-BUILD-ZONE

EXISTING DRAINAGE TO REMAIN

1001

1002

1003

1004

1005

1006

1007

1008

1010

1011

1012

1015

1016

STREET LIGHT #1023 PER EAGLE MTN. STND.

FIRE HYDRANT #1014 PER EAGLE MTN. STND.

STREET LIGHT #1022 PER EAGLE MTN. STND.

SEE SHEET C6 FOR WATER PLAN

FIRE HYDRANT #1013 PER EAGLE MTN. STND.

STREET LIGHT #1020 PER EAGLE MTN. STND.

SEE SHEET C5 FOR SEWER PLAN

STREET LIGHT #1021 PER EAGLE MTN. STND.

SEE SHEET C4 FOR DRAINAGE PLAN

POTENTIAL FUTURE CONCEPT

PROPOSED PROJECT BOUNDARY

STREET A

10' PUE (TYP.)
5' SIDEWALK (TYP.)
5' PARKSTRIP (TYP.)
2.5' TYPE D CURB & GUTTER (TYP.)

FIRE HYDRANT #1012 PER EAGLE MTN. STND.

ADA RAMP #1003 PER EAGLE MTN. STND.

ADA RAMP #1004 PER EAGLE MTN. STND.

STREET SIGN #1004 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET LIGHT #1019 PER EAGLE MTN. STND.

STREET LIGHT #1001 PER EAGLE MTN. STND.

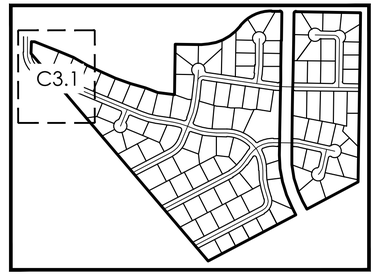
FIRE HYDRANT #1004 PER EAGLE MTN. STND.

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.4

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=100'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C3.1		

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\Dwg\sheets\C3.1 - SITE PLAN.dwg

EXISTING FENCE TO REMAIN

EXISTING DIRT ROAD

W 8000 N

EXISTING DIRT ROAD

ROADWAY IMPROVEMENTS TO BE COMPLETED BY OTHERS

1054

1055

EXISTING DRAINAGE TO REMAIN

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1050

1051

1052

1053

1056

1070

1071

1072

1073

PROPOSED 75' NO-BUILD-ZONE

FIRE HYDRANT #1003 PER EAGLE MTN. STND.

STREET LIGHT #1025 PER EAGLE MTN. STND.

STREET H

STREET LIGHT #1026 PER EAGLE MTN. STND.

SEE SHEET C5 FOR SEWER PLAN

STREET LIGHT #1024 PER EAGLE MTN. STND.

STREET D

FIRE HYDRANT #1016 PER EAGLE MTN. STND.

SEE SHEET C6 FOR WATER PLAN

SEE SHEET C4 FOR DRAINAGE PLAN

PROPOSED DOUBLE 15" CULVERT

STREET A

FIRE HYDRANT #1013 PER EAGLE MTN. STND.

STREET LIGHT #1020 PER EAGLE MTN. STND.

10' PUE (TYP.)
5' SIDEWALK (TYP.)
5' PARKSTRIP (TYP.)
2.5' TYPE D CURB & GUTTER (TYP.)

STREET LIGHT #1021 PER EAGLE MTN. STND.

FIRE HYDRANT #1012 PER EAGLE MTN. STND.

STREET SIGN #1002 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

ADA RAMP #1008 PER EAGLE MTN. STND.

STREET LIGHT #1016 PER EAGLE MTN. STND.

ADA RAMP #1003 PER EAGLE MTN. STND.

ADA RAMP #1004 PER EAGLE MTN. STND.

STREET SIGN #1004 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET LIGHT #1019 PER EAGLE MTN. STND.

ADA RAMP #1007 PER EAGLE MTN. STND.

STREET LIGHT #1001 PER EAGLE MTN. STND.

FIRE HYDRANT #1004 PER EAGLE MTN. STND.

ADA RAMP #1005 PER EAGLE MTN. STND.

ADA RAMP #1006 PER EAGLE MTN. STND.

STREET SIGN #1003 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

FIRE HYDRANT #1011 PER EAGLE MTN. STND.

STREET LIGHT #1075 PER EAGLE MTN. STND.

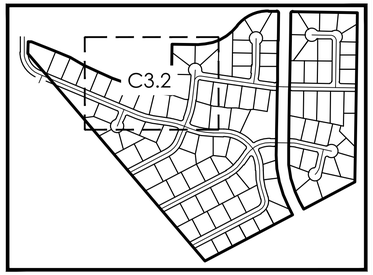
MATCHLINE SEE SHEET C3.1

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.4

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C3.2		

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\Dwg\sheets\C3.2 - SITE PLAN.dwg

W 8000 N

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.5

EXIST. AIRPORT RD

STREET H

STREET I

STREET J

STREET K

1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105

PROPOSED PROJECT BOUNDARY

ROADWAY IMPROVEMENTS TO BE COMPLETED BY OTHERS

STREET LIGHT #1030 PER EAGLE MTN. STND.

FIRE HYDRANT #1002 PER EAGLE MTN. STND.

EXISTING 8" SEWER

EXISTING FENCE TO BE REMOVED

EXISTING 8" WATER

FIRE HYDRANT #1001 PER EAGLE MTN. STND.

STREET LIGHT #1035 PER EAGLE MTN. STND.

STREET LIGHT #1028 PER EAGLE MTN. STND.

EXISTING DIRT ROAD TO BE REMOVED

FIRE HYDRANT #1020 PER EAGLE MTN. STND.

EXISTING CURB & GUTTER

STREET LIGHT #1029 PER EAGLE MTN. STND.

STREET LIGHT #1034 PER EAGLE MTN. STND.

STREET SIGN #1001 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

10' PUE (TYP.)
5' SIDEWALK (TYP.)
5' PARKSTRIP (TYP.)
2.5' TYPE D CURB & GUTTER (TYP.)

SEE SHEET C6 FOR WATER PLAN

ADA RAMP #1001 PER EAGLE MTN. STND.

FIRE HYDRANT #1017 PER EAGLE MTN. STND.

STREET LIGHT #1027 PER EAGLE MTN. STND.

TIE INTO EXISTING CURB & GUTTER

ADA RAMP #1002 PER EAGLE MTN. STND.

STREET SIGN #1009 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

FIRE HYDRANT #1018 PER EAGLE MTN. STND.

STREET SIGN #1011 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

ADA RAMP #1013 PER EAGLE MTN. STND.

STREET LIGHT #1032 PER EAGLE MTN. STND.

ADA RAMP #1014 PER EAGLE MTN. STND.

STREET LIGHT #1033 PER EAGLE MTN. STND.

FIRE HYDRANT #1019 PER EAGLE MTN. STND.

SEE SHEET C5 FOR SEWER PLAN

SEE SHEET C4 FOR DRAINAGE PLAN

STREET SIGN #1010 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET LIGHT #1031 PER EAGLE MTN. STND.

TIE INTO EXISTING EOA

EXISTING 8" SEWER

PROPOSED PROJECT BOUNDARY

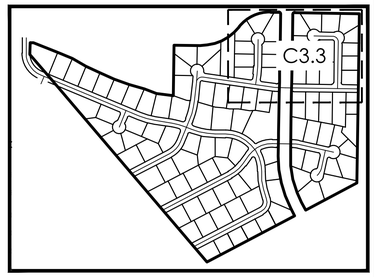
EXISTING 8" WATER

TIE INTO EOA TO REMAIN

PROPOSED DETENTION POND

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale: 1"=40' Drawn: BDH
Date: 1/22/2026 Job #: 24-0129
Sheet: C3.3

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\Dwg\sheets\C3.3 - SITE PLAN.dwg

MATCHLINE SEE SHEET C3.1

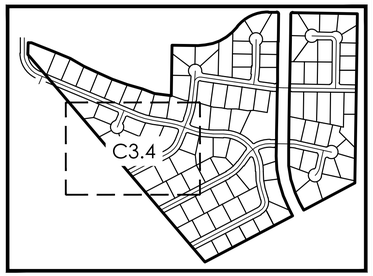
MATCHLINE SEE SHEET C3.5

1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1029 1030 1031 1048 1049 1050 1051 1072 1073

ADA RAMP #1003 PER EAGLE MTN. STND.
ADA RAMP #1004 PER EAGLE MTN. STND.
STREET SIGN #1004 W/ STOP SIGN PER EAGLE MTN CITY STNDS.
STREET LIGHT #1001 PER EAGLE MTN. STND.
FIRE HYDRANT #1004 PER EAGLE MTN. STND.
FIRE HYDRANT #1012 PER EAGLE MTN. STND.
STREET LIGHT #1019 PER EAGLE MTN. STND.
STREET SIGN #1002 W/ STOP SIGN PER EAGLE MTN CITY STNDS.
ADA RAMP #1008 PER EAGLE MTN. STND.
STREET LIGHT #1016 PER EAGLE MTN. STND.
ADA RAMP #1007 PER EAGLE MTN. STND.
STAGGER MANHOLES WHERE POSSIBLE
STREET A
ADA RAMP #1005 PER EAGLE MTN. STND.
ADA RAMP #1006 PER EAGLE MTN. STND.
STREET SIGN #1003 W/ STOP SIGN PER EAGLE MTN CITY STNDS.
FIRE HYDRANT #1011 PER EAGLE MTN. STND.
STREET LIGHT #1015 PER EAGLE MTN. STND.
10' PUE (TYP.)
5' SIDEWALK (TYP.)
5' PARKSTRIP (TYP.)
2.5' TYPE D CURB & GUTTER (TYP.)
SEE SHEET C6 FOR WATER PLAN
FIRE HYDRANT #1015 PER EAGLE MTN. STND.
STREET D
STREET LIGHT #1017 PER EAGLE MTN. STND.
PROPOSED TEMPORARY TURNAROUND
PROPOSED PROJECT BOUNDARY
SEE SHEET C4 FOR DRAINAGE PLAN
SEE SHEET C5 FOR SEWER PLAN
CUL WATER FITTING 2" BLOWOFF PER EMC STANDARDS
STREET LIGHT #1018 PER EAGLE MTN. STND.
POTENTIAL FUTURE CONCEPT
STREET LIGHT #1012 PER EAGLE MTN. STND.
FIRE HYDRANT #1009 PER EAGLE MTN. STND.
STREET E
PROPOSED TEMPORARY TURNAROUND
CUL WATER FITTING 2" BLOWOFF PER EMC STANDARDS
STREET LIGHT #1013 PER EAGLE MTN. STND.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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FOR REVIEW ONLY

DEER RUN
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C3.4		

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\Dwg\sheets\C3.4 - SITE PLAN.dwg

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.4

MATCHLINE SEE SHEET C3.6

PARCEL A

PARCEL B

PARCEL C

STREET A

STREET E

STREET L

EXIST. AIRPORT RD

1027 1028 1029 1036 1042 1043 1044 1045 1046 1047 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1089 1090

EXISTING 8" WATER

EXISTING 6' X 4' CULVERT TO REMAIN

EXISTING 8" SEWER

EXISTING CURB & GUTTER

EXISTING DRAINAGE TO REMAIN

PROPOSED 75' NO-BUILD-ZONE

PROPOSED DETENTION POND

PROPOSED DETENTION POND

PROPOSED DETENTION POND

PROPOSED PROJECT BOUNDARY

EXISTING 8" SEWER

EXISTING EDGE OF ASPHALT

PROPOSED 20' SEWER EASEMENT

PROPOSED DETENTION POND

8' SIDEWALK TO BE COMPLETED BY OTHERS

TIE INTO EXISTING CURB & GUTTER

SEE SHEET C6 FOR WATER PLAN

SEE SHEET C4 FOR DRAINAGE PLAN

SEE SHEET C5 FOR SEWER PLAN

FIRE HYDRANT #1010 PER EAGLE MTN. STND.

FIRE HYDRANT #1007 PER EAGLE MTN. STND.

FIRE HYDRANT #1008 PER EAGLE MTN. STND.

FIRE HYDRANT #1021 PER EAGLE MTN. STND.

FIRE HYDRANT #1022 PER EAGLE MTN. STND.

FIRE HYDRANT #1005 PER EAGLE MTN. STND.

FIRE HYDRANT #1006 PER EAGLE MTN. STND.

ADA RAMP #1012 PER EAGLE MTN. STND.

ADA RAMP #1009 PER EAGLE MTN. STND.

ADA RAMP #1011 PER EAGLE MTN. STND.

ADA RAMP #1010 PER EAGLE MTN. STND.

STREET SIGN #1006 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET SIGN #1005 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET SIGN #1007 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET SIGN #1008 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET SIGN #1012 W/ STOP SIGN PER EAGLE MTN CITY STNDS.

STREET LIGHT #1003 PER EAGLE MTN. STND.

STREET LIGHT #1014 PER EAGLE MTN. STND.

STREET LIGHT #1002 PER EAGLE MTN. STND.

STREET LIGHT #1004 PER EAGLE MTN. STND.

STREET LIGHT #1005 PER EAGLE MTN. STND.

STREET LIGHT #1011 PER EAGLE MTN. STND.

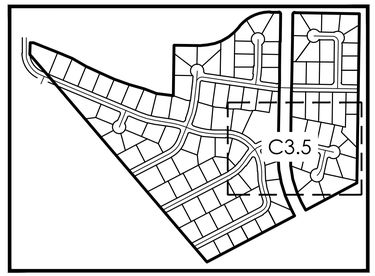
STREET LIGHT #1007 PER EAGLE MTN. STND.

STREET LIGHT #1008 PER EAGLE MTN. STND.

STREET LIGHT #1006 PER EAGLE MTN. STND.

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX PI	XX" PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
SD	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
SD	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's below. Call 811 before you dig.

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DEER RUN
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK

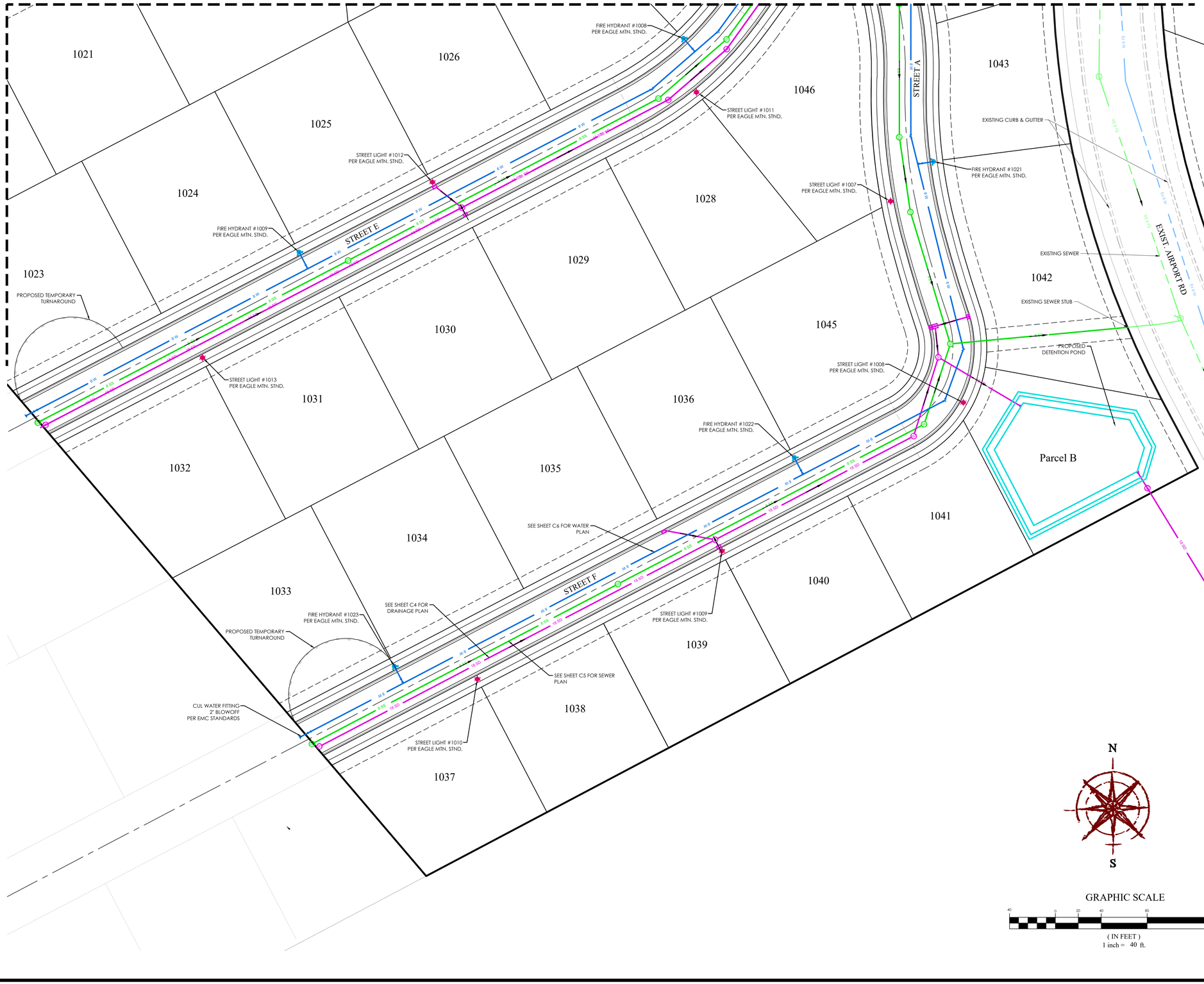
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SITE PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C3.5		

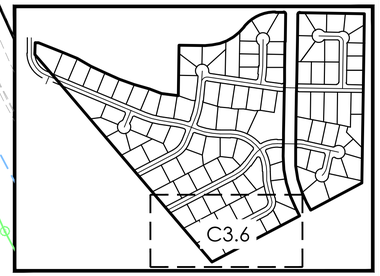
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MATCHLINE SEE SHEET C3.5



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
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- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N

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DEER RUN
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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SITE PLAN

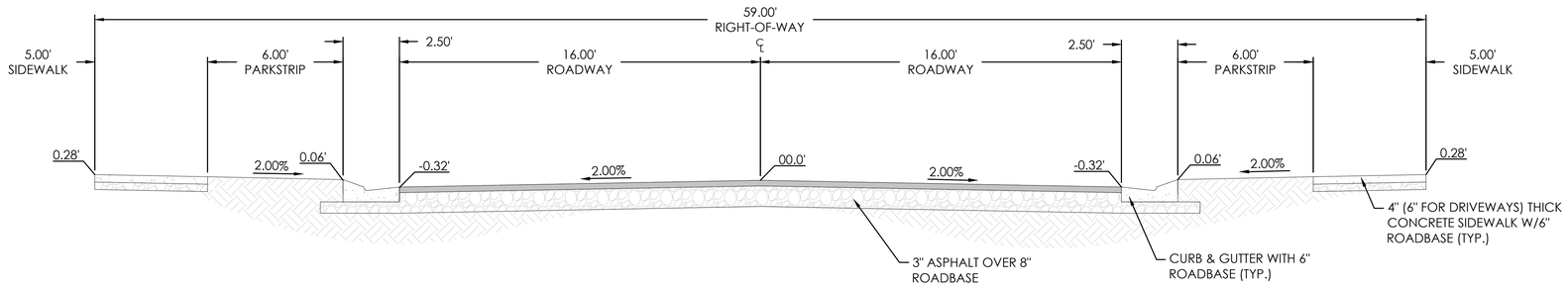
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Date:	1/22/2026	Job #:	24-0129
Sheet:	C3.6		

Z:_2024\24-0129 Cedar Fort Holbrook\design 24-0129\dwg\sheets\C3.6 - SITE PLAN.dwg

MEET MIN SECTION

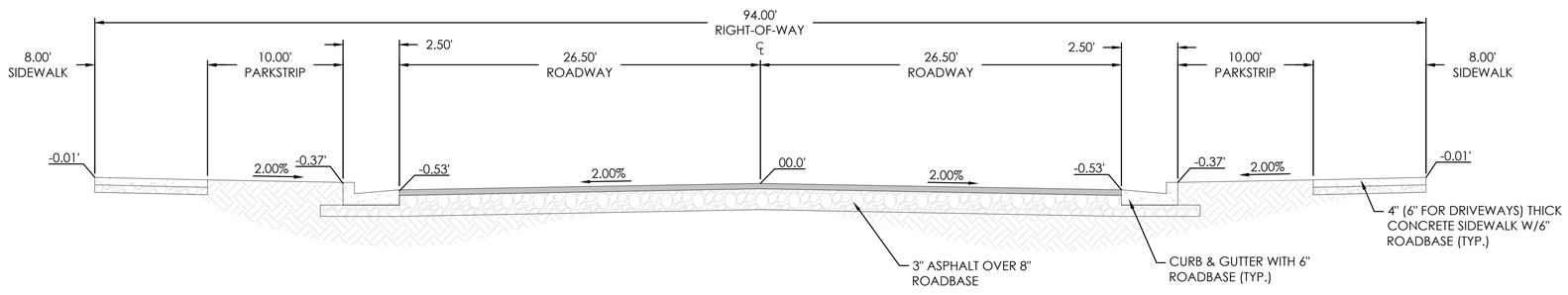
Minimum Pavement Sections

Street	Arterial	Collector	Local Street*/Parking Lot
Asphalt	5"	4"	3"
Untreated Base	9"	9"	6"
Subbase**	18"	12"	9"***
Total	32"	25"	18"



59' RESIDENTIAL ROAD

N.T.S.



94' RESIDENTIAL ROAD

N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- o XXXX.XX SPOT ELEVATION

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DEER RUN
EAGLE MOUNTAIN, UT
CROSS SECTIONS PLAN

REVISION BLOCK

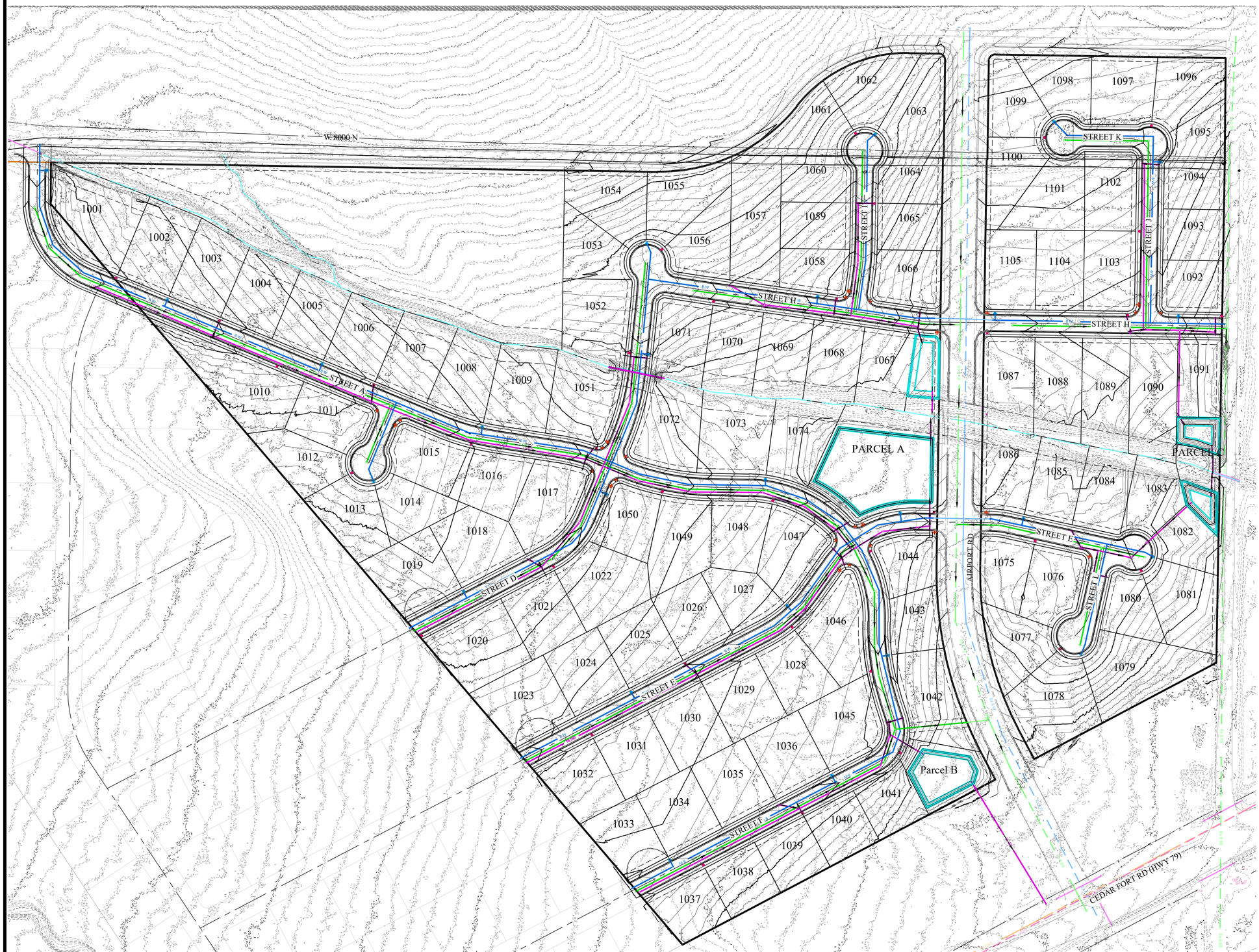
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CROSS SECTIONS PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C3.7		

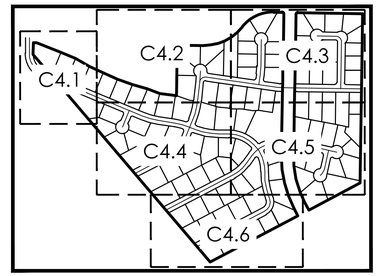
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
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- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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KEY MAP
N.T.S

NOTES:

1. NO EXISTING SLOPES EXCEED 20%, THEREFORE A SLOPE ANALYSIS HAS NOT BEEN PERFORMED

N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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DEER RUN
EAGLE MOUNTAIN, UT

OVERALL GRADING & DRAINAGE PLAN

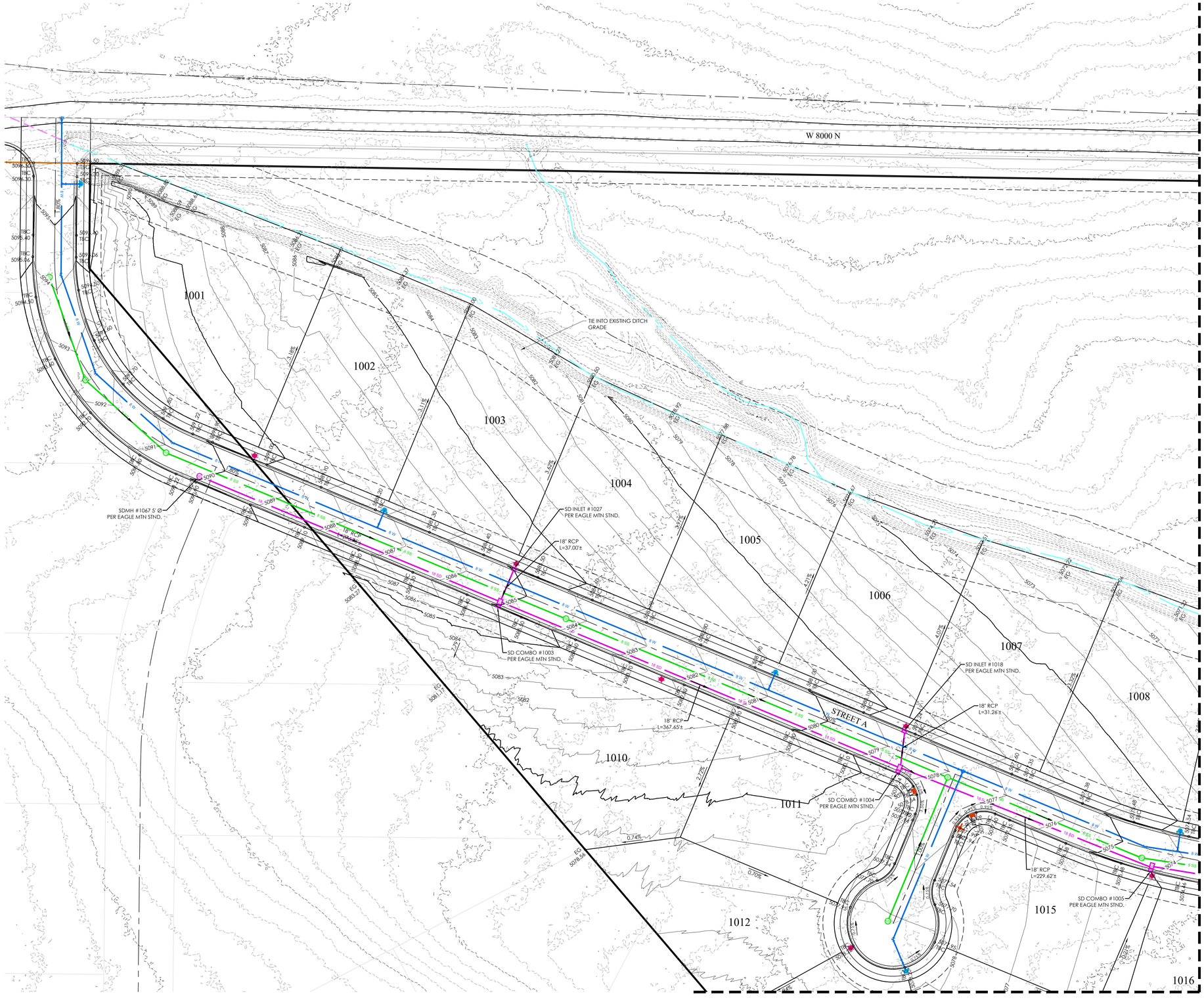
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OVERALL GRADING & DRAINAGE PLAN

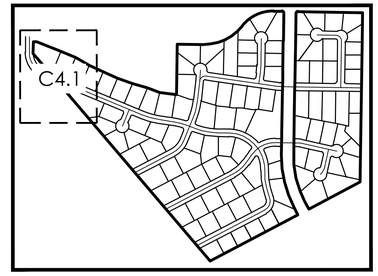
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Sheet:	C4		

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LEGEND

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- LOT LINE
- EASEMENT
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- XX" CULINARY WATER
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- SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
GRADING & DRAINAGE PLAN

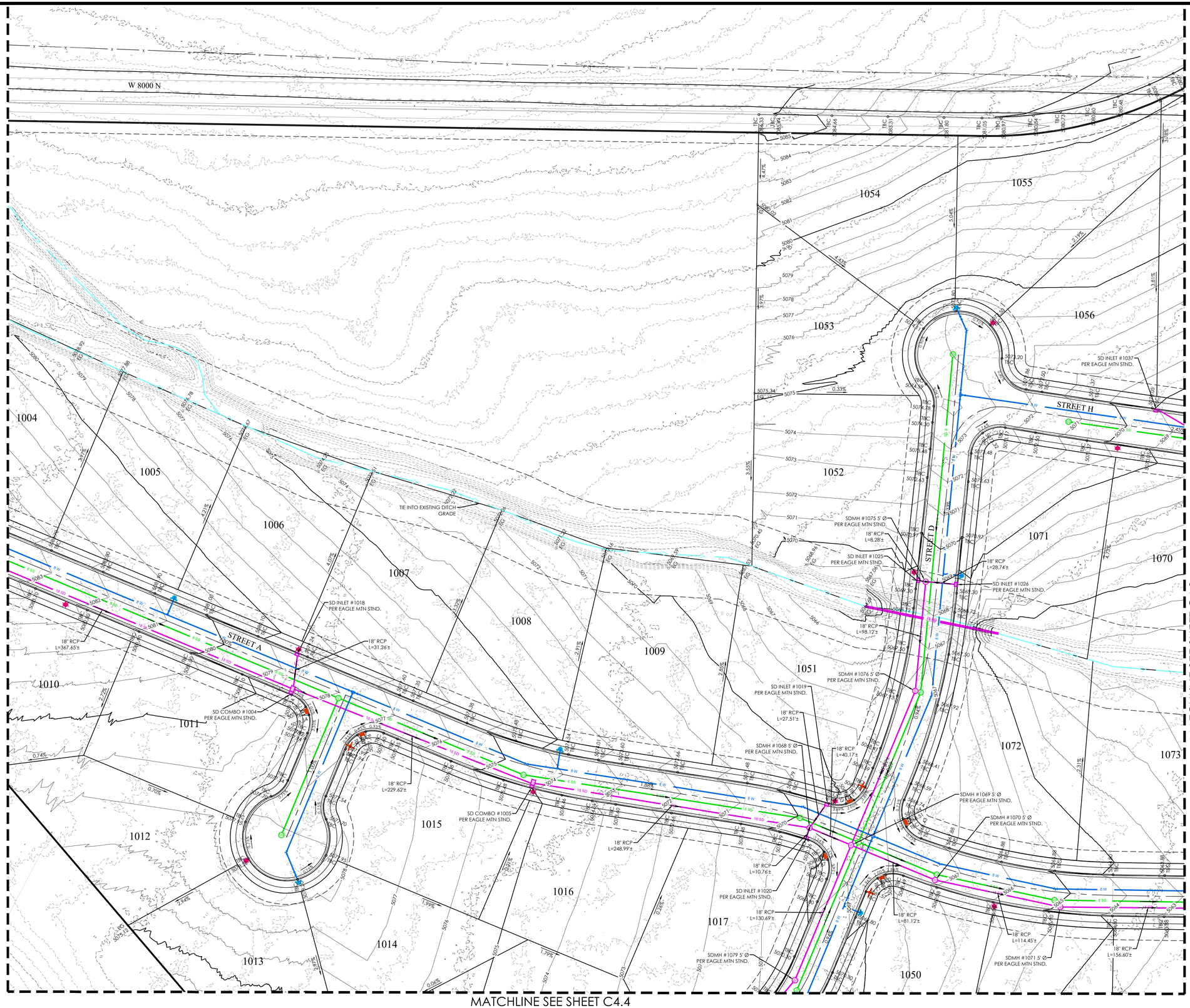
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GRADING & DRAINAGE PLAN

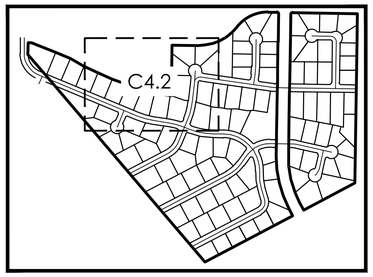
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Sheet:	C4.1		

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- BOUNDARY
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KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
GRADING & DRAINAGE PLAN

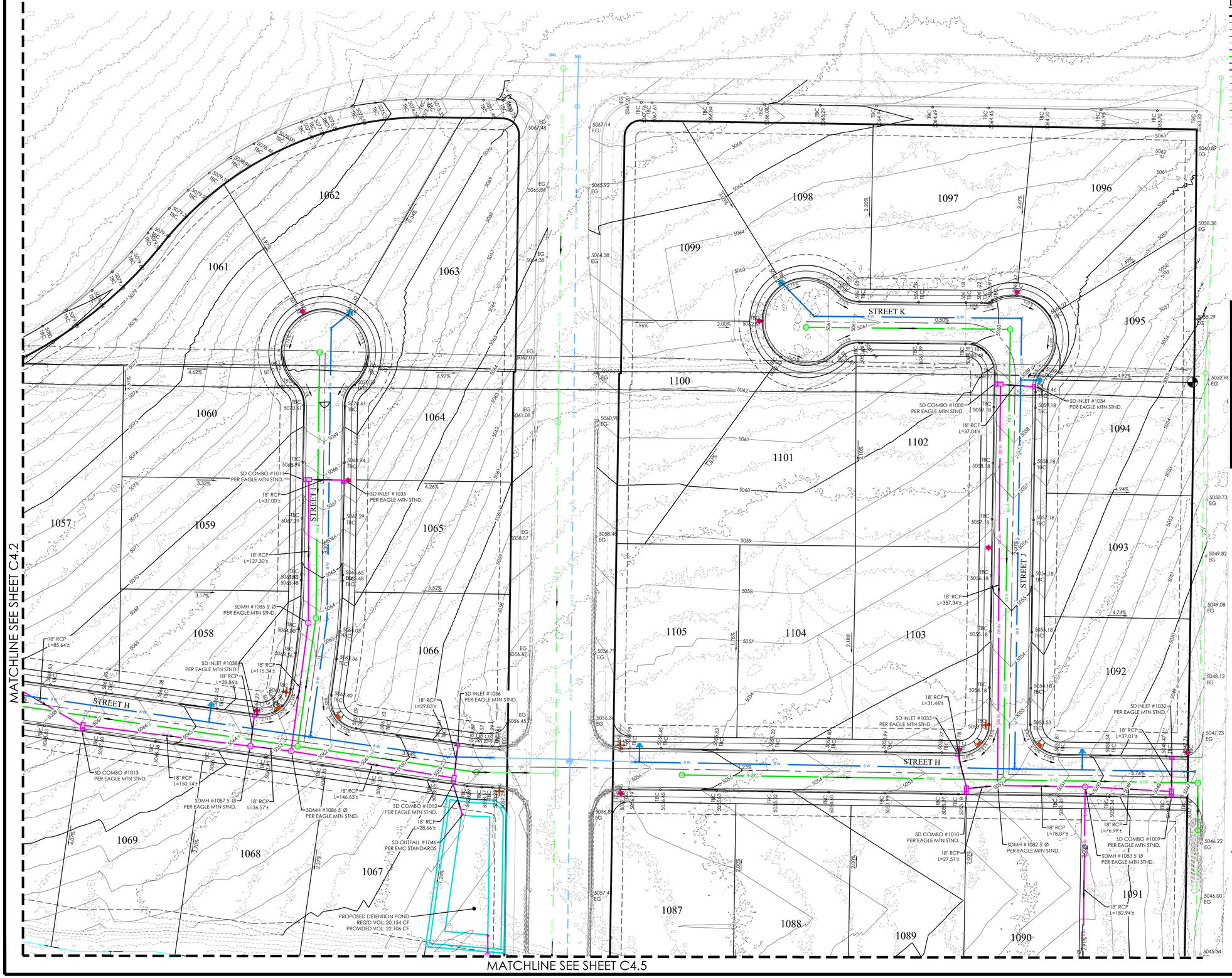
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GRADING & DRAINAGE PLAN

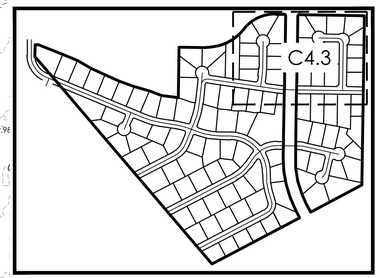
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Date:	1/22/2026	Job #:	24-0129
Sheet:	C4.2		

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LEGEND

- BOUNDARY
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KEY MAP
N.T.S

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GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C4.3		

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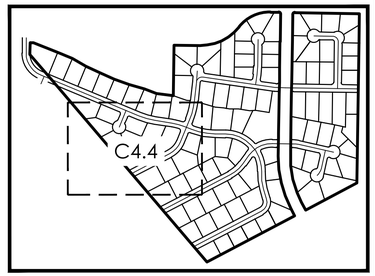
MATCHLINE SEE SHEET C4.1



MATCHLINE SEE SHEET C4.5

LEGEND

- BOUNDARY
- ROW
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- XX" STORM DRAIN
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KEY MAP
N.T.S

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GRADING & DRAINAGE PLAN

REVISION BLOCK

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3	----	----
4	----	----
5	----	----
6	----	----

GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C4.4		

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MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

PARCEL A

Parcel B

STREET E

STREET A

AIRPORT RD

BASIN 5

PROPOSED DETENTION POND
REQ'D VOL: 41,782 CF
PROVIDED VOL: 42,769 CF

PROPOSED DETENTION POND
REQ'D VOL: 18,523 CF
PROVIDED VOL: 19,457 CF

PROPOSED DETENTION POND
REQ'D VOL: 12,249 CF
PROVIDED VOL: 13,073 CF

LEGEND

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KEY MAP
N.T.S

C4.5

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EAGLE MOUNTAIN, UT

GRADING & DRAINAGE PLAN

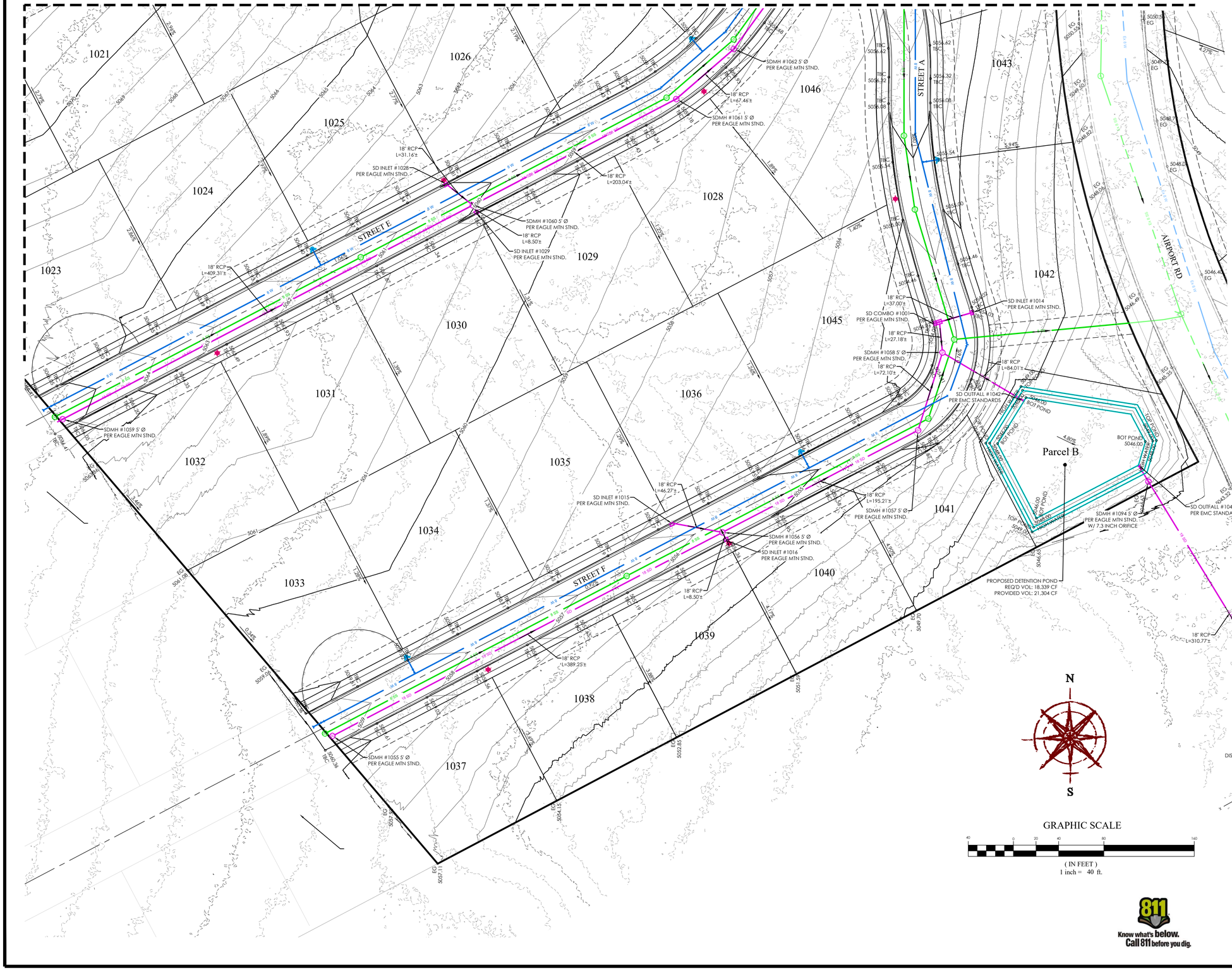
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GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C4.5		

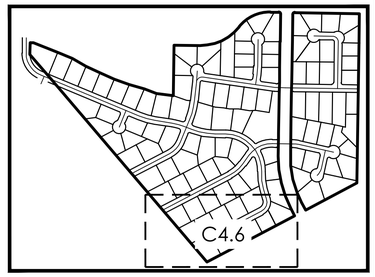
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MATCHLINE SEE SHEET C4.5



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK

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GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: BDH
Date: 1/22/2026	Job #: 24-0129
Sheet: C4.6	

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Parcel A South Detention Pond

Project: Cedar Fort Holbrook
Location Eagle Mountain, Utah
Date: 10/14/2025
Designer: Mark Christensen

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre Per Eagle Mountain Standards

Allowable Discharges

Storm Drain Discharge: 4.46 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 4.464 cfs

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Totals	972,229		388,892
Weighted "C" Value		**0.40**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.31	0.40	22.32	38.48	34,631	4.46	4,017	30,613
30.0	2.90	0.40	22.32	25.89	46,603	4.46	8,035	38,568
60.0	1.80	0.40	22.32	16.07	57,852	4.46	16,070	41,782
120.0	0.98	0.40	22.32	8.78	63,251	4.46	32,140	31,111
180.0	0.67	0.40	22.32	5.98	64,601	4.46	48,210	16,391
360.0	0.37	0.40	22.32	3.32	71,736	4.46	96,419	-24,683
720.0	0.23	0.40	22.32	2.01	86,777	4.46	192,839	-106,061
1440.0	0.12	0.40	22.32	1.05	91,020	4.46	385,678	-294,658

Maximum Storage Requirement: ***41,782***
Maximum Storage Requirement (ac-ft): 0.96

Detention Basin Design

Storage Requirement: 41,782 *cf*
Allowable Depth: 4.0 *ft*
Retention Pond Volume: 41,449 *cf*
Roadway Sump Storage: 1,320 *cf*

Total Storage **42,769** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 4.46

Orifice Sizing: h = 1.25 ft
C = 0.6
A = 0.829 sf
dia. = 12.33 inches

Orifice Size= **12.3** **inch**

Parcel B Detention Pond

Project: Cedar Fort Holbrook
Location Eagle Mountain, Utah
Date: 10/14/2025
Designer: Mark Christensen

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre Per Eagle Mountain Standards

Allowable Discharges

Storm Drain Discharge: 1.96 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 1.959 cfs

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Totals	426,729		170,692
Weighted "C" Value		**0.40**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.31	0.40	9.80	16.89	15,200	1.96	1,763	13,437
30.0	2.90	0.40	9.80	11.36	20,455	1.96	3,527	16,928
60.0	1.80	0.40	9.80	7.05	25,392	1.96	7,053	18,339
120.0	0.98	0.40	9.80	3.86	27,762	1.96	14,107	13,655
180.0	0.67	0.40	9.80	2.63	28,355	1.96	21,160	7,194
360.0	0.37	0.40	9.80	1.46	31,486	1.96	42,320	-10,834
720.0	0.23	0.40	9.80	0.88	38,088	1.96	84,640	-46,552
1440.0	0.12	0.40	9.80	0.46	39,950	1.96	169,281	-129,331

Maximum Storage Requirement: ***18,339***
Maximum Storage Requirement (ac-ft): 0.42

Detention Basin Design

Storage Requirement: 18,339 *cf*
Allowable Depth: 4.0 *ft*
Retention Pond Volume: 19,984 *cf*
Roadway Sump Storage: 1,320 *cf*

Total Storage **21,304** ***DETENTION ADEQUATE***

Parcel A North Detention Pond

Project: Cedar Fort Holbrook
Location Eagle Mountain, Utah
Date: 10/14/2025
Designer: Mark Christensen

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre Per Eagle Mountain Standards

Allowable Discharges

Storm Drain Discharge: 2.15 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 2.153 cfs

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Totals	468,973		183,475
Weighted "C" Value		**0.40**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.31	0.40	10.77	18.56	16,705	2.15	1,938	14,767
30.0	2.90	0.40	10.77	12.49	22,480	2.15	3,876	18,604
60.0	1.80	0.40	10.77	7.75	27,906	2.15	7,752	20,154
120.0	0.98	0.40	10.77	4.24	30,510	2.15	15,503	15,007
180.0	0.67	0.40	10.77	2.89	31,162	2.15	23,255	7,907
360.0	0.37	0.40	10.77	1.60	34,603	2.15	46,510	-11,906
720.0	0.23	0.40	10.77	0.97	41,859	2.15	93,020	-51,161
1440.0	0.12	0.40	10.77	0.51	43,905	2.15	186,039	-142,134

Maximum Storage Requirement: ***20,154***
Maximum Storage Requirement (ac-ft): 0.46

Detention Basin Design

Storage Requirement: 20,154 *cf*
Allowable Depth: 4.0 *ft*
Retention Pond Volume: 20,786 *cf*
Roadway Sump Storage: 1,320 *cf*

Total Storage **22,106** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 2.15

Orifice Sizing: h = 4 ft
C = 0.6
A = 0.224 sf
dia. = 6.40 inches

Orifice Size= **6.4** **inch**

Parcel C North Detention Pond

Project: Cedar Fort Holbrook
Location Eagle Mountain, Utah
Date: 10/14/2025
Designer: Mark Christensen

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre Per Eagle Mountain Standards

Allowable Discharges

Storm Drain Discharge: 1.98 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 1.979 cfs

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Totals	431,014		172,405
Weighted "C" Value		**0.40**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.31	0.40	9.89	17.06	15,353	1.98	1,781	13,572
30.0	2.90	0.40	9.89	11.48	20,660	1.98	3,562	17,098
60.0	1.80	0.40	9.89	7.12	25,647	1.98	7,124	18,523
120.0	0.98	0.40	9.89	3.89	28,041	1.98	14,248	13,792
180.0	0.67	0.40	9.89	2.65	28,639	1.98	21,373	7,267
360.0	0.37	0.40	9.89	1.47	31,802	1.98	42,745	-10,943
720.0	0.23	0.40	9.89	0.89	38,471	1.98	85,490	-47,020
1440.0	0.12	0.40	9.89	0.47	40,351	1.98	170,981	-130,629

Maximum Storage Requirement: ***18,523***
Maximum Storage Requirement (ac-ft): 0.43

Detention Basin Design

Storage Requirement: 18,523 *cf*
Allowable Depth: 4.0 *ft*
Retention Pond Volume: 18,137 *cf*
Roadway Sump Storage: 1,320 *cf*

Total Storage **19,457** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 1.98

Orifice Sizing: h = 5 ft
C = 0.6
A = 0.184 sf
dia. = 5.81 inches

Orifice Size= **5.8** **inch**

Parcel C South Detention Pond

Project: Cedar Fort Holbrook
Location Eagle Mountain, Utah
Date: 10/14/2025
Designer: Mark Christensen

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre Per Eagle Mountain Standards

Allowable Discharges

Storm Drain Discharge: 1.31 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 1.309 cfs

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Totals	285,018		114,007
Weighted "C" Value		**0.40**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.31	0.40	6.54	11.28	10,152	1.31	1,178	8,975
30.0	2.90	0.40	6.54	7.59	13,662	1.31	2,356	11,306
60.0	1.80	0.40	6.54	4.71	16,960	1.31	4,711	12,249
120.0	0.98	0.40	6.54	2.58	18,543	1.31	9,422	9,121
180.0	0.67	0.40	6.54	1.75	18,938	1.31	14,133	4,805
360.0	0.37	0.40	6.54	0.97	21,030	1.31	28,266	-7,236
720.0	0.23	0.40	6.54	0.59	25,440	1.31	56,532	-31,093
1440.0	0.12	0.40	6.54	0.31	26,683	1.31	113,065	-86,382

Maximum Storage Requirement: ***12,249***
Maximum Storage Requirement (ac-ft): 0.28

Detention Basin Design

Storage Requirement: 12,249 *cf*
Allowable Depth: 4.0 *ft*
Retention Pond Volume: 11,753 *cf*
Roadway Sump Storage: 1,320 *cf*

Total Storage **13,073** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 1.31

Orifice Sizing: h = 4 ft
C = 0.6
A = 0.136 sf
dia. = 4.99 inches

Orifice Size= **5.0** **inch**

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POND CALCULATIONS

REVISION BLOCK

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POND CALCULATIONS

Scale: 1"=100' | Drawn: BDH
Date: 1/22/2026 | Job #: 24-0129
Sheet: C4.7

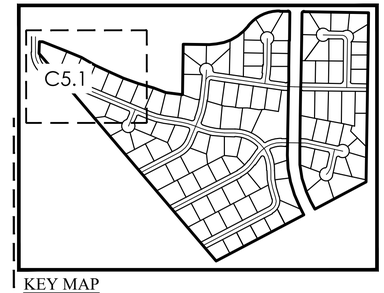
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
SEWER PLAN

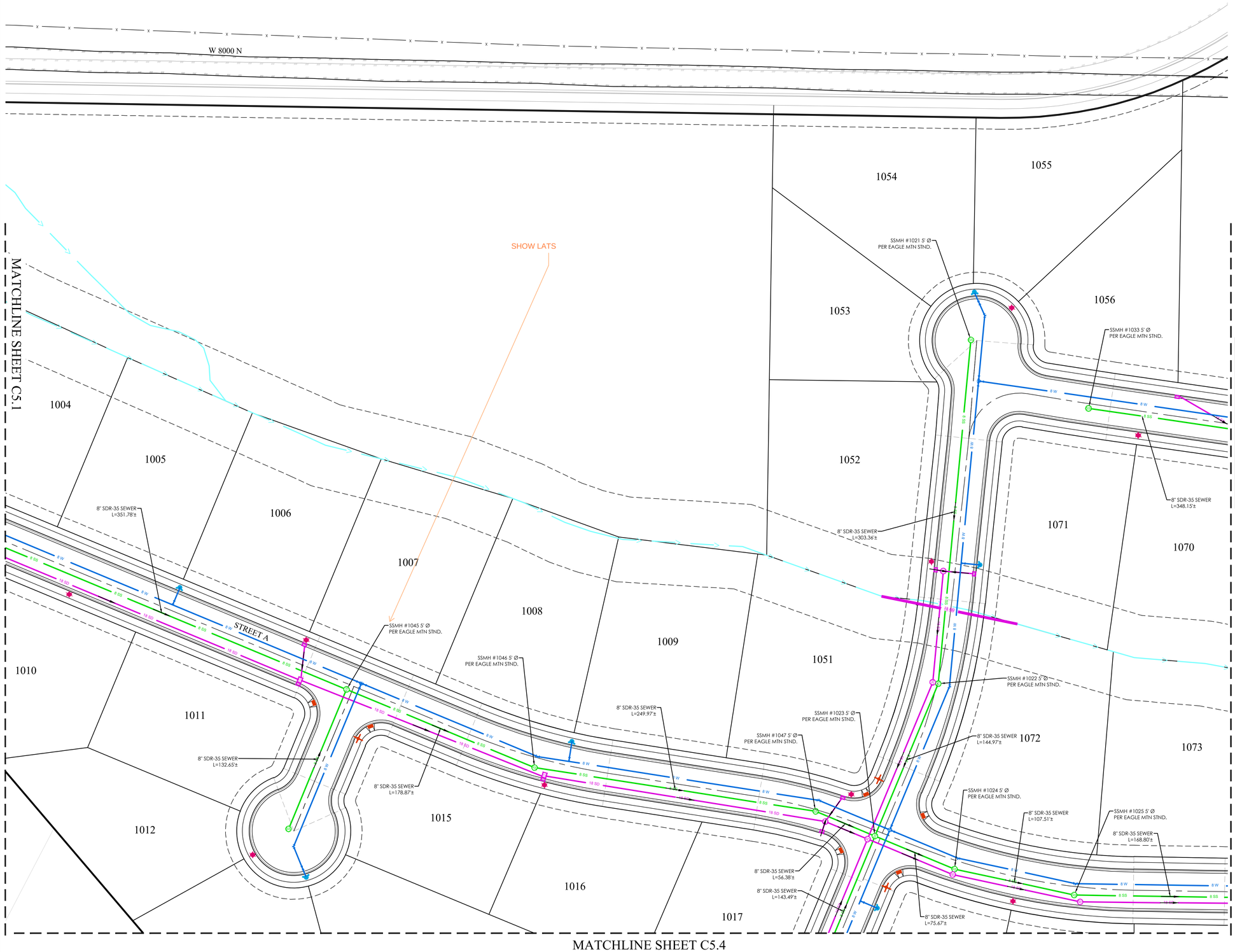
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SEWER PLAN

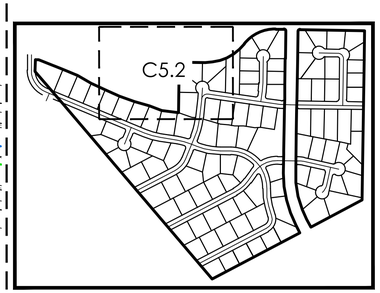
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LEGEND

- BOUNDARY
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- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
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- EXIST. CULINARY WATER
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- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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SEWER PLAN

REVISION BLOCK

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SEWER PLAN

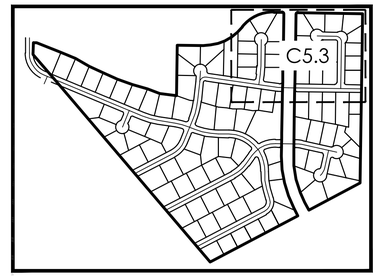
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
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- XX" STORM DRAIN
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- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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KEY MAP
N.T.S

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S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
SEWER PLAN

REVISION BLOCK

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SEWER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
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MATCHLINE SHEET C5.2

MATCHLINE SHEET C5.5

MATCHLINE SHEET C5.6

STREET D

STREET E

8" SDR-35 SEWER L=178.87'±

8" SDR-35 SEWER L=132.65±

8" SDR-35 SEWER L=249.97'±

8" SDR-35 SEWER L=56.38'±

8" SDR-35 SEWER L=144.97'±

8" SDR-35 SEWER L=75.67'±

8" SDR-35 SEWER L=168.80'±

8" SDR-35 SEWER L=143.49'±

8" SDR-35 SEWER L=107.51'±

8" SDR-35 SEWER L=166.85'±

8" SDR-35 SEWER L=93.46'±

8" SDR-35 SEWER L=166.85'±

8" SDR-35 SEWER L=305.18'±

8" SDR-35 SEWER L=305.18'±

SSMH #1044 5' Ø PER EAGLE MTN STND.

SSMH #1045 5' Ø PER EAGLE MTN STND.

SSMH #1046 5' Ø PER EAGLE MTN STND.

SSMH #1047 5' Ø PER EAGLE MTN STND.

SSMH #1022 5' Ø PER EAGLE MTN STND.

SSMH #1024 5' Ø PER EAGLE MTN STND.

SSMH #1025 5' Ø PER EAGLE MTN STND.

SSMH #1032 5' Ø PER EAGLE MTN STND.

SSMH #1031 5' Ø PER EAGLE MTN STND.

SSMH #1029 5' Ø PER EAGLE MTN STND.

SSMH #1030 5' Ø PER EAGLE MTN STND.

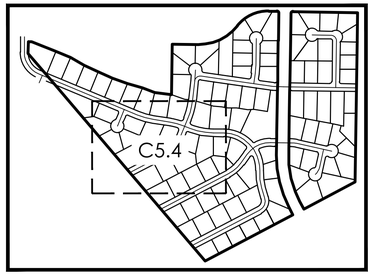
SSMH #1017 5' Ø PER EAGLE MTN STND.

SSMH #1016 5' Ø PER EAGLE MTN STND.

1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1029 1030 1031 1048 1049 1050 1051 1072 1073

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" SD — STORM DRAIN
- XX" SS — SANITARY SEWER
- XX" W — CULINARY WATER
- XX" PI — PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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FOR REVIEW ONLY

DEER RUN
EAGLE MOUNTAIN, UT
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C5.4		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\C5.4 - SEWER PLAN.dwg

MATCHLINE SHEET C5.3

MATCHLINE SHEET C5.4

MATCHLINE SHEET C5.6

PARCEL A

PARCEL C

Parcel B

STREET E

STREET L

AIRPORT RD

1027 1028 1029 1074 1047 1046 1045 1044 1043 1042 1036 1075 1076 1077 1078 1086 1085 1084 1083 1082 1089 1090 1080 1081 1079

SSMH #1026 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=86.76'±

SSMH #1027 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=85.87'±

SSMH #1028 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=54.51'±

SSMH #1020 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=143.48'±

8" SDR-35 SEWER L=78.67'±

SSMH #1019 5' Ø PER EAGLE MTN STND.

SSMH #1018 5' Ø PER EAGLE MTN STND.

SSMH #1008 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=23.54'±

8" SDR-35 SEWER L=108.46'±

SSMH #1007 5' Ø PER EAGLE MTN STND.

SSMH #1006 5' Ø PER EAGLE MTN STND.

SSMH #1005 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=120.20'±

SSMH #1004 5' Ø PER EAGLE MTN STND.

PROPOSED 20' DRAINAGE EASEMENT

8" SDR-35 SEWER L=73.66'±

8" SDR-35 SEWER L=155.21'±

TIE INTO EXISTING SEWER STUB

SSMH #1003 5' Ø PER EAGLE MTN STND.

SSMH #1011 5' Ø PER EAGLE MTN STND.

TIE INTO EXISTING SEWER

SSMH #1014 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=91.60'±

SSMH #1013 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=225.12'±

8" SDR-35 SEWER L=94.86'±

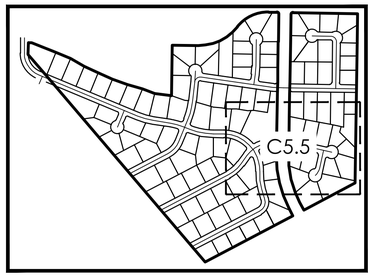
SSMH #1012 5' Ø PER EAGLE MTN STND.

8" SDR-35 SEWER L=214.58'±

SSMH #1015 5' Ø PER EAGLE MTN STND.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
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- EXIST. CULINARY WATER
- EXIST. FENCE
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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DEER RUN
EAGLE MOUNTAIN, UT
SEWER PLAN

REVISION BLOCK

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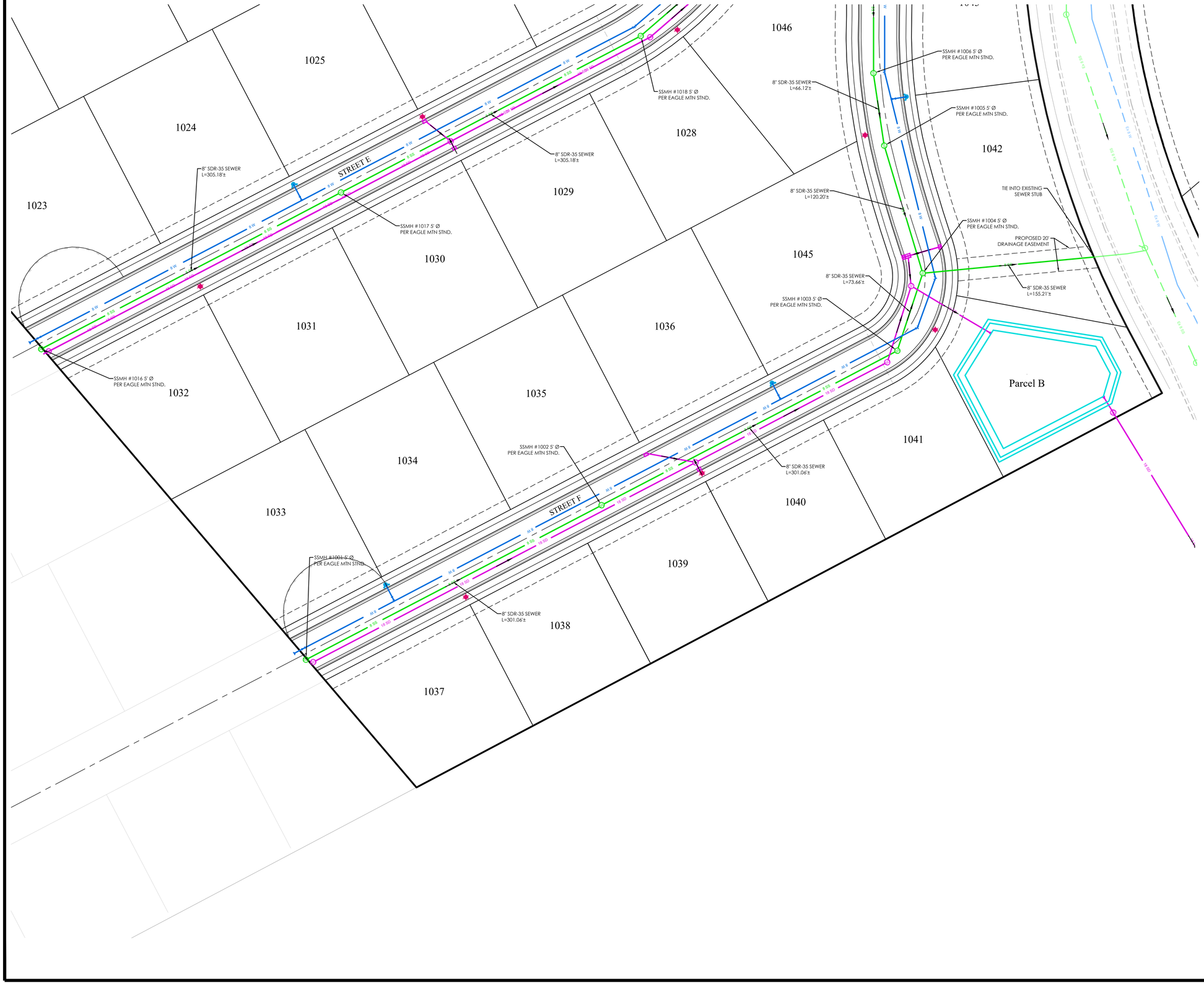
SEWER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C5.5		

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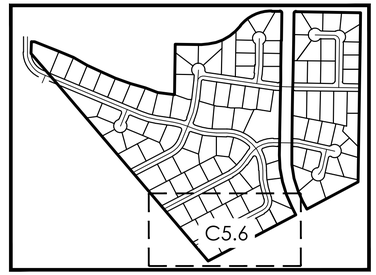
MATCHLINE SHEET C5.4

MATCHLINE SHEET C5.5



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
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- XX" PRESSURE IRRIGATION
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KEY MAP
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DEER RUN
EAGLE MOUNTAIN, UT
SEWER PLAN

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SEWER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C5.6		

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W 8000 N

8" CUL WATER TEE
PER EMC STANDARDS.

FOR FUTURE ROADWAY TIE IN

FIRE HYDRANT #1025
PER EAGLE MTN. STND.

8" PVC C900
L=133.86±

CUL WATER FITTING
22.5° BEND
PER EMC STANDARDS

8" PVC C900
L=88.60±

CUL WATER FITTING
22.5° BEND
PER EMC STANDARDS

8" PVC C900
L=88.15±

CUL WATER FITTING
11.25° BEND
PER EMC STANDARDS

FIRE HYDRANT #1014
PER EAGLE MTN. STND.

8" PVC C900
L=728.56±

FIRE HYDRANT #1013
PER EAGLE MTN. STND.

STREET A

8" CUL WATER TEE
PER EMC STANDARDS.

FIRE HYDRANT #1012
PER EAGLE MTN. STND.

8" PVC C900
L=155.31±

8" PVC C900
L=167.67±

CUL WATER FITTING
45° BEND
PER EMC STANDARDS

CUL WATER FITTING
11.25° BEND
PER EMC STANDARDS

8" PVC C900
L=29.44±

FIRE HYDRANT #1004
PER EAGLE MTN. STND.

1001 1002 1003 1004 1005 1006 1007 1008 1010 1011 1012 1015 1016

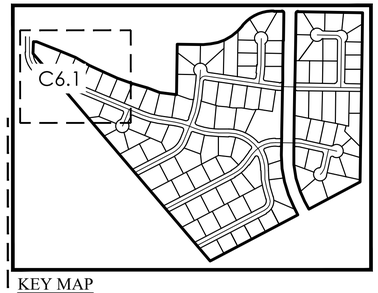
SHOW LATS

MATCHLINE SHEET C6.2

MATCHLINE SHEET C6.4

LEGEND

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- LOT LINE
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- XX" SD — XX" STORM DRAIN
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DEER RUN
EAGLE MOUNTAIN, UT
WATER PLAN

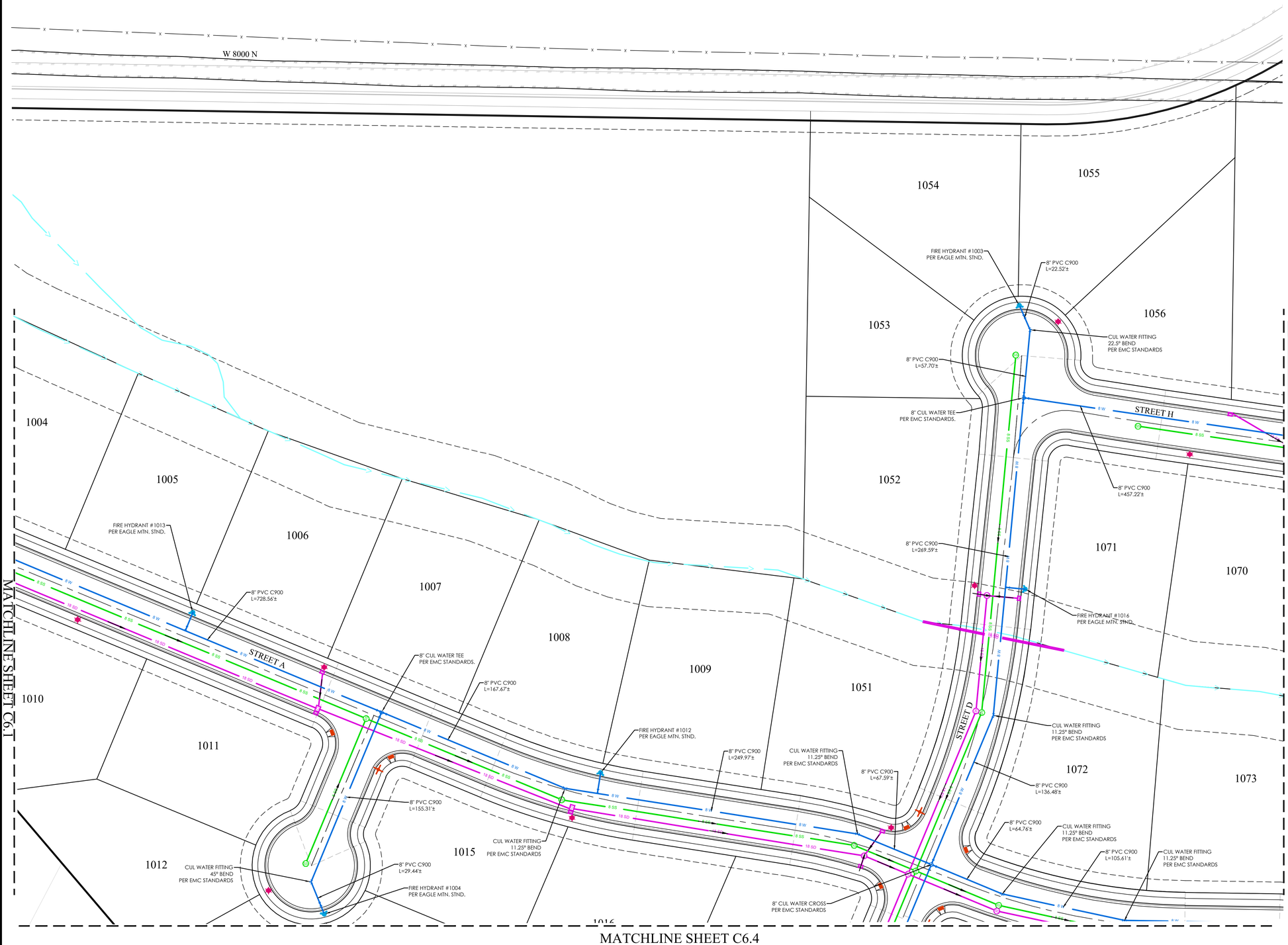
REVISION BLOCK

#	DATE	DESCRIPTION
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WATER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C6.1		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\C6.1 - WATER PLAN.dwg



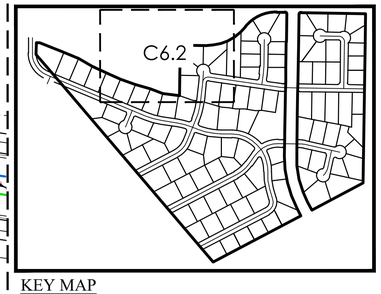
MATCHLINE SHEET C6.1

MATCHLINE SHEET C6.4

MATCHLINE SHEET C6.3

LEGEND

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- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
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- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
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- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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WATER PLAN

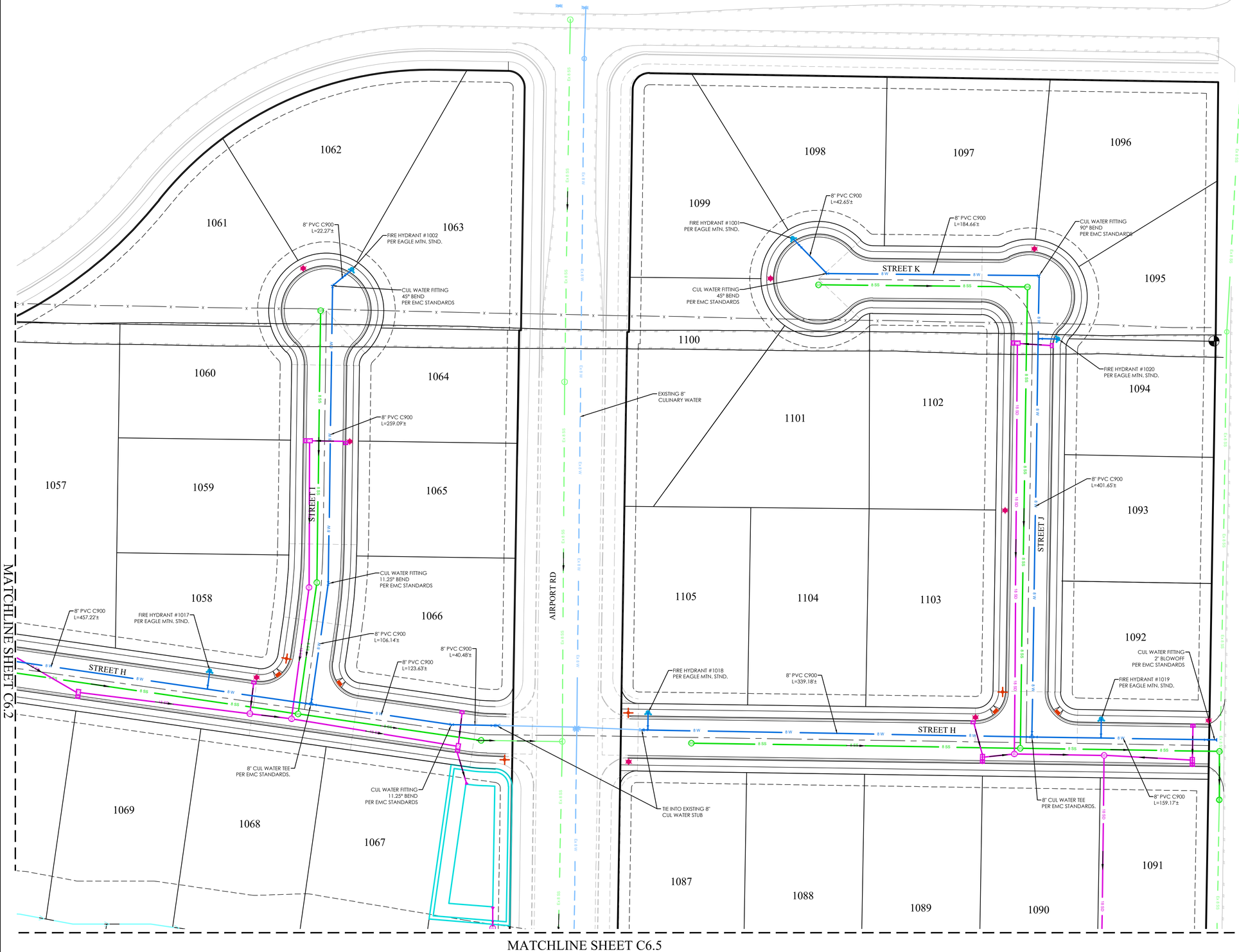
REVISION BLOCK

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WATER PLAN

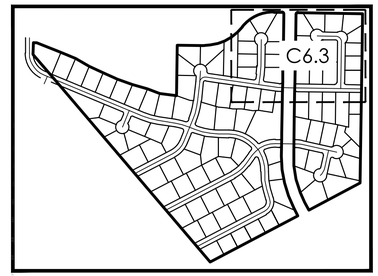
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Date:	1/22/2026	Job #:	24-0129
Sheet:	C6.2		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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WATER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C6.3		

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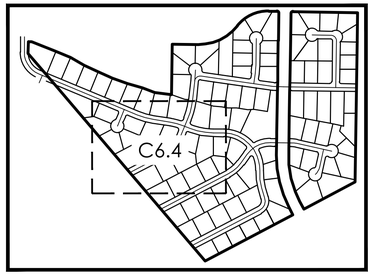
MATCHLINE SHEET C6.2



MATCHLINE SHEET C6.6

LEGEND

- BOUNDARY
- ROW
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- LOT LINE
- EASEMENT
- XX" STORM DRAIN
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WATER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C6.4		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\C6.4 - WATER PLAN.dwg

MATCHLINE SHEET C6.3

MATCHLINE SHEET C6.4

MATCHLINE SHEET C6.6

1074 1089 1090 1086 1085 1084 1083 1082 1075 1076 1080 1081 1077 1078 1079 1047 1044 1043 1046 1028 1029 1042 1045 1036 027 8

PARCEL A

PARCEL C

Parcel B

AIRPORT RD

STREET E

STREET L

EXISTING 8" CULINARY WATER

TIE INTO EXISTING 8" CULINARY WATER

DOES NOT EXIST

FIRE HYDRANT #1010 PER EAGLE MTN. STND.

FIRE HYDRANT #1007 PER EAGLE MTN. STND.

FIRE HYDRANT #1024 PER EAGLE MTN. STND.

FIRE HYDRANT #1005 PER EAGLE MTN. STND.

FIRE HYDRANT #1008 PER EAGLE MTN. STND.

FIRE HYDRANT #1021 PER EAGLE MTN. STND.

FIRE HYDRANT #1022 PER EAGLE MTN. STND.

FIRE HYDRANT #1004 PER EAGLE MTN. STND.

8" PVC C900 L=89.70±

8" PVC C900 L=91.76±

8" PVC C900 L=44.27±

8" PVC C900 L=60.99±

8" PVC C900 L=17.90±

8" PVC C900 L=4.22±

8" PVC C900 L=253.76±

8" PVC C900 L=83.93±

8" PVC C900 L=20.26±

8" PVC C900 L=34.89±

8" PVC C900 L=144.05±

8" PVC C900 L=93.36±

8" PVC C900 L=29.15±

8" PVC C900 L=101.98±

8" PVC C900 L=614.11±

8" PVC C900 L=76.35±

8" PVC C900 L=117.45±

8" PVC C900 L=191.26±

8" PVC C900 L=47.61±

8" PVC C900 L=632.81±

8" PVC C900 L=221.02±

8" PVC C900 L=23.14±

CUL WATER FITTING 22.5° BEND PER EMC STANDARDS

CUL WATER FITTING 11.25° BEND PER EMC STANDARDS

CUL WATER CROSS PER EMC STANDARDS

8" CUL WATER TEE PER EMC STANDARDS.

CUL WATER FITTING 45° BEND PER EMC STANDARDS

LEGEND

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- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

C6.5

KEY MAP
N.T.S

N

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's below. Call 811 before you dig.

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FOR REVIEW ONLY

DEER RUN
EAGLE MOUNTAIN, UT
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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WATER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C6.5		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\C6.5 - WATER PLAN.dwg

MATCHLINE SHEET C6.4

MATCHLINE SHEET C6.5

1021 1026 1025 1024 1023 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1045 1046

STREET E

STREET F

AIRPORT RD

Parcel B

CUL WATER FITTING
11.25° BEND
PER EMC STANDARDS

8" PVC C900
L=76.33'±

8" PVC C900
L=614.11'±

FIRE HYDRANT #1009
PER EAGLE MTN. STND.

CUL WATER FITTING
2" BLOWOFF
PER EMC STANDARDS

8" PVC C900
L=632.81'±

FIRE HYDRANT #1023
PER EAGLE MTN. STND.

CUL WATER FITTING
2" BLOWOFF
PER EMC STANDARDS

FIRE HYDRANT #1022
PER EAGLE MTN. STND.

8" PVC C900
L=47.61'±

CUL WATER FITTING
45° BEND
PER EMC STANDARDS

8" PVC C900
L=191.26'±

CUL WATER FITTING
11.25° BEND
PER EMC STANDARDS

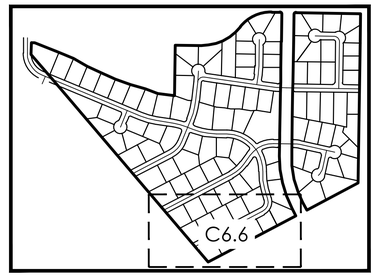
8" PVC C900
L=117.45'±

FIRE HYDRANT #1021
PER EAGLE MTN. STND.

CUL WATER FITTING
45° BEND
PER EMC STANDARDS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
WATER PLAN

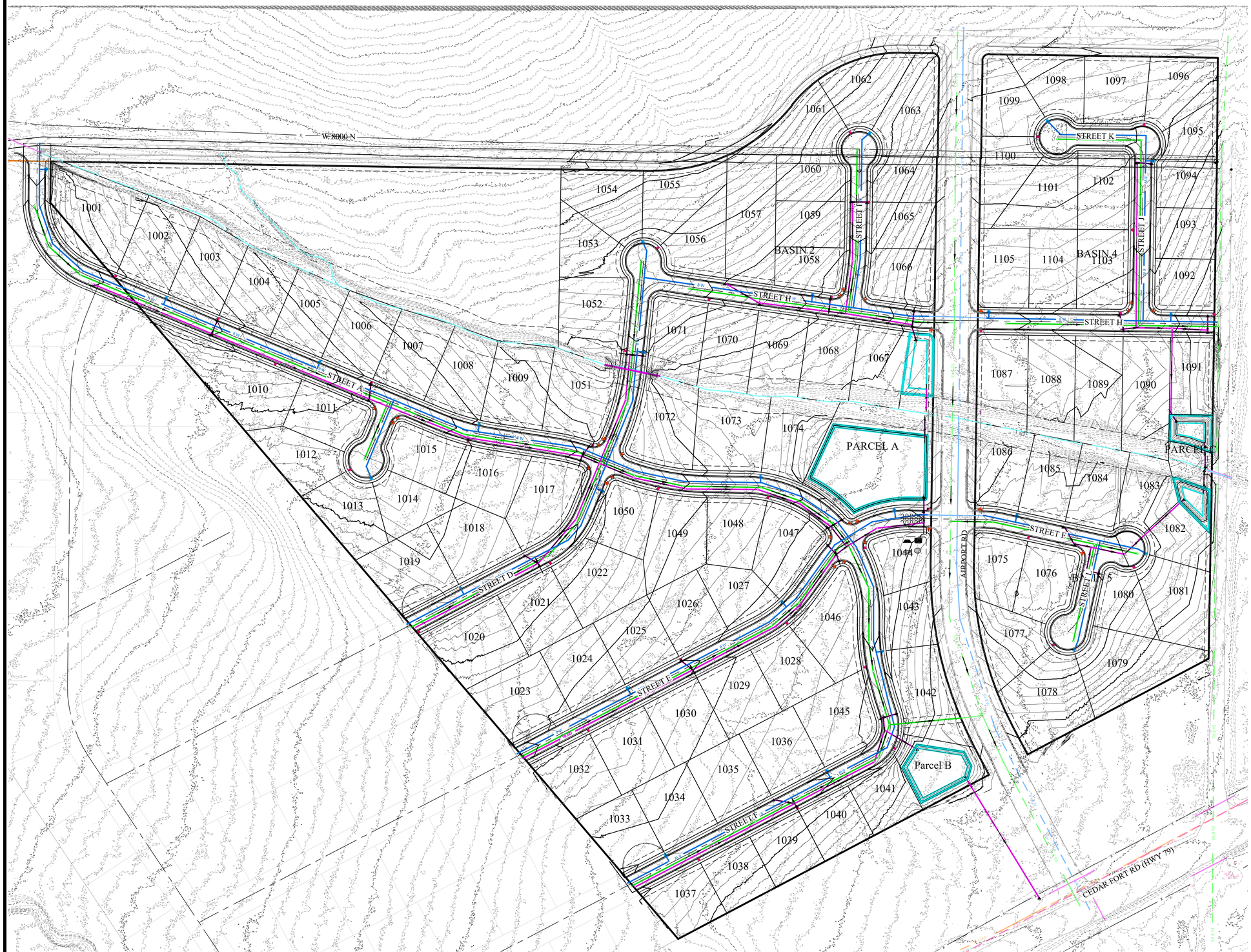
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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WATER PLAN

Scale:	1"=40'	Drawn:	BDH
Date:	1/22/2026	Job #:	24-0129
Sheet:	C6.6		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\C6.6 - WATER PLAN.dwg



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

Provide detail sheets for the BMPs that are going to be used on this project. You can access Eagle Mountain City's preferred BMP manual here. https://eaglemountain.gov/wp-content/uploads/2025/01/EMC-SWPPP-BMP-Manual.pdf Inlet BMPs must meet or exceed ASTM D-8057 per EMC code 15.50.070.

N

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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DEER RUN
EAGLE MOUNTAIN, UT
EROSION CONTROL PLAN

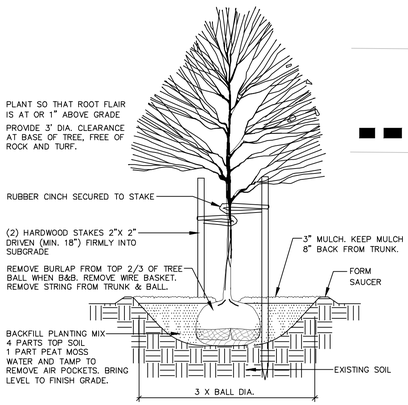
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

EROSION CONTROL PLAN

Scale: 1"=100' | Drawn: BDH
Date: 1/22/2026 | Job #: 24-0129
Sheet: C7

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\C7 - EROSION CONTROL PLAN.dwg



A TREE PLANTING & STAKING
NOT TO SCALE

EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE

TREE LEGEND

- Prunus virginiana 'Canada Red' Canada Red Choke Cherry 2" cal.
- Acer griseum Paperbark Maple 2" cal.
- Syringa reticulata Japanese Tree Lilac 2" cal.
- Geditsia triacanthos 'Inermis' Shademaster Honeylocust 2" cal.
- Acer grandidentatum 'Bigtooth Maple' 2" cal.
- Malus 'Spring Snow' Spring Snow Crab 2" cal.
- Acer tataricum Tatarian Maple 2" cal.

N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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DEER RUN
EAGLE MOUNTAIN, UT
OVERALL STREET TREE PLAN

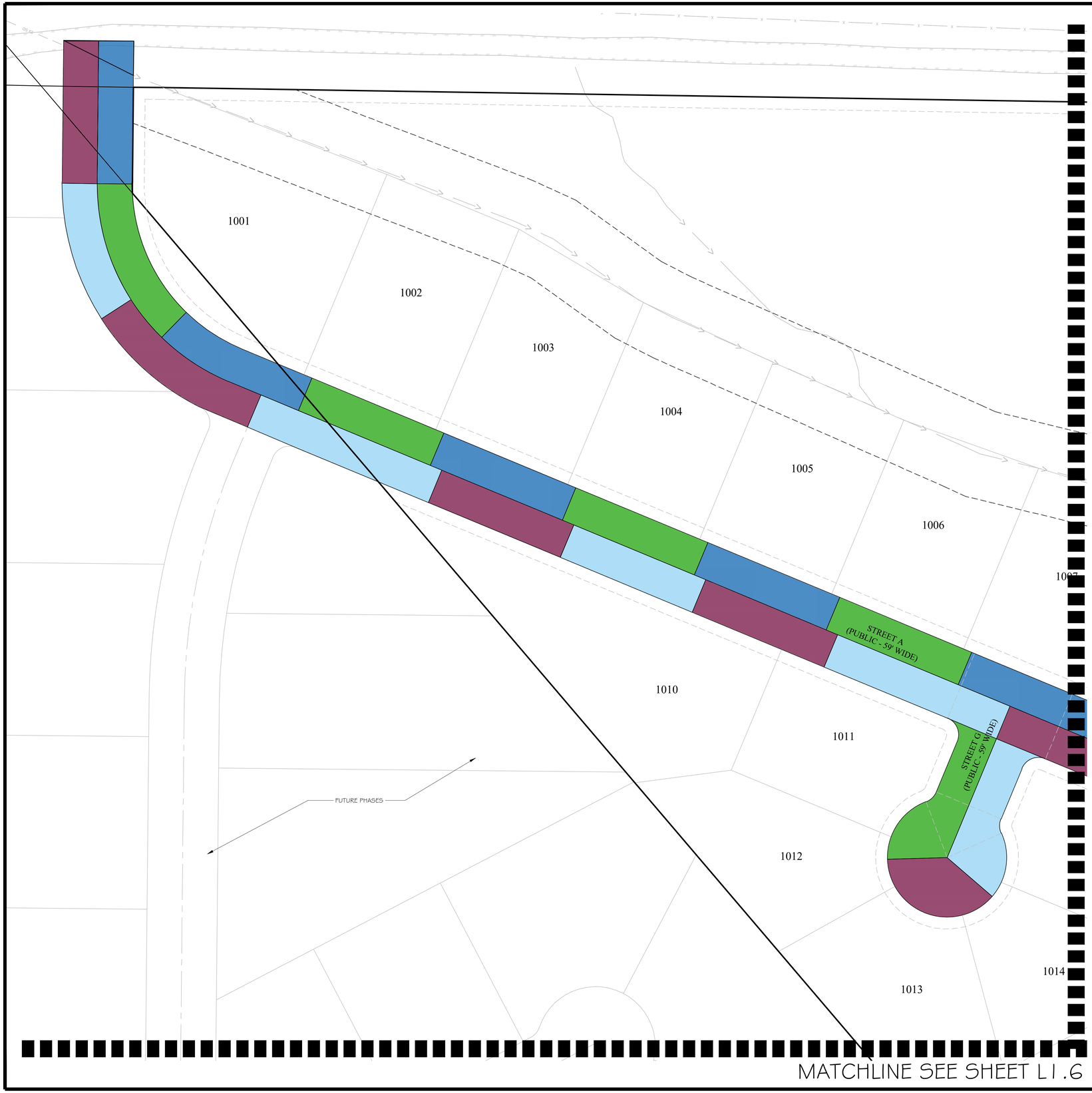
REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL STREET TREE PLAN

Scale:	1"=100'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L1.0		

Know what's below. Call 811 before you dig.

Z:_2024\24-0129 cedar fort holbrook\design\ 24-0129\dwg\sheets\L1.0 - STREET TREE PLAN.dwg





Acer grandidentatum
'Bigtooth Maple' 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's below.
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DEER RUN
EAGLE MOUNTAIN, UT
STREET TREE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

STREET TREE PLAN

Scale:	1"=40'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L1.1		

Z:_2024\24-0129 cedar fort hobrook\design 24-0129\dwg\sheet\L1.0 - STREET TREE PLAN.dwg

Know what's below. Call 811 before you dig.

MATCHLINE SEE SHEET L1.1

MATCHLINE SEE SHEET L1.3

MATCHLINE SEE SHEET L1.5(A)

MATCHLINE SEE SHEET L1.6

1054 1055 1057 2001 1053 1056 1052 1071 1070 1008 1009 1051 1072 1073 1015 1016 1017 1050 1048 1049

STREET H (PUBLIC - 59' WIDE)

STREET D (PUBLIC - 59' WIDE)

STREET A (PUBLIC - 59' WIDE)



Syringa reticulata
Japanese Tree Lilac 2" cal.



Acer grandidentatum
'Bigtooth Maple' 2" cal.



Acer tataricum
Tatarian Maple 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Acer griseum
Paperbark Maple 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN

EAGLE MOUNTAIN, UT

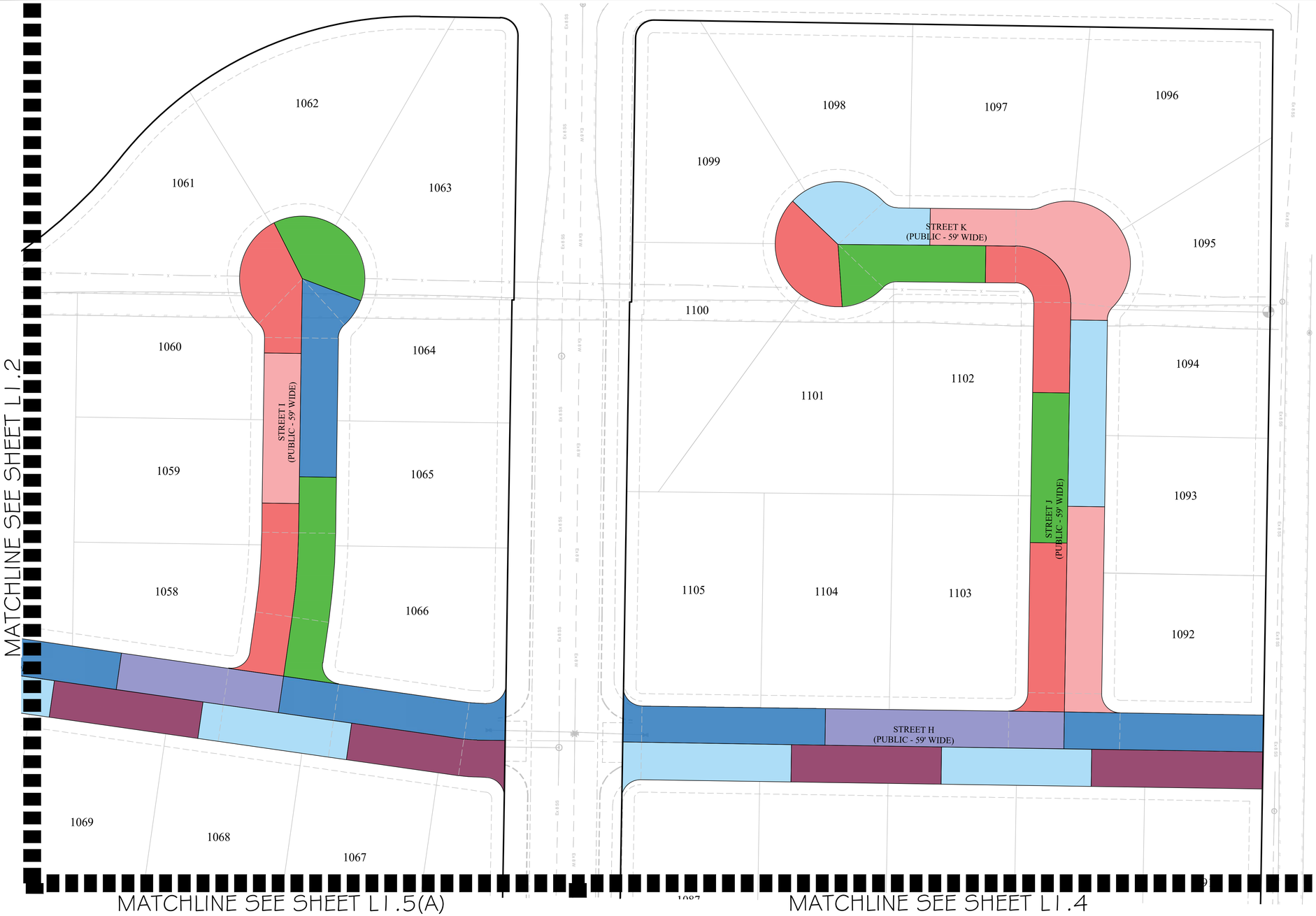
STREET TREE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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2	----	----
3	----	----
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5	----	----
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STREET TREE PLAN

Scale:	1"=40'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L1.2		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\L1.0 - STREET TREE PLAN.dwg





Acer grandidentatum
'Bigtooth Maple' 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

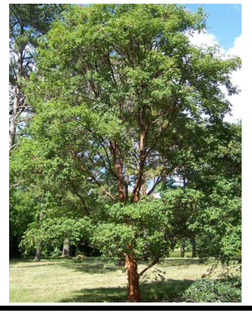
N

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Know what's below.
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Syringa reticulata
Japanese Tree Lilac 2" cal.



Acer griseum
Paperbark Maple 2" cal.



Acer tataricum
Tatarian Maple 2" cal.

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FOR REVIEW ONLY

DEER RUN
EAGLE MOUNTAIN, UT
STREET TREE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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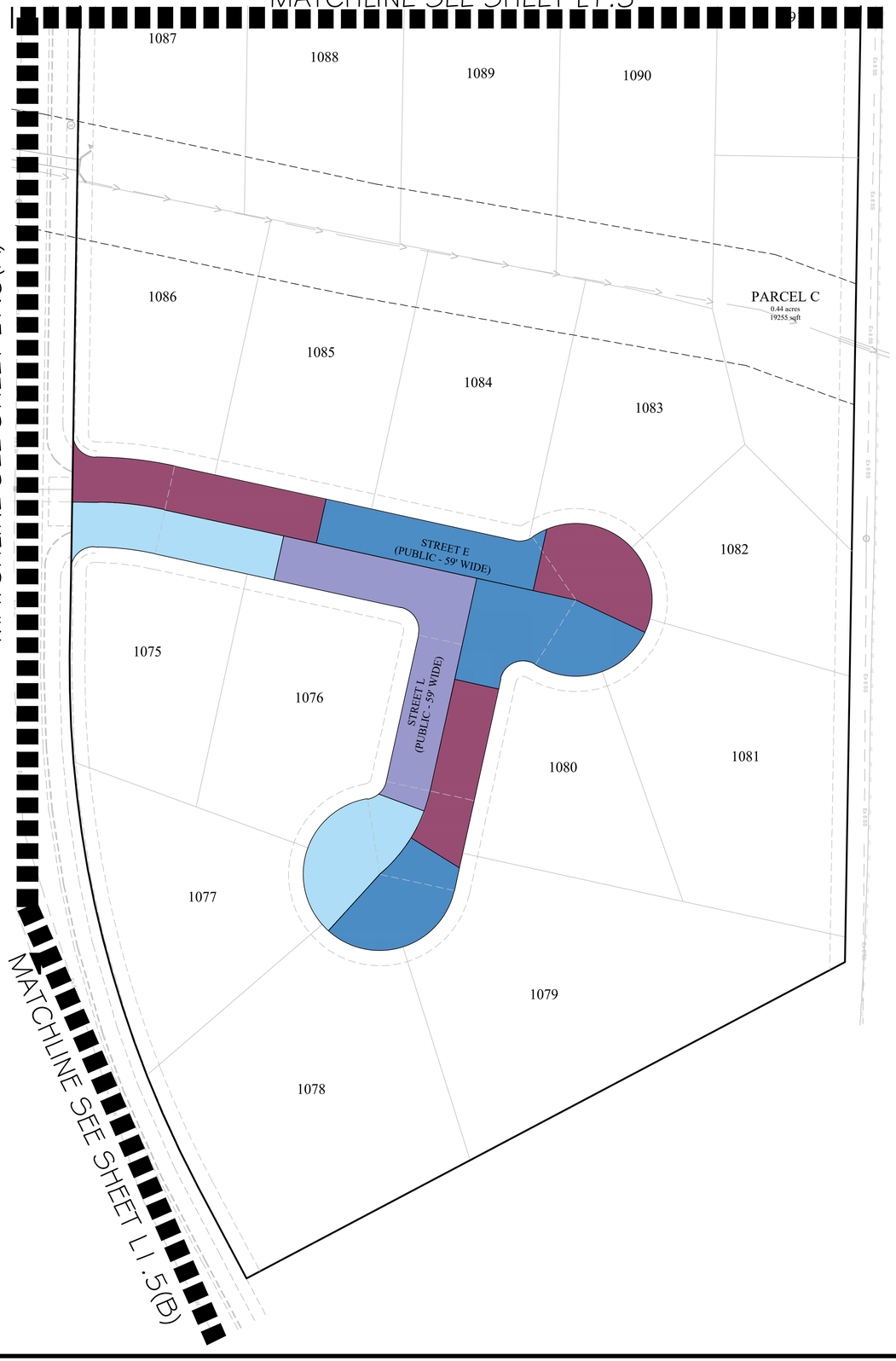
STREET TREE PLAN

Scale:	1"=40'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L1.3		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\L1.0 - STREET TREE PLAN.dwg

MATCHLINE SEE SHEET L1.3

MATCHLINE SEE SHEET L1.5(A)



MATCHLINE SEE SHEET L1.5(B)



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.

N

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEER RUN
EAGLE MOUNTAIN, UT
STREET TREE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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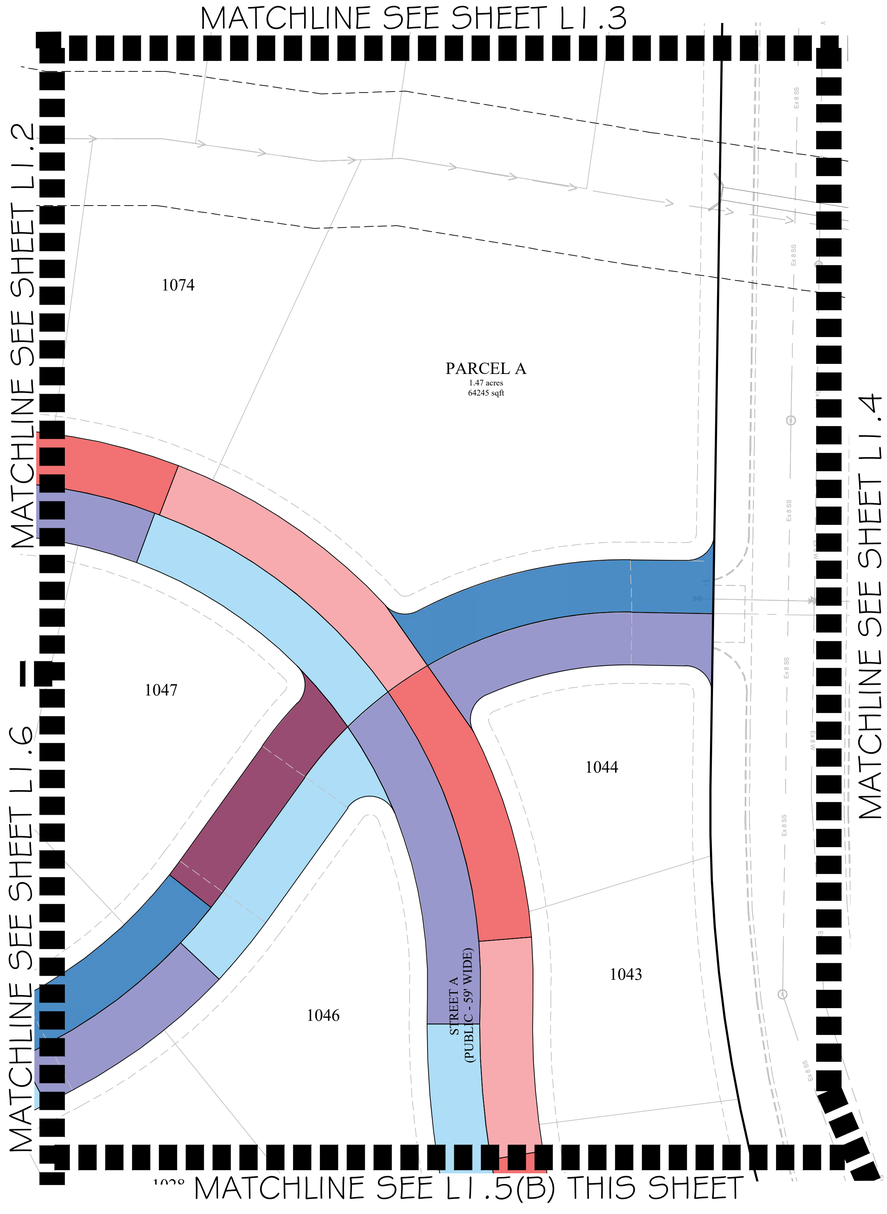
STREET TREE PLAN

Scale:	1"=40'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L1.4		

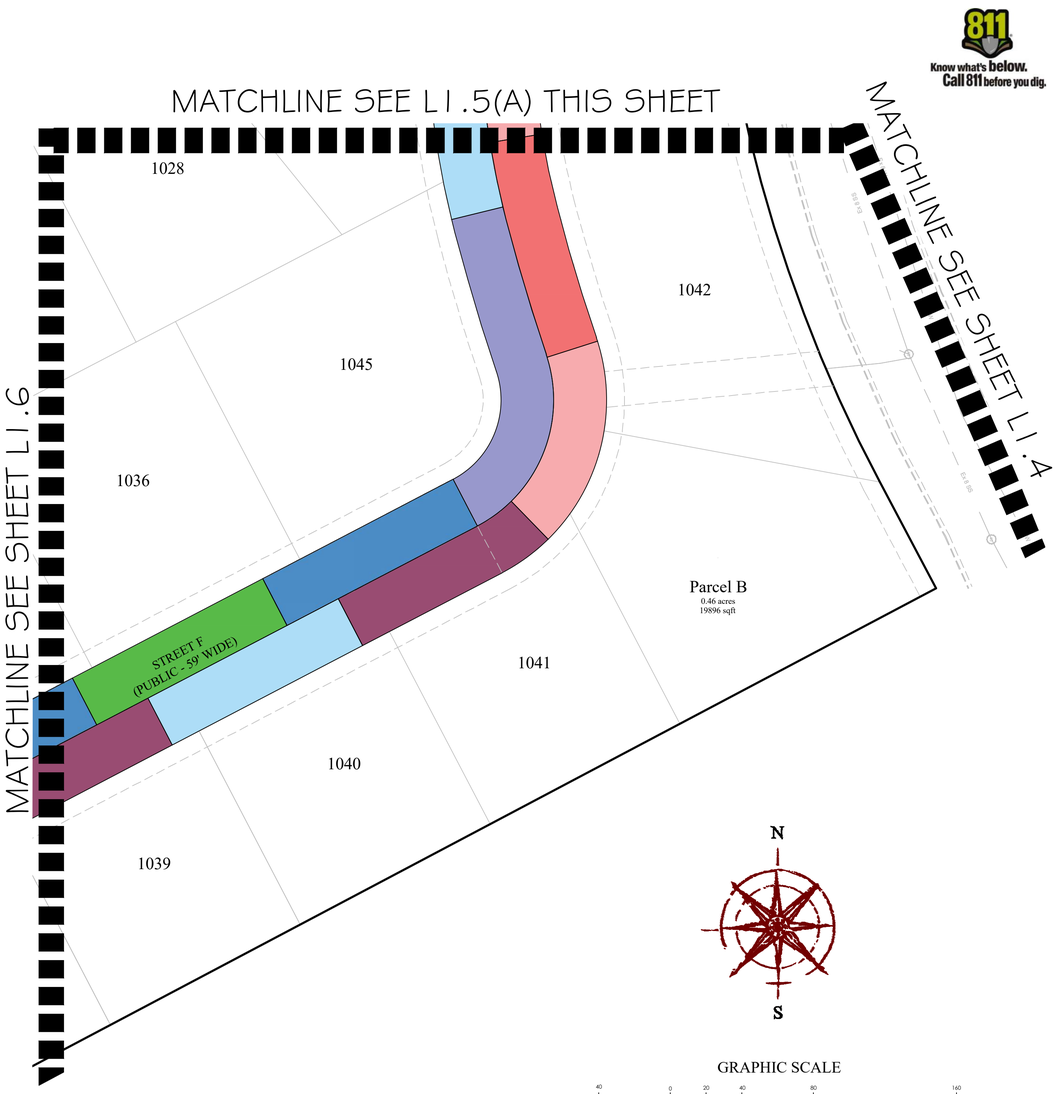
Know what's below. Call 811 before you dig.

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheet\L1.0 - STREET TREE PLAN.dwg

L1.5(A)



L1.5(B)





Acer grandidentatum
'Bigtooth Maple' 2" cal.



Syringa reticulata
Japanese Tree Lilac 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Acer griseum
Paperbark Maple 2" cal.



Acer tataricum
Tatarian Maple 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.

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FOR REVIEW ONLY

DEER RUN
EAGLE MOUNTAIN, UT
STREET TREE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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STREET TREE PLAN

Scale:	1"=40'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L1.5		

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Acer grandidentatum
'Bigtooth Maple' 2" cal.



Acer griseum
Paperbark Maple 2" cal.



Acer tataricum
Tatarian Maple 2" cal.



Syringa reticulata
Japanese Tree Lilac 2" cal.



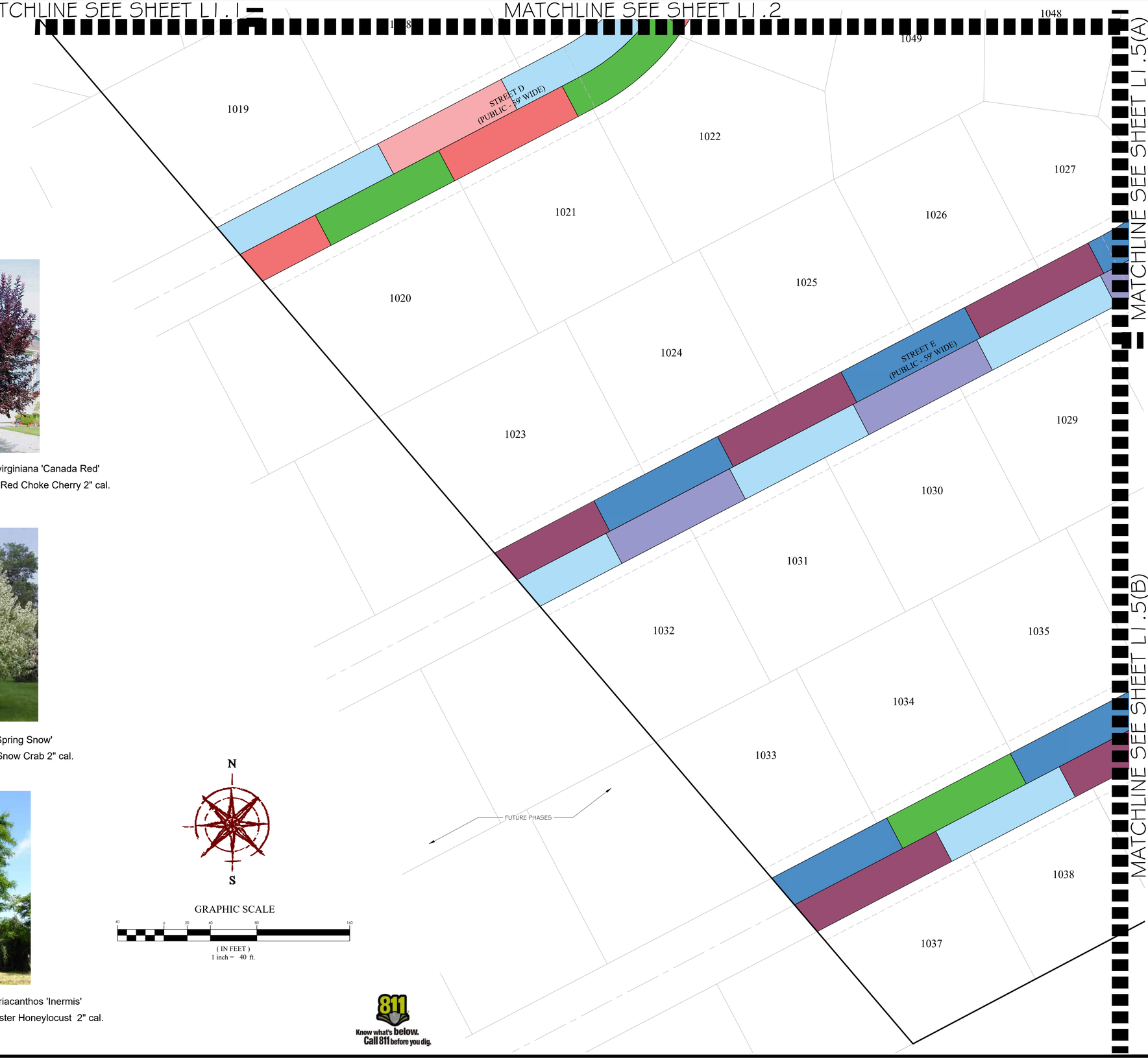
Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



N

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GRAPHIC SCALE

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(IN FEET)
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DEER RUN

EAGLE MOUNTAIN, UT

STREET TREE PLAN

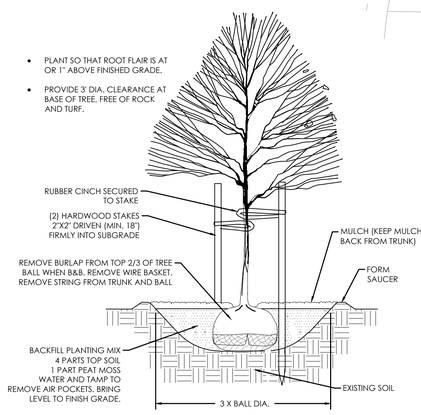
REVISION BLOCK

#	DATE	DESCRIPTION
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STREET TREE PLAN

Scale: 1"=40'
Drawn: SB
Date: 1/22/2026
Job #: 24-0129
Sheet: L1.6

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\L1.0 - STREET TREE PLAN.dwg



A TREE PLANTING & STAKING
NOT TO SCALE

PLANT SCHEDULE

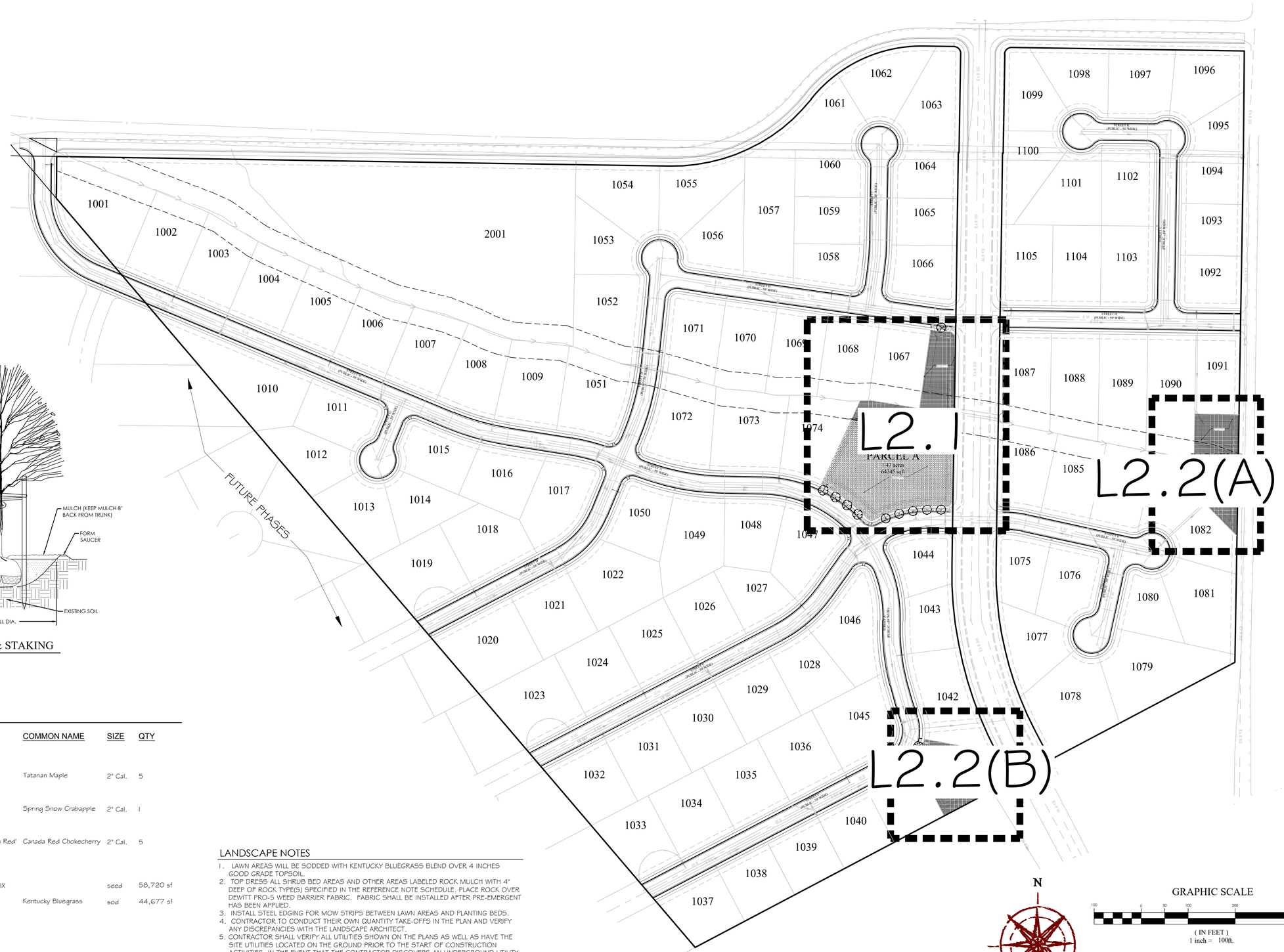
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AT	Acer tataricum	Tatarian Maple	2" Cal.	5
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	1
	PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	5
GROUND COVERS					
	NR	NATIVE GRASS SEED MIX		seed	58,720 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	44,677 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK, TYPE T.B.D.	2,462 sf

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.



N

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

811 Know what's below. Call 811 before you dig.

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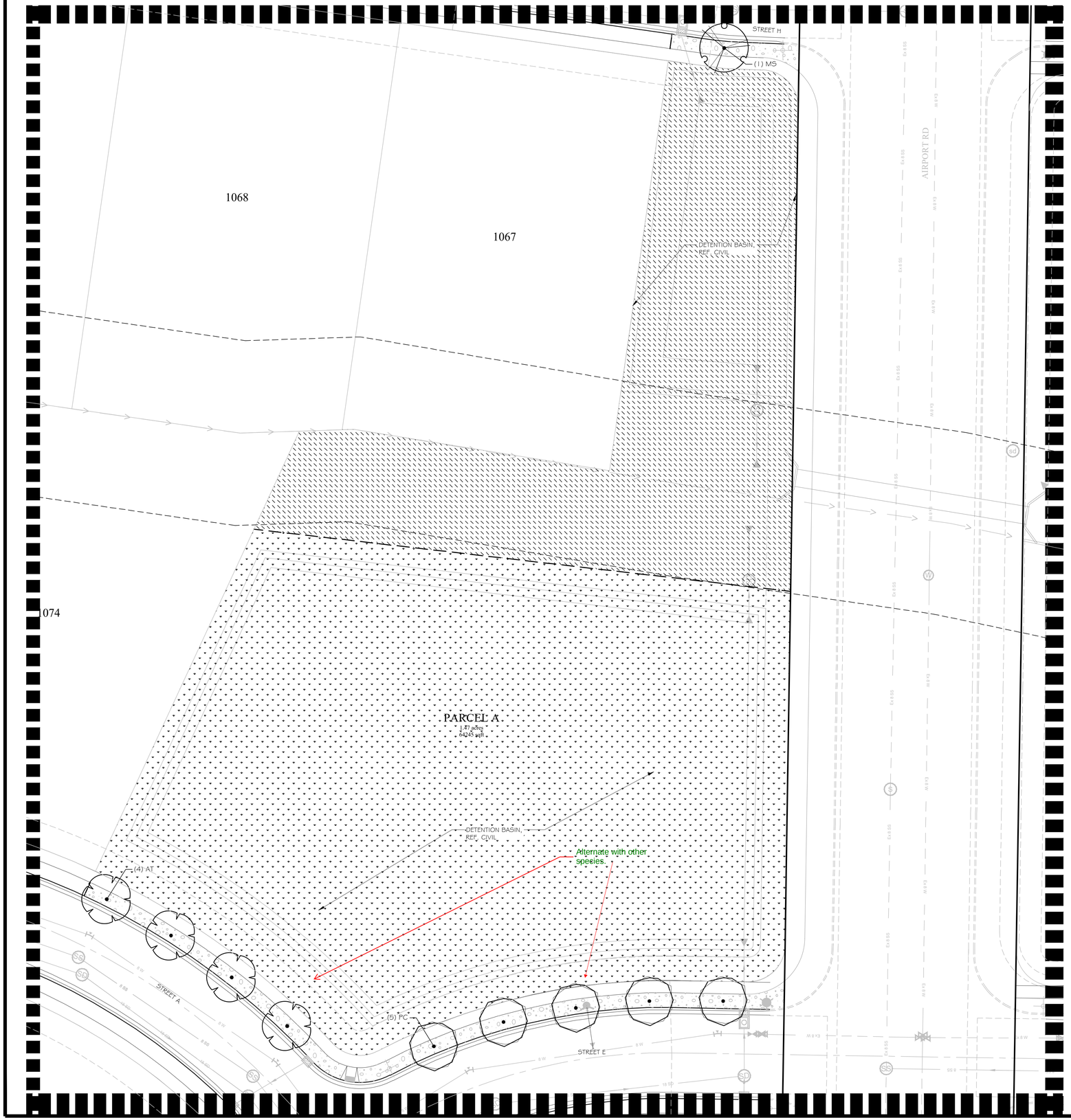
DEER RUN
EAGLE MOUNTAIN, UT
OVERALL LANDSCAPE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL LANDSCAPE PLAN

Scale:	1"=100'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L2.0		

Z:_2024\24-0129 cedar fort holbrook\design 24-0129\dwg\sheets\L2.0 - LANDSCAPE PLAN.dwg



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AT	Acer tataricum	Tatarian Maple	2" Cal.	5
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	1
	PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	5
GROUND COVERS					
	NR	NATIVE GRASS SEED MIX		seed	58,720 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	44,677 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK, TYPE T.B.D.	2,462 sf

N

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call 811 before you dig.

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www.focus-es.com

FOR REVIEW ONLY

DEER RUN
EAGLE MOUNTAIN, UT
LANDSCAPE PLAN

REVISION BLOCK

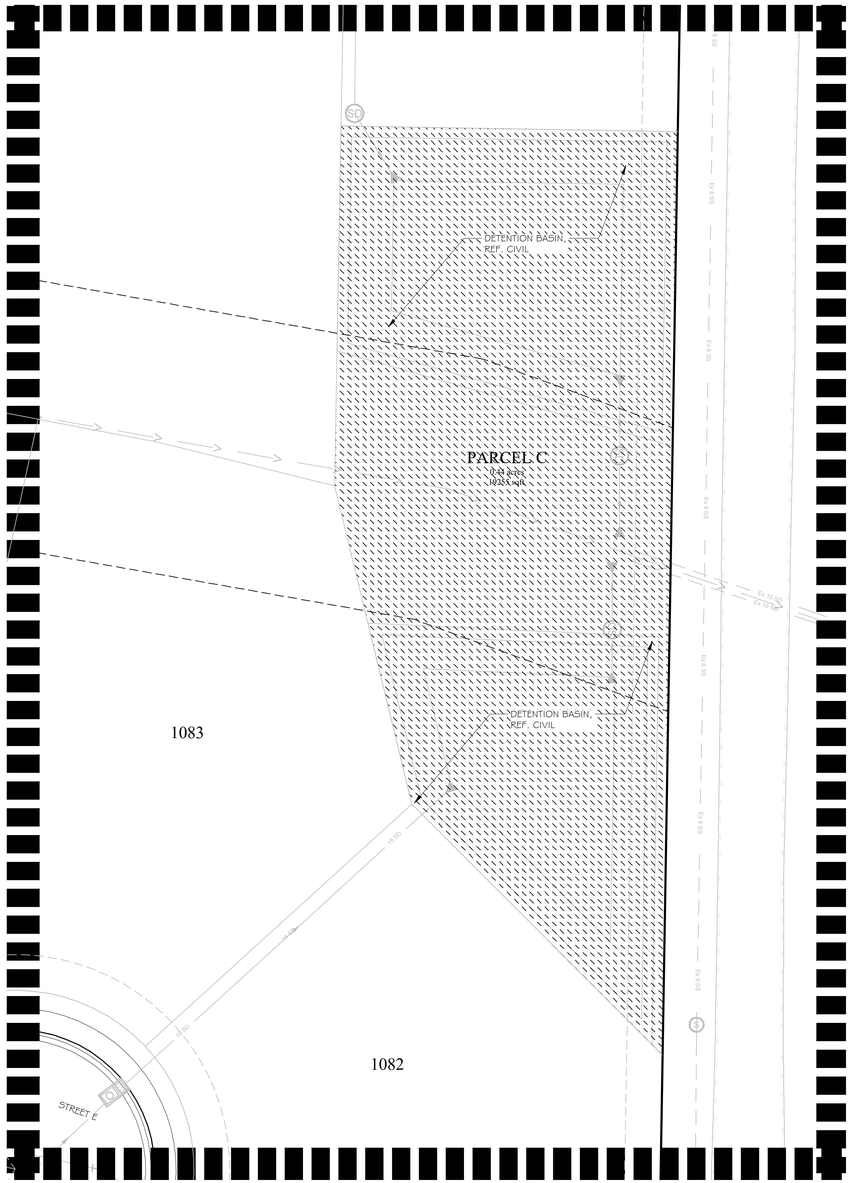
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	SB
Date:	1/22/2026	Job #:	24-0129
Sheet:	L2.1		

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L2.2(A)

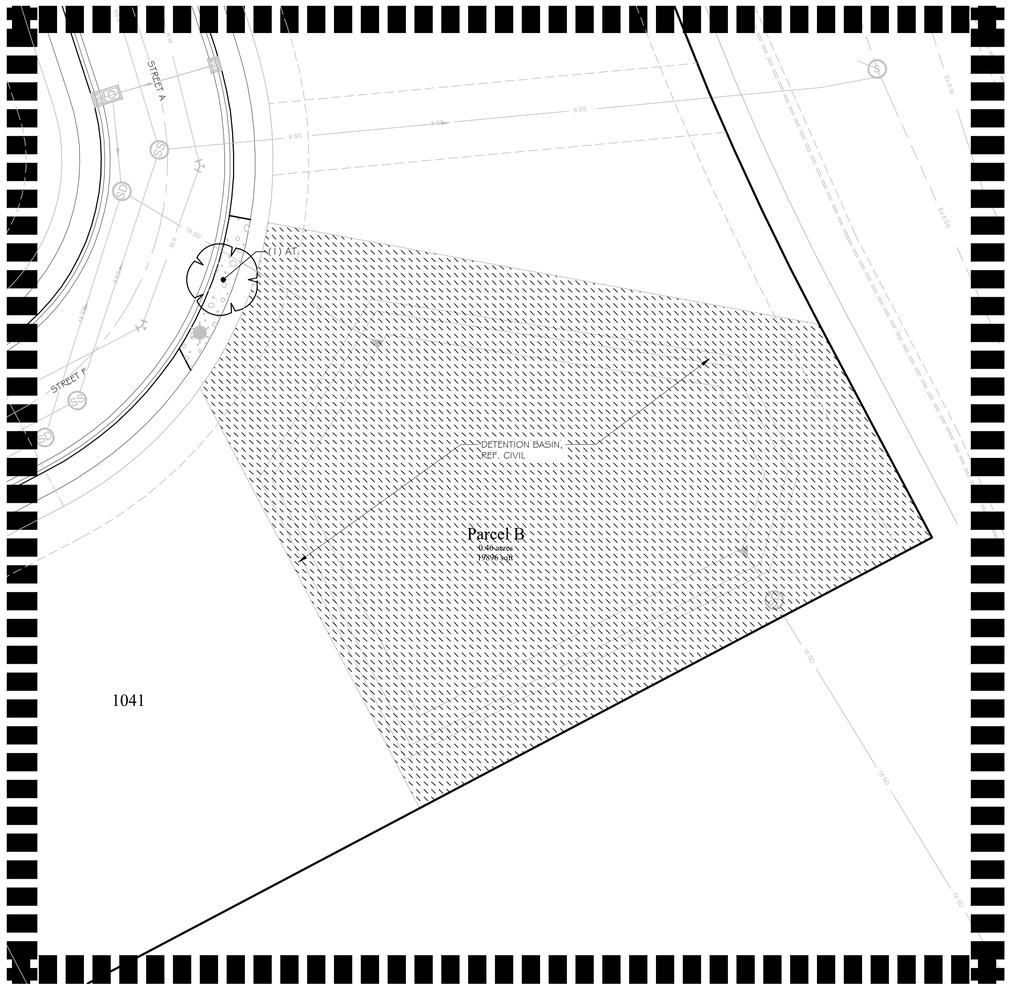


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

L2.2(B)



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AT	Acer tataricum	Tatarian Maple	2" Cal.	5
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	1
	PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	5
GROUND COVERS					
	NR	NATIVE GRASS SEED MIX		seed	58,720 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	44,677 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK, TYPE T.B.D.	2,462 sf

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REVISION BLOCK		
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LANDSCAPE PLAN

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D Stroud comments 4.10.26

DEER RUN

RESIDENTIAL DEVELOPMENT PLAN

"An infrastructure financing report describing in reasonable planning-level detail the cost of all infrastructure required to serve the area of the proposed development. Engineering estimates of construction costs, based upon recent expenses incurred for similar facilities in the area, may be used. The financial element may suggest the use of special improvement districts with privately funded reserve funds or the use of other financial methods requiring the cooperation of the city or the use of public finance authorization legally and practically available to the city. The plan shall include the use of property collateral of the development applicant to assure the city that the proposal will not unduly burden the city, adjoining property owners who will not voluntarily participate in the project, or other property owners in the city. The plan must show that the required infrastructure can be provided by the applicant or jointly by the city and the applicant using the funding provided by the applicant sponsored by publicly authorized financial methods proposed in the plan."

Water rights?

IVORY DEVELOPMENT

"An environmental impact report detailing potential impacts of the proposal on existing vegetation and wildlife, watercourses, sources of water, waste generation, noise, etc. Sensitive lands, historical sites, and endangered plants should be identified."

"A plan indicating how the proposed master development will comply with the city's current parks, trails, and open space master plan. If any parks, open space, and/or trails will be developed in phases, the proposed phasing shall be outlined."

Preliminary plat shows open space. How does it meet?

Contents

Project Context
Project Overview 3
Compatibility Statement 4
Legal Descriptions 4
Vicinity Map 6
Land Use Map 7
Existing Conditions 8

Additional Documents
Traffic Impact Analysis Report
Storm Drain Report
Preliminary Development Plan

Compatibility Statement

The proposed development reflects the City Council's direction to rezone the property from Agricultural to Foothill Residential and is designed to be compatible with the surrounding area.

Overall, the project provides an approach that is consistent with City guidance and the surrounding land use pattern.

Legal Descriptions

LEGAL DESCRIPTION

PREPARED FOR

HOLBROOK CEDAR FORT

EAGLE MOUNTAIN CITY, UTAH

10/21/2025

24-0129

EC

PARCEL EAST LEGAL DESCRIPTION

A part of the NE Quarter of Section 23, SE Quarter of Section 14, SW Quarter of Section 13 and the NW Quarter of Section 24, Township 5 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point S89º06'06"E 2189.17 feet along the Section line and N00º53'54"E 225.54 feet from the North Quarter Corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence S89°06'08"E 494.79 feet; thence S00°33'07"W 225.75 feet; thence S00°56'55"W 1,075.86 feet; thence S62°07'59"W 443.82 feet; thence N27°52'06"W 67.37 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 729.15 feet (radius bears: N62°08'32"E) a distance of 81.14 feet through a central angle of 06°22'33" Chord: N24°40'11"W 81.10 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 727.37 feet (radius bears: N68°30'48"E) a distance of 211.69 feet through a central angle of 16°40'30" Chord: N13°08'57"W 210.94 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 728.00 feet (radius bears: N85°10'52"E) a distance of 69.51 feet through a central angle of 05°28'14" Chord: N02°05'01"W 69.48 feet; thence N00°53'30"E 56.64 feet; thence N00°53'55"E 254.77 feet; thence along a line non-tangent to previous curve, N00°53'55"E 175.53 feet; thence along a line non-tangent to previous curve, N00°53'55"E 89.00 feet; thence along a line non-tangent to previous curve, N00°53'55"E 155.66 feet; thence along a line non-tangent to previous curve, N00°53'55"E 151.81 feet; thence S89°07'32"E 1.58 feet; thence N00°53'53"E 211.04 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 14.50 feet (radius bears: S89°06'57"E) a distance of 22.78 feet through a central angle of 90°00'49" Chord: N45°53'28"E 20.51 feet to the point of beginning.

Containing 16.46 acres +/-

LEGAL DESCRIPTION

PREPARED FOR

HOLBROOK CEDAR FORT

EAGLE MOUNTAIN CITY, UTAH

10/21/2025

24-0129

EC

PARCEL WEST LEGAL DESCRIPTION

A part of the NE Quarter of Section 23 and the SE Quarter of Section 14, Township 5 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

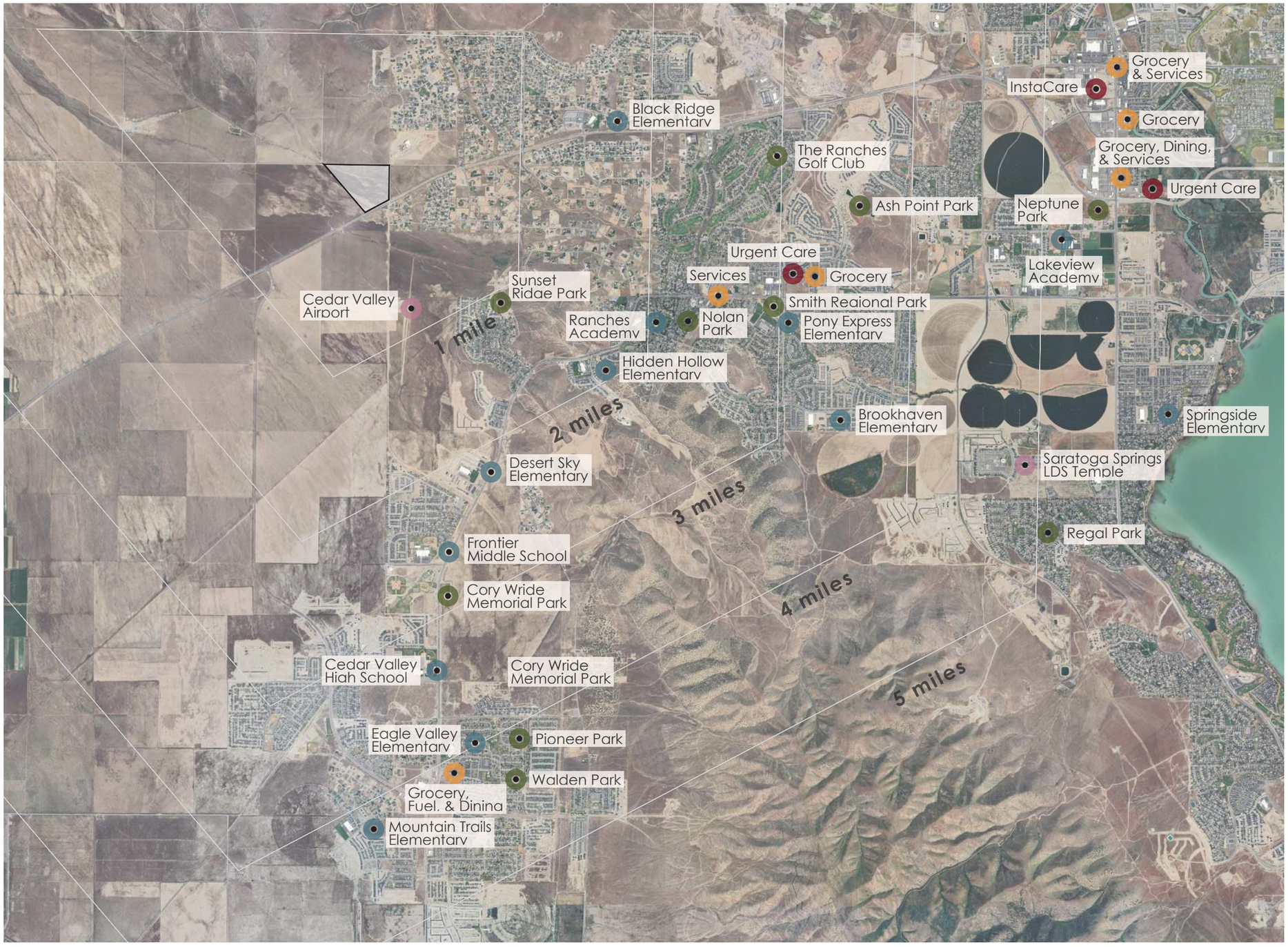
Beginning at a point S89º06'06"E 161.03 feet along the Section line and S00º53'54"E 38.50 feet from the North Quarter Corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence S89°16'43"E 24.56 feet; S89º05'52"E 1080.44 feet; thence S89°06'21"E 199.23 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 376.99 feet (radius bears: N00°55'05"E) a distance of 171.97 feet through a central angle of 26°08'11" Chord: N77°51'00"E 170.48 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 377.50 feet (radius bears: N25°12'11"W) a distance of 173.07 feet through a central angle of 26°16'05" Chord: N51°39'47"E 171.56 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 300.50 feet a distance of 274.66 feet through a central angle of 52°22'08" Chord: N64°42'48"E 265.20 feet; thence S89°06'08"E 63.95 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 14.50 feet (radius bears: S00°53'04"W) a distance of 22.78 feet through a central angle of 90°00'49" Chord: S44°06'31"E 20.51 feet; thence S00°53'53"W 211.04 feet; thence N89°05'46"W 1.58 feet; thence S00°53'55"W 198.47 feet; thence S00°54'05"W 110.65 feet; thence S00°53'54"W 89.71 feet; thence S00°53'48"W 158.12 feet; thence S00°53'55"W 146.60 feet; thence S00°53'32"W 34.47 feet; thence S00°53'55"W 142.23 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 822.00 feet (radius bears: S89°06'04"E) a distance of 412.67 feet through a central angle of 28°45'51" Chord: S13°28'59"E 408.35 feet; thence S27°51'55"E 67.36 feet; thence S62°08'03"W 761.10 feet; thence N40°26'13"W 1,907.23 feet; thence N40°26'07"W 188.17 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 150.00 feet (radius bears: N87°04'00"E) a distance of 9.22 feet through a central angle of 03°31'20" Chord: N01°10'20"W 9.22 feet; thence N00°35'20"E 80.04 feet to the point of beginning.

Containing 48.99 acres +/-

Vicinity Map

LEGEND

- EDUCATION
- PARKS & GREENSPACE
- COMMERCIAL
- MEDICAL
- OTHER

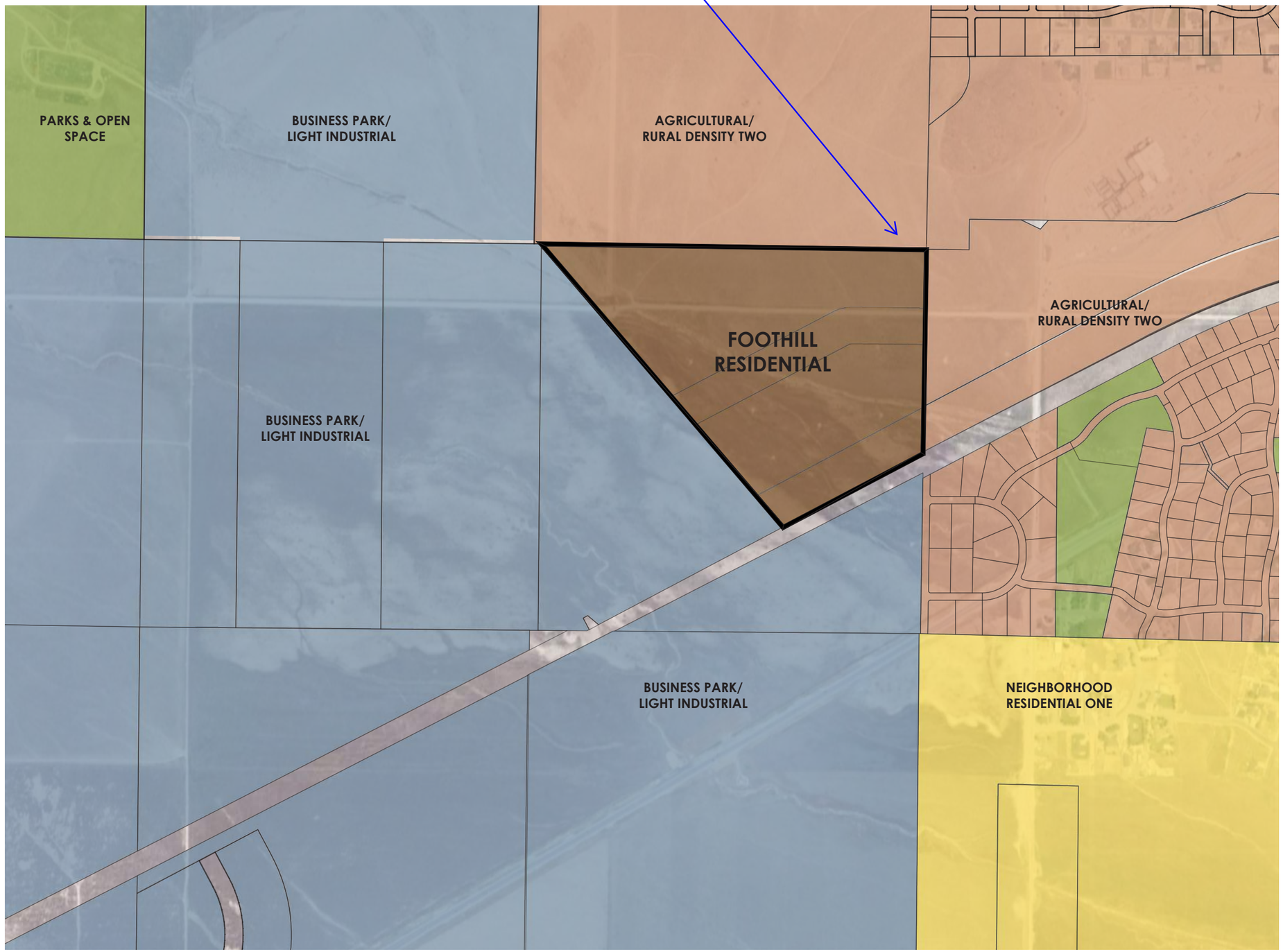


Land Use

LEGEND

- PROJECT BOUNDARY
- FOOTHILL RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL ONE
- NEIGHBORHOOD RESIDENTIAL TWO
- REGIONAL COMMERCIAL
- PARKS & OPEN SPACE
- BUSINESS PARK/LIGHT INDUSTRIAL
- AGRICULTURAL/RURAL DENSITY TWO
- AGRICULTURAL/RURAL DENSITY ONE

EM Parcels 58:044:0183 and 58:044:0184 to be removed from concept?



Zoning

LEGEND

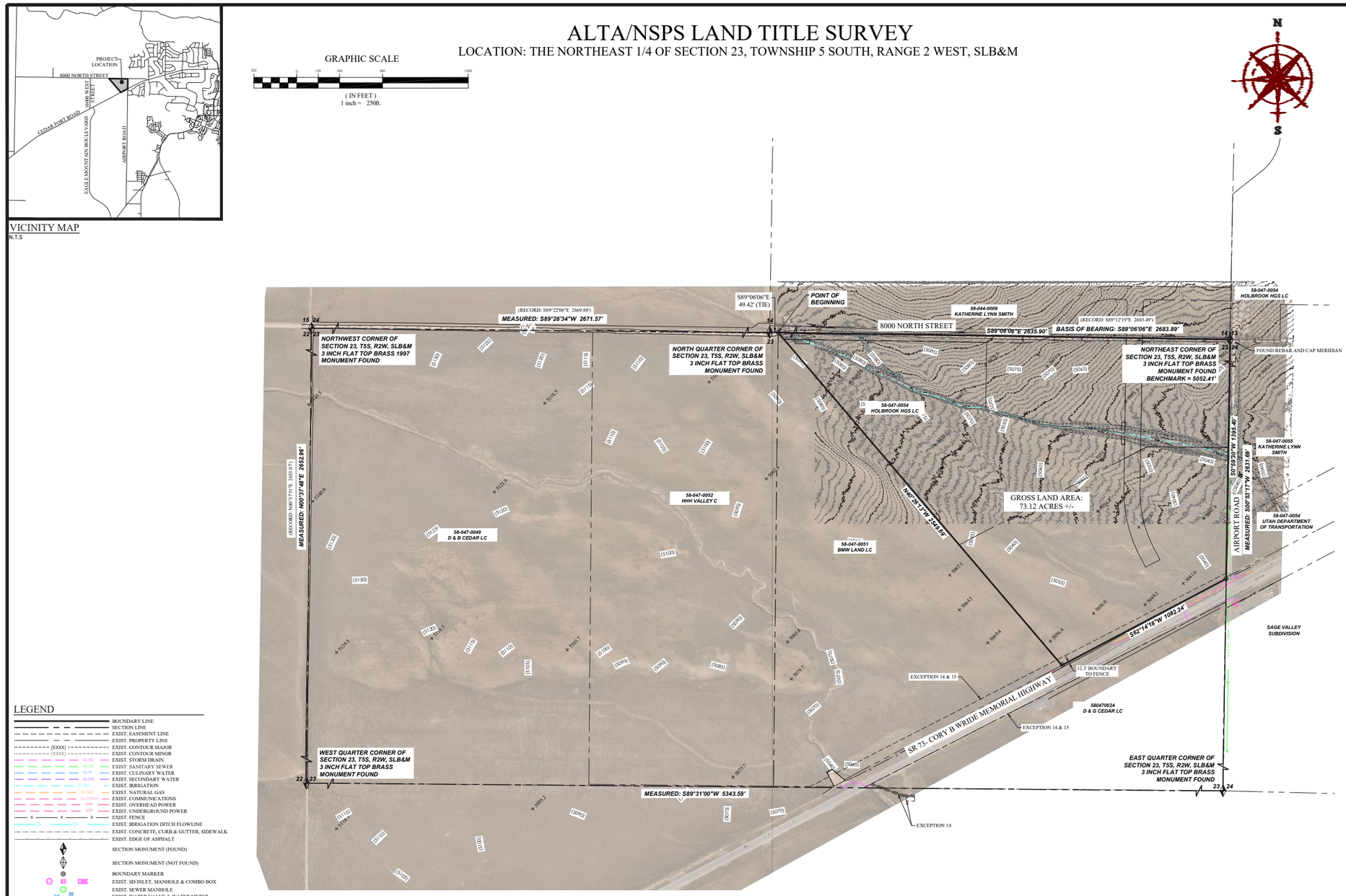
PROJECT BOUNDARY

FOOTHILL RESIDENTIAL

AGRICULTURE



Existing Conditions



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ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE NORTHEAST 1/4 OF SECTION 23, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY
PROPERTY OF: HOLBROOK HGS LC
PREPARED FOR: IVORY DEVELOPMENT

REVISION BLOCK

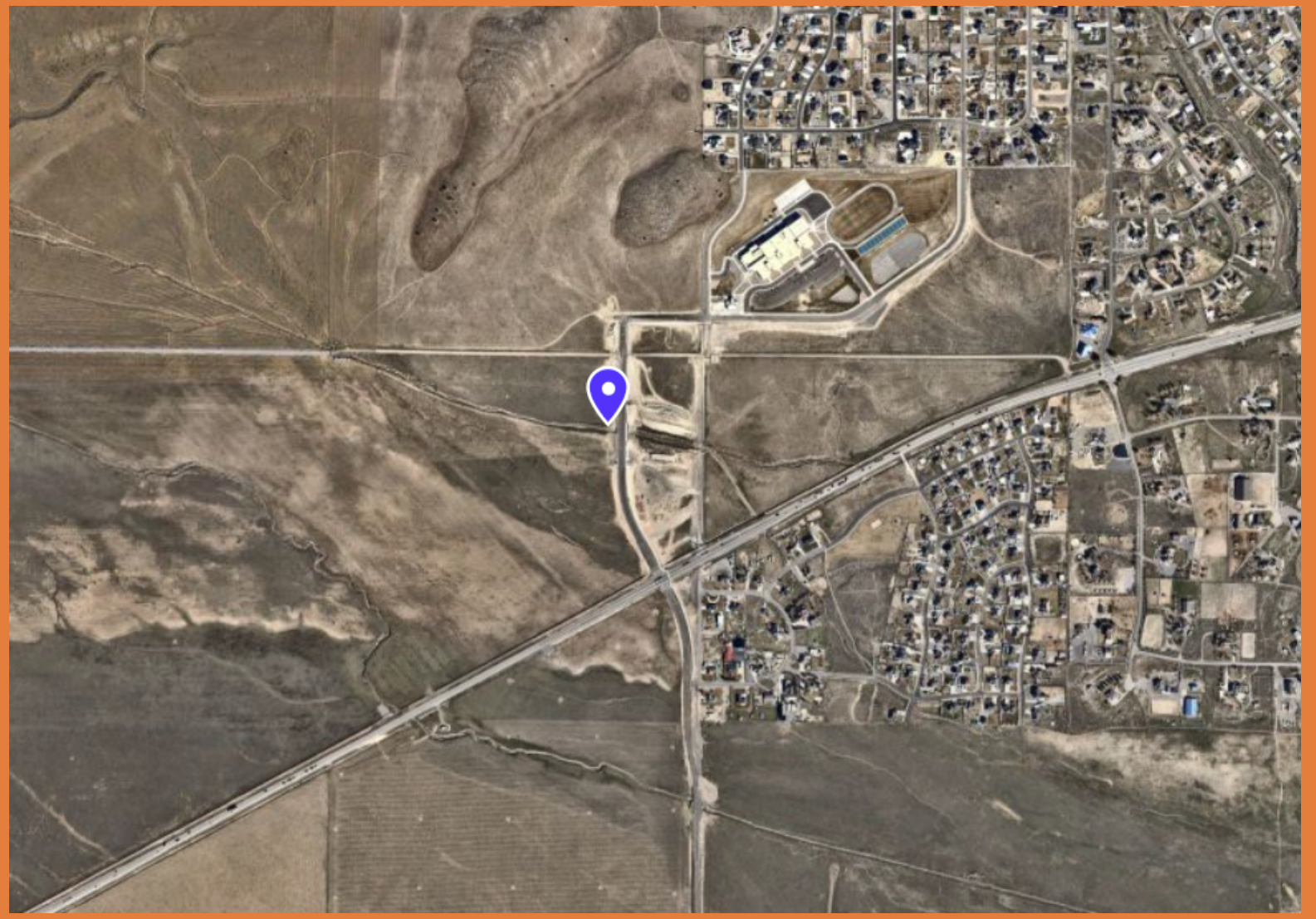
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Sheet: 2 OF 2	

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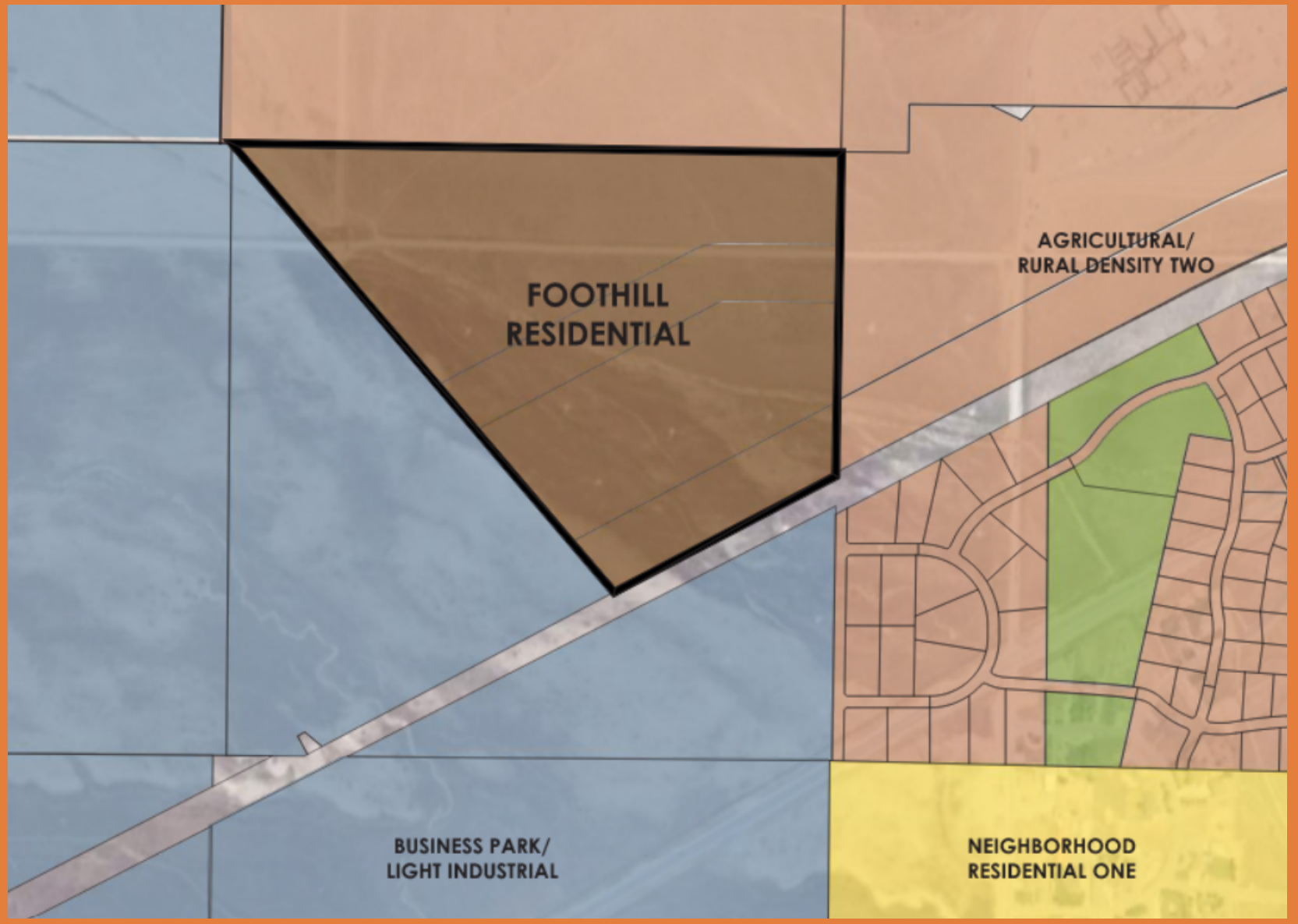
1.A
Deer Run
Concept Plan

Location



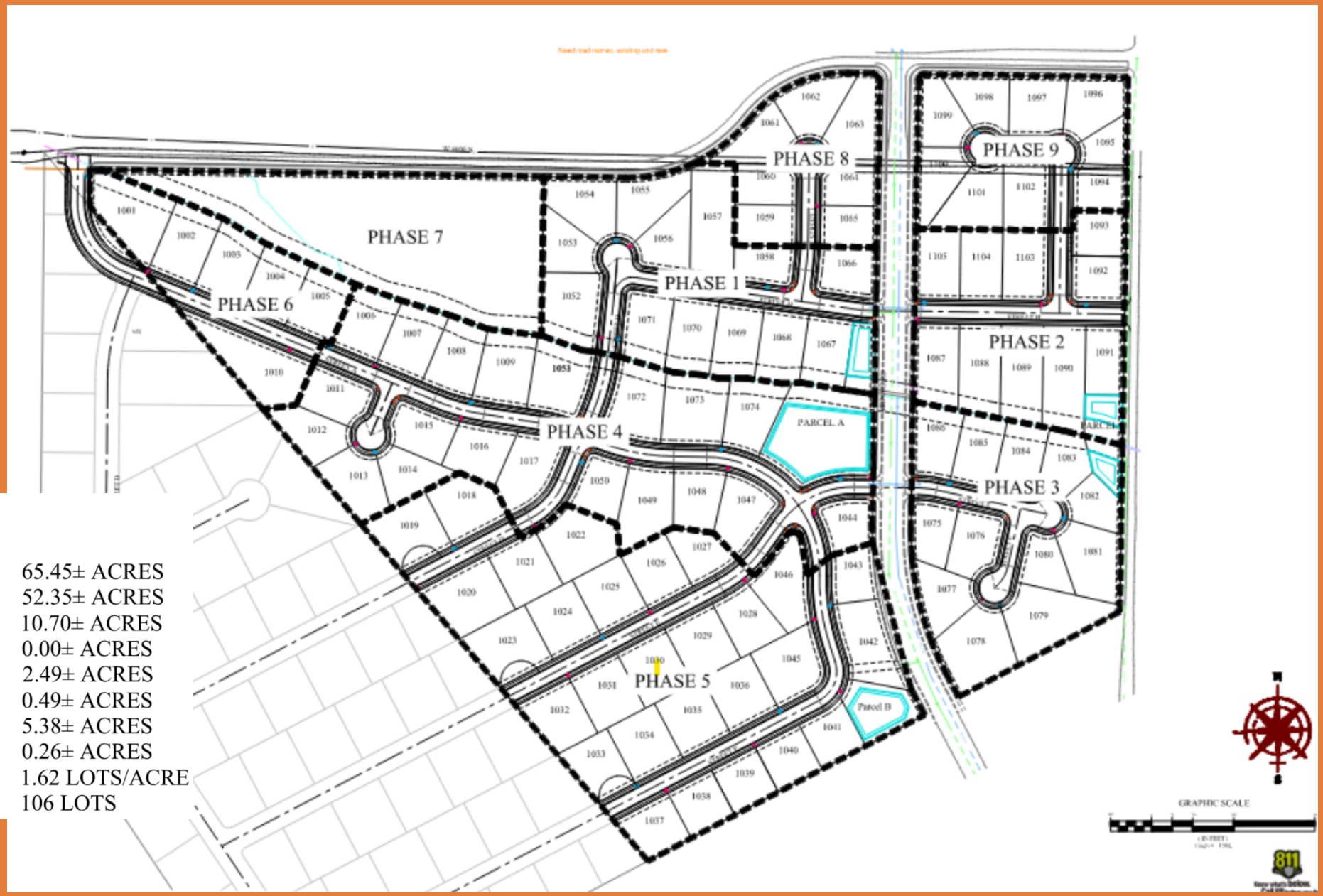
SR 73 and Airport Raod

- FR zone



PLAT CALCULATIONS

TOTAL ACREAGE:	65.45± ACRES
TOTAL ACREAGE IN LOTS:	52.35± ACRES
TOTAL ACREAGE IN PUBLIC ROW:	10.70± ACRES
TOTAL ACREAGE IN PRIVATE ROW:	0.00± ACRES
TOTAL OPEN SPACE:	2.49± ACRES
AVERAGE LOT SIZE:	0.49± ACRES
LARGEST LOT SIZE:	5.38± ACRES
SMALLEST LOT SIZE:	0.26± ACRES
OVERALL DENSITY:	1.62 LOTS/ACRE
TOTAL # OF LOTS:	106 LOTS



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 12, 2026**
TITLE:	DISCUSSION - Scenic Mountain Area Rezones Discussion
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial & Neighborhood Residential 3	~36.5

PUBLIC HEARING
No

PREPARED BY
Robert Hobbs, Senior Planner

PRESENTED BY
Robert Hobbs

RECOMMENDATION:
N/A

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

This phase of the effort begins in the northeastern portion of the City and will progress westward, with additional attention given to undeveloped commercial and industrial areas.

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

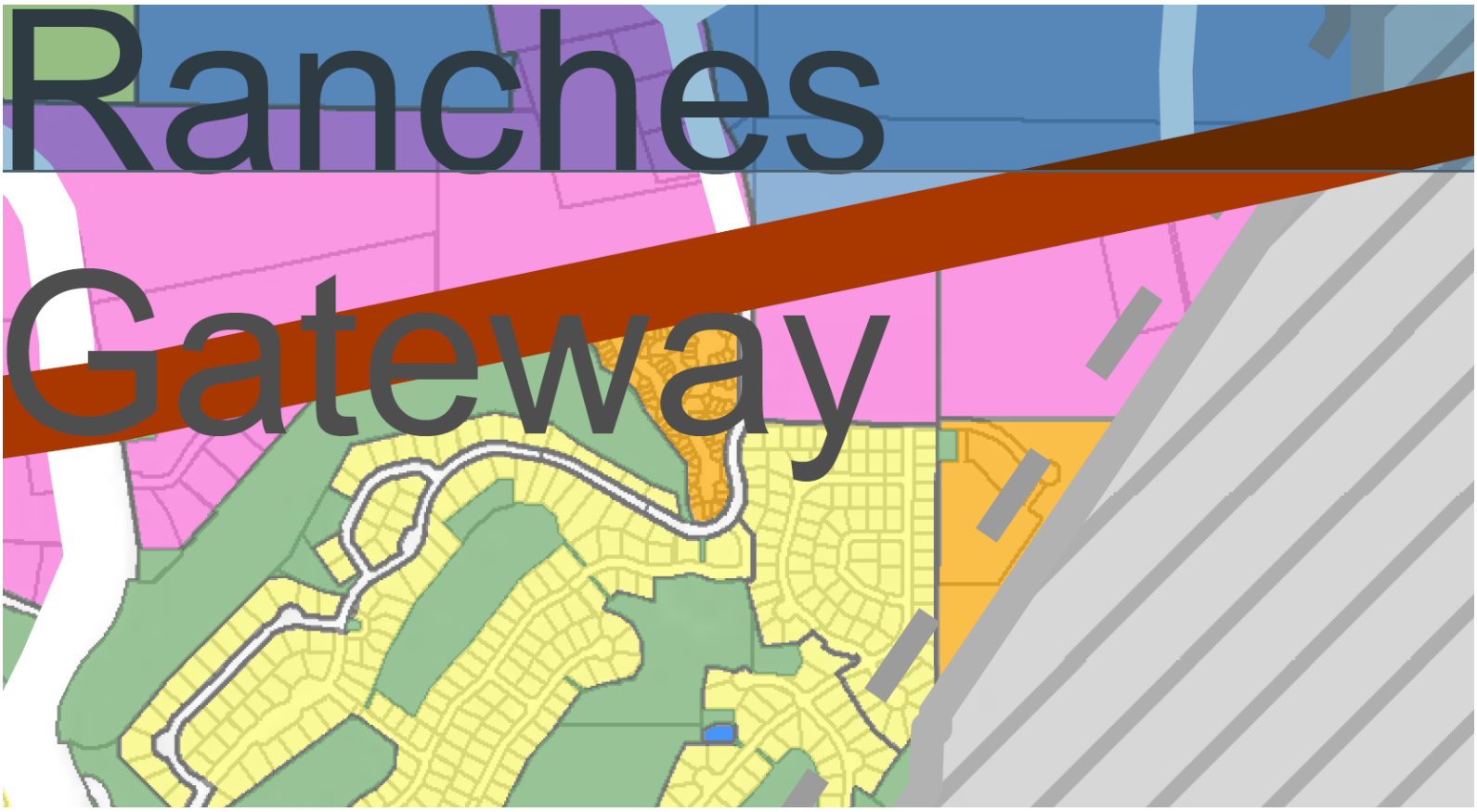
ITEMS FOR CONSIDERATION:
To assess the appropriate Future Land Use Map category/setting and zoning district for each of the 223 affected properties (parcels or lots) in the attached list.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Scenic Mountain Future Land Use and Zoning Maps.May 2026
2. Scenic Mountain Proposed Rezone Map
3. Scenic Mountain Phase 1.Completed Chart of Affected Properties and Proposed Changes

4. Powerpoint

Eagle Mountain City Future Land Use Map Excerpt



LEGEND

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

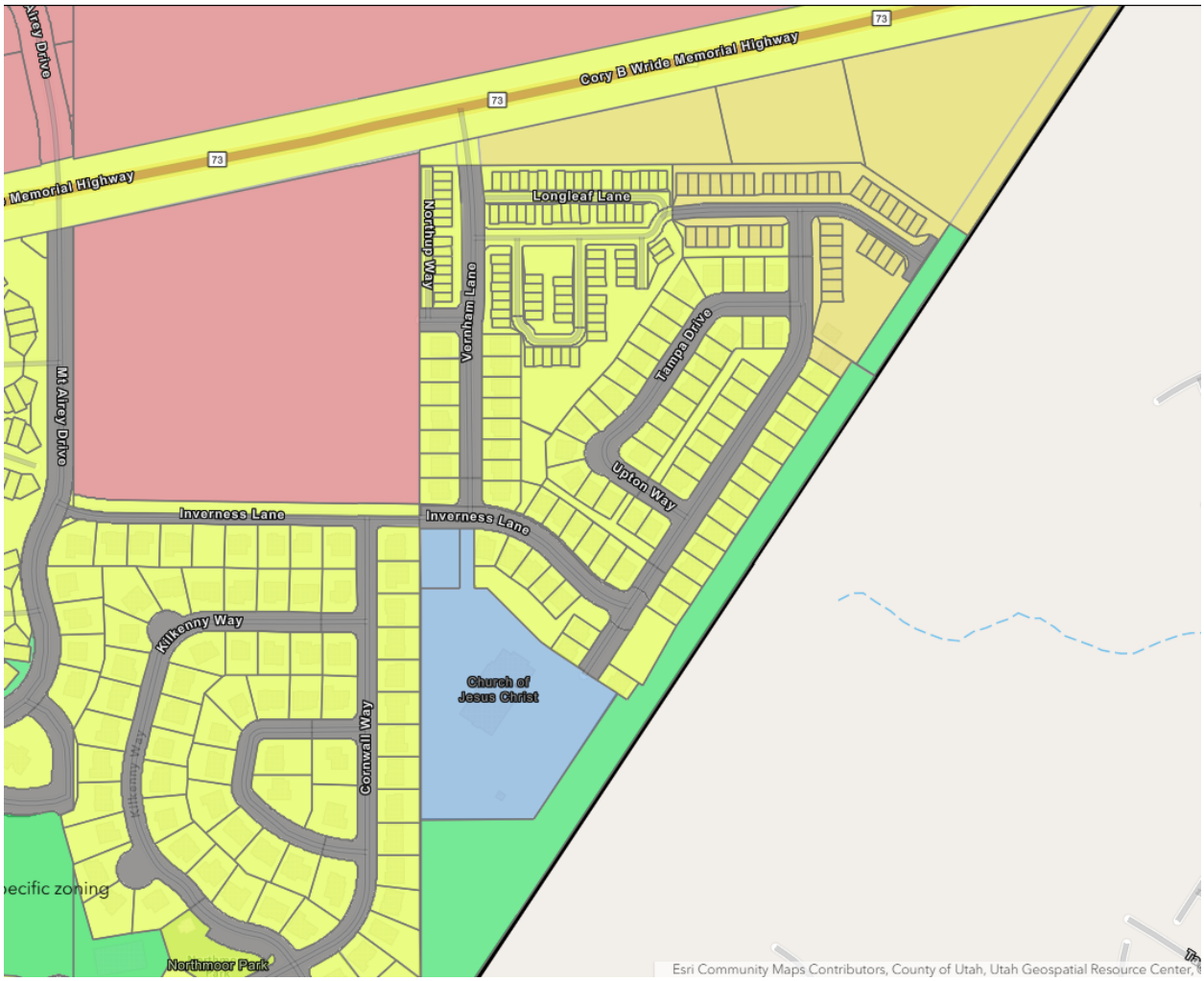
Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

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

Eagle Mountain City Zoning Map Excerpt



Scenic Mountain Proposed Rezone

N

73

73

Cornwall Way

Cornwall Way

Cornwall Way

Danverse D

Proposed Zone

- Agriculture (AG)
- Multiple-Family 1 (MF-1)
- Multiple-Family 2 (MF-2)
- Open Space- Natural (OS-N)
- Open Space-Improved (OS-I)
- Public Facilities (PF)
- Residential Cluster (RC)

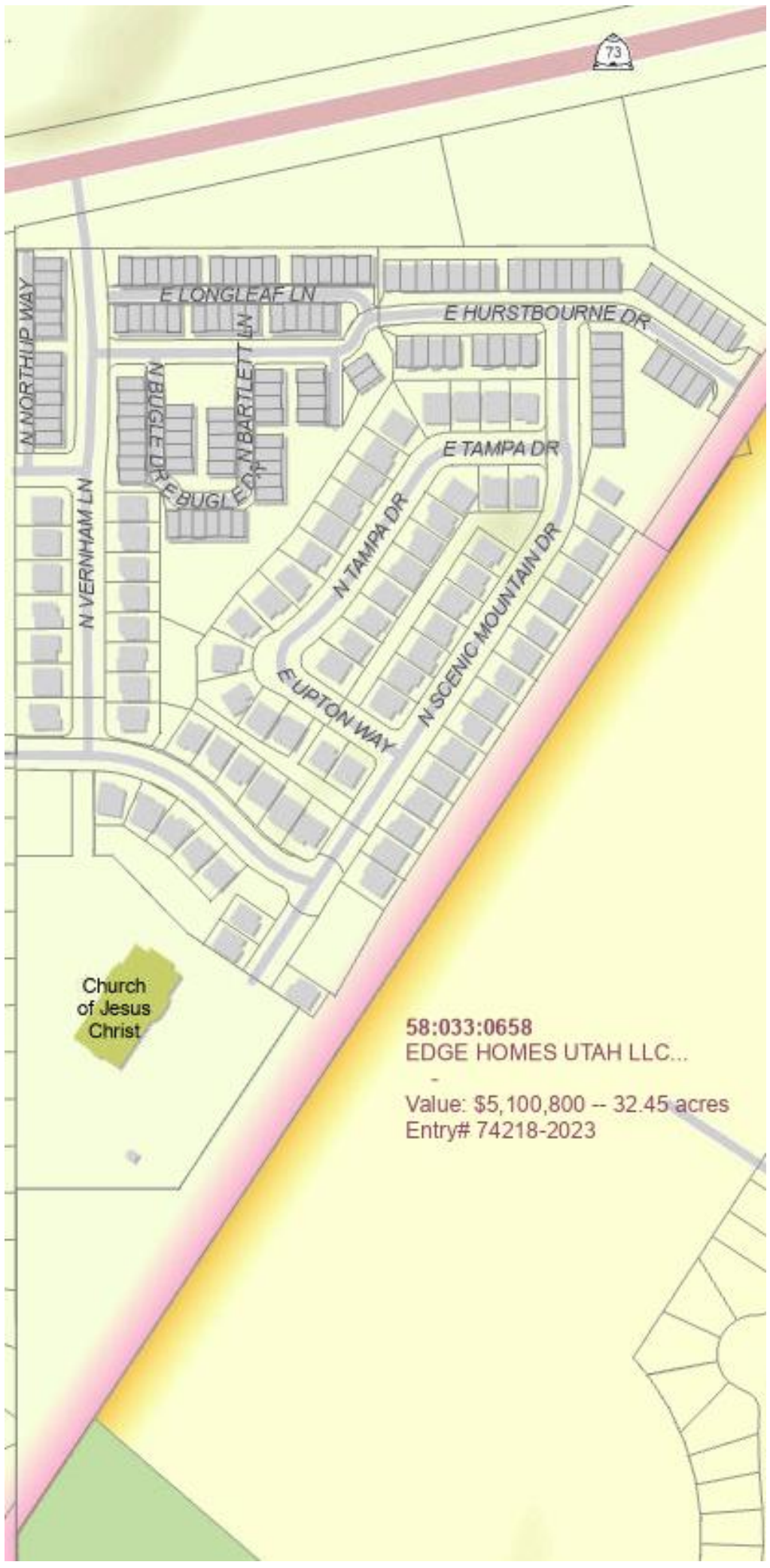
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

0 0.04 0.07 0.14 0.21 0.28 Miles

“Scenic Mountain Sector”

Future Land Use and Zoning Map Update Effort

April 2026



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

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

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

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

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

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

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

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

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

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

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

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

Planning Commission

May 12, 2026



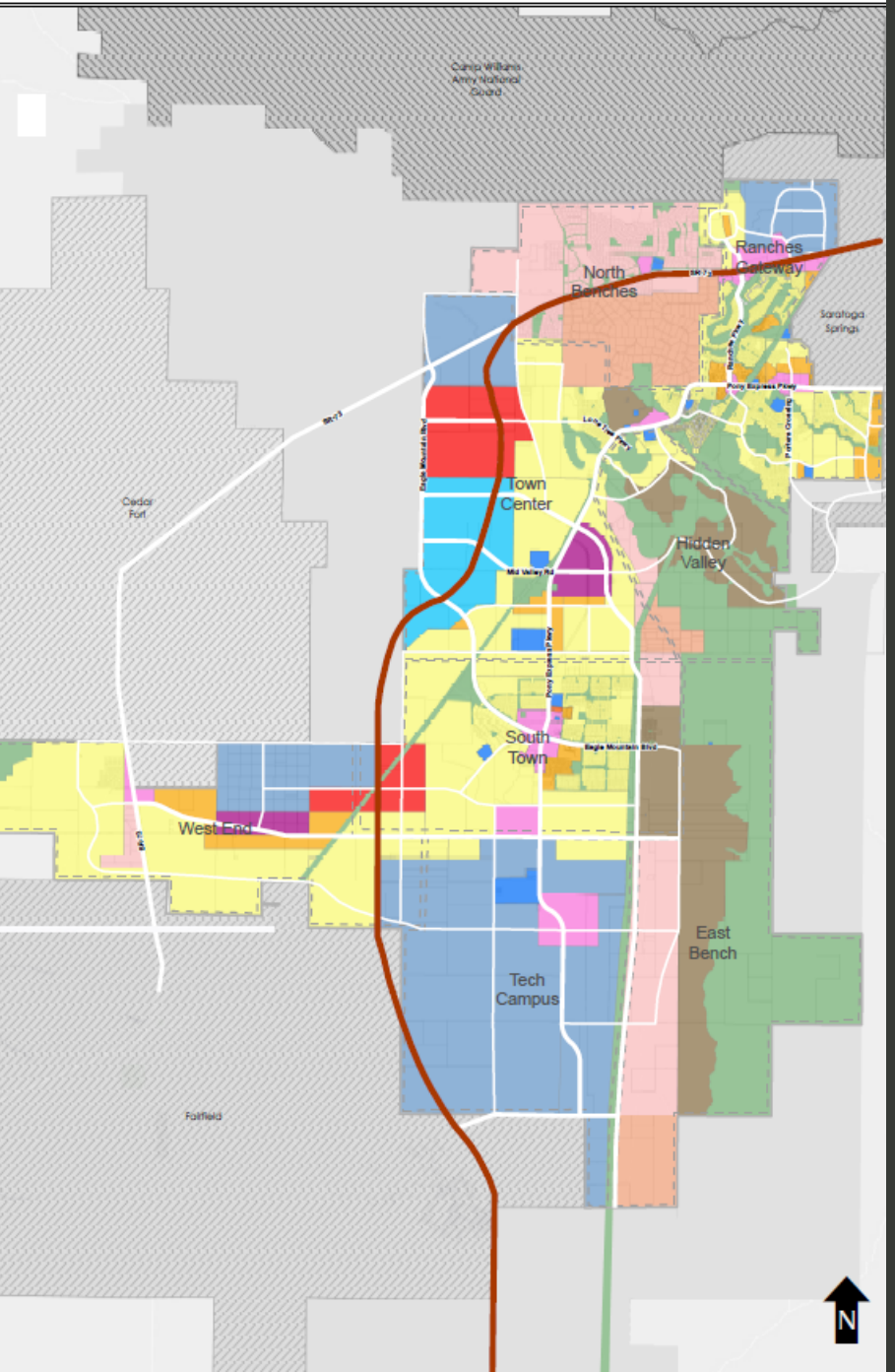
Scenic Mountain

Discussion on Rezone

E LONGLEAF LN
E HURSTBOURNE DR
N NORTHRUP WAY
N VERNHAM LN
N BARTLETT LN
E BUGLE DR
E TAMPA DR
N TAMPA DR
E UPTON WAY
N SCENIC MOUNTAIN DR
Church of Jesus Christ
58:033:0658
EDGE HOMES UTAH LLC...
-
Value: $5,100,800 -- 32.45 acres
Entry# 74218-2023


58:033:0658
EDGE HOMES UTAH LLC...
Value: $5,100,800 -- 32.45 acres
Entry# 74218-2023

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

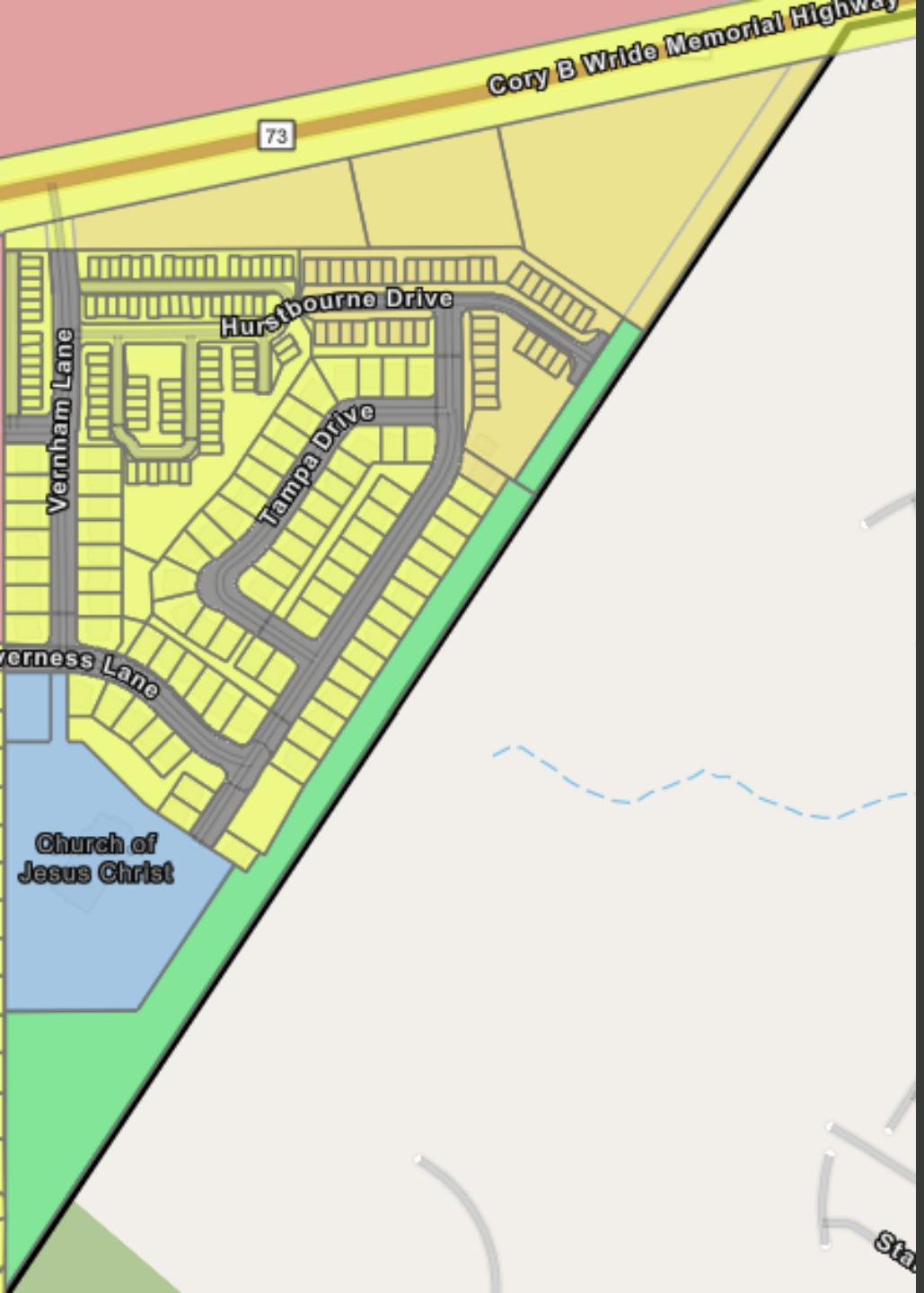
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

- NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

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


Cory B Wride Memorial Highway
73
Hurstbourne Drive
Vernham Lane
Tampa Drive
verness Lane
Church of
Jesus Christ


Proposed Zone
Agriculture (AG)
Multiple-Family 1 (MF-1)
Multiple-Family 2 (MF-2)
Open Space- Natural (OS-N)
Open Space-Improved (OS-I)
Public Facilities (PF)
Residential Cluster (RC)

Scenic Mountain Rezone: Property List



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 12, 2026**
TITLE:	April 28, 2026 Planning Commission meeting hearing minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
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. 04.28.2026 PC Meeting Minutes Draft, Brandon's Corrections

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 28, 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, and Alternate Commissioner Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Melissa Clark, Councilmember.

CITY STAFF PRESENT: Marcus Draper, City Attorney; Steven Lehmitz, Planner; Elizabeth Fewkes, Long Range Planner; and Megan Green, Planning Secretary.

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

Commissioner Hess called the meeting to order at 5:31 p.m. Commissioner Lane was excused from the meeting.

1. Discussion Items

1.A. Planning Commission Meetings policies and procedures.

- Commissioner Hess suggested the Commission go over procedures during meetings for consistency.

1.B. Agenda Review

- The Commission reviewed the items on the upcoming Policy Session of the Planning Commission meeting.
- Long Range Planner Elizabeth Fewkes presented Item 7.A., Wildlife Urban Interface Code Amendment.
- Commissioner Hess noted that Item 7.B., EMMC Chapter 16.15 – Concept Plans, will be tabled.
- Planner Steven Lehmitz presented Item 7.C., Preliminary Plat for Spring Run Plaza.

Commissioner Hess adjourned the work session at 6:06 p.m.

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

2. Commissioner Hess called the policy session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: ***Commissioner Allen moved to approve the minutes of April 14, 2026, Planning Commission meeting. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Bryan Free	**Yes**

DRAFT

Rod Hess	**Yes**
Brent Strong	**Yes**
Mandy Lane	**Excused**
Chad DeCoursey	**Yes**

The motion passed with a unanimous vote.

6. Status Report

Planner Steven Lehmitz reviewed the planning items discussed and voted upon during the City Council meeting on April 21, 2026.

7. Action and Advisory Items

7.A. Wildlife Urban Interface Code Amendment

Presentation Summary: Long Range Planner Elizabeth Fewkes presented the proposal for a 30-foot rear setback for homes abutting undeveloped open space. During discussions with representatives from the Unified Fire Authority (UFA) and the Utah Division of Forestry, Fire, and State Lands (FFSL) regarding recent legislative updates to Wildland Urban Interface (WUI) requirements and mapping, Staff explored opportunities for the City to enhance fire safety standards. Fire officials recommended establishing a minimum 30-foot rear setback for properties abutting the WUI boundary. This amendment adds language to Eagle Mountain Municipal Code Chapter 17.10.030 Definitions and incorporates WUI setback standards into the 17.25.040 Residential Development Standards table to implement that recommendation.

Discussion summary:

- Commissioner Hess and Elizabeth Fewkes discussed the flexibility of the setback based on geographical and topographical challenges.
- Commissioner Jason Allen suggested including accessory structures in the setback requirement.
- Applicability of the setback to side lots and the definition of a WUI boundary lot were discussed.

Commissioner Hess opened the public hearing at 6:39 p.m. As there were no comments, he closed the hearing at 6:40 p.m.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Wildlife Urban Interface Code Amendment, with the following changes:***

1. **Remove the language of rear setback and have it apply to the setback that's next to the WUI boundary.**
2. **That the code also be applied to primary and accessory structures.**

Commissioner Free seconded the motion.

Jason Allen	**Yes**
Bryan Free	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Mandy Lane	**Excused**
Chad DeCoursey	**Yes**

The motion passed with a unanimous vote.

7.B. EMMC Chapter 16.15 - Concept Plans

Presentation summary: Staff recommended Item 7.B. be tabled until May 12, 2026.

Commissioner Hess opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Strong moved to table Item 7.B., EMMC Chapter 16.15 – Concept Plans, until the May 12, 2026 Planning Commission meeting. Commissioner Allen seconded the motion.***

DRAFT

Jason Allen	**Yes**
Bryan Free	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Mandy Lane	**Excused**
Chad DeCoursey	**Yes**

The motion passed with a unanimous vote.

7.C. PRELIMINARY PLAT - Spring Run Plaza *(Presented, discussed, and voted on after Item 7.D.)*

Presentation Summary Points: 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.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Preliminary Plat with the following condition:

1. The Spring Run Plaza Master Development Agreement is approved and executed.

Applicant's statements summary: Jason Thompson with AWA Engineering represented Spring Run Plaza and was present at the meeting.

Discussion summary points:

- Commissioners discussed the importance of widening Road A to accommodate future growth and improve traffic flow.
- Commissioner Hess suggested extending the right turn lane to the service drive as a practical solution.
- The timing of the next steps for development, with potential construction starting as early as August were discussed.

Commissioner Hess opened the public hearing at 7:08 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Item 7.C., Preliminary Plat – Spring Run Plaza, with the following conditions:***

1. ***The Master Development Agreement is approved and executed.***
2. ***The right turn lane be extended to the service drive.***

Commissioner Allen seconded the motion.

Jason Allen	**Yes**
Bryan Free	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Mandy Lane	**Excused**
Chad DeCoursey	**Yes**

The motion passed with a unanimous vote.

DRAFT

7.D. Spring Run Plaza Master Development Agreement *(Presented, discussed, and voted on before Item 7.C.)*

Presentation Summary Points: The City has negotiated a Master Development Agreement with Spring Run Parkway Partners II, LP and RCA65, LLC regarding a commercial development located on Spring Run Parkway across the street from Walmart. The Master Development Agreement implements the Master Development Plan approved on December 2, 2025. The property is being developed in accordance with the Commercial Community Zone. The Agreement provides for some exceptions to the zoning requirements and governs infrastructure improvements that are necessary to support the development.

Applicant's statements summary: Jason Thompson with AWA Engineering addressed the concerns regarding traffic, stating that collaboration and traffic studies were done, and that the roadway should be more than efficient to handle the 27 acres. They are open to discussion on the intersection with timing of the light signal and phasing to help out if necessary.

Discussion summary points:

- Commissioners discussed the importance of planning for future road widening to accommodate growth.
- Commissioners agreed to recommend widening the right-hand turning lane in their recommendation to the City Council.

Commissioner Hess opened the public hearing at 6:59 p.m. As there were no comments, he closed the hearing at 7:00 p.m.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Item 7.D., Spring Run Plaza Master Development Agreement, with the recommendation that the right turn lane be extended to the service drive. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Bryan Free	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Mandy Lane	**Excused**
Chad DeCoursey	**Yes**

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 12, 2026.
Commissioner Hess let the Commission know he will be unable to attend the next meeting.

6. Adjournment

MOTION: ***Commissioner Allen moved to adjourn the meeting at 7:13 p.m. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Bryan Free	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Mandy Lane	**Excused**
Chad DeCoursey	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 7:13 p.m.

DRAFT

Approved by the Planning Commission on

_____

Brandon Larsen
Community Development Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 12, 2026**
TITLE:	PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.64, Alternative Energy Overlay Zone
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	Staff

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

PUBLIC HEARING
Yes

PREPARED BY
Evan Berrett, Economic Development Director

PRESENTED BY
Evan Berrett

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council respecting the proposed code draft.

BACKGROUND:
Planning Commission previously saw the Alternative Energy Overlay Zone and forwarded a positive recommendation to the Eagle Mountain City Council. The City Council desired some additional modifications and tabled the AEOZ for further review. Staff worked over a few months to make several improvements which are now incorporated and brought to the Planning Commission for additional review. The City Council reviewed the improvements in a recent Council meeting as a discussion and provided positive feedback that it met their desires and there were no further changes requested.

ITEMS FOR CONSIDERATION:
Summary of Changes

- Expanded purpose to include energy resilience, diversification, and hazard mitigation.
- Added multiple new technical definitions (microreactor, SMR unit/facility, ancillary buildings, water-use assessments, geotechnical/seismic terms).
- Strengthened rezoning application requirements (more submittals, water-rights disclosures, compatibility analysis).
- Established local caps for types of energy projects. 3 GW total in nuclear projects within AEOZ, 2 GW for natural gas.
- Created a Special Approval Process for ≥25 MW projects and all nuclear facilities; aligned review with NRC milestones.
- Added detailed, technology-specific development standards for:

    - **BESS** (NFPA 855 compliance, hazardous materials plan, emergency plan, decommissioning bond).
    - **Geothermal** (water-rights requirements, seismic injection controls, DOGM approvals, monitoring).
    - **Natural Gas Plants** (low-water cooling requirement, hazardous materials/fire safety plans).
    - **Small Modular Reactors** (microreactor classification rules, prohibition on water-cooled reactor types).
    - **Solar Projects** (setbacks, glare hazard analysis, fencing, height limits, decommissioning).
- Added decommissioning plan + bond requirements for all major facility types (updated every 5 years). Added abandonment procedures beyond solar.
- Updated development standards; clarified architectural exemptions for energy-infrastructure buildings.
- Created exemptions for architectural standards.
- Added language about long-term storage of nuclear waste.
- Other small technical changes.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Alternative Energy Overlay Zone 03.30.2026 CLEAN

Chapter 17.64

ALTERNATIVE ENERGY OVERLAY ZONE

Sections:

17.64.010 Purpose.
17.64.020 Definitions.
17.64.030 Application for rezoning.
17.64.040 Special approval process.
17.64.050 Land use table.
17.64.060 Temporary uses.
17.64.070 Battery Energy Storage Systems.
17.64.080 Geothermal Power Plants.
17.64.090 Natural Gas Power Plants.
17.64.100 Small Modular Reactor Facilities
17.64.110 Solar Energy Projects.
17.64.120 Development standards.
17.64.130 Building facade architectural standards.

17.64.010 Purpose.

The alternative energy overlay zone (AEOZ) is intended to provide for the development and operation of energy projects that will help meet the growing energy demands in the city, increase the tax base, and/or provide jobs for the city's residents. Further, the AEOZ seeks to enhance energy diversification and reliability, promote emergency resilience, and mitigate local and cumulative impacts through reasonable safety and hazard reduction standards. The AEOZ may be used in conjunction with the regional technology and industry (RTI) overlay zone. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by the RTI as described in EMCC Chapter 17.48 or as modified or replaced by this chapter. In the event of a conflict between this chapter, the RTI, and/or the underlying zone, the order of precedence shall be the following: 1) AEOZ, 2) RTI, and 3) underlying zone.

17.64.020 Definitions.

As used in this chapter:

"Abandonment" means the cessation of active operations, maintenance, or energy generation of an Alternative Energy Project, or any component thereof, such that the facility or improvement remains non-functional or inoperative for a continuous period of one (1) year. A facility shall not be considered abandoned if the period of nonuse is the result of an emergency or force majeure event, scheduled maintenance or repairs, repowering, curtailment by an end user or transmission provider, or any other planned or documented temporary suspension of operations by the owner or operator.

"Alternative Energy Project" means one of the following:

a. Battery Energy Storage System

b. Geothermal Power Plant

c. Natural Gas Power Plant

d. Small Modular Reactor Facility

e. Solar Energy Project

“Ancillary Building” means a subordinate structure associated with and supporting an Alternative Energy Project, which is not itself a principal generating, storage, or reactor unit. Ancillary Buildings include, but are not limited to, control rooms, switchgear buildings, inverter or power conversion buildings, maintenance shops, monitoring facilities, security structures, administrative offices, and enclosures that house related mechanical or electrical equipment necessary for the operation of the project.

“Battery Energy Storage System(s) (BESS)” means one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle, together with all Battery Energy Storage System Facilities. A battery energy storage system may be comprised of more than one storage battery technology in a room or enclosed area and may include Power Lines and backup diesel generators.

“Battery Energy Storage System (BESS) Facilities” means all related equipment, devices, associated appurtenances and facilities, such as transformers, substations, electric power transmission and distribution lines of any capacity, and any related site improvements and other ancillary buildings and equipment used in connection with or to facilitate, the storage, transmission, delivery or furnishing of the electric energy stored in a Battery Energy Storage System.

“Electrical Substation” means a facility containing electric supply equipment for the purpose of switching, regulating, transforming, or otherwise modifying the characteristics of electricity, including electrical equipment, such as transformers, circuit breakers, voltage regulating equipment, buses, switches, and other ancillary buildings and equipment.

“Geotechnical Report” means a detailed engineering study evaluating subsurface soil, rock, and groundwater conditions to inform design and construction.

“Geothermal Energy” means energy generated by Geothermal Resources that are contained in the earth.

“Geothermal Power Plant” means a facility that uses Geothermal Resources to produce electricity including through the use of a Generating Unit. A Geothermal Power Plant may include Electrical Substations Power Lines, and other ancillary equipment.

“Geothermal Resource” means the following: (1) the natural heat of the earth at temperatures greater than 120 degrees centigrade; and/or (2) the energy, in whatever form, including pressure, present in, resulting from, created by, or which may be extracted from that natural heat, directly or through a material medium.

"Generating Unit" means equipment used to convert heat provided by Geothermal Resources into electricity consisting of an evaporator, condenser, turbine, induction generator, cycle-pump, system controls, control valves, piping and other ancillary buildings and equipment used to convert Geothermal Resources into electricity, including but not limited to components of a dry steam, binary cycle, or flash steam system.

“Hazardous Materials” means any substance designated as a hazardous material under 49 C.F.R. 172.101.

“Microreactor” means a single, standalone advanced nuclear reactor with a nameplate electrical generating capacity of 50 megawatts or less that is designed for independent operation without reliance on shared reactor systems, shared balance of plant infrastructure, or shared site licensing with any other reactor unit.

“Microreactor Installation” means any site, parcel, or group of contiguous or adjacent parcels under common ownership or common operational control that contains one or more microreactor units. A Microreactor Installation containing more than one reactor unit shall be treated as a Small Modular Reactor Facility for all regulatory and capacity-calculation purposes, regardless of the individual nameplate capacities of the units.

“Natural Gas Power Plant” means a facility designed and used for converting natural gas into electricity, together with all ancillary buildings and equipment systems and infrastructure for cooling, emissions controls, and the delivery, including, without limitation, transmission and distribution pipelines, and storage of natural gas. A Natural Gas Power Plant does not include facilities for the extraction or refinement of natural gas but may include Electrical Substations and Power Lines.

“Power Lines” means transmission and/or distribution lines (of any capacity), wires, conductors, structures, towers, and cables, together with ancillary systems (such as, without limitation, switchgear, transformers, and control systems), and all related equipment and fixtures used in the transmission of electric power. Power Lines do not include Electrical Substations.

“RTI” means the Regional Technology and Industry overlay zone as described in Eagle Mountain City Code Chapter 17.48.

“Seismic Hazard Assessment” means an analysis of the likelihood and potential impacts of earthquakes and related ground failures at the proposed site.

“Small Modular Reactor Unit” means an individual nuclear fission reactor designed to generate up to 300 megawatts of electricity per module, consistent with definitions used by the U.S. Nuclear Regulatory Commission and the International Atomic Energy Agency. A small modular reactor unit is factory-fabricated and intended to be deployed as a modular component that may operate independently or as one of multiple units within a larger nuclear generating installation.

Does not include reactor designs that rely primarily upon water for cooling such as Pressurized Water Reactors (PWRs), Boiling Water Reactors (BWRs), Light Water Reactors (LWRs), Pressurized Heavy Water Reactors (PHWRs).

"Small Modular Reactor Facility" means a nuclear power installation containing one or more small modular reactor units located on the same site within a shared security perimeter, under common operational control, or interconnected through a common balance-of-plant system. Multiple small modular reactor units deployed together shall be treated as a single Small Modular Reactor facility for regulatory and capacity-limit purposes, regardless of the number of reactor units or their individual capacities. Small Modular Reactor Facilities includes all ancillary systems and infrastructure for the balance of the plant facility, including cooling, fuel storage, Electrical Substations, Power Lines and other ancillary buildings and equipment.

"Solar Energy Project" means a project that generates electric energy by converting sunlight, whether by solar devices or other conversion technology, for the sale, delivery, transmission, or consumption of the generated energy by one or more end-user or by an end-user other than the owner or operator of the property on which the solar energy system is constructed and operated. A Solar Energy Project may include one or more Battery Energy Storage Systems, Electrical Substations, Power Lines and other ancillary buildings and equipment.

"Water Use Assessment" means detailed estimates of water withdrawal, consumption, and return flows for all phases of the project, including drilling, operation, and cooling. This should specify sources (e.g., groundwater, surface water, municipal supply) and quantify expected volumes.

17.64.030 Application for rezoning.

A. Eligibility. Only property owners or their duly authorized agent shall make application for a rezoning of property on forms prepared by the Planning Director. No rezoning of property shall be processed without the submission of the application, all the supporting materials required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstance.

B. Development Agreement. Prior to or concurrent with any rezone approval, the applicant must enter into a development agreement or amend an existing development agreement with Eagle Mountain City governing which types of Alternative Energy Projects will be allowed, site use designations for each parcel, buffering and setback requirements, and any other restrictions being placed on the development to insure that the development furthers the purposes of this chapter. All approvals from the City Council applying the AEOZ to a property shall be contingent upon the execution or amendment of the development agreement. No right to develop under the AEOZ shall vest within the meaning of Utah common law or Utah Code Annotate Section 10-9a-509, as amended, shall occur until the development agreement is executed or amended.

C. Supporting Materials. The rezoning of property application shall be submitted with the materials listed in this section. The Planning Director and Planning Commission may determine and require that additional items not listed herein be submitted in order to evaluate the proposed rezoning application. If the applicant believes that some of the required supporting materials are not applicable, then they may submit a written statement to identify and clarify why they believe these materials are not needed for review of the project. Upon review of this statement, the

Planning Director may approve the waiving of certain materials that are not found to be applicable to the project. The following materials must be submitted with a complete application, unless otherwise waived as allowed herein. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the Planning Director.

1. Legal Description. A legal description of the property.

2. Vicinity Map. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the city.

3. Existing Conditions. A map showing the existing physical characteristics of the site including waterways, geological information, fault lines, general soil data, and contour data at two-foot intervals.

4. Narrative. A project description, including the type(s) of energy facility(ies) being proposed.

5. General Plan Compliance. A compatibility statement in an acceptable format that demonstrates that the proposed rezone complies with the general plan.

6. Preliminary site, utility, and transportation plan.

7. Anticipated permitting timeline.

8. A Water Use Assessment, unless waived.

9. A list of any and all water rights which may be appurtenant to or used upon and in connection with the Alternative Energy Project.

10. Any other materials requested by the Planning Director or required under the AEOZ site plan process.

D. Criteria for Approval. The rezone application shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of facts. In addition to any other criteria that may be relevant, the City Council in determining whether to rezone a property to apply the AEOZ shall consider the following:

1. 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 general plan.

2. Compatibility Determination. The proposed uses will be reasonably compatible with adjacent land uses. The project has been designed, sited, and conditioned to minimize adverse visual, noise, environmental, or traffic impacts on adjacent properties, especially residential uses.

3. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.

4. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

5. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

6. Contributes to Local or Regional Energy Generation. The project shall be designed to generate, store, or transmit electrical energy that will serve Eagle Mountain City facilities, residents, development in the RTI Overlay or businesses directly and/or contribute to the regional power grid in a way that advances the City's energy independence, sustainability goals, or emergency resilience.

17.64.040 Special approval process.

A. Applicability.

1. Standard Alternative Energy Projects. Except as provided in subsections 2 and 3, any Alternative Energy Project that is designed to generate at least twenty-five (25) megawatts of electricity within a single phase of development shall follow the AEOZ special approval process established in this section. All other projects shall follow the approval process outlined in Chapter 17.100 EMMC and other applicable chapters.

2. Small Modular Reactor Facilities. Due to the scope, federal licensing requirements, emergency planning needs, and potential cumulative impacts associated with nuclear generating facilities, all Small Modular Reactor Facilities, regardless of generating capacity, shall follow the AEOZ special approval process. In addition, the City may require submission, timing, and sequencing of materials to be coordinated with applicable State and U.S. Nuclear Regulatory Commission licensing and permitting milestones.

3. Microreactor Installations. A microreactor operated as a single, stand-alone Microreactor Installation shall follow the AEOZ standard site plan approval unless its generating capacity equals or exceeds twenty-five (25) megawatts, in which case it shall follow the AEOZ special approval process. Any Microreactor Installation that contains more than one reactor unit shall be treated as a Small Modular Reactor Facility for purposes of this Section.

B. Process Requirements

1. AEOZ Site Plan Application. Following approval of a development agreement, project applicants shall submit a complete AEOZ site plan application (required) and a final plat application (if subdividing property as part of the project).

2. Development Review Committee ("DRC") Review. Upon receipt of a complete application, the DRC shall review all aspects of the application and provide the applicant with initial required changes within ten business days. The DRC shall provide feedback or a final decision within ten business days of each submittal or resubmittal and may approve the application with conditions to be completed during construction or require resubmittal with changes prior to approval.

a. The DRC is chaired by the Planning Director, or his/her designee, and includes, at a minimum, the city attorney, the department heads or an assigned representative from public utilities, engineering, community development, and a representative of Unified Fire Authority. The city council member that is

appointed as the board liaison to the DRC will serve as DRC liaison for projects within the AEOZ. The Planning Director shall have authority to issue decisions or approvals on behalf of the DRC after consulting with the DRC members.

3. Grading and Excavation. A permit for grading and excavation may be issued, at the applicant's risk, prior to site plan approval by the DRC.

4.Approval Authority. AEOZ site plans and final plats are administrative applications, and the DRC has final approval authority for AEOZ applications. No public hearings are required. The DRC's decision shall not be considered a final land use decision until all administrative appeal rights under subsection B(6) have expired or been exhausted.

5. Nuclear Licensing Sequencing. For Small Modular Reactor Facilities and Microreactor Installations subject to the AEOZ special approval process, the timing and sequencing of DRC review and City approvals shall be coordinated with applicable federal and state licensing milestones as follows:

a. An AEOZ site plan application for a Small Modular Reactor Facility or Microreactor Installation subject to the special approval process may not be deemed complete until the applicant has submitted evidence of formal acceptance for review by the U.S. Nuclear Regulatory Commission ("NRC") of a license or permit application, or other authorization request, under an applicable NRC licensing framework, including but not limited to:

1. An application submitted pursuant to 10 C.F.R. Part 50 (Domestic Licensing of Production and Utilization Facilities), including a Construction Permit application or other Part 50 authorization applicable to the proposed facility;

2. An application submitted pursuant to 10 C.F.R. Part 52, including an Early Site Permit, Combined License, or similar authorization; or

3. An application submitted pursuant to 10 C.F.R. Part 53 (Licensing and Regulation of Advanced Nuclear Reactors), or any successor or equivalent advanced reactor licensing pathway.

Evidence of acceptance shall consist of written confirmation from the NRC that the application has been docketed, accepted for review, or otherwise formally acknowledged as meeting the NRC's administrative completeness requirements under the selected licensing pathway. These requirements only apply to the AEOZ site plan process and do not restrict ability to apply and receive approval for the AEOZ to be applied to a property.

b. No approval of an AEOZ site plan shall be issued until the NRC has completed its environmental scoping determination of the project, or the applicant has demonstrated to the DRC's reasonable satisfaction that they met any equivalent milestone under the applicable licensing pathway.

c. No building permit shall be issued for any nuclear-related structure until the City has received satisfactory evidence that the NRC has issued either:

1. A construction permit, or

2. A combined license authorizing construction.

d. The City may require additional submittals, updates, or revisions to ensure that local approvals remain consistent with federal and state regulatory conditions imposed during the NRC licensing process. However, upon the issuance of the items listed in 5(c) the City shall not unreasonably withhold building permit issuance.

e. Nothing in this chapter shall be interpreted to limit or prescribe the specific federal nuclear licensing pathway selected by an applicant, provided that all applicable NRC requirements are satisfied.

6. Administrative Appeal. Any final decision of the DRC made under this chapter may be appealed to the Eagle Mountain City appeal authority in accordance with Title 17 of the Eagle Mountain municipal code and Utah Code §10-20-11 et seq. An appeal must be filed in writing within fourteen (14) days of the date of the DRC's written decision. The appeal authority shall review the DRC decision under the standards applicable to administrative land use decisions and may affirm, reverse, or remand the decision with instructions.

17.64.050 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the AEOZ. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

Blank or not listed = Prohibited

Table 17.64.050 – Use Table

Land Use	AEOZ
Battery Energy Storage System, including all Battery Energy Storage System Facilities	P
Electrical Substations	P
Geothermal Power Plant	P
Natural Gas Power Plant	P
Power Lines	P

Land Use	AEOZ
Small Modular Reactor Facility	P
Solar Energy Project	P

17.64.060 Temporary uses.
Temporary concrete batch plants, materials processing equipment, trailers and temporary structures, and other similar temporary uses may be approved by the DRC as part of the AEOZ site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence or residential lot within an approved residential subdivision. The temporary uses will only be allowed during active construction of the site and construction of buildings with an active building permit, and only to provide materials for use on the property or for off-site public or private improvements related to the construction on the property. The DRC may impose conditions or restrictions on the batch plant or materials processing to protect the health, safety, and welfare of the public. Temporary uses that are no longer necessary for the construction of the project or associated infrastructure will be required to be removed within a reasonable time frame following notification, considering the scale and complexity of the temporary use.

17.64.070 Battery Energy Storage Systems.
Development and operation of a BESS Facility must be found to conform to the following requirements:

A. A building permit and an electrical permit shall be required for installation of all Battery Energy Storage Systems.

B. Battery Energy Storage Systems shall comply with the setback requirements of the underlying zoning district for principal structures.

C. There is no minimum open space requirement for a BESS Facility.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district or RTI overlay zone, whichever is higher.

F. Battery Energy Storage Systems shall be appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

G. Lighting of BESS Facilities shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Battery Energy Storage Systems shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Battery Energy Storage System.

I. Battery Energy Storage Systems and equipment shall be listed by a Nationally Recognized Testing Laboratory.

J. The building area of the site shall provide adequate space for the distribution or transmission system-level interconnects.

K. Battery Energy Storage Systems shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Battery Energy Storage Systems shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal;

2. Access to the Battery Energy Storage Systems shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department; and

3. Battery Energy Storage Systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure.

L. BESS Facility components and equipment shall comply with all applicable City noise and nuisance codes.

M. All Battery Energy Storage Systems shall comply with all applicable federal, state, and local laws, regulations, and safety codes, including but not limited to NFPA 855, the International Fire Code as adopted by the State of Utah, UL 9540 and UL 9540A testing standards, and any additional requirements imposed by the Fire Marshal. In the event of a conflict between these codes or standards, the most stringent requirement shall apply.

N. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a BESS Facility:

1. A site plan prepared in accordance with the AEOZ site plan requirements.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.070 (M)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the BESS Facility shall review and update the hazardous materials plan every 5 years.

6. An emergency operations plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. In the event of any inconsistency between landscaping or buffer requirements under the code and the emergency operation plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. The emergency operations plan shall include the following information:

a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;

b. Procedures for inspection and testing of associated alarms, interlocks, and controls;

c. Procedures to be followed in response to notifications from the Battery Energy Storage System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed-upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;

d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous

conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire;

e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;

f. Procedures for dealing with Battery Energy Storage System equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged Battery Energy Storage System equipment from the facility; and

g. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

7. Proof of compliance with all state and federal laws, rules, and regulations governing the installation, maintenance, and operation of Battery Energy Storage Systems.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the BESS Facility. The operator of the BESS Facility shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Battery Energy Storage Systems components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Battery Energy Storage Systems;

d. The estimated decommissioning costs and how said estimate was determined;

e. The method of ensuring that funds will be available for decommissioning and restoration;

f. The method by which the decommissioning cost will be kept current;

g. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

9. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

10. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or BESS Facility owner/operator accordingly. Following full decommissioning of the site, any funds not utilized by the City shall be returned the BESS Facility owner/operator.

17.64.080 Geothermal Power Plants.

Development and operation of a Geothermal Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Geothermal Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Geothermal Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Geothermal Power Plant.

B. There is no minimum open space requirement for a Geothermal Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Geothermal Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Geothermal Power Plant.

E. Geothermal Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Geothermal Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Geothermal Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Geothermal Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Geothermal Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Geothermal Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Geothermal Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.080 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Geothermal Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Geothermal Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Geothermal Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Geothermal Power Plants. The operator of a Geothermal Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Geothermal Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Geothermal Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Geothermal Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

J. . Water Supply and Water Rights Requirements.

1. The City shall not be obligated to provide culinary, secondary, or industrial water for the construction or operation of any Geothermal Power Plant. All water required for drilling, stimulation, cooling, injection, dust control, or any other phase of development

or operation shall be supplied entirely from water rights owned, acquired, or leased by the applicant.

2. As part of the AEOZ site plan application, the applicant shall provide:

a. Evidence of valid, vested, and adequately quantified water rights sufficient to meet all projected water demands of the project, including documentation from the Utah Division of Water Rights.

b. A Water Use Assessment demonstrating annual and peak water demands for drilling, construction, and operation, and identifying the specific water rights proposed to meet each demand.

3. No site plan approval, grading permit, or building permit shall be issued until the City verifies that the applicant has secured legally recognized water rights adequate for all phases of the project and that the project will not rely on the City's potable or irrigation water systems.

4. Temporary or permanent connection to the City's culinary, secondary, or industrial water systems for any purpose related to the Geothermal Power Plant is prohibited, unless expressly authorized by a separate agreement approved by the City Council.

5. Any modification or change application required by the Utah Division of Water Rights to convert or change the use of a water right for geothermal purposes must be approved by the State before the City may grant final approval.

K. Seismic Injection Controls.

1. Injection wells, reinjection wells, stimulation wells, and any other subsurface fluid-injection activities associated with a Geothermal Power Plant shall be designed, constructed, operated, monitored, and adjusted in compliance with all application requirements of the Utah Division of Oil, Gas and Mining (DOGM), the Utah Division of Water Rights, and all applicable federal regulations governing geothermal injection practices.

2. As part of the AEOZ site plan application, the applicant shall submit a Seismic Monitoring and Mitigation Plan tha tincludes:

a. A baseline microseismic survey of the project area;

b. identifiaction of faults, fracture networks, and geologic structures that could be affected by injection activities;

c. proposed injection pressures, volumes, flow rates, and operational thresholds;

d. monitoring equipment locations and data-collection protocols; and

e. automatic operational response actions, including pressure reductions or suspention of injection, if seismic activity exceeds established thresholds.

3. No drilling permit, site plan approval, or building permit shall be issued until the City confirms that the proposed injection activities have been reviewed and approved by all applicable state agencies, including DOGM and the Utah Division of Water Rights.

4. The operator shall continuously monitor induced seismicity and injection-related goround movement using equipment and methodologies acceptable to the Fire Marshal, City Engineer, and state regulators. Monitoring data shall be made available to the City upon request.

5. If seismic events exceedign the operator's approved thresholds occur, or if injection activities are determined to pose a risk to public safety, infrastructure, or utilities, the City may require immediate reduction or suspension of injection operations until the condition is mitigated and the relevant state regulatory agencies confirm that operations may safely resume.

6. Nothing in this subsection shall be construed to permit injection activities that are otherwise prohibited or restricted under state or federal law.

17.64.090 Natural Gas Power Plants.

Development and operation of a Natural Gas Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Natural Gas Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Natural Gas Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Natural Gas Power Plant.

B. There is no minimum open space requirement for a Natural Gas Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Natural Gas Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Natural Gas Power Plant.

E. Natural Gas Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Natural Gas Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Natural Gas Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Natural Gas Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Natural Gas Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Natural Gas Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Natural Gas Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.090 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Natural Gas Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Natural Gas Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Natural Gas Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Natural Gas Power Plants. The operator of a Natural Gas Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Natural Gas Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Natural Gas Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Natural Gas Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

J. The total combined nameplate generating capacity of all Natural Gas Power Plants within the Alternative Energy Overlay Zone shall not exceed two gigawatts. No application shall be approved if the construction of the proposed facility would cause the total cumulative capacity of all approved or existing Natural Gas Power Plants within the Alternative Energy Overlay Zone to exceed this limit.

K. Water Use Limitations

1. Natural Gas Power Plants shall be limited to low-water-use technologies, including air-cooled simple cycle facilities, air-cooled combined cycle facilities, and fuel cell generating systems. All Natural Gas Power Plants shall utilize either:

a. air-cooled heat rejection systems, or

b. closed-loop cooling systems with minimal makeup water requirements.

2. The use of once-through cooling, evaporative cooling, open-loop cooling systems, cooling ponds, or any cooling technology that requires significant ongoing withdrawals of culinary, seconary, or industrial water is prohibited.

3. The City shall not be obligated to provide culinary, secondary, or industrial water for the construction or operation of any Natural Gas Power Plan. Any water required during construction or operation shall be supplied solely from water rights owned, acquired, or leased by the applicant.

4. As part of the AEOZ site plan application, the applicant shall submit a Water Use Assessment identifying:

a. all water required for construction, commissioning, and operations;

b. the speicif water rights proposed to meet such demands; and

c. calculations demonstrating that the project will not require ongoing municipal water supply beyond incidental fire suppression reserves.

5. No site plan approval, grading permit, or building permit shall be issued until the City verifies that the proposed Natural Gas Power Plant complies with this section and that adquate water rights have been secured for all project demands.

6. Priority shall be given to projects that do not require any cooling water during normal operations.

17.64.100 Small Modular Reactor Facilities.

Development and operation of a Small Modular Reactor Facility must be found to conform to the following requirements. In the event of conflict, NRC requirements supersede other regulations cited in this section:

A. A Small Modular Reactor Facility shall comply with the residential setback, site planning and emergency planning zone recommendations and requirements of the U.S. Nuclear Regulatory Commission (NRC) and the Environmental Protection Agency (EPA) for Small Modular Reactor Facilities.

B. There is no minimum open space requirement for a Small Modular Reactor Facility.

C. A Small Modular Reactor Facility shall be secured from unauthorized access by a fence or wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Small Modular Reactor Facility.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. A Small Modular Reactor Facility shall be maintained in safe working order and in accordance with industry standards and all NRC regulations.

F. Applicant shall comply with all applicable federal and state laws, rules, and regulations, including, without limitation, all applicable requirements of the NRC and EPA, and shall provide evidence of all federal and state permits and approvals required to construct a Small Modular Reactor Facility prior to the issuance of a building permit.

G. Lighting of Small Modular Reactor Facilities shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Small Modular Reactor Facility:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

5. A list and copies of all other federal, state and local permits and approvals that have been or will be required for the proposed Small Modular Reactor Facility, together with a proposal for coordinating such approvals with the City.

6. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Small Modular Reactor Facility. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Small Modular Reactor Facilities. The operator of a Small Modular Reactor Facility shall review and update the decommissioning plan every 5 years The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Small Modular Reactor Facility components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Small Modular Reactor Facility;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Small Modular Reactor Facility, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

I. The total combined nameplate generating capacity of all Small Modular Reactor Facilities within the Alternative Energy Overlay Zone shall not exceed three gigawatts. No application shall be approved if the construction of the proposed facility would cause the total cumulative capacity of all approved or existing Small Modular Reactor Facilities within the Alternative Energy Overlay Zone to exceed this limit.

1. Microreactors with a nameplate capacity of 50 megawatts or less shall be excempt from the aggregate generating capacity limitation for purposes of calculating total nuclear generating capacity, provided they comply with all applicable state and federal safety standards.

a. A microreactor shall be exempt from the aggregate nuclear generating capacity limitation only when operated as a single, standalone Microreactor Installation. The exemption shall not apply to any installation containing more than one reactor unit, or to any installation in which a microreactor is colocated, aggregated, interconnected, or operated in coordination with another reactor unit through shared security perimeters, shared balanceofplant systems, shared staffing, shared cooling or electrical systems, or common or linked NRC licensing. Any such installation shall be treated as a Small Modular Reactor Facility for regulatory and capacitylimit purposes.

b. For purposes of applying the microreactor exemption and calculating total nuclear generating capacity, the City shall evaluate the functional and operational characteristics of the installation rather than the form of ownership. Separate corporate entities, lease structures, or parcel boundaries shall not be used to circumvent the classification of a project as a Small Modular Reactor Facility.

J. Prohibited Reactor Technologies. Small Modular Reactor Facilities shall not include any reactor design that relies primarily on water as a coolant or moderator. Prohibited technologies include, but are not limited to, Pressurized Water Reactors (PWRs), Boiling Water Reactors (BWRs), Light Water Reactors (LWRs), and Pressurized Heavy Water Reactors (PHWRs). Only non-water-cooled advanced reactor technologies consistent with the definition of a Small Modular Reactor Unit in this chapter are eligible for consideration within the AEOZ.

17.64.110 Solar Energy Projects.

Development and operation of a Solar Energy Project must be found to conform to the following requirements:

A. Structures constructed at, or as part of, a Solar Energy Project shall be comply with the following setbacks: (1) at least 50 feet from all exterior project boundary lines that abut a residentially zoned district; and (2) from public road rights-of-way, at least the distance required by the base zone in which the Solar Energy Project is established, or, twenty-five feet, or one and one-half times the height of the nearest structure to a right-of-way, whichever is greater. Access roads and driveways may be located within any required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Solar Energy Project.

B. There is no minimum open space requirement for a Solar Energy Project.

C. A Solar Energy Project shall be fully fenced and secured with locked gates. Fences shall be no less than 6 feet and no more than 8 feet in height and constructed of chain link or other durable material. Knox key lock boxes and keys shall be provided at locked entrances to allow emergency personnel access. For any portions of the site located adjacent to a public right of way, such fencing shall include additional screening elements (such as slatted chain link or other solid fencing material). Exterior fencing shall not be required along any portion of a Solar Energy Project that is contiguous to and part of a similar project located outside the boundaries of the City. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Solar Energy Project.

D. Subject to the provisions of the fire safety and protection plan described below, a Solar Energy Project shall incorporate the applicable landscaping requirements of the underlying zoning district for the portion(s) of the project site located adjacent to public rights of way. However, if the project site is not currently served by culinary or irrigation water lines or systems, a Solar Energy Project shall not be required to comply with applicable landscaping requirements of the underlying zoning district. Additionally, no landscaping shall be required within the fenced area of the project site. Applicant shall comply with all applicable weed control requirements set forth in the Eagle Mountain Municipal Code.

E. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

F. Solar Energy Project components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Solar Energy Projects shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. All photovoltaic panels of a Solar Energy Project shall be restricted to a maximum height of twenty (20) feet when orientated at a maximum tilt, as measured from the existing grade. All other buildings or structures comprising a Solar Energy Project shall comply with the height requirements of the underlying zoning district.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Solar Energy Project:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A Glare Hazard Analysis evaluating the potential for glare impacts on nearby roadways, residential uses, public facilities, and aviation operations. The analysis shall:

a. Identify all sensitive receptors within at least a one-mile radius of the project boundary, including roadways, occupied structures, and any airports or heliports registered with the FAA;

b. model predicted glare throughout the year under typical operating conditions;

c. identify any instances of "green," "yellow," or "red" glare as defined by FAA and industry glare metrics; and

d. include proposed mitigation measures, if needed, to eliminate hazardous or nuisance glare.

e. For any glare visible from an FAA-regulated facility, the applicant shall demonstrate compliance with FAA guidance on solar installations near airports, including Advisory Circular AC 150/5370-2G or its successor.

No site plan approval shall be granted until the City verifies that the project will not create hazardous glare conditions for nearby receptors.

6. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.110 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Solar Energy Project shall review and update the hazardous materials plan every 5 years.

7. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail.

8. Decommissioning plan that addresses the anticipated life of the project; the estimated cost to remove, dismantle, and dispose of project improvements, less the salvage value of such improvements, as determined by a licensed professional engineer; the manner in which the project will be decommissioned and site reclamation obligations.

9. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

10. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or Solar Energy Project owner/operator accordingly. Following full

decommissioning of the site, any funds not utilized by the City shall be returned the Solar Energy Project owner/operator.

J. In the event that the City deems any portion of the Solar Energy Project abandoned as provided herein, that portion of the site shall be removed in accordance with the decommissioning plan. If the City Council finds that some or all of the Solar Energy Project has been abandoned, the City Council shall provide written notice of such finding of partial or total abandonment to Company and the Solar Energy Project owner/operator. Within (60) days after receipt of such notice, the Solar Energy Project owner/operator may provide the City a written response disputing such finding of abandonment and/or requesting an extension of additional time to repair and restore operations of the Solar Energy Project or to commence decommissioning of such portion of the Solar Energy Project. The City Council shall consider any such written response by the Solar Energy Project owner/operator at a public hearing. The final decision of the City Council issued following such public hearing may be appealed to the District Court within thirty (30) days.

If, following a final decision of the City Council that some or all of the Solar Energy Project is abandoned and the Solar Energy Project owner/operator fails to repair or decommission such abandoned portion of the Solar Energy Project within the time frame set forth in the decommissioning plan (or as otherwise approved by the City Council as provided herein) or fails to file a timely appeal to the District Court on the City's finding that some or all of Solar Energy Project is abandoned, this failure will be deemed as sufficient cause for the City to utilize the decommissioning bond provided to the City and to remove the Solar Energy Project and implement the decommissioning plan prepared by the Solar Energy Project owner/operator.

A Solar Energy Project is considered "abandoned" when some or all of its improvements remain non-functional or inoperative, meaning it is not being used to generate energy or is not maintained in compliance with the terms of an approved building permit, for a continuous period of one (1) year. A Solar Energy Project that is, in whole or in part, nonfunctional or inoperative for any period of time as a result of an emergency or force majeure event, any maintenance, repair, or repowering of the Solar Energy Project by the Solar Energy Project owner/operator, and/or curtailment by an end user or power purchaser, or any other periods of nonuse that are planned or scheduled by the Solar Energy Project owner/operator or otherwise required by the power purchaser or transmission provider shall not be deemed abandoned.

17.64.120 Development standards.

The base zoning or underlying zoning, including the RTI overlay zone, shall be applicable, unless modified or replaced as follows:

A. Accessory buildings must comply with the architectural standards found in EMMC 17.64.130.

B. Public roads that are on the city's master transportation plan must be improved to the level of standard designated on that plan (major arterial, minor arterial, major collector, minor collector, etc.).

C. Public roads within projects must comply, at a minimum, with the city's industrial street standard.

D. Front parking lots and driveway entrances shall be asphalt or concrete in accordance with city standards. Equipment and rear parking areas may be graveled. Parking shall be provided in accordance with Chapter 17.55 EMMC, as modified by this chapter.

E. Outdoor storage areas do not need to comply with city landscaping requirements.

17.64.130 Building facade architectural standards.
The following standards are intended to provide details regarding the facade appearance of accessory buildings located within the AEOZ.

A. Buildings shall maintain a contemporary appearance.

1. Architecture of industrial buildings where size predominates over artistic detailing shall feature clean lines and elements, vertical and horizontal articulation or modulation (stepping portions of the facade), and use of textures and materials to reduce the apparent scale of large building walls.

















2. Professional office buildings shall meet the commercial design standards found in Chapter 17.72 EMMC.

3. Where more than one structure is built in a complex or unit, structures shall have a similar style or theme, including colors, materials, and design elements.

4. Pedestrian-scaled architectural details are not required except for facades directly facing residential zones and/or main entryways to the project.

5. The main pedestrian or customer entrance shall be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

6. Buildings shall include facade articulation/modulation (stepping portions of the facade) and horizontal and vertical divisions (textures or materials) to avoid large, featureless and/or panelized surfaces on buildings. Large uninterrupted expanses of a building wall without facade modulation or divisions are prohibited.

B. Architectural features should be simple with careful attention given to concentrate details and fenestration along main street elevations and at building entries.

C. It is recognized that the function and use of particularly large buildings will dictate the style and general appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible. In such cases where the exterior style, color, or materials are critical to the function and use of the building, the DRC may approve building elevations that generally comply with these architectural standards but contain some modifications that accommodate the business-critical function and use.

D. Exemption for Energy Infrastructure Buildings. The architectural standards of this section shall not apply to principal or ancillary structures within an Alternative Energy Project where such standards conflict with industry-specific engineering, safety, security, or operational requirements. In such cases, buildings may use prefabricated, modular, or industrial construction consistent with the functional needs of the facility, subject to approval by the DRC.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 12, 2026**
TITLE:	PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.15 Concept Plans.
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
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

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

BACKGROUND:
Staff wants to work with the City to improve our development process, especially, the front end. Through the concept plan process, we believe there are opportunities to better investigate and ensure road and utility connections. We believe we are in a better position to facilitate a connected street grid if we engage developers on these issues at the start of the development process. The way Staff proposes to approach the concept plan is by the City requiring submittal and review of the following documents:

- Concept site plan
- Traffic circulation plan
- Conceptual street layout plan
- Utility infrastructure plan
- Water right sourcing information

Concept plan applications would be submitted by the applicant and reviewed by the Development Review Committee (DRC) and the Planning Commission. Many of these documents are already required by code reference, but this proposal clarifies what needs to be included in the documents. The proposal excludes the Council from this process to lighten the number of applications and issues going before them. Staff received a comment from a member of the Council that partially inspired this proposal. Staff can still work with individual developers to facilitate an occasional concept going to the Council for feedback.

ITEMS FOR CONSIDERATION:
The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. EMMC 16.15, Concept Plan to PC

Chapter 16.15
CONCEPT PLANS

Sections:

16.15.010 What this chapter does.
16.15.020 Purpose.
16.15.030 No vesting with concept plan review.
16.15.040 Application.
16.15.050 Review of concept plans.

16.15.010 What this chapter does.

This chapter establishes the concept plan review process, submittal requirements, and duties of the planning Planning director Director and planning Planning commission Commission regarding the review and processing of concept plans. [Ord. O-23-2005 § 3 (Exh. 1(2) § 3.1)].

16.15.020 Purpose.

Concept plan review is required prior to submittal of all master development plan, rezone, master site plan, and preliminary plat applications. Concept plan review is an optional process for all other land use applications. However, the land use authority may waive the concept plan review process for master site plans and preliminary plats based on a finding that the subject property is smaller than two (2) acres, and it has received a statement from the members of the Development Review Committee (DRC) offering their opinion that they do not foresee such waiver compromising future application review processes for the subject property and associated proposal.

The concept plan review is an optional process (except when making application for a master development plan) that is offered as a means for applicants, developers or property owners to receive input from the planning director, planning commission, and city council on a proposed development prior to incurring the costs associated with further stages of the approval process. A concept plan is a required process prior to making application for a master development plan. A concept plan shall not be presented to the city council unless it has already been presented to the planning commission. [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.2)].

16.15.030 No vesting with concept plan review.

The concept plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the planning DRC anddirector, planning Planning Ccommission, and/or city council will raise other issues not addressed at the concept plan stage. [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.3)].

16.15.040 Application.

Property owners or their duly authorized agents shall make application for a concept plan on forms prepared by the planning Planning directorDirector. No concept plan application shall be processed without the submission of the application, all the supporting materials as required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstances.

A. Supporting Materials. The following materials must be submitted with any application for a concept plan. : The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Concept Plan. The proposed concept plan, drawn to a scale of not more than one inchone-inch equals 100 feet, showing the following:

a. Property boundary with dimensions.

b. Ownership of all adjacent tracts of land.

c. Locations and widths of existing and proposed streets.

d. Configuration of proposed lots with minimum and average lot sizes.

e. Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use.

f. Those portions of property designated as floodplain and slopes in excess of 25 percent.

g. Total acreage of the entire tract proposed for subdivision.

h. General topography.

i. North arrow, scale, and date of drawing.

j2. Traffic circulation plan including private driveways, public and private streets, pedestrian paths, location of parking spaces and ingress or egress.

3. Conceptual street layout plan for all master development plans and preliminary plats shall be submitted that considers traffic connectivity and any streets show on the Master Transportation Plan within five hundred (500) feet of the proposed development.

k4. Utility infrastructure plan, including basic modeling and analysis, for providing necessary streets, water, sewer, storm drainage, and electrical distribution for the entire tract including the point from which said services are to be extended.

l5. Sourcing of any and all water rights which may be appurtenant to or used upon and in connection with the property proposed to be developed.

B. Fee. The processing fee required by the current consolidated fee schedule approved by the city City councilCouncil. [Ord. O-02-2025 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.4)].

16.15.050 Review of concept plans.

The concept plan review shall include an informal conference with the developer and the city's assigned staffDRC, as well as an informal review of the plan by the planning Planning commission Commissionand the city council. The developer shall receive comments from the assigned staff and other participants to guide the developer in the preparation of subsequent development applications. The planning Planning commission Commission shall not take any action on the concept plan review. Further, the staff'sDRC's and, the Planning Ccommission's, and the council's comments shall not be binding, but shall only be used for information in the preparation of future development applications. [Ord. O-04-2020 § 2 (Exh. A); Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.5)].

...

17.10.030 Definitions.

...

"Development Review Committee" means the department head or assigned representative from each of the following City departments or divisions: Building, Engineering, Fire, Parks, Planning, and Public Works.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **MAY 12, 2026**
TITLE:	PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Approving the Overland 5th Amendment to the ARMDA Agreement.
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Terra Smith's Eagle Mountain LLC and Smith Food & Drug Centers Inc.

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Historical Commercial Zone Town Center Mixed Use	53 acres

PUBLIC HEARING
Yes

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:
Recommend Approval

BACKGROUND:

BACKGROUND: (*Presented by City Attorney, Marcus Draper*) On March 25th, 2026, the City Council approved the 5th Amendment to the Overland ARMDA with Terra Smith's Eagle Mountain, LLC. Prior to execution of the Amendment, the developer determined that it would like to add another party to the Agreement, Smith's Food & Drug Center, Inc. and to request one additional exception to a City development standard in relation to slope requirements for retention basins. The Amendment is being sought to make those changes and to correct a clerical error in the Agreement that gives the incorrect name of Terra Smith's Eagle Mountain, LLC.

ITEMS FOR CONSIDERATION:
NA

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Smiths Eagle Mountain Commercial Development Agreement 4-29-26

WHEN RECORDED RETURN TO:
Smith's Food & Drug Centers, Inc.
c/o The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202-1100
Attention: Jennifer K Gothard
Law Department (SM-208)

FIFTH AMENDMENT TO THE
AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL

AND

MASTER DEVELOPMENT AGREEMENT
FOR THE
EAGLES LANDING COMMERCIAL CENTER
(Eagle Mountain)

THIS FIFTH AMENDMENT TO THE *AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL* AND MASTER DEVELOPMENT AGREEMENT FOR THE EAGLES LANDING COMMERCIAL CENTER ("**Agreement**") is entered into on this _____day of _____, 2026 ("**Effective Date**"), by Terra Smith's Eagle Mountain ~~I~~, LLC, a ~~Utah~~ Delaware limited liability company, Smith's Food & Drug Centers, Inc., an Ohio Corporation (collectively "**Developer**"), and Eagle Mountain City, a political subdivision of the State of Utah ("**City**"). City and Developer are the "**Parties**" to this Agreement, and individually each is a "**Party**."

RECITALS

A. Developer, a joint venture, owns certain property located in City, legally described on the attached and incorporated Exhibit A ("**Property**"), and known by the following Utah County Tax ID numbers: 58:054:0046, 59:033:0016, 58:054:0045, and 58:054:0061.

B. Developer desires to create a commercial development project the Property to be known as Eagles Landing Commercial Center ("**Project**"), consisting of commercial development adjacent to Mid V~~v~~alley Road, Old Airport Road; and Pony Express Parkway, including road and intersection improvements attached hereto as Exhibit M and incorporated herein; with multiple commercial facilities and uses as generally depicted on the Project Plan ("**Project Plan**") attached hereto as Exhibit B and incorporated herein.

C. The Property is currently subject to the *Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel*, dated December

5, 2017, and recorded with the Utah County Recorder's Office as entry number 62737:2018 and four prior amendments: First Amendment dated August 20, 2019, Second Amendment dated November 17, 2020, Third Amendment dated August 14, 2022, and Fourth Amendment dated January 21, 2025 (collectively, "**Overland DA**"). Developer is successor in interest in the fee ownership of the Property, having obtained the Property from Ivory Homes, Ltd, Master Developer under the Overland DA. The Property consists of a portion of the area identified in the Overland DA as "Village 8."

D. To develop the Project, the Overland DA requires amendment with respect to the Property, modifying the development plan and uses for the Property, removing certain requirements associated with commercial development of the Property, and adopting a new name for the Project and a new zoning designation and development plan for the Property. This Agreement both amends the Overland DA and adopts a new Master Development Agreement and Project Plan on the Property.

E. Concurrent with the adoption of this Agreement, and as of the Effective Date, City has designated the Property into the City's Commercial Zone as designated in the 2017 Eagle Mountain Municipal Code Title 17.35.

F. Developer has submitted a Project Plan Application to the City that will enable development of the Project in accordance with the Project Plan attached hereto.

G. The Parties intend that the Project Plan, this Agreement, and the provisions of the City's Commercial Zoning designation in place as of adoption of the Overland DA in 2017 will permit development of the Project in substantial accordance with the Project Plan.

H. The Parties desire to facilitate the development of the Project by special financing vehicles, including but not limited to those provided for in Titles 17C and 17D of the Utah Code.

I. The Parties intend that this Agreement specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement and the Project Plan, and the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement, the Project Plan, and all other applicable laws.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals (which recitals are incorporated into this Agreement) and the covenants hereafter set forth in this Agreement, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. Interpretation. Whenever in this Agreement:

1.1. the consent or approval of any person is required, such consent or approval shall not be unreasonably withheld, conditioned or delayed, unless expressly provided to the contrary or where the City has discretion under the City's Vested Laws;

1.2. there is a reference to "days," such reference shall be deemed to be to "calendar days" unless the phrase "business days" is expressly stated;

1.3. the date on which any payment or performance is due under this Agreement is not a business day, such payment or performance shall be due on the immediately following business day; and

1.4. there appears a reference to a consent, approval, description, designation, estimate, notice, request, demand, response, statement, warning, correspondence, Agreement, schedule or other communication, such reference shall be deemed to require the same to be in writing, unless otherwise expressly stated.

1.5. Priority of documents when interpreting terms, and priority in the event of conflict, shall be as follows:

1.5.1. The Project Plan, attached hereto as Exhibit B.

1.5.2. "**Design Guideline Elements**" meaning the Project-specific standards and exhibits for the Project, consisting of exhibits C-M attached hereto, including (as applicable): Streetscape Landscaping and Style (Exhibit C), Site Furnishings (Exhibit D), Landscape Treatments (Exhibit E), Anchor Tenant Architectural Elevations (Exhibit F), Fuel Center Architectural Elevations (Exhibit G), Sign Plans (Pylon and Monument) including the Sign Location Plan (Exhibit H), Site Lighting (Exhibit I), Outdoor Sales Display and Storage Plan (Exhibit J), Outbuilding/Pad Architectural Elevations (Exhibit L), and Public Road Improvements (Exhibit M), each to be discussed in Section 4 below, and once approved, shall be binding as provided herein. Notwithstanding anything to the contrary, if there is a conflict between the generally applicable Design Guideline Elements and (i) the approved Anchor Tenant Architectural Elevations, (ii) any subsequently approved Outbuilding/Pad Architectural Elevations for a particular building, or (iii) any approved tenant-specific Sign Plan, the approval listed in clauses (i)–(iii) shall control for the applicable building or tenant.

1.5.3. This Agreement;

1.5.4. The Overland DA; and

1.5.5. City ordinances in place as of the date of adoption of the 2017 Overland DA, except as expressly modified herein.

2. Amendment of the Overland DA

2.1. In accordance with Section 23 of the Overland DA, City and Developer (as successor to all of the rights and obligations of Master Developer in the Overland DA), hereby modify and amend the Overland DA with respect to the following provisions:

2.1.1. Section 6.4 of the Overland DA is hereby amended with the addition of

the following language at the beginning of that section: "*Except with respect to the Property, which shall be a planned commercial development and shall not require submission of a Village Site Plan or compliance with the terms of this Section 6.4, . . .*"

2.1.2. Section 11.4.9 of the Overland DA is hereby amended with the addition of the following language at the beginning of that section: "*Village 8. The portion of Village 8 that includes the Property shall be a planned commercial area. Open space and amenities thereon shall not be subject to the requirements of the Overland DA but shall be as shown in the Master Site Plan. Remaining portions of Village 8, not part of the Property, shall include . . .*"

2.1.3. In the event of any other conflict or disagreement between the Overland DA and this Agreement or the Project Plan attached hereto, such conflicting language or terms shall be considered an amendment to the Overland DA to conform with the Project Plan and this Agreement. Except with respect to the terms specified in this Agreement, which are applicable only to the Property, the Overland DA remains in full force and effect.

3. Zoning & Vesting.

3.1. Following the adoption of this Agreement, the Developer shall retain its vested right, to the fullest extent permissible under the law, to develop the Project in accordance with Utah law, the 2017 City ordinances (unless otherwise specified herein), the Project Plan, and Design Guideline Elements, without further action or approval by the City. These vested rights are subject to the requirement that Developer proceed with reasonable diligence as contemplated in Utah Code § 10-20-902, as amended.

3.2. In addition to all uses permitted by applicable 2017 City ordinances, the following uses shall also be vested as permitted uses in the Project:

3.2.1. automobile gas/service stations;
3.2.2. restaurants and banks with drive-through service facilities; and
3.2.3. outdoor storage.

3.3. As an exception to the vesting principles above, the following future laws ("**Future Laws**") and ordinances adopted by City after the Effective Date shall apply to the Project:

3.3.1. Future Laws that Developer agrees in writing apply to the Project;

3.3.2. Future Laws that are both generally applicable to all properties in the

City's jurisdiction and that are required in order to comply with state and federal laws and regulations affecting the Project;

3.3.3. City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the state or federal governments and are otherwise required to meet legitimate concerns related to public health, safety or welfare;

3.3.4. Future Laws regarding lawful taxes, or modifications thereto, provided that nothing in this Agreement shall be construed as waiving or limiting in any way Developer's right to challenge taxes imposed by City, which right is hereby reserved

3.3.5. Future Laws regarding changes to the amounts of fees for the processing of applications that are generally applicable to all development within City and that are adopted in accordance with state and local law.

3.4. Developer may elect to sell one or more portions of the Project to a subdeveloper ("**Subdeveloper**"). Any portion of the Property (each a "**Parcel**") sold by Developer to a Subdeveloper shall include the transfer of the right and obligation to develop such Parcel in accordance with this Agreement and the Project Plan. At the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Subdeveloper, Developer shall provide City with a report showing the Parcel ownership, and the projected or potential uses.

4. Development of the Project.

4.1. Developer may develop the Project in phases, and Developer reserves all discretion to determine when to develop a particular portion or phase of the Property, based upon Developer's business judgment. Notwithstanding the foregoing, Developer is subject to the requirement to proceed with reasonable diligence. If it appears the Developer will not proceed with development for an extended period of time, the Parties shall meet to confer in good faith as to how best to amend this Agreement in a manner that fulfills the intent of the Parties.

4.2. At any time prior to the construction of Old Airport Road east of Pony Express Parkway by the City, Developer may purchase from the City the portion of the Old Airport Road right-of-way depicted in Exhibit K. If Developer elects to purchase the portion of Old Airport Road within six months of the Effective date, the purchase price will match the price paid by Developer for the Property, adjusted pro-rata per square foot. If Developer elects to purchase the portion of Old Airport Road at a time that is more than six months following the Effective Date, the purchase price shall be determined by a commercial appraisal, performed by a mutually acceptable appraiser based on a commercial use of the property.

4.3. The Project Plan comprises the Anchor Area and the Pad Area. The "**Anchor Area**" includes the buildings labeled *Grocery*, *Major*, and *Anchors A through D* on the Project Plan, with their surrounding features. The "**Pad Area**" includes the 23 buildings labeled *Pads A-*

B, Fuel C, Pads D-L, Fuel M, Pad N-Q, Retail R & S, and *Pads T-W*, with their surrounding features. The Pad Areas are intended for commercial tenants such as fast-food restaurants, fuel centers, banks, and automotive service centers, and other commercial uses (each, a "**Pad User**"). Developer has sole discretion to select and enter into agreements with Pad Users, provided the proposed use is permitted or conditionally permitted use under applicable City ordinances and this Agreement.

4.4. The Project shall be constructed in substantial conformance with the Design Guidelines Elements, attached hereto as Exhibits C through M, which are expressly approved by City.

4.5. Following City Council approval of this Agreement, and the associated zoning, Project Plan, and Design Guideline Elements included therewith all subsequent Project approvals (including pad site plans, building permits, and similar approvals) shall be processed as administrative reviews. Such reviews shall be limited to confirming compliance with the Project Plan (as modified with respect to the Pad Area), the applicable Design Guideline Elements, and applicable City codes, and shall not require discretionary land use hearings except to the extent a Material Change is proposed. No additional architectural design review, beyond staff confirmation of substantial conformance, shall be required for anchor tenants at Site Plan approval and the issuance of Building Permits.

4.5.1. City shall complete its administrative review of complete Site Plan and Building Permit Plan submittals for the Project within the following timeframes: (i) the first submittal shall be reviewed within four (4) weeks after City's receipt; (ii) the second submittal shall be reviewed within three (3) weeks after City's receipt of a resubmittal addressing City comments; and (iii) the third submittal shall be reviewed within two (2) weeks after City's receipt of a second resubmittal addressing City comments. City may complete its review in less time. If any portion of City's review is delegated to an approved third-party reviewer, such third-party reviewer shall be required to comply with the same review timeframes set forth herein.

4.5.2. Only a **"Material Change"** to the Anchor Area will require amendment of this Agreement or the Project Plan. A Material Change in the Anchor Area includes: (i) a change that substantially increases parking requirements; (ii) a change in pedestrian or traffic patterns that initiate safety concerns; (iii) a change that is directly contrary to the terms of this Agreement or applicable City ordinances; (iv) a change that materially deviates from the approved Anchor Tenant Architectural Elevations, Fuel Center Architectural Elevations, Sign Plans, Site Lighting, Landscape Treatments, Streetscape Landscaping and Style, Site Furnishings, or Outdoor Storage Plan Design Guideline Elements applicable to the Anchor Area; (v) changes to anchor tenant façade materials or colors; (vi) changes to approved sign types, heights, or locations; (vii) changes to lighting pole heights/fixture types; (viii) changes to the Outdoor Storage Plan; and (ix) changes to increase the number of Pad Area units.

4.5.3. Any non-Material Changes to the Anchor Area may be requested by Developer and shall be reviewed and approved by City planning staff upon a staff finding that such change is not a Material Change.

4.5.4. The Anchor Tenant Architectural Elevations and the Sign Plans Design Guideline Elements are approved as final for the Anchor Area. Any deviation visible from public right-of-way shall constitute a Material Change unless approved by the City as a minor modification consistent with the approved Design Guideline Elements.

4.5.5. The anchor tenant buildings, including the occupant of the unit labeled "Major," Smith's Marketplace," and the "Smith's Fuel Center" shall be constructed in substantial conformance with the applicable Design Guideline Elements, specifically the Anchor Tenant Architectural Elevations attached hereto as Exhibit F and the Fuel Center Architectural Elevations attached hereto as Exhibit G.

4.5.6. Developer may construct and establish two automobile fuel/service stations within the Pad Area as shown on Exhibit B, affiliated with the use at the site labeled "Grocery" within the Anchor Area. Such fuel station shall be an unsevered part of the permitted use at the site for a grocery store and shall not be required to obtain a separate conditional or special use permit. The fuel center shall be constructed in accordance with the Fuel Center Architectural Elevations attached hereto as Exhibit G.

4.5.7. Any outdoor storage yard or outdoor sales and display area authorized herein shall be located, configured, and operated in substantial conformance with the **Outdoor Sales Display and Storage Plan attached hereto as Exhibit J (the "Outdoor Sales Display and Storage Plan")** and the applicable provisions of the Overland DA, as amended by this Agreement. City may enforce the Outdoor Sales Display and Storage Plan through administrative review and code enforcement, and any Material Change to the footprint of such outdoor storage or display areas shall constitute a Material Change. Outdoor sales and display of retail products customarily sold on-site, including without limitation palletized, shrink-wrapped, or otherwise packaged materials, equipment, and merchandise (e.g., landscaping materials, bulk goods, snow blowers, lawn mowers, and similar items), **shall be permitted within the designated outdoor display areas as shown on Exhibit J and may be visible from public rights-of-way**, and shall not be required to be screened or considered prohibited outdoor storage. For purposes of this Section, "**Semi-Trailer or Storage Unit**" shall mean any semi-trailer, truck trailer, cargo container, shipping container, portable storage container, or similar unit used for the storage or transport of goods, whether or not attached to a tractor or other vehicle. **Semi-Trailers or Storage Units shall not be parked, stored, or utilized within customer parking areas.** Semi-Trailers or Storage Units may be parked or placed **only at the rear of the principal building within the Anchor Area, in locations designated on Exhibit J**, and shall be arranged in substantial conformance with the Outdoor Sales Display and Storage Plan and the Overland DA, as amended.

4.6. The Parties acknowledge that the Pad Areas are expected to undergo significant and frequent changes, based upon pad tenant needs and commercial market factors. Accordingly, except as otherwise indicated in this Agreement, no changes to Pad Areas will require amendment of this Agreement or the Project Plan.

4.6.1. Development of all uses within the Pad Area will require submission to City of a Site Plan application for that Pad. Site plan applications for properties within the

Pad Area will be reviewed and approved administratively by City Staff.

4.6.2. Architectural styles, façade composition, roof forms, and site design for Pad Area development shall generally comply with the Design Guideline Elements including but not limited to the Streetscape Landscaping and Style attached hereto as Exhibit C, Site Furnishings attached hereto as Exhibit D, Landscape Treatments attached hereto as Exhibit E, and any Pad Area architectural guidance exhibits approved hereunder. Pad Area developments may utilize tenant-specific prototype designs, provided they are generally consistent with the intent of the approved Design Guideline Elements and meet the applicable City code requirements. Site design for Pad Area development shall also generally comply with the Landscape Screening for the Drive Thru Exhibit attached hereto as Exhibit C.

4.7. Developer is obligated to Develop the Project in substantial accordance with the City's *Commercial and Multifamily Design Standards* (Eagle Mountain City Code Chapter 17.72), as they existed at the time of approval of the 2017 Overland DA ("**Design Standards**"). The applicable Design Standards are attached hereto as Exhibit M. Developer is expressly authorized to deviate from the Design Standards as follows:

4.7.1. Primary entrances to commercial uses in the Pad Areas shall not be required to face a public street, but may be oriented toward internal traffic and pedestrian zones, in order to meet the needs of the occupant of the Pad Area.

4.7.2. Commercial uses on Pad Areas shall be permitted to have parking near the Primary Entrance of that building.

4.7.3. Commercial uses on Pad Areas shall be permitted to have parking on the Pad Area between the building and the public street.

4.7.4. Architectural styles, entrances, elevations, articulations, and roof designs in the Pad Areas shall generally comply with those shown on the renderings provided in the Design Guideline Elements.

4.8. Site lighting for the Project is expressly approved as part of this Agreement and shall be installed in substantial conformance with Exhibit I. **The approved lighting intensity for the Project is one hundred and Eleven thousand (111,000) lumens per gross acre (One Hundred Thirty-Seven Thousand (137,000) lumens per net acre), and the approved fixture mounting heights shall be as shown on Exhibit I.** The Project shall in all other respects comply with Eagle Mountain Municipal Code Chapter 17.56, with the exception that fixture heights shall be ~~thirty~~ twenty-five (~~30~~) feet. Following City Council approval of this Agreement, City shall process lighting reviews and permits for the Project as administrative approvals upon a finding of substantial conformance with Exhibit I and the foregoing approved lighting standards, and shall not require discretionary design review or additional lighting limitations beyond applicable codes related to public safety and light spillover.

4.9. Developer is obligated to Develop the Project in substantial accordance with the City's Sign Regulations and Sign Permits ordinances (Eagle Mountain City Code Chapter

17.80), as they existed at the time of approval of the 2017 Overland DA ("**Sign Standards**"). The Project's Sign Plans and Sign Location Plan are attached hereto as Exhibit H. For clarity, Exhibit H contains both (i) the applicable Sign Standards (Eagle Mountain City Code Chapter 17.80 as of adoption of the 2017 Overland DA) and (ii) the Project's approved Sign Plans and Sign Location Plan. In the event of any conflict between the Sign Standards and the approved Sign Plans/Location Plan in Exhibit H, the approved Sign Plans/Location Plan shall control for the Project.

4.10. Developer is authorized to deviate from the Sign Standards as follows:

4.10.1. Developer shall be permitted to install up to five (5) Pylon Signs and up to ten (10) additional Monument Signs for Project identification and wayfinding as shown in the Sign Plans and Sign Location Plan attached hereto as Exhibit H. Sign Plans and Sign Location Plan establishes the approved sign locations, sign types, and sign configurations for the Project, and City shall process sign permits for such signs as administrative approvals provided the proposed signs substantially conform to the approved Sign Plans Design Guideline Element and the Sign Standards, as modified herein. Developer shall be permitted to install up to five (5) Pylon Signs at entrances to the Project, with up to three (3) along Pony Express Parkway, as shown on the sign plan attached hereto as Exhibit H. The Pylon signs shall be up to twenty-seven (27) feet in height and fourteen (14) feet across and shall identify occupants of Anchor Areas as well as Pad Areas.

4.11. Public Infrastructure

4.11.1. Developer shall construct Old Airport Road from Pony Express Parkway running along the frontage of the project as a 5-lane roadway with curb and gutter on both sides, sidewalk on the project side only, and a 2' wide median from Pony Express Parkway back to the second access into the project. The road shall include a single left turn lane and a single right turn lane at Pony Express Parkway. The road shall also include the appropriate utilities such as water, sewer and storm drain per the City's Master Plans. The road shall include right turn deceleration lanes into each drive approach. The road improvements shall include modifying the traffic signal at Pony Express Parkway all as shown on Exhibit B.

4.11.2. Developer shall construct Mid Valley Road from Pony Express Parkway running along the frontage of the project as a 5-lane roadway with curb and gutter on both sides, sidewalk on the project side only, and a 2' wide concrete median from Pony Express Parkway back to the second access into the project. The road shall include a dual left turn lane and a single right turn lane at Pony Express Parkway. The road shall also include the appropriate utilities such as water, sewer and storm drain per the City's Master Plans. The road shall include right turn deceleration lanes into each drive approach. The road improvements shall include modifying the traffic signal at Pony Express Parkway all as shown on Exhibit B.

4.11.3. Developer shall construct a third northbound auxiliary lane on Pony Express Parkway along the project frontage to act as a deceleration and acceleration lane. Developer shall modify and/or remove the medians along Pony Express Parkway to add left turn lanes in the project accesses

as shown on Exhibit B. Developer shall construct a traffic signal at the middle access into the project. The center access will have dual left turn lanes exiting the project onto Pony Express Parkway.

4.12. Developer is obligated to Develop the Project in substantial accordance with the City's Buildings and Construction ordinances (Eagle Mountain City Code Title 15), as they existed at the time of approval of the 2017 Overland DA ("**Engineering Standards**") Developer shall be permitted to deviate from the Engineering Standards as follows:

~~4.11.3.~~4.12.1. All retention basins shall be constructed with a minimum slope of 3:1.

5. Infrastructure Financing.

5.1. The Parties acknowledge and agree that development of the Property pursuant to this Agreement will result in positive economic benefits to City and its residents by, among other things, increasing property tax and other revenues to the community based on improvements to be constructed on the Property.

5.2. In consideration thereof, and to the extent permitted by applicable law, City shall provide to Developer, by means of bonding or other lawful revenue sources chosen by City, funds to pay for the development of public infrastructure related to the Project. Such "**Public Infrastructure**" may include, but is not limited to, the following elements of the Project: (i) major roadway and traffic-related improvements; (ii) acquisition of culinary water shares and installation of public culinary and secondary water infrastructure; (iii) mass grading of the overall site; (iv) construction of public improvements to storm drain, electrical and other utilities; (v) necessary engineering, permitting, materials, and inspection costs; (vi) any other infrastructure primarily for use by the public that would fit the definition of "system improvement" under the *Utah Impact Fees Act*, Utah Code § 11-36a-101 *et seq.*; and (vii) any management or other soft costs associated therewith. The amount provided by the City to pay for such Public Infrastructure shall be no less than the amount estimated by the City Engineer's of probable costs to construct the Public Infrastructure, but shall not exceed Ten Million Two Hundred Seventy Thousand Dollars ($10,270,000)) ("**Infrastructure Funds**"). The Infrastructure Funds shall consist of up to Eight Million Dollars ($8,000,000) for use on any Public Infrastructure and up to Two Million Two Hundred Seventy Thousand Dollars ($2,270,000) that the City received from Utah County for the construction of Old Airport Road that may only be used for purposes consistent with the restrictions attached to those monies. City shall provide to Developer an additional amount of One Million Dollars ($1,000,000) in existing City infrastructure improvement funds, to enable Developer to complete infrastructure improvements. These additional funds shall not be included in the Infrastructure Funds for purposes of this Agreement.

5.3. Developer agrees to work cooperatively with City to enable City to obtain the Infrastructure Funds. Such cooperation shall include collaborating on the issuance of bonds and/or creating public financing opportunities, such as the financing mechanisms set forth in Title 17C or Title 17D of the Utah Code. City agrees that in obtaining the Infrastructure Funds, no mills, tax levies, or assessments shall be placed on the Property or the Project without the express written consent of the Developer.

5.4. Prior to commencement of construction on the Project, City will deposit the

Infrastructure Funds into a mutually agreed escrow account (the "**Infrastructure Escrow**"). Disbursement of Infrastructure Funds from such Infrastructure Escrow during construction, including progress payments, retainage, payment for materials delivered to the Project, and final release following acceptance, shall be governed by Section 6 of this Agreement.

5.5. Notwithstanding any other term or obligation in this Agreement, Developer's obligation to provide Public Infrastructure is limited to the expenditure of the Infrastructure Funds. Developer is not obligated to expend Developer's funds for Public Infrastructure. City shall not require Developer to oversize any Public Infrastructure or to provide Public Infrastructure beyond what would be required to pay for Developer's proportionate share, as defined in Utah Code § 10-20-911 and in the *Nollan/Dolan* line of United States Supreme Court cases, unless such oversized and excess Public Infrastructure shall also be paid for in full out of Infrastructure Funds.

5.6. If the total amount of Infrastructure Funds exceed amounts needed to provide Public Infrastructure, City may, to the extent doing so is permitted by the financing terms, request that Developer utilize such funds to:

5.6.1. perform additional improvements;

5.6.2. pay off bonds early; or

5.6.3. provide the City with the excess funds.

5.7. The City acknowledges that the provision of the Infrastructure Funds, in sufficient amounts to reimburse or otherwise pay the Developer for costs and expenses incurred in providing the Public Infrastructure, is a material, integral term of this Agreement and development of the Project. If the Infrastructure Funds are not provided in sufficient amounts, Developer may (1) elect to proceed with the Project under the terms herein, or (2) elect to terminate this Agreement by delivering written notice thereof to the City. Upon delivery of such notice, this Agreement shall automatically terminate whereupon the Parties shall have no further rights or obligations hereunder.

5.8. In the event that any dispute arises with regard to the terms of this Section 5, including but not limited to a dispute over invoices, inspections, or whether a particular improvement is a Public Improvement, the parties will within 10 days of the dispute arising, exchange their basis for the dispute, and arguments regarding resolution of the dispute, to one another in writing. Within 10 days of such exchange, the Parties shall then meet and confer in good faith in an effort to resolve such dispute. The Parties may, but are not obligated to, employ the services of a mediator.

6. Infrastructure Fund Disbursements.

6.1. Developer's obligation to provide public infrastructure or any improvements hereunder is expressly conditional upon City's approval of the Project and issuance of permits required for construction of the applicable improvements.

6.2. Developer, using Infrastructure Funds, shall make public improvements to roads

within the Project Area, as shown on Exhibit M in accordance with this Agreement. Developer will complete improvements associated with identified public streets. The road right-of-way is currently owned by the City.

6.3. The Infrastructure Funds described in Section 5 shall be held in the Infrastructure Escrow. The Parties agree the Infrastructure Escrow shall serve as the Improvement Completion Assurance in accordance with Utah Code 10-20-807, for completion of required public improvements funded therefrom (the "**Public Improvements**") and shall be funded in an amount equal to **one hundred ten percent (110%)** of the City Engineer-approved Engineer's Opinion of Probable Construction Cost ("**OPCC**") for the Public Improvements required to be guaranteed under this Agreement.

6.3.1. Notwithstanding the extent that Utah State law, Eagle Mountain City Code Section 16.30.060(C), or other City policy dictates the procedure and timing of the release of improvement completion assurance or other bond funds, including but not limited to requiring City Council action to approve escrow or bond releases during construction, the Parties agree that release of the Infrastructure Funds will occur in accordance with the procedure and timing set forth in this Section.

6.3.2. **All progress releases and payments from the Infrastructure Escrow shall be authorized administratively by the Mayor, City Manager, and City Attorney.** Developer (or its contractor) may submit requests for releases and payment from the Infrastructure Escrow directly to the City no more frequently than **once every thirty (30) days**, unless otherwise approved by the Mayor, City Manager, and City Attorney. Upon submission of a request for release and payment, the City will promptly inspect and verify the work completed. The City will immediately release the funds when work is determined to pass inspection.

6.3.3. The Mayor, City Manager, and City Attorney will also immediately authorize the release of funds for materials delivered for the Public Improvements upon confirmation of delivery. The Mayor, City Manager, and City Attorney may authorize partial payment for materials delivered to the Project site but not installed, subject to inspection, verification, lien protection, and secure storage. Unless otherwise approved in writing by the Mayor, City Manager, and City Attorney, payment for delivered-but-not-installed materials shall not exceed **seventy-five percent (75%)** of invoiced cost, with the balance payable upon installation.

6.3.4. At the completion of the Project, City may retain not more than ten percent (10%) of the Infrastructure Funds owed to Developer for no more than one year as an improvement warranty, which shall be managed in accordance with Utah Code 10-20-807.

6.3.5. Final acceptance of the Public Improvements shall occur following completion of the Project, City Engineer inspection confirming compliance, and submission of required closeout documentation (including as-builts and final lien releases). After final acceptance, the escrow agent shall release remaining escrow funds, subject to any improvement warranty holdback required by the City.

6.4. Developer and City acknowledge that timely payment of contractors and suppliers is necessary for efficient construction of the Public Improvements. Accordingly, the Parties intend that payment releases from the Infrastructure Escrow be processed through the administrative process authorized in this Section 6 without requiring City Council approval.

6.5. Third Party Inspections.

6.5.1. Developer shall have the option, at Developer's discretion, to retain a qualified third-party to perform inspections of Public Improvements, including final inspections.

6.5.2. City may provide reasonable input regarding the acceptability and qualifications of any third-party inspector retained by Developer; provided, however, City shall not be entitled to disqualify an inspector chosen by Developer without good cause.

7. Default.

7.1. If Developer, a Subdeveloper, or City 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. If City believes that the Default has been committed by a Subdeveloper, then that City shall also provide a courtesy copy of the notice to Developer.

7.2. The notice of Default shall:

7.2.1. Specify the claimed event of Default;

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

7.2.3. Identify why the Default is claimed to be material;

7.2.4. Propose a method and time for curing the Default which shall be of no less than sixty (60) days duration.

7.3. If the Parties are not able to resolve the Default, then the Parties have all rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

7.4. The Party prevailing in any action arising from an uncured default shall be awarded its reasonable legal expenses, including its reasonable attorney fees.

7.5. The Party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

7.6. If any Default cannot be reasonably cured within sixty (60) days, then such cure

period may be extended at the discretion of the Party asserting Default so long as the defaulting Party is pursuing a cure with reasonable diligence.

7.7. A default of any obligations assumed by an assignee or Subdeveloper shall not be deemed a default of Developer.

7.8. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing either by certified mail, hand delivery, overnight courier service, or email to the following addresses:

To Developer:
Terra Smith's Eagle Mountain I, LLC
c/o Terra Strada
P.O. Box 377
Kaysville, UT 84037
Attn: J. Stuart Adams

With a copy to:

Smith's Food & Drug Centers, Inc.
c/o The Kroger Co.
1014 Vine Street
Cincinnati, OH 45202
Attn: Law Department, Jenny Gothard

With a copy to:
Dentons Durham Jones Pinegar
c/o Brent N. Bateman
1557 Innovation Way, Ste 400
Lehi, UT 84043
brent.bateman@dentons.com

To City:
Eagle Mountain City
Attn: City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005
recorder@eaglemountain.gov

7.9. Notwithstanding the termination of this Agreement for any reason, any applications, development entitlements, approvals, or improvements, on any portion of the Property in accordance with this Agreement and the Project Plan ("**Development Activities**") shall remain fully vested under this Agreement, and the fee owner of the Parcels on which such Development Activities pertain shall be entitled to continue the Development Activities on its Parcel in accordance herewith.

8. Assignability.

8.1. The rights and responsibilities of Developer hereunder may be assigned in whole or in part, by Developer. Developer shall give the City notice of any assignment within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party. Developer's assignment of all or any part of the Developer's rights and responsibilities hereunder to any entity not "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), shall be subject to the City's approval, which shall not be unreasonably withheld, conditioned or delayed.

8.2. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall be released from any future obligations as to those obligations that are assigned.

8.3. Any assignee of all or any part of Developer's rights and responsibilities under this Agreement shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

9. General Provisions.

9.1. The initial term of this Agreement shall be 20 years beginning on the Effective Date.

9.2. This Agreement has been reviewed and revised by legal counsel for the Developer and City, and no presumption or rule that ambiguities shall be against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

9.3. Each Party hereto 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.

9.4. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development Agreements and a rezone of the Property. If a referendum or challenge relates to the approval of this Agreement or the adoption of the New Zone, and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code § 20A-7-601, then Developer may deliver a Notice of rescission to the City to terminate that portion of this Agreement applicable to the City. Upon Developer's delivery of a Notice of rescission pursuant to this Section, this Agreement shall automatically terminate with respect to that City only, whereupon the Parties shall have no further rights or obligations hereunder.

9.5. The Parties intend that the administration, but not the approval, of this Agreement and any amendments, shall be processed through administrative land use applications to be

decided by the land use authority, as those terms are defined in Utah law.

9.6. The rights of City under this Agreement shall not be assigned, but City is authorized to enter into any contract with a third party to perform obligations of City to operate and maintain any infrastructure improvement so long as such Party adequately and reasonably maintains and operates such facility or improvement.

9.7. This Agreement shall be recorded in its entirety, at Developer's expense, in the Official Records of Utah County, Utah. This Agreement shall run with the land.

9.8. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

9.9. This Agreement is made and entered into for the sole protection and benefit of the Parties and their assigns. No other person shall have any right of action based upon any provision of this Agreement whether as third-party beneficiary or otherwise.

9.10. This Agreement may be executed in multiple counterparts, each of which is deemed to be an original.

9.11. If City elects to consider terminating this Agreement due to any uncured Default by Developer, then City shall give to the Developer written notice of City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City's legislative body determines that a Default has occurred and is continuing, and elects to terminate this Agreement, City shall send written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated. City may thereafter pursue any and all remedies at law or equity.

Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

9.12. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by City or Developer for the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

9.13. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void. If any provision of this Agreement shall be held to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction or as a

result of any legislative action, such holding or action shall be strictly construed.

9.14. Developer shall not be liable for any delay or failure in the keeping or performance of its obligations under this Agreement during the time and to the extent that any such failure is due to causes beyond the control and without the fault or negligence of the Party affected, including but not limited to, acts of God, acts of the United States Government or the State of Utah, fires, floods, strikes, unanticipated materials shortages exceeding six months, embargoes, wars, terrorist acts or unusually adverse weather conditions. Upon the occurrence of any such cause, Developer shall notify City and shall promptly resume the keeping and performance of the affected obligations after such cause has come to an end.

9.15. Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, designs and work products of every nature developed, formulated or prepared by or at the request of Developer in connection with the Project.

9.16. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the Parties.

9.17. In the event either Party hereto fails to perform any of its obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the party not prevailing in such dispute shall pay any and all reasonable and actual costs and expenses incurred by the other party in enforcing or establishing its rights hereunder, including, without limitation, court costs and attorneys' fees.

[Signature Page Follows]

THE PARTIES have executed this Agreement below, to be effective as of the Effective Date.

DEVELOPER:

TERRA SMITH'S EAGLE MOUNTAIN ~~I~~, LLC,
a Delaware~~Utah~~ limited liability company

By: _____

Name: _____

Title: _____

The forgoing instrument was acknowledged before me this _____day of _____, 2026, by _____, the _____ of Terra Smith's Eagle Mountain ~~I~~, LLC.

_____

NOTARY PUBLIC

My Commission Expires: (Seal) Residing at:

_____ _____

SMITH'S FOOD & DRUG CENTERS, INC,
an Ohio corporation

By: _____

Name: _____

Title: _____

The forgoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of Smith's Food & Drug Centers, Inc.

_____

NOTARY PUBLIC

My Commission Expires: _____ (Seal) _____ Residing at:

_____ _____

CITY:

EAGLE MOUNTAIN CITY,
a political subdivision of the State of Utah

By: _____

Name: _____

Its: _____

Approved as to form and legality:

City Attorney

By: _____

Attest:

City Recorder

By: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:§.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this _____day of _____, 2026, _____, the _____of Eagle Mountain City.

_____

NOTARY PUBLIC

My Commission Expires: (Seal) Residing at:

_____ _____