FY 2024-25 Budget-in-Brief

Millcreek's budget reflects the goals developed by City Council. The budget serves not only as a financial plan and management tool, but also as a means for accountability.

STRATEGIC PLAN OBJECTIVES

Great Connections - Millcreek strives to offer a range of pedestrian, bicycle, transit, and vehicle transportation choices through a cohesive network of safe and reliable streets and trails that connect all residents to their destinations

Outdoor Lifestyle - Millcreek is the gateway to recreation with opportunities from the Wasatch Mountains to the Jordan River, including majestic views of the mountains, expansive parks, and accessible trails, creeks, and open spaces.

Enhanced Culture - Millcreek embraces the cultural and demographic diversity of its residents and businesses, and supports and promotes a variety of arts, cultures, and education opportunities as essential parts of an engaged community and life-long learning.

Vibrant Gathering Places - Millcreek's centers are the heart of community activity characterized by walkability, unique spaces, commercial areas, and character compatible with Millcreek neighborhoods.

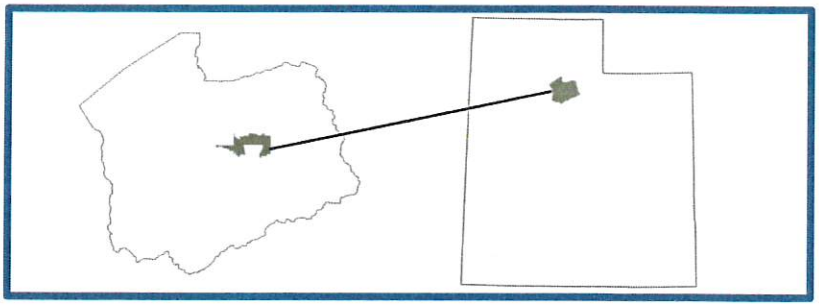
Thriving Economy - Millcreek's economic diversity thrives by being inviting, supporting local businesses, attracting an innovative and adaptive workforce, investing in amenities that promote a better quality of life, and encouraging a range of business sizes and types.

Health & Environment - Millcreek supports environmental and human health by establishing and protecting open spaces; protecting healthy fish and wildlife habitats; providing active transportation options; improving local water and air quality; improving access to nutritious foods; and other sustainable practices

Unique Neighborhoods - Millcreek is a City of attractive, proud, stable, unique, and emerging neighborhoods that offer a variety of home types, vibrant gathering areas, and access to quality community amenities.

Engaged Community - Millcreek seeks community engagement through communication and transparency to achieve long-term sustainable outcomes, processes, and relationships.

Fiscally Responsible Government - Millcreek supports a fiscally responsible government through compliance with the Utah Fiscal Procedures Act along with a transparent budget process, conservative spending and meticulous debt management.



QUICK FACTS ABOUT MILLCREEK

First inhabitants to call Millcreek home were the Goshute, Ute, and Shoshone Tribes

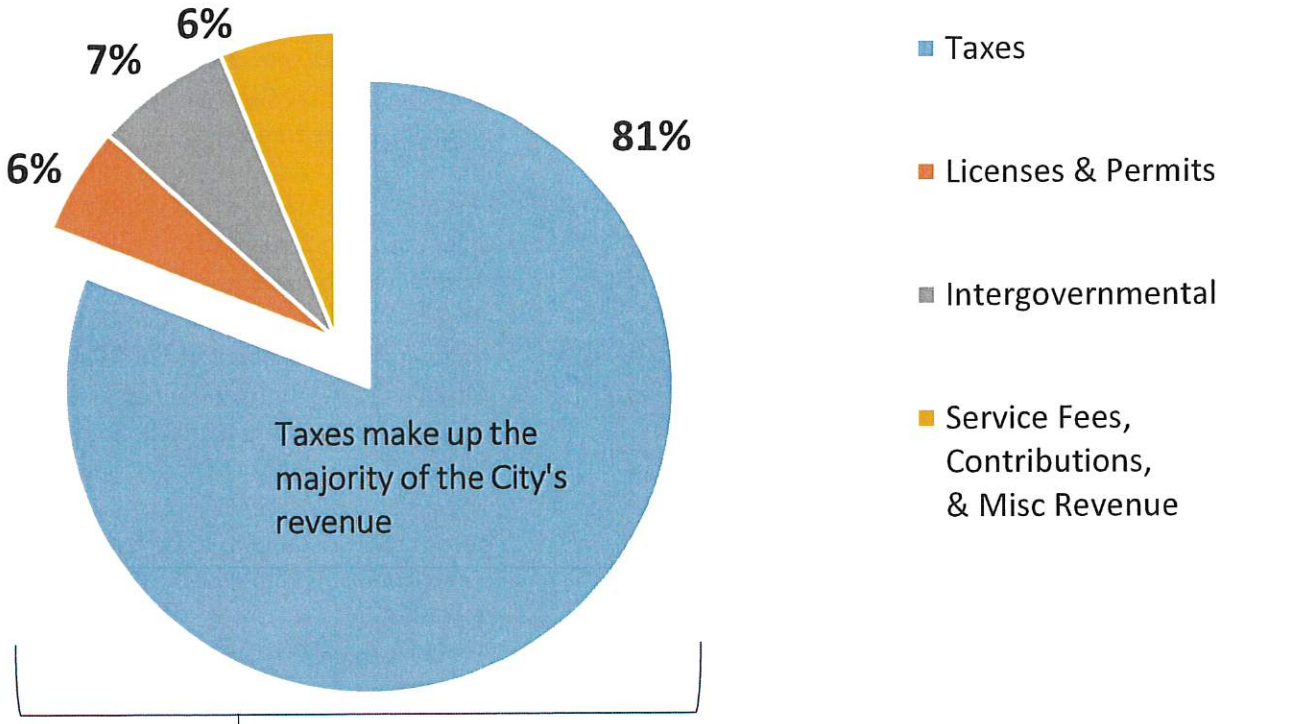
First pioneer settlements	1847
Date incorporated as a city	12/28/2016
2021 estimated population*	63,034
Total area	12.77 sq mi
Mascot	Milo the Moose
Historic symbol	Millwheel

Elected Official	District	Position
Jeff Silvestrini	At large	Mayor
Silvia Catten	1	Council Member
Thom DeSirant	2	Council Member
Cheri Jackson	3	Council Member
Bev Uipi	4	Council Member

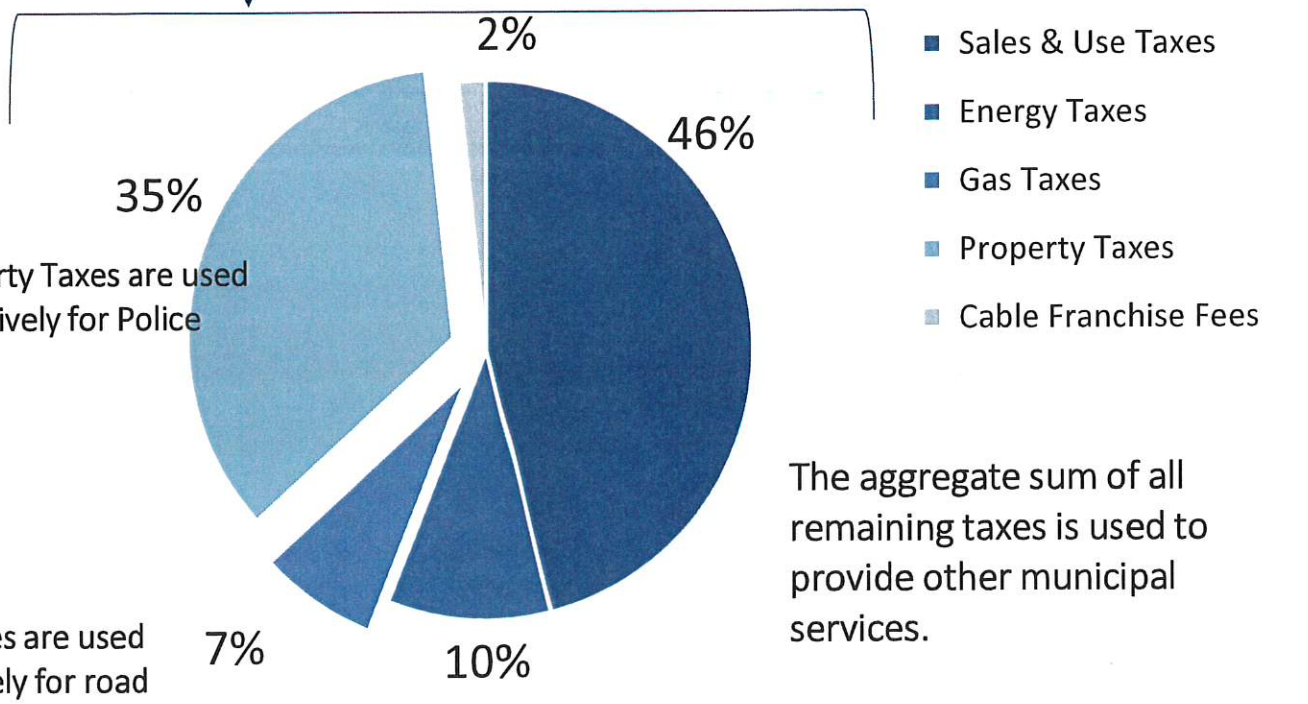
* gardner.utah.edu | May 2023

The **General Fund** is Millcreek's main operating fund. It includes revenues from taxes, licenses, permits, charges for services, grants, and other forms of revenue that are used to provide essential municipal services to Millcreek residents and businesses.

FY2024-25 GENERAL FUND REVENUES by SOURCE CATEGORY

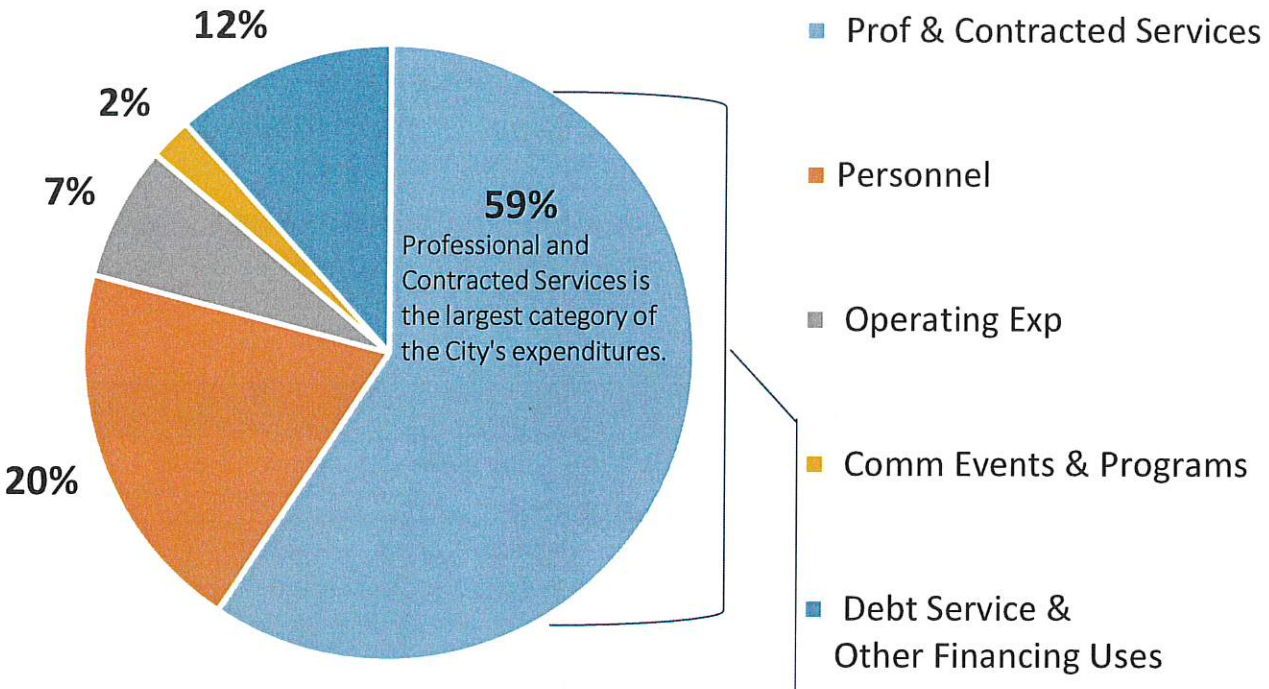


REVENUE FROM TAXES

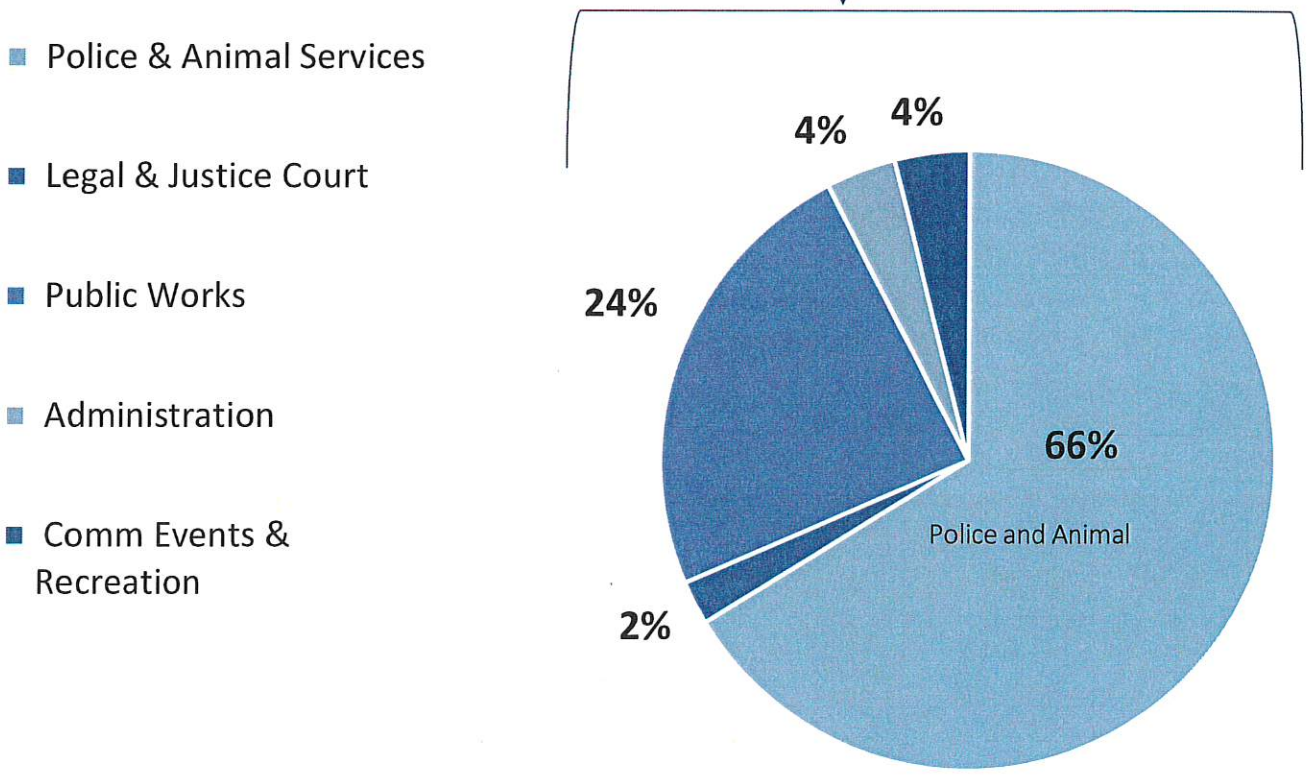


The aggregate sum of all remaining taxes is used to provide other municipal services.

FY2024-25 GENERAL FUND EXPENDITURES



FY2024-25 Professional and Contract Services



The FY2024-25 budget includes many capital projects that support the City's Strategic Plan Initiatives by:

- improving transportation options
- improving access and adding opportunities for recreation in Millcreek
- adding to the character of Millcreek's unique commercial areas and neighborhoods
- protecting open space and providing for active transportation
- providing aesthetically pleasing places that promote community engagement
- providing a transparent budget and spending public funds in a conservative and responsible manner

FY2024-25 CAPITAL PROJECTS

Capital projects anticipated in FY2024-25 in General Capital Improvements Fund

--Road reconstruction projects - various locations
--City Hall and Millcreek Common Plaza
--Street lights and/or traffic signals
--Sidewalk projects - various locations
--Active transportation projects
--Completion of pickleball courts
--A new playground



see page 6 for complete list of road projects funded from various sources, including projects funded by Federal, State, and Regional grants

CITY CENTER PLAZA FUNDING SOURCES

These are multi-year projects. The list of funding sources is what is anticipated over the life of the project(s).

Parking Structure

$	3,610,325	2021 ARPA - Federal stimulus funds
	889,675	2022 ARPA - Federal stimulus funds
	2,500,000	State Redevelopment Grant
	4,700,000	General Fund / Cap Proj Fund
$	**11,700,000**	**Estimated Project Costs**



Millcreek Common - Phase II

$	2,500,000	Corona Virus - Fed SLFRF grant
	2,500,000	Fed Land & Water Conservation Grant (Nat'l Parks Service)
	825,000	Parks Impact Fees
	116,500	Woodland Ave tax increment
	2,000,000	Anticipated TRCC grant
	750,000	Anticipated UORG grant
$	**8,691,500**	**Sub-total**
	3,694,500	General Fund / Cap Proj Fund
$	**12,386,000**	**Estimated Project Costs**

Funding Sources for Road Maintenance

Utah state fuel taxes are collected at the pump and distributed to counties and cities to help fund road maintenance and construction. Millcreek contracts with Salt Lake County Public Works for road maintenance. Fuel tax covers approximately 60% of Millcreek's road maintenance contract with SL County. Sales tax dollars pay for the remainder of the road maintenance contract. All Funding for major transportation projects comes from various sources. **Millcreek aggressively pursues Federal, State, and Regional grant funding for transportation projects.** All Federal funding for Millcreek transportation projects are directed by UDOT through the Wasatch Front Regional Council (WFRC). Since funding for these Federal, State, and Regional Grant projects, which greatly benefit Millcreek residents and businesses, are managed by UDOT, neither the revenue source(s) nor the expenditure(s) are part of the City's budget.

Millcreek's Road Asset Management Philosophy / Resources:

- Perform preventative maintenance to extend the useful life of road surfaces in the most cost-effective manner - Roads in good condition cost less to maintain
- Maintenance on high volume Collector Roads, like 3900 South and Highland Drive, is of highest priority
- Approximately $850K is budgeted for routine pavement preservation in SLCo road maintenance contract, which includes overlays, micro-surfacing, slurry seal, etc.
- Aggressively apply for Federal, State, and Regional grants
- Proposed Pavement Preservation Map posted online
  - https://storymaps.arcgis.com/stories/a22ce87031004dce8ecfcb6d1ca6eed9

Upcoming Transportation Project

	Federal	State	City	Project
◆	$ 3.0M	0	$ 486K	1300 E from 4220 S to 4500 S
◆	$ 4.5M	0	$ 1.2M	2000 E
◆	$ 813K	0	$ 00K	Birch Drive Sidewalk
◆	0	$10M	0	3900 S Multi-use Path Jordan River to W Temple
◆	0	$4.5M	0	Wasatch Blvd Multi-use Path ~3900 S to south City border
◆	$ 375K	0	$ 25K	2776 S 2700 E Crosswalk Enhancements
◆	$ 800K		$ 58K	Neff Canyon Trailhead Improvements

Projects listed above will be in various stages of completion in FY2024-25

Total Funding Sources for Upcoming Transportation Projects

$ 9.5M	36.70%	Federal
$ 14.5M	56.00%	State and Regional
$ 1.9M	7.30%	Millcreek
$ 25.9M	100.00%	Total

STORMWATER MANAGEMENT

Stormwater run-off is a result of snow, rain, and sleet that goes directly to our local storm drain system and waterways. Stormwater management plays a critical role in the maintenance of healthy streams, lakes, and aquatic life. These waterways provide aesthetic beauty, recreational opportunities, and wildlife habitat that improve the overall quality of our lives.

Millcreek's Stormwater Management Plan addresses the following control measures:

- Public education and outreach on stormwater impacts
- Public involvement and participation
- Illegal discharge detection and elimination
- Construction site Stormwater Runoff Control
- Long-term stormwater management in new development and redevelopment
- Pollution prevention and good housekeeping for municipal operations

Upcoming Stormwater Projects

- 2000 East (30% x project is storm drain system)
- Neff's Canyon debris basin design
- Neff's Canyon debris basin construction (multi-year project)
- Emergency & miscellaneous repair projects from ongoing investigations

These projects address flooding areas and deteriorating pipe locations.
For additional details, please refer to the following link:
https://millcreekut.gov/339/Current-Projects (click SWUF Projects)

Did you know ...

Street sweeping is a stormwater maintenance function?

It's true! Regular street sweeping reduces the amount of pollutants that get washed into the storm drains and ultimately discharge to lakes, rivers, and wetlands.

Stormwater management helps the survival rate of endangered species?

It's true! Polluted runoff is the leading source of impairment to streams, lakes, wetlands, and groundwater. Stormwater management techniques help to reduce the damaging impacts of runoff and flooding. Flooding not only threatens property and safety of our residents but can cause streambanks to rapidly erode.

Stormwater management accomplishes two things:

1) Slow the release of stormwater runoff to streams and rivers, and
2) Ensure runoff water does not degrade surface water quality.

JORDAN RIVER MILLCREEK RECREATION IMPROVEMENTS

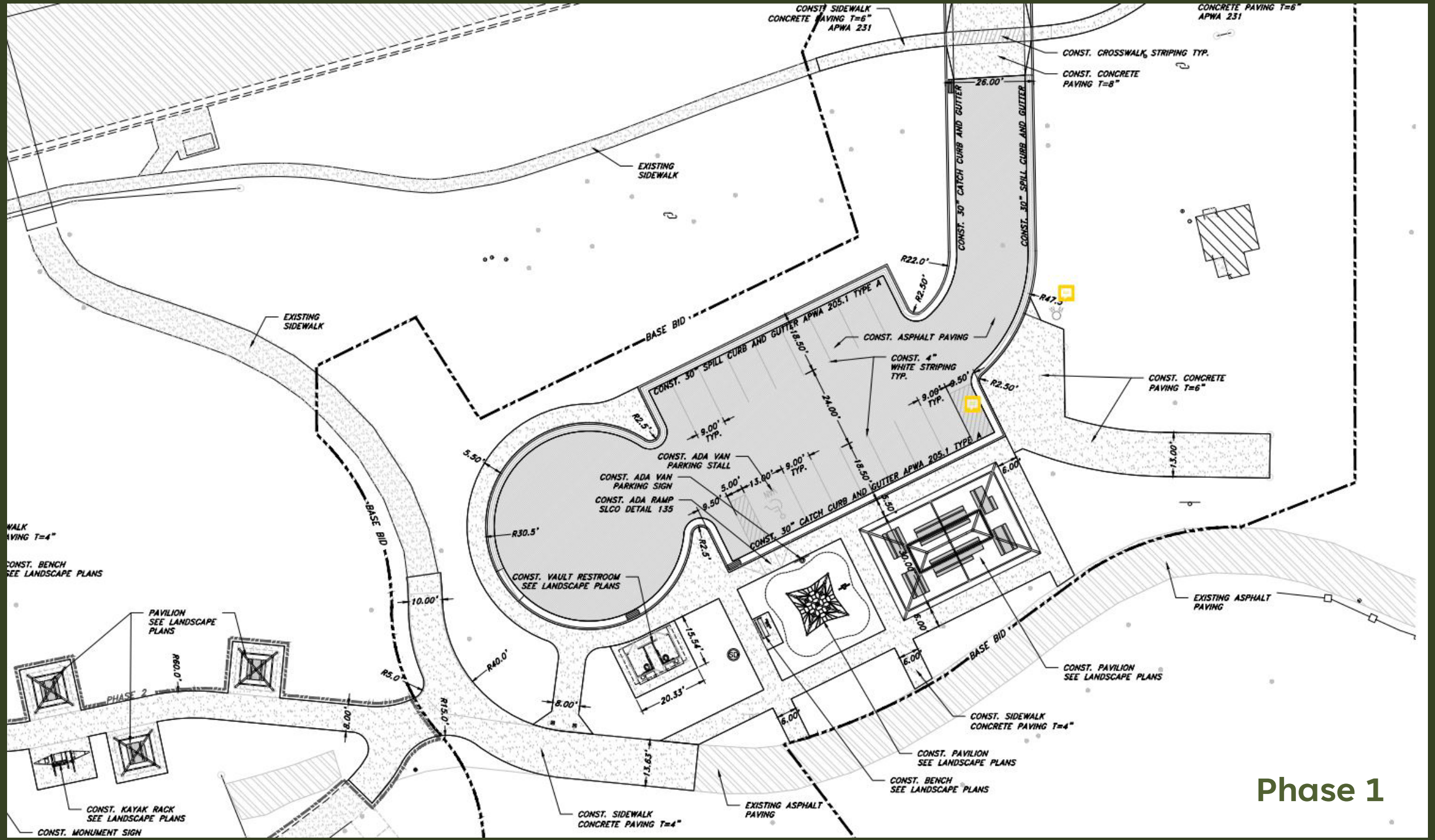
JORDAN RIVER PARKWAY
MILLCREEK EXTENSION

Millcreek
3330 South 1300 East
Millcreek, UT 84106
(801) 214-2700
millcreek.us

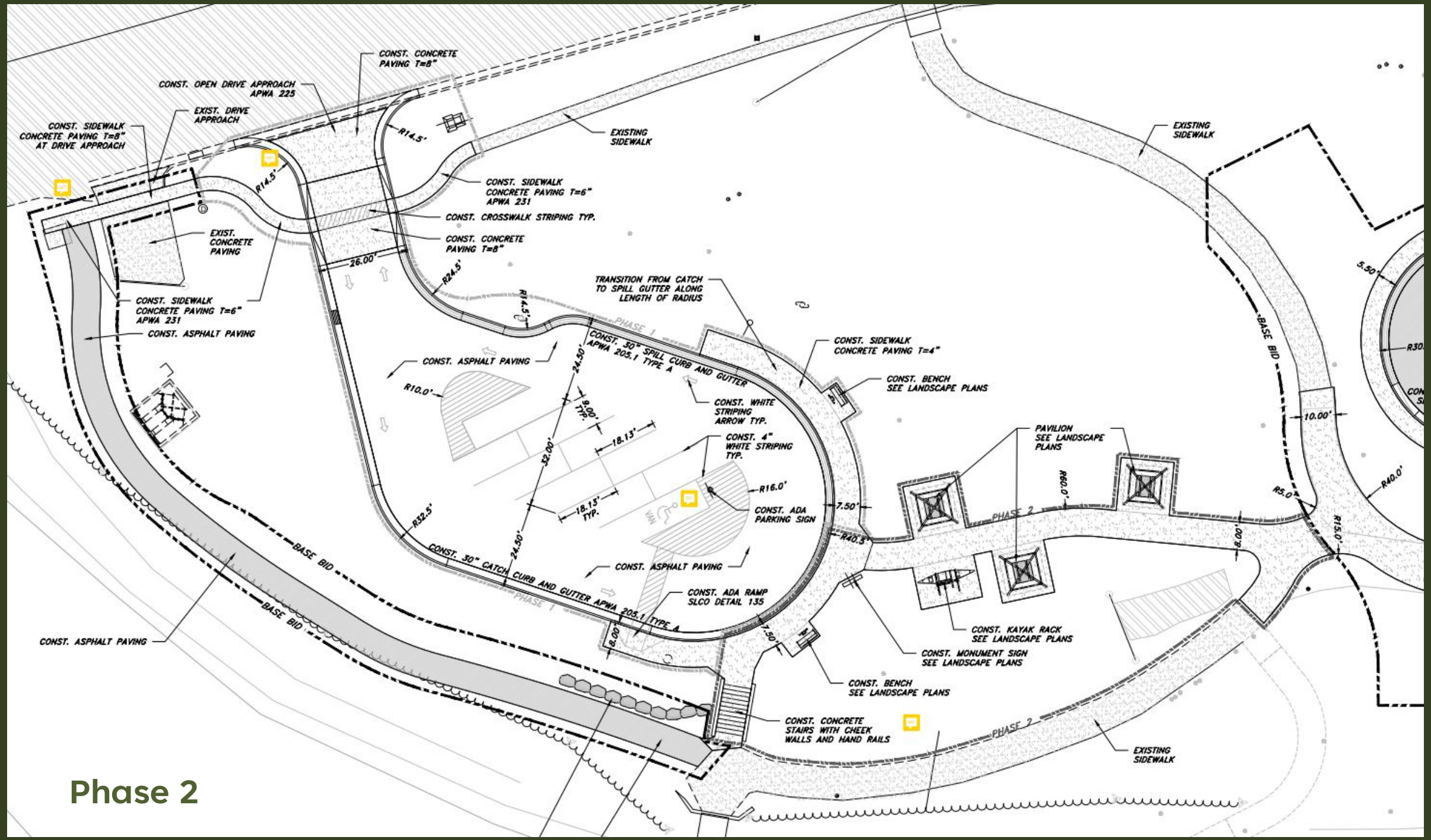
Published:
29 October 2020

Sources:
Utah State AGRC
Millcreek
Salt Lake County




CONST. SIDEWALK CONCRETE PAVING T=6" APWA 231
CONCRETE PAVING T=6" APWA 231
CONST. CROSSWALK, STRIPING TYP.
CONST. CONCRETE PAVING T=8"
EXISTING SIDEWALK
26.00'
CONST. 30" CATCH CURB AND GUTTER
CONST. 30" SPILL CURB AND GUTTER
R22.0'
R2.50'
R47.5'
EXISTING SIDEWALK
BASE BID
CONST. 30" SPILL CURB AND GUTTER APWA 205.1 TYPE A
CONST. ASPHALT PAVING
CONST. 4" WHITE STRIPING TYP.
18.50'
24.00'
9.00' TYP.
9.50'
R2.50'
CONST. CONCRETE PAVING T=6"
13.00'
R2.5'
5.50'
CONST. ADA VAN PARKING STALL
CONST. ADA VAN PARKING SIGN
CONST. ADA RAMP SLCO DETAIL 135
5.00'
13.80'
6.00'
R30.5'
CONST. 30" CATCH CURB AND GUTTER APWA 205.1 TYPE A
CONST. VAULT RESTROOM SEE LANDSCAPE PLANS
EXISTING ASPHALT PAVING
PAVILION SEE LANDSCAPE PLANS
10.00'
R60.0'
R5.0'
R40.0'
15.54'
20.33'
8.00'
6.00'
PHASE 2
R15.0'
13.63'
CONST. PAVILION SEE LANDSCAPE PLANS
CONST. SIDEWALK CONCRETE PAVING T=4"
CONST. BENCH SEE LANDSCAPE PLANS
CONST. KAYAK RACK SEE LANDSCAPE PLANS
CONST. MONUMENT SIGN
CONST. SIDEWALK CONCRETE PAVING T=4"
EXISTING ASPHALT PAVING

Phase 1


CONST. CONCRETE PAVING T=8"
CONST. OPEN DRIVE APPROACH APWA 225
EXIST. DRIVE APPROACH
CONST. SIDEWALK CONCRETE PAVING T=8" AT DRIVE APPROACH
EXISTING SIDEWALK
EXISTING SIDEWALK
R14.5'
R14.5'
CONST. SIDEWALK CONCRETE PAVING T=6" APWA 231
CONST. CROSSWALK STRIPING TYP.
CONST. CONCRETE PAVING T=8"
EXIST. CONCRETE PAVING
26.00'
R24.5'
R14.5'
TRANSITION FROM CATCH TO SPILL GUTTER ALONG LENGTH OF RADIUS
CONST. SIDEWALK CONCRETE PAVING T=6" APWA 231
CONST. ASPHALT PAVING
PHASE 1
CONST. 30" SPILL CURB AND GUTTER APWA 205.1 TYPE A
CONST. SIDEWALK CONCRETE PAVING T=4"
CONST. ASPHALT PAVING
24.50'
R10.0'
9.00' TYP.
CONST. BENCH SEE LANDSCAPE PLANS
CONST. WHITE STRIPING ARROW TYP.
18.13'
CONST. 4" WHITE STRIPING TYP.
32.00'
R16.0'
18.13' TYP.
CONST. ADA PARKING SIGN
PAVILION SEE LANDSCAPE PLANS
R60.0'
7.50'
PHASE 2
R40.5'
R32.5'
CONST. 30" CATCH CURB AND GUTTER APWA 205.1 TYPE A
24.50'
CONST. ASPHALT PAVING
CONST. ADA RAMP SLCO DETAIL 135
8.00'
BASE BID
BASE BID
CONST. ASPHALT PAVING
7.50'
CONST. KAYAK RACK SEE LANDSCAPE PLANS
CONST. MONUMENT SIGN SEE LANDSCAPE PLANS
CONST. BENCH SEE LANDSCAPE PLANS
CONST. CONCRETE STAIRS WITH CHEEK WALLS AND HAND RAILS
PHASE 2
EXISTING SIDEWALK
BASE BID
10.00'
5.50'
R5.0'
R40.0'
R15.0'
8.00'

Phase 2

IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" - MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE.



YESCO

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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UL

Revisions

No.	Date / Description
Org.	2023.03.31
1	2023.04.07 / no chg [LC]
2	2023.06.19 / no chg [LC]
3	2023.07.06 / no chg [LC]
4	2024.03.11 / fix N arrow [LC]
5	2024.04.18 / corrected numbers [LC]
6	2024.04.23 / no chg [LC]
7	2024.04.25 / no chg [LC]

JO #

Approval

A/E Sign / Date

Client Sign / Date

City of Millcreek
3330 South 1300 East
Millcreek UT 84106

Acct. Exec: Dan Pace
Designer: Larry Cohen

OPY-54599 R7

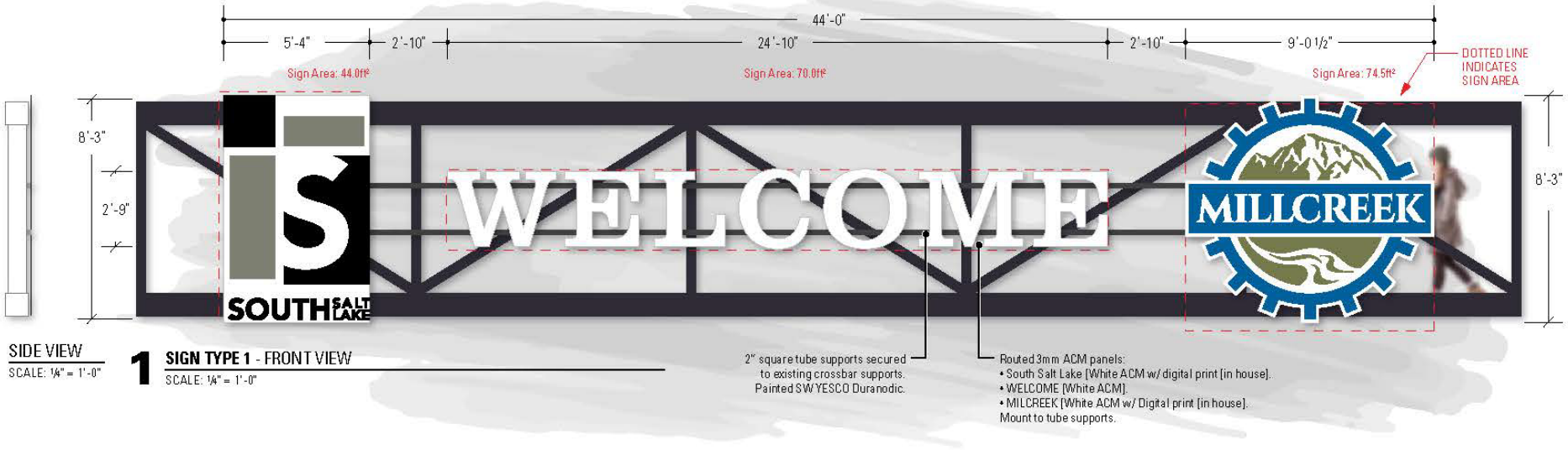
LOC 0.1

IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" - MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE.

SCOPE OF WORK

MANUFACTURE & INSTALL ***ONE[1]*** SET OF FLAT CUT OUT LOGOS / LETTERS MOUNTED TO RAILS & MOUNTED TO EITHER SIDE OF BRIDGES STEEL STRUCTURE.

PERMITTING SIGN AREA: **188.5 FT²**



2 SIDE VIEW
SCALE: 1/4" = 1'-0"

1 **SIGN TYPE 1** - FRONT VIEW
SCALE: 1/4" = 1'-0"

EXISTING CONDITION



ART SUPERIMPOSED ON PHOTO [EAST] - SHOWN AT APPROXIMATE RELATIVE SCALE



YESCO.

DESIGN

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Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	2023.03.31
R1	2023.04.04 / no chg [LC]
R2	2023.06.19 / no chg [LC]
R3	2023.07.06 / no chg [LC]
R4	2024.03.11 / swap logo locations [LC]
R5	2024.04.18 / no chg [LC]
R6	2024.04.23 / swap logo locations [LC]
R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

City of Millcreek
3330 South 1300 East
Millcreek UT 84106

Acct. Exec: Dan Pace
Designer: Larry Cohen

OPY-54599 **R7**

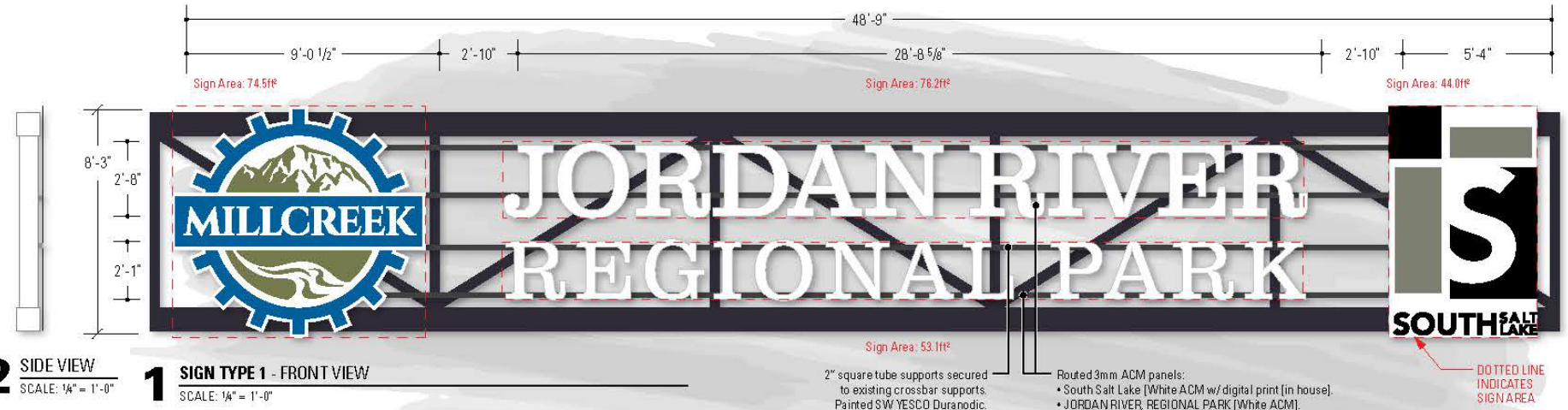
ART 1.0

IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" - MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE.

SCOPE OF WORK

MANUFACTURE & INSTALL ***ONE[1]*** SET OF FLAT CUT OUT LOGOS / LETTERS MOUNTED TO RAILS & MOUNTED TO EITHER SIDE OF BRIDGES STEEL STRUCTURE.

PERMITTING SIGN AREA: **247.8 FT²**



2 SIDE VIEW
SCALE: 1/4" = 1'-0"

1 **SIGN TYPE 1** - FRONT VIEW
SCALE: 1/4" = 1'-0"

EXISTING CONDITION



ART SUPERIMPOSED ON PHOTO [WEST] - SHOWN AT APPROXIMATE RELATIVE SCALE



YESCO.

DESIGN

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Salt Lake City, UT 84104
801.487.8481
www.yesco.com

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Revisions

No.	Date / Description
Org.	2023.03.31
R1	2023.04.04 / no chg [LC]
R2	2023.06.19 / come back soon [LC]
R3	2023.07.06 / jordan river [LC]
R4	2024.03.11 / NO CHG [lc]
R5	2024.04.19 / add REGIONAL PARK [LC]
R6	2024.04.23 / no chg [LC]
R7	2024.04.25 / double space bet txt & logo [LC]
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

City of Millcreek
3330 South 1300 East
Millcreek UT 84106

Acct. Exec: Dan Pace
Designer: Larry Cohen

OPY-54599 **R7**

ART 2.0

TO RAILS & MOUNTED TO EITHER SIDE OF BRIDGES STEEL STRUCTURE.

PERMITTING SIGN AREA: **247.8 FT²**



2 SIDE VIEW
SCALE: ¼" = 1'-0"

1 **SIGN TYPE 1** - FRONT VIEW
SCALE: ¼" = 1'-0"

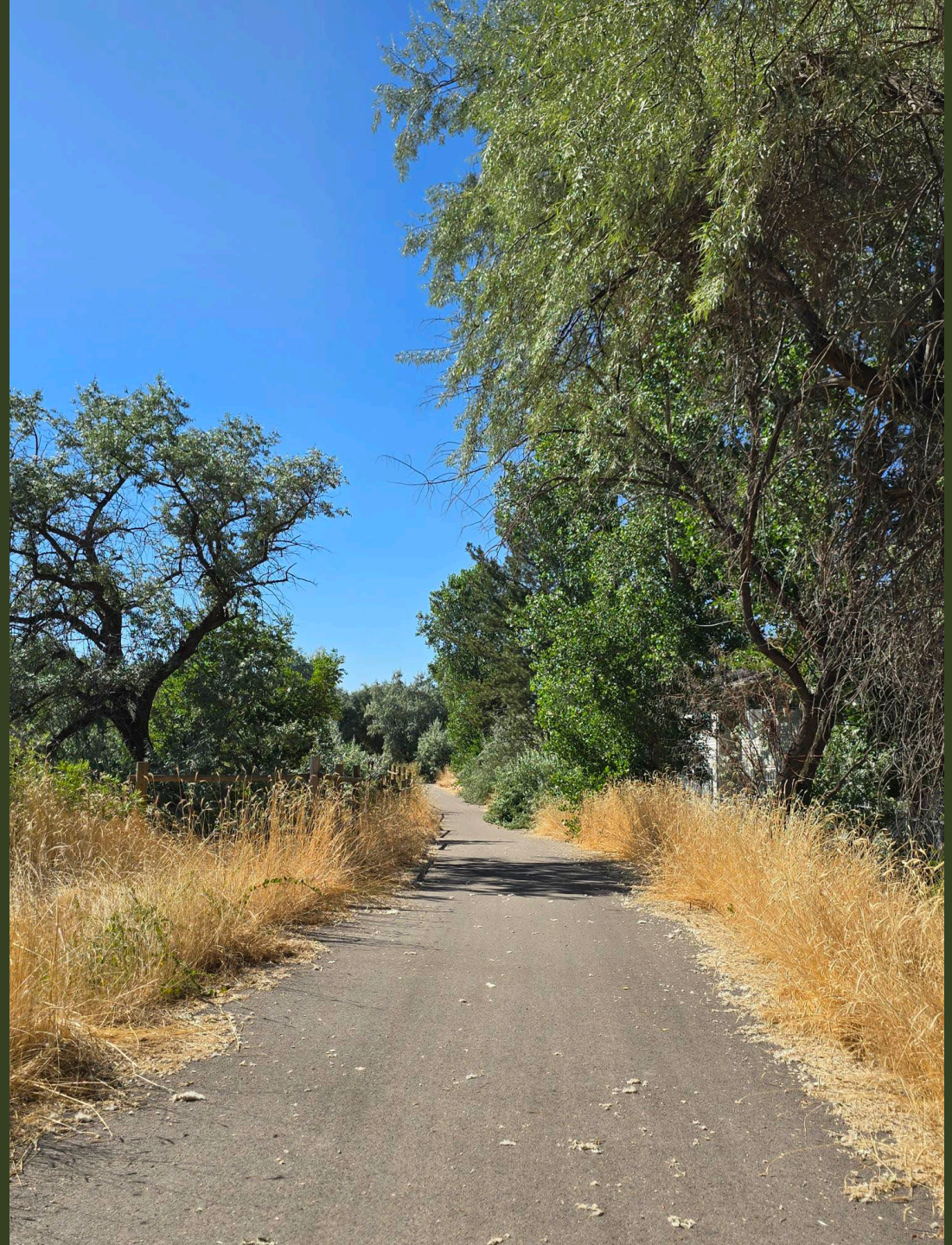



















Sunnyvale
Park


JRT CONNECTOR
So. Salt Lake
0.7 MI.
4 MIN.
14 MIN.
Taylorsville
0.15 MI.
1 MIN.
3 MIN.
Murray
1.0 MI.
7 MIN.
20 MIN.
MILLCREEK
MILLCREEK
SL
SALT LAKE COUNTY








JORDAN RIVER TRAIL
Sunnyvale Park
0.4 MI.
3 MIN.
8 MIN.
TH
Millcreek
0.4 MI..
3 MIN.
8 MIN.
TH
Gen.Holm Park
0.6 MI.
4 MIN.
12 MIN.
MILLCREEK
MILLCREEK
SL
SALT LAKE COUNTY




JORDAN RIVER TRAIL
Sunnyvale Park
0.4 MI.
3 MIN.
8 MIN.
Taylorsville
0.04 MI..
0.2 MIN.
0.8 MIN.
Murray
0.8 MI.
5 MIN.
16 MIN.
MILLCREEK
MILLCREEK
SL
SALT LAKE COUNTY

THE END



Millcreek City Council

JULY 08, 2024

Land Use Amendment, Rezone, & Development Agreement

File # ZM-22-009

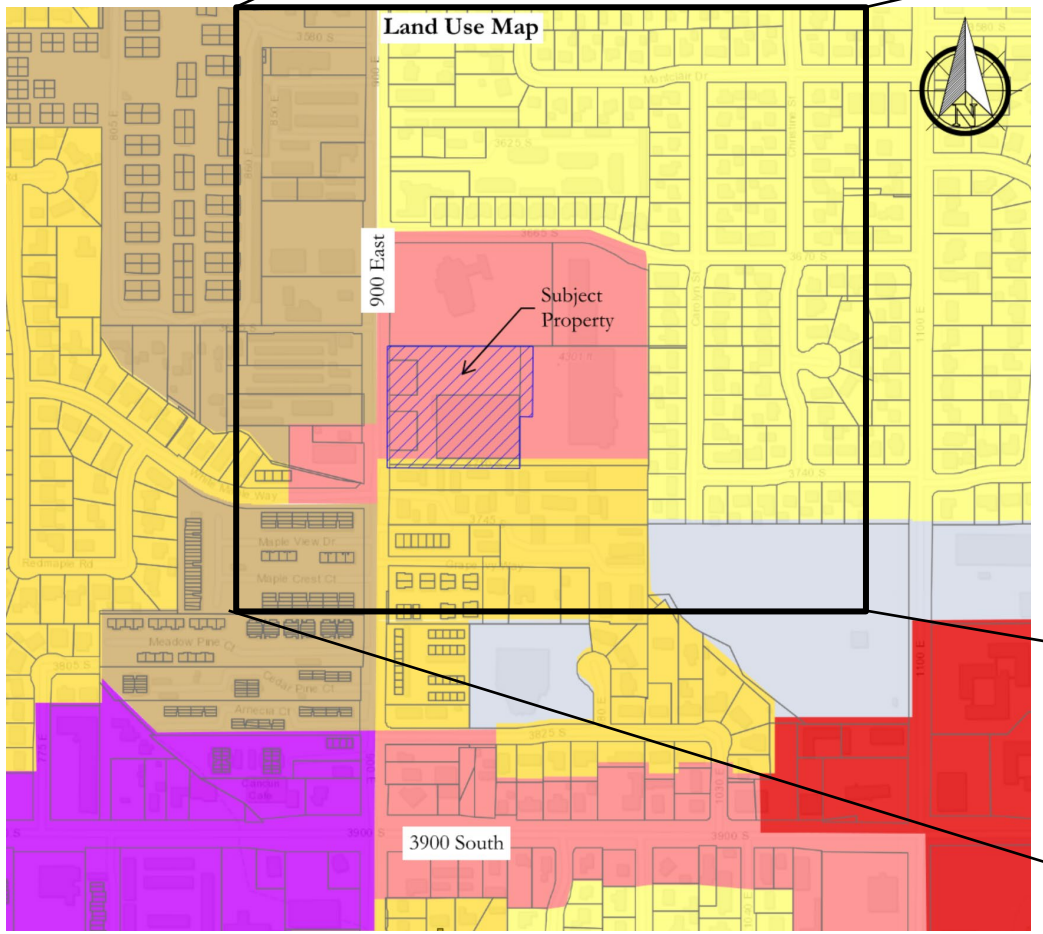
3739 South 900 East

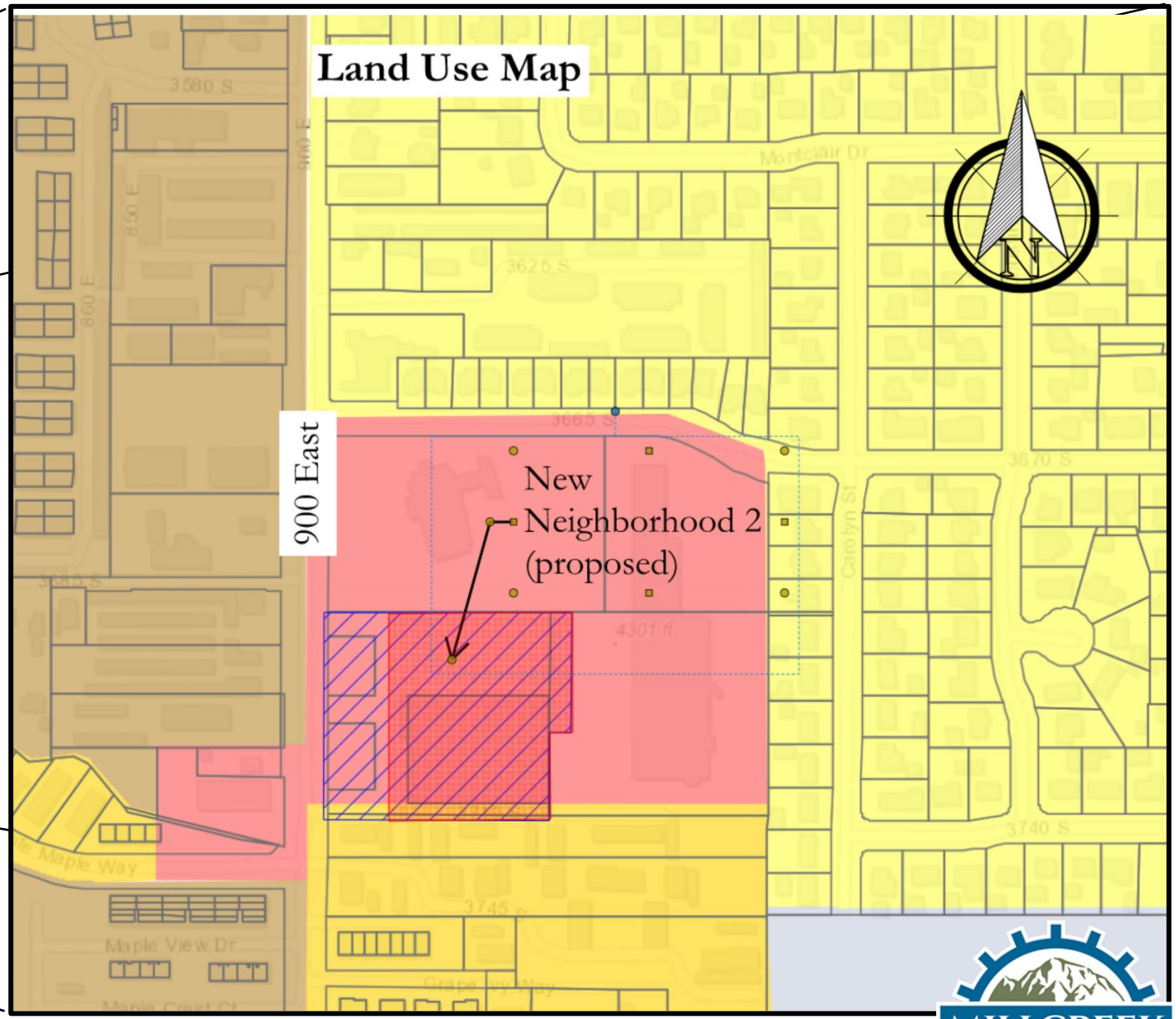
APPLICANT: ADAM HUGHS WITH LOTUS CALLA

Aerial Map

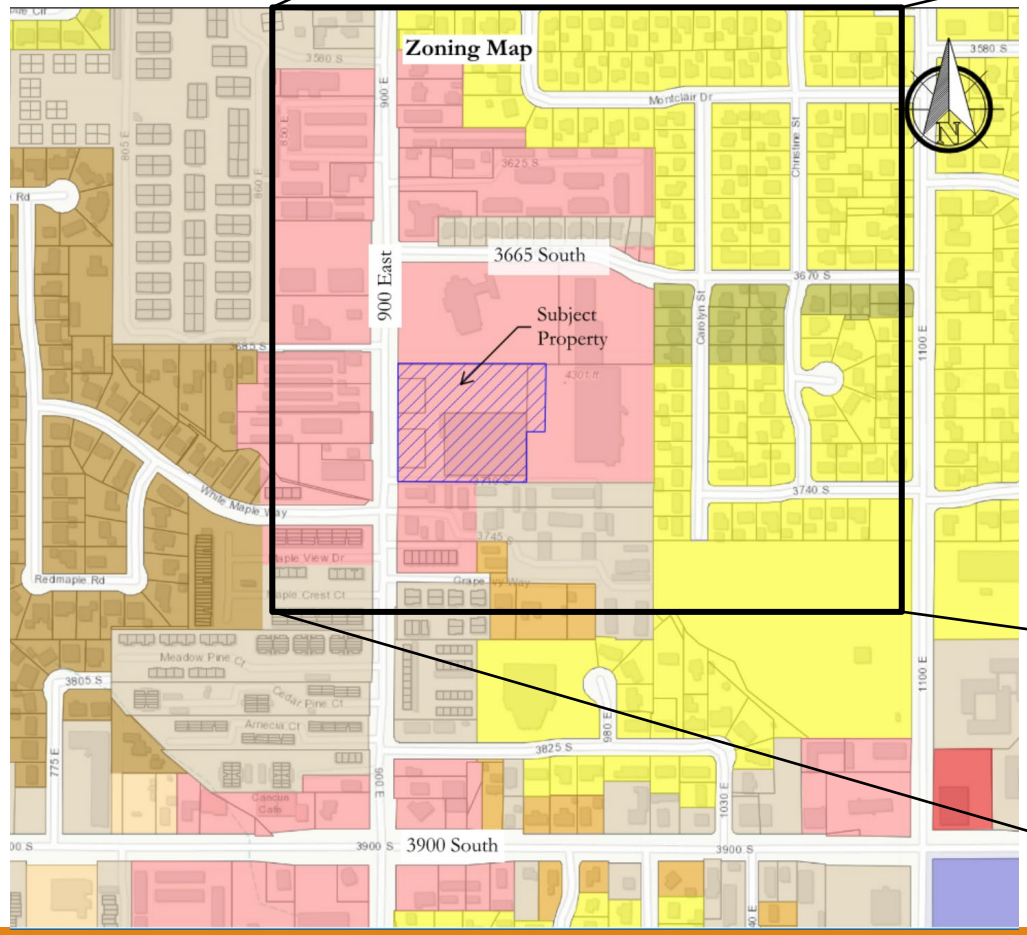


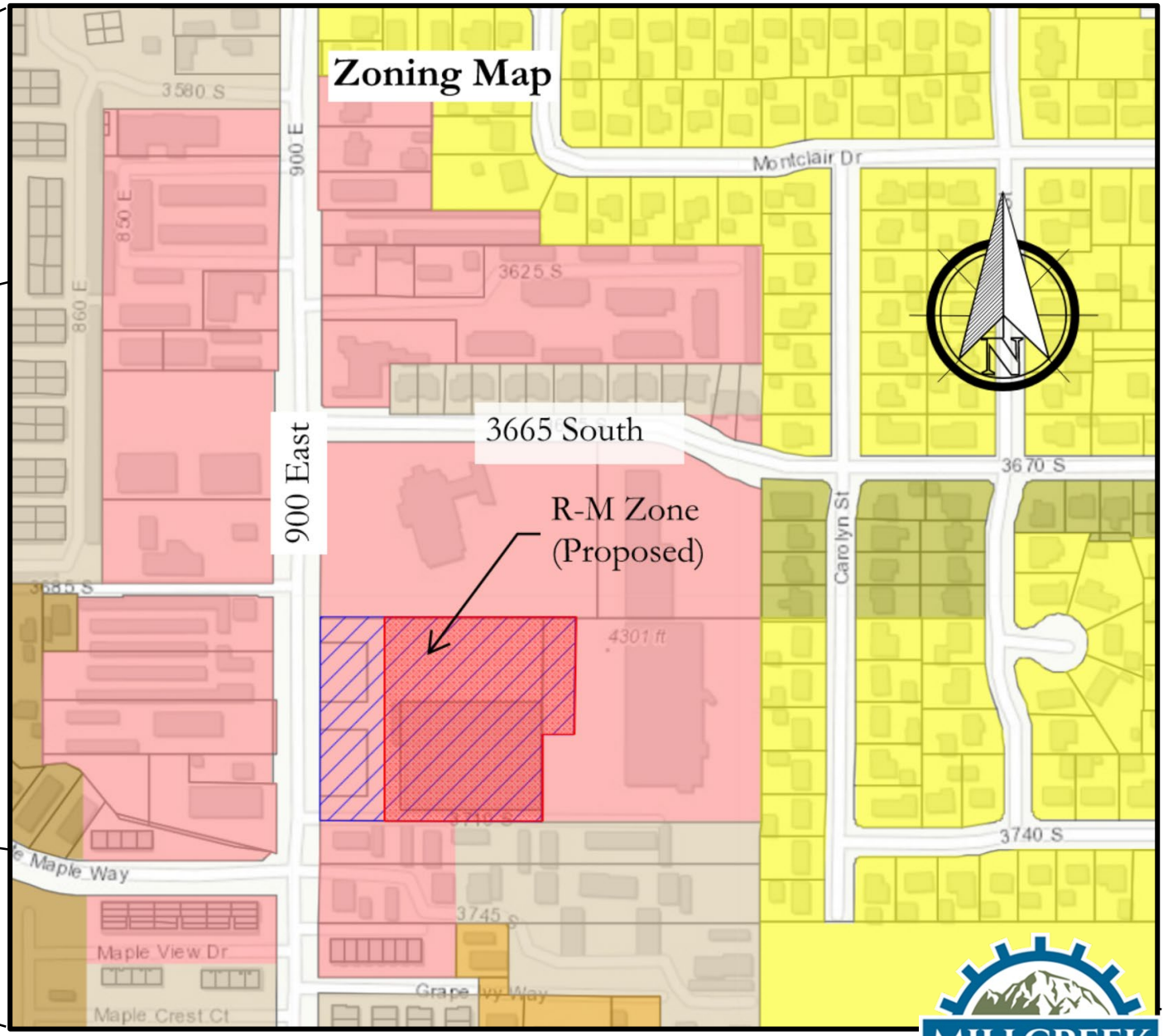
Land Use Map


Land Use Map
900 East
Subject Property
3900 South


Land Use Map
900 East
New Neighborhood 2 (proposed)
3560 S
860 E
850 E
900 E
Montclair Dr
3625 S
3665 S
3670 S
Carolyn St
4301 ft
3740 S
3745 S
Maple Way
Maple View Dr
Grape Ivy Way
Maple Crest Ct

Zoning Map


Zoning Map
3580 S
900 E
Montclair Dr
3625 S
3665 South
900 East
Subject
Property
Christine St
3670 S
1100 E
3740 S
3745 S
Maple View Dr
Grape Ivy Way
Maple Crest Ct
3805 S
3825 S
3900 S
3900 South
N


Zoning Map
3580 S
900 E
850 E
860 E
Montclair Dr
3625 S
3665 South
900 East
R-M Zone
(Proposed)
3670 S
Carolyn St
4301 ft
3740 S
Maple Way
3745 S
Maple View Dr
Grape Ivy Way
Maple Crest Ct
N

Background - City Council Work Session -
(Fall 2022)

Purpose:

- The Commercial (C-3) Zone already allows for both residential and commercial uses however; City Code classifies properties greater than one acre, as a "Commercially Significant Development Site".

- Millcreek Code 19.60.060.D.6
"Any mixed-use development is required to include commercial uses for at least 30 percent of the mixed-use development's gross floor area".

- If approved, a large portion the property would be moved out of the Commercial Zone.

- The Developer desires to rezone a portion of the property to the R-M Zone.

Result:

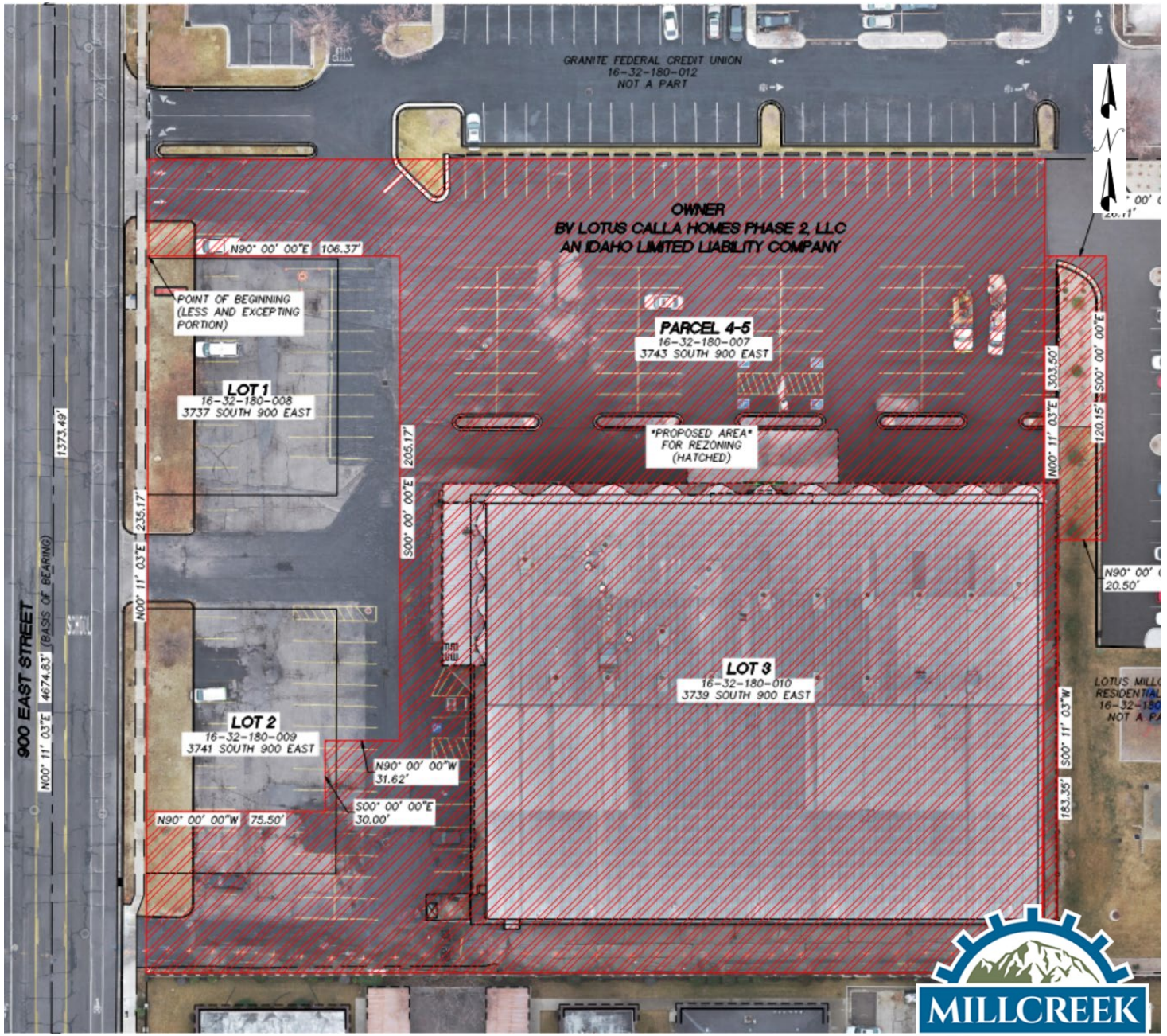
Consider Rezone and Development Agreement providing:

- **Commercial** - Minimum 3,000 sqft. Restaurant & Live/work units abutting 900 East.
- **Parking** - Stalls need to near commercial uses & provide a two-car garage per residential unit.
- **Transportation** - Enhance multi-modal transportation options.
- **Owner Occupancy** - Units should be platted as a "for sale" product.
- ~~**Affordable Housing** - Work with the City to explore affordable housing options.~~
- **Architecture** - Units should be oriented toward and accessed from as street and/or open space area.
- **Open Space/landscaping** – Streets should be lined with trees, provide a centralized "usable common area".
- **Amenities** - Amenities should be "proportionate" to the anticipated user demographic.

Site Characteristics & Proposal:

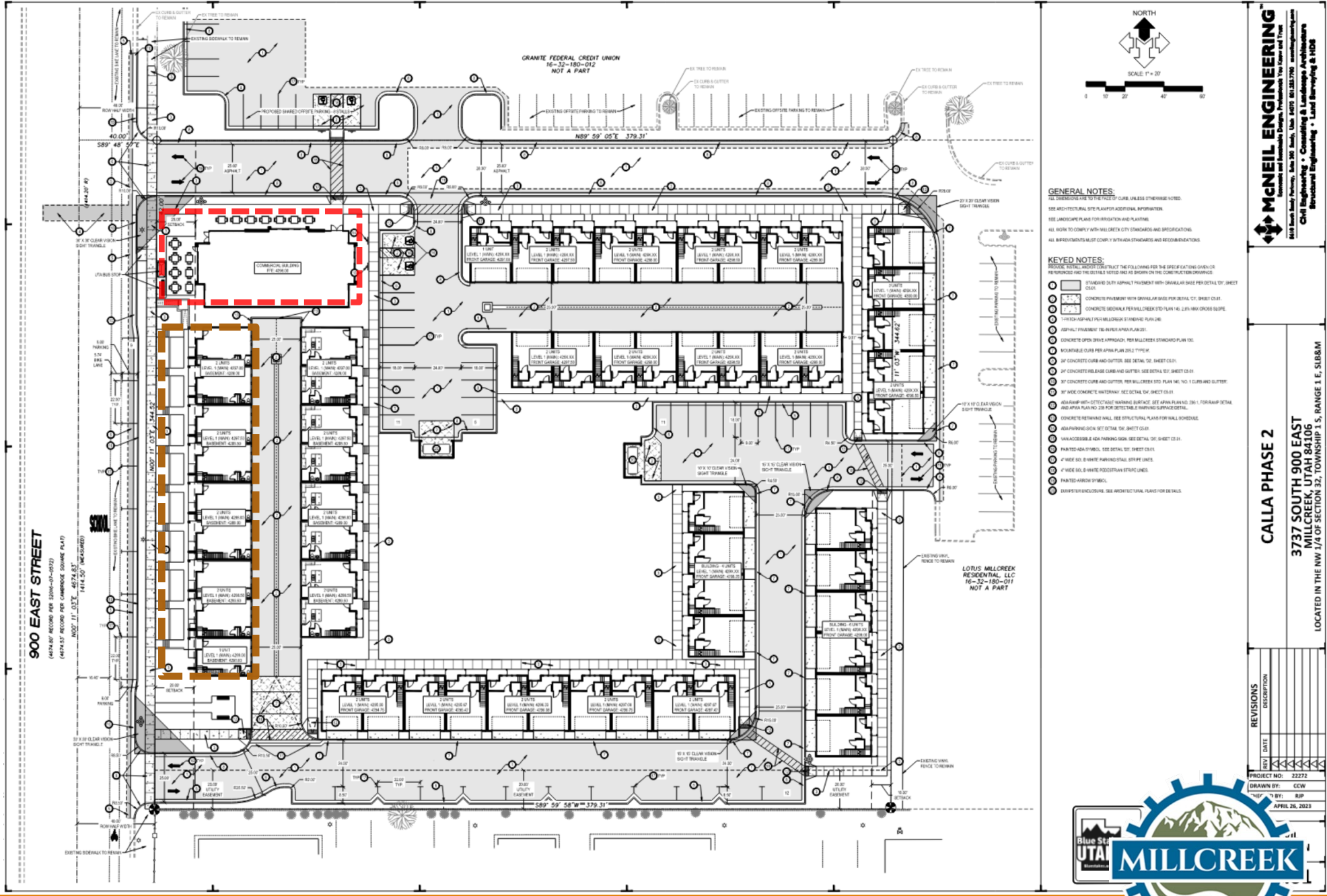
- Location - 3730 South 900 East (Former Fat Cats (business)
- Site Area = 2.27 acres
- Cambridge Square Phase I Subdivision - Comprises of 4 Lots ~plus a small portion of the adjacent property to the west (also owned by the applicant).

- Land Use Amendment to the Millcreek General Plan from Retail/Office to Neighborhood II (only involves the westerly 2.2 acres)
- Rezone from Commercial (C-3) to Residential (R-M) (only involves the same westerly 2.2 acres)



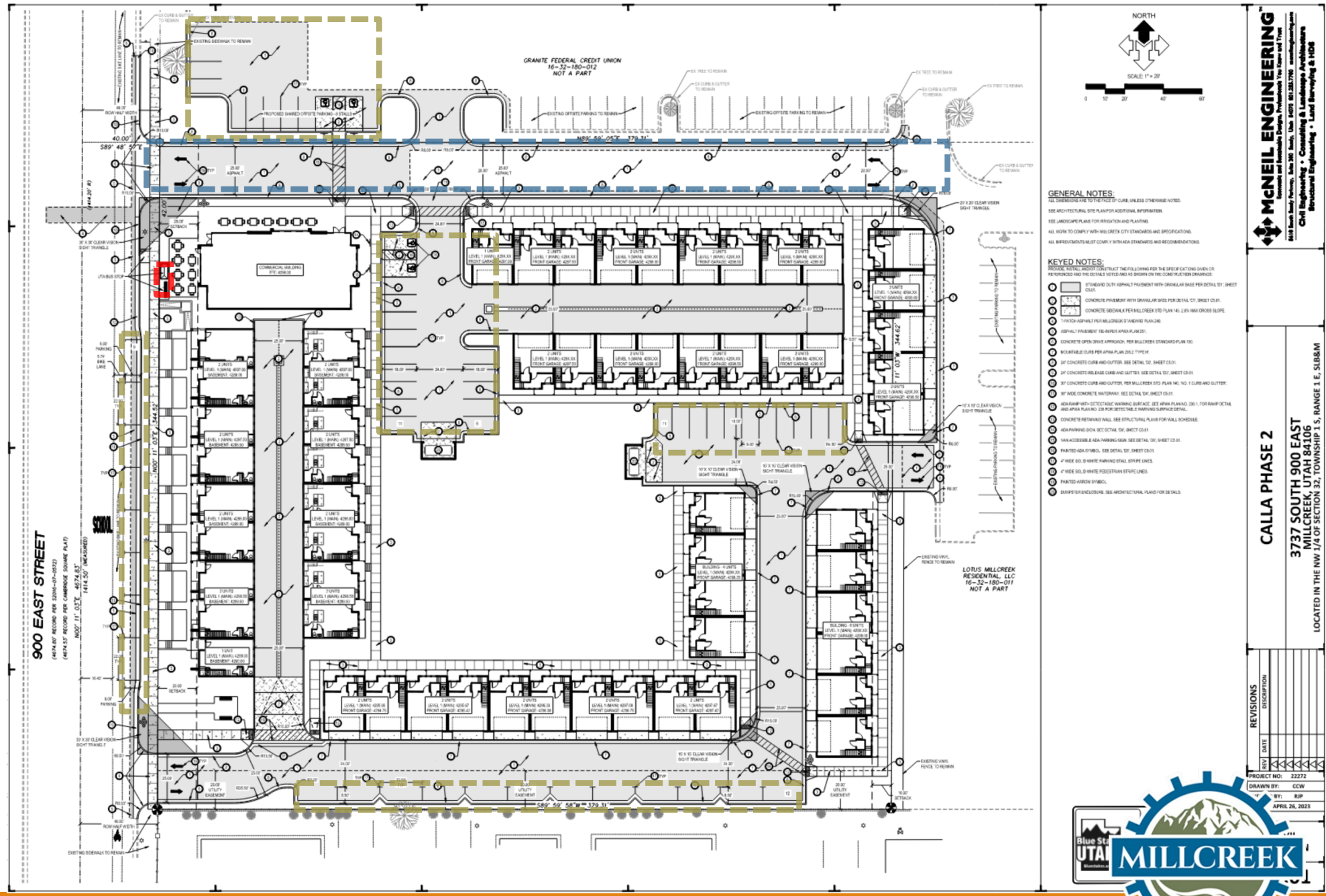
Proposal:

- Minimum of 3,000 sf bldg. for restaurant with outdoor seating.
- Nine (9) - Live/Work Units, each with a 400sf of limited commercial uses).
- 59 Residential Units (total) - All units are oriented and accessed from a street or landscaped open space area.
- 30% (approx.) of units will be platted as available “for sale” owner occupied housing



Continued ~

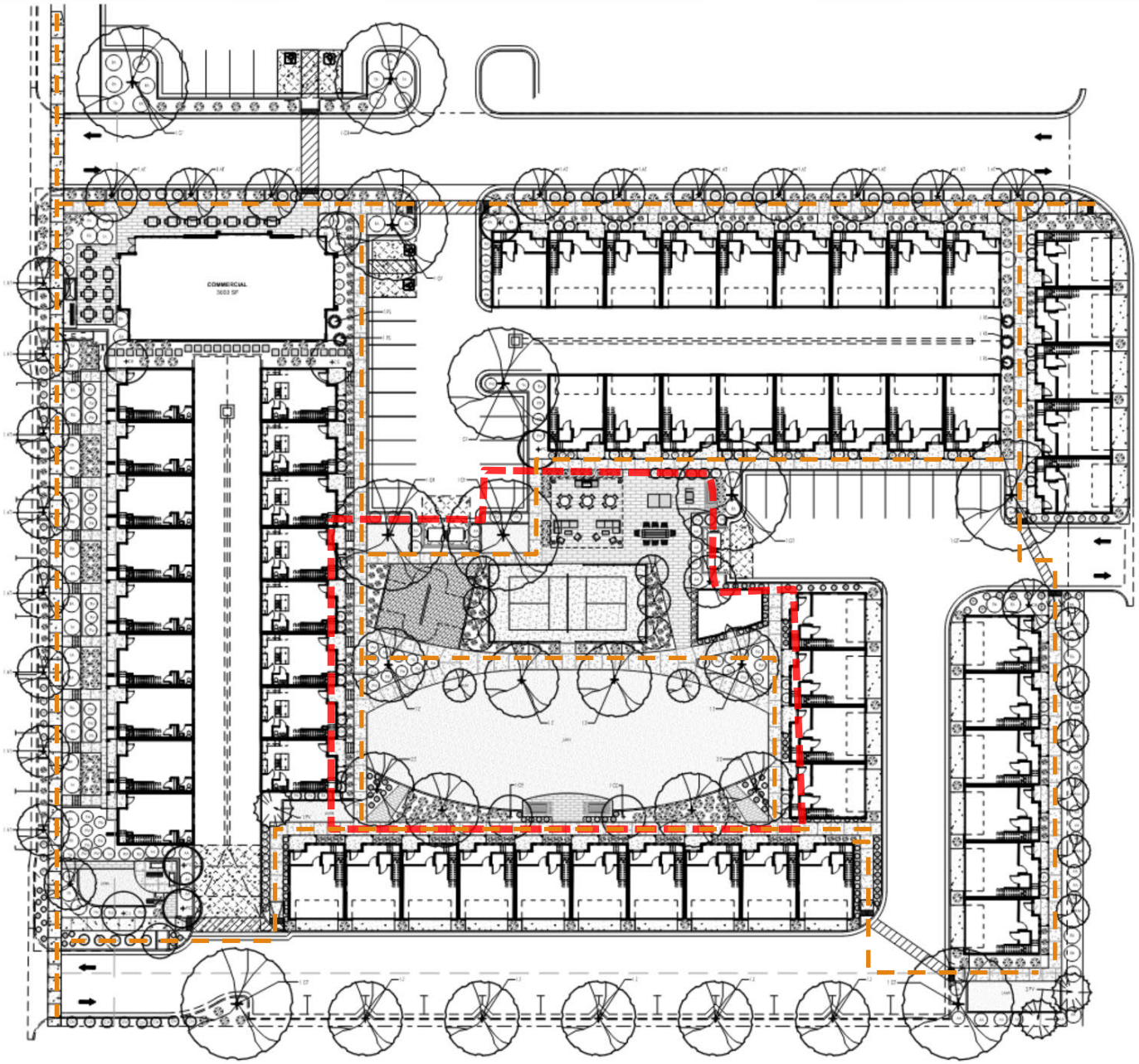
- Street aligned connectivity to other properties
- Bus shelter and bike racks
- Parking dispersed throughout.
- One 2-car garage per unit.



Continued ~

Landscaping/Amenities -

- Pocket park located along 900 East
- Large usable open space area centrally located within the development
- Sidewalk connection throughout
- Sports court, pavilion, fenced dog park, swing set, leisure swings, fire pit and BBQ area.
- Urban street edge buildings and plaza along 900 East, (see also elevations)



LANDCURVE
LANDSCAPE ARCHITECTURE
2022-038
REID B. MITCHELL
STAMP

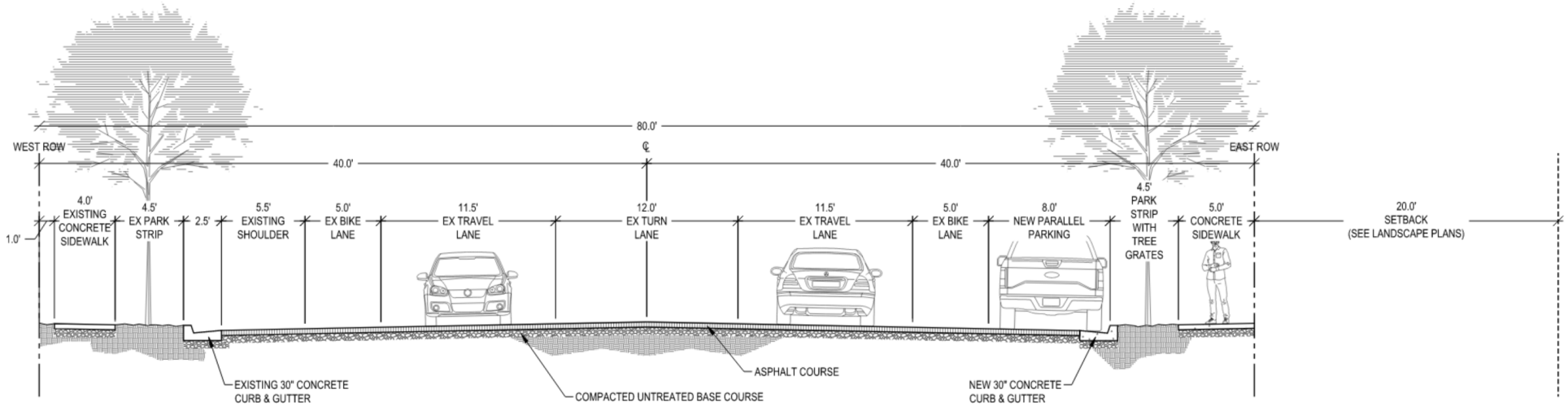
Calla Phase II Development
Landscape Plans

Landscape Planting

NOTE:
SEE SHEET LA3 FOR NOTES, PLANTING AND DETAILS

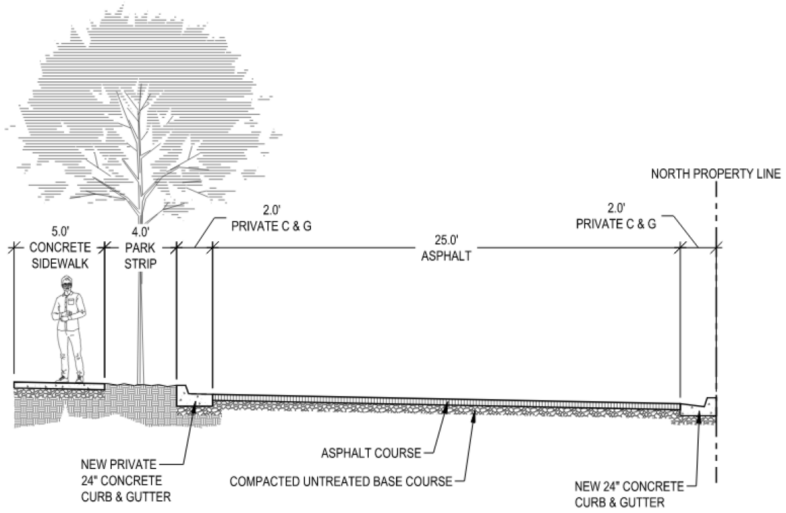
11"X17" 1" = 40'-0"
24"X36" 1" = 20'-0"
0 20' 40'

MILLCREEK



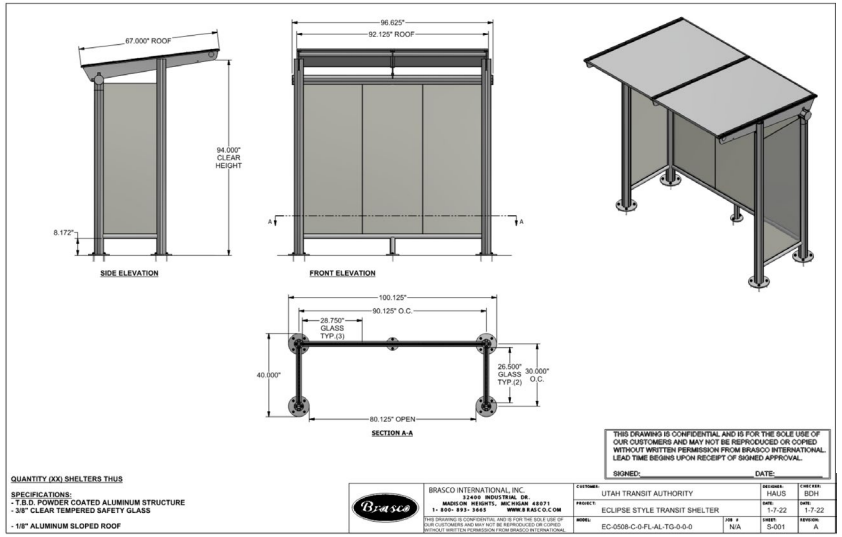
900 EAST STREET CROSS SECTION W/ PARALLEL PARKING (A)

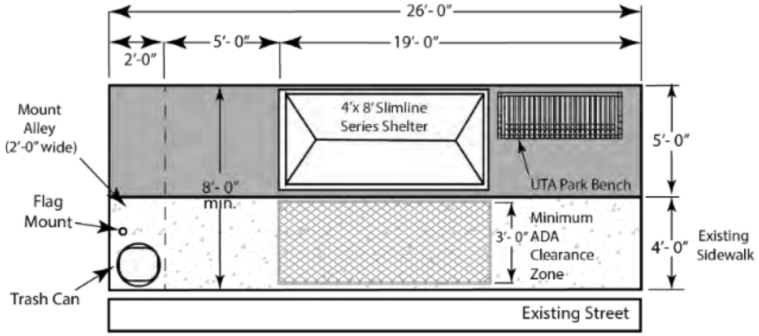
SCALE: N.T.S.
VIEW: NORTH



PRIVATE STREET CROSS SECTION (B)

SCALE: N.T.S.
VIEW: WEST



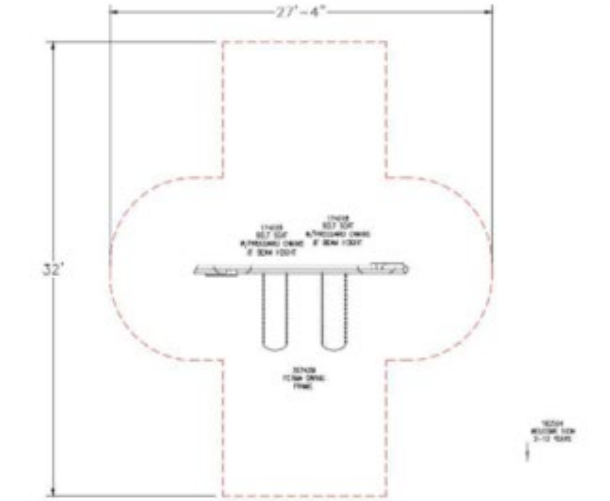


Existing 4'-0" Sidewalk Adjacent to Curb and Street

Not to Scale

26'- 0"

~Conceptual ~



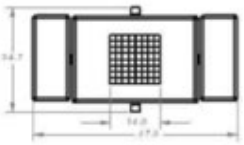
K 2 BAY SWING



K 2 BAY SWING



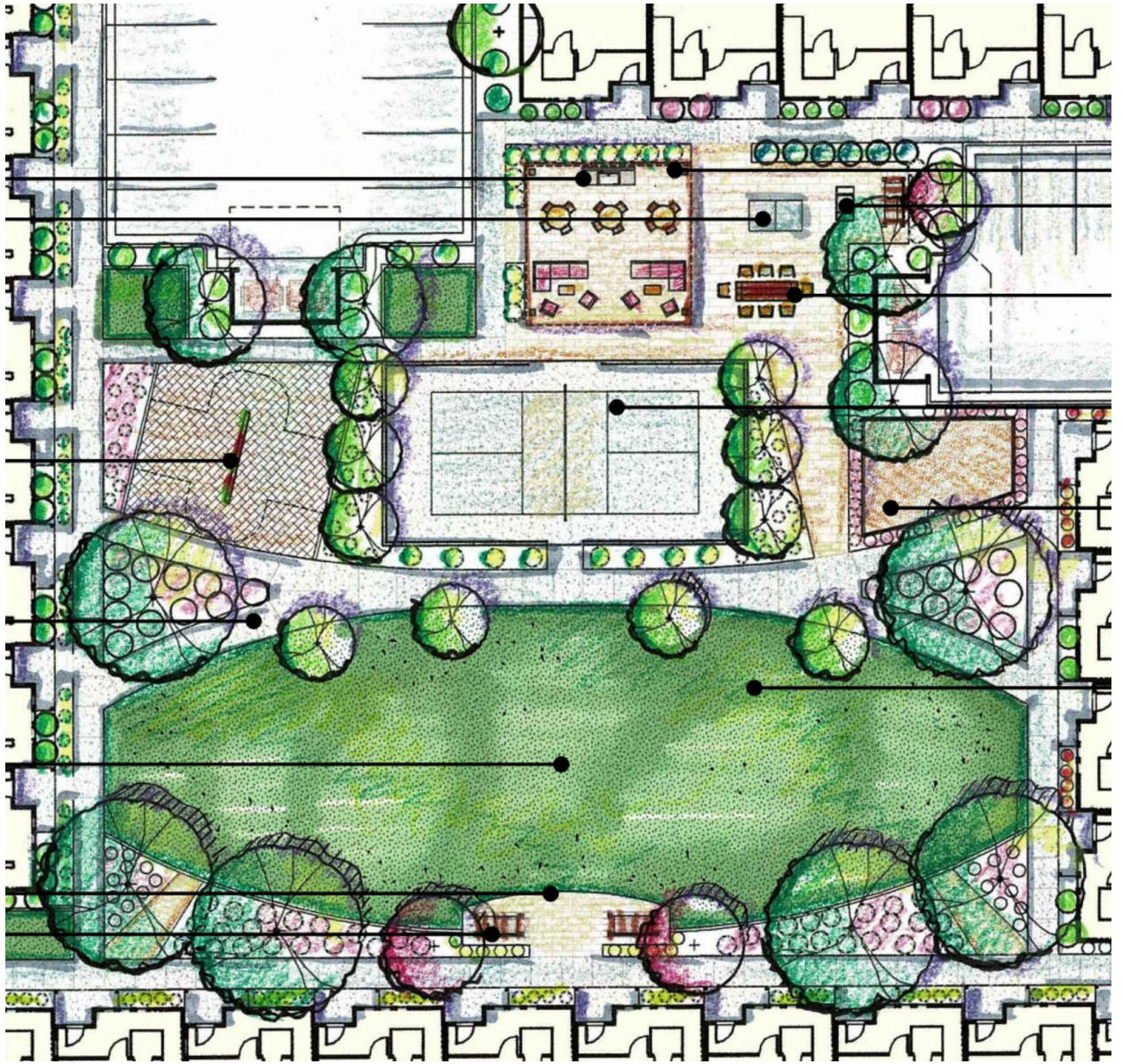
J PERGOLA AND SWING



HIGHLAND PRODUCTS GROUP LLC



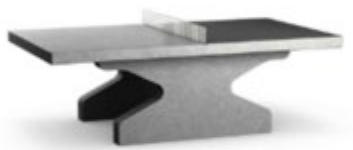
L CONCRETE OUTDOOR CHESS TABLE



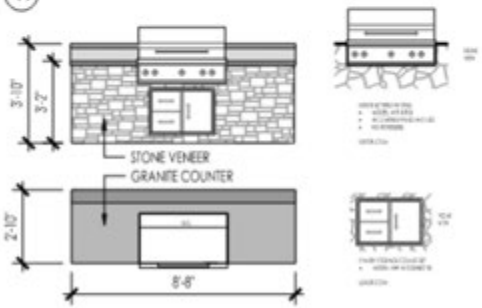
F CONCRETE EDGING



G GAS FIRE TABLE



H CONCRETE PING PONG TABLE



I BUILT IN BBQ AREA

MILLCREEK

~Conceptual ~











LANDCURVE
LANDSCAPE ARCHITECTURE

2022-038

REID B. MITCHELL

STAMP

Calla Phase II Development
Landscape Plans

3739 South 900 East
Millcreek, Utah 84106

Pavilion Options

SHEET NAME

LA5

SHEET NO.

DATE 6/6/2023

MILLCREEK

~Conceptual ~



Calla Phase 2

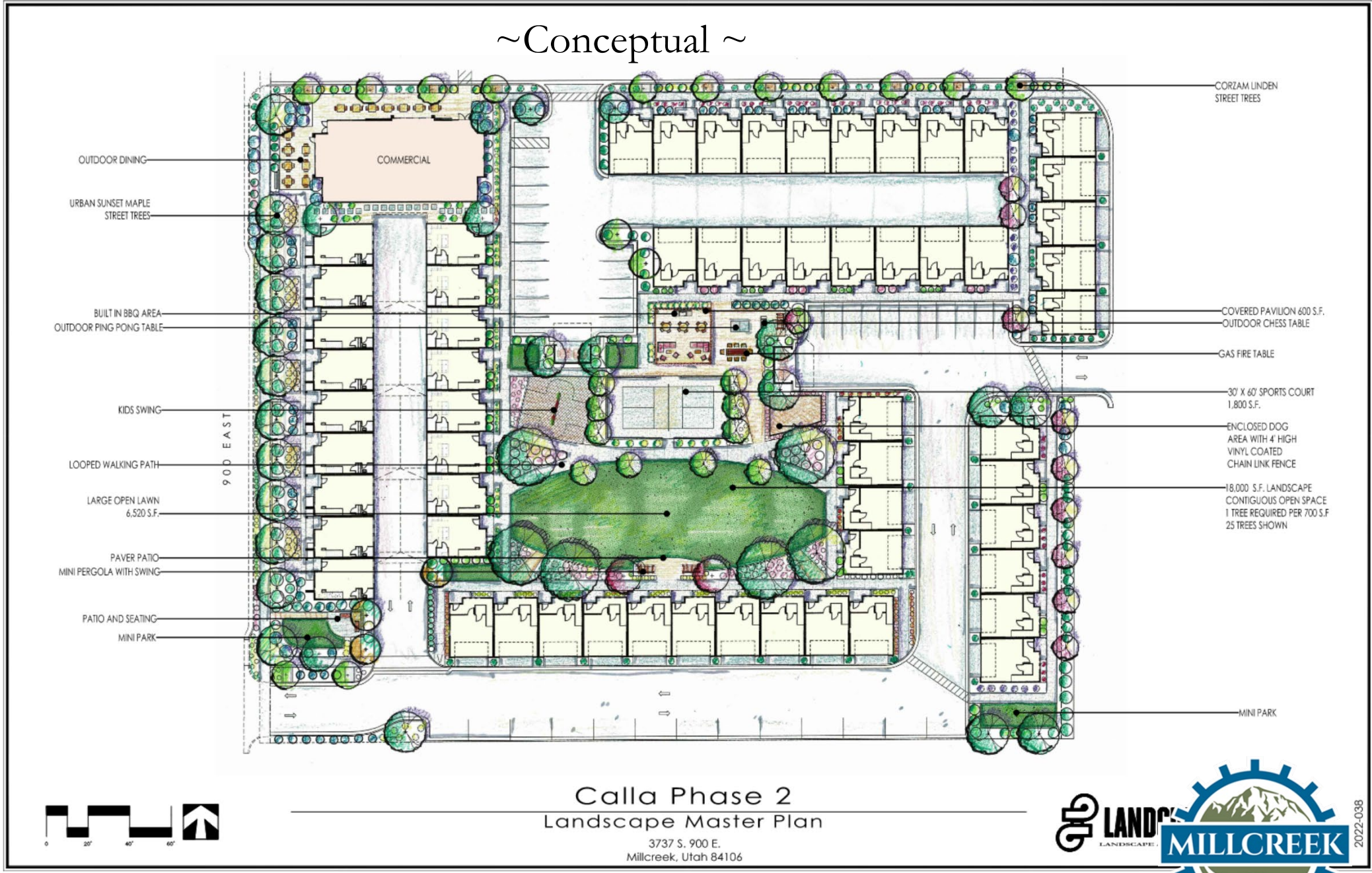
900 East Frontage Rendering

3737 S. 900 E.
Millcreek, Utah 84106

LANDCURVE
LANDSCAPE ARCHITECTURE

MILLCREEK

~Conceptual ~

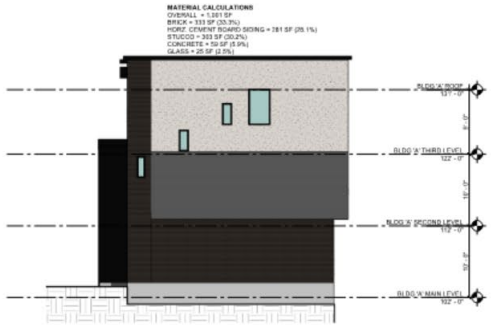

OUTDOOR DINING
URBAN SUNSET MAPLE STREET TREES
BUILT IN BBQ AREA
OUTDOOR PING PONG TABLE
KIDS SWING
LOOPED WALKING PATH
LARGE OPEN LAWN 6,520 S.F.
PAVER PATIO
MINI PERGOLA WITH SWING
PATIO AND SEATING
MINI PARK
900 EAST
COMMERCIAL
CORZAM LINDEN STREET TREES
COVERED PAVILION 600 S.F.
OUTDOOR CHESS TABLE
GAS FIRE TABLE
30' X 60' SPORTS COURT 1,800 S.F.
ENCLOSED DOG AREA WITH 4' HIGH VINYL COATED CHAIN LINK FENCE
18,000 S.F. LANDSCAPE CONTIGUOUS OPEN SPACE
1 TREE REQUIRED PER 700 S.F
25 TREES SHOWN
MINI PARK
0
20'
40'
60'
Calla Phase 2
Landscape Master Plan
3737 S. 900 E.
Millcreek, Utah 84106
LANDSCAPE
2022-038



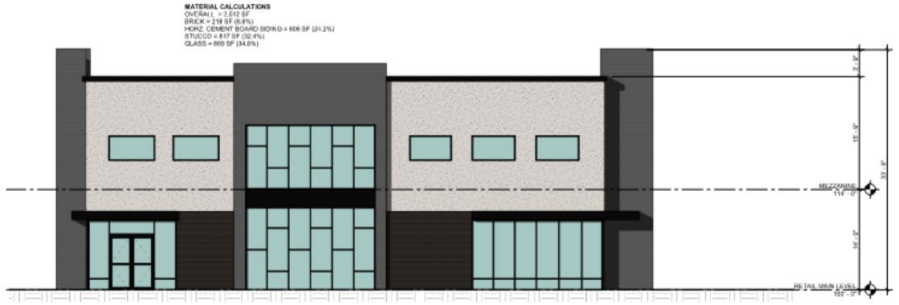
04 EAST ELEVATION - BUILDING 'A '
1/8" = 1'-0"



03 WEST ELEVATION - BUILDING 'A'
1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING 'A'
1/8" = 1'-0"



01 NORTH ELEVATION - BUILDING 'A'
1/8" = 1'-0"

JSF

ARCHITECT
JSF LLC
490 WEST 950 SOUTH
LAYTON, UT 84041

CALLA PHASE 2 DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

STAMP

REVISION
NO. DESCRIPTION DATE

DATE
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ISSUE

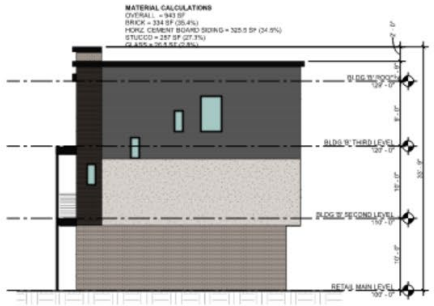
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BUIDLING TYPE 'A' EXTERIOR ELEVATIONS

SHEET NO.
A5.01

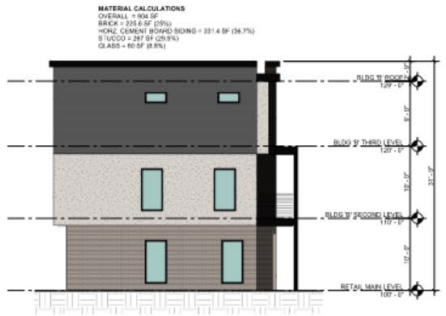
MILLCREEK



04 BACK ELEVATION - BUILDING TYPE 'B' & 'E'
1/8" = 1'-0"



03 SIDE ELEVATION - BUILDING TYPE 'B' & 'E'
1/8" = 1'-0"



02 SIDE ELEVATION - TYPE BUILDING 'B' & 'E'
1/8" = 1'-0"



01 FRONT ELEVATION - TYPE BUILDING 'B' & 'E'
1/8" = 1'-0"

JSF

ARCHITECT
JSF LLC
400 WEST 900 SOUTH
LAYTON, UT 84041

CALLA PHASE 2 DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

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NO. DESCRIPTION DAT

DATE
02/16/2023
ISSUE

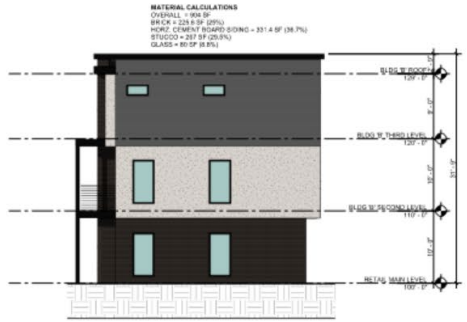
SHEET TITLE
BUILDING TYPE 'B' & 'E' EXTERIOR ELEVATIONS

A5.02

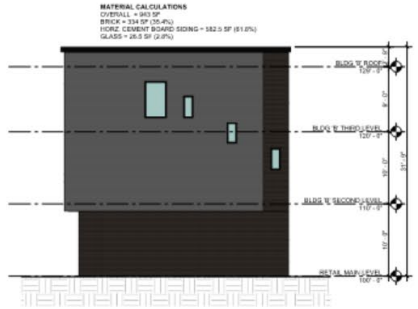
MILLCREEK



04 EAST ELEVATION - BUILDING TYPE 'C'
1/8" = 1'-0"



03 SOUTH ELEVATION - TYPE BUILDING 'C'
1/8" = 1'-0"



02 NORTH ELEVATION - BUILDING TYPE 'C'
1/8" = 1'-0"



01 WEST ELEVATION - BUILDING TYPE 'C'
1/8" = 1'-0"

JSF

ARCHITECT
JSF LLC
400 WEST 850 SOUTH
LAYTON, UT 84041

CALLA PHASE 2 DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

STAMP

REVISION
NO. DESCRIPTION DATE

DATE
02/16/2023
ISSUE

SHEET TITLE
BUILDING TYPE 'C' EXTERIOR ELEVATIONS

SHEET NO.
A5.03

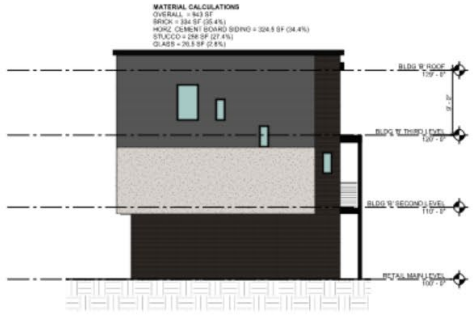
MILLCREEK



04 BUILDING TYPE 'D' - WEST ELEVATION
1/8" = 1'-0"



03 BUILDING TYPE 'D' - NORTH ELEVAITON
1/8" = 1'-0"



02 BUILDING TYPE 'D' - SOUTH ELEVATION
1/8" = 1'-0"



01 BUILDING TYPE 'D' - EAST ELEVATION
1/8" = 1'-0"

JSF

ARCHITECT
JSF LLC
400 WEST 850 SOUTH
LAYTON, UT 84041

CALLA PHASE 2 DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

STAMP

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NO. DESCRIPTION DAT

DATE
02/16/2023
ISSUE

SHEET TITLE
BUILDING TYPE 'D' EXTERIOR ELEVAITONS

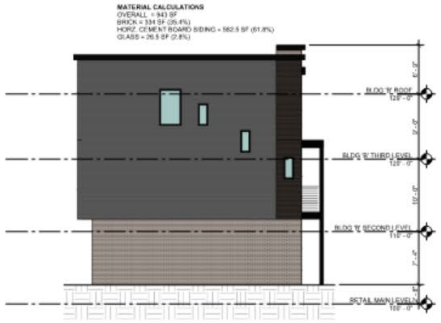
SHEET NO.
A5.04



04 SOUTH ELEVATION - BUILDING TYPE 'E'
1/8" = 1'-0"



02 WEST ELEVATION - BUILDING TYPE 'E'
1/8" = 1'-0"



03 EAST ELEVATION - BUILDING TYPE 'E'
1/8" = 1'-0"



01 NORTH ELEVATION - BUILDING TYPE 'E'
1/8" = 1'-0"

ARCHITECT
JSF LLC
490 WEST 600 SOUTH
LAYTON, UT 84041

CALLA PHASE 2 DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

STAMP

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NO. DESCRIPTION DAT

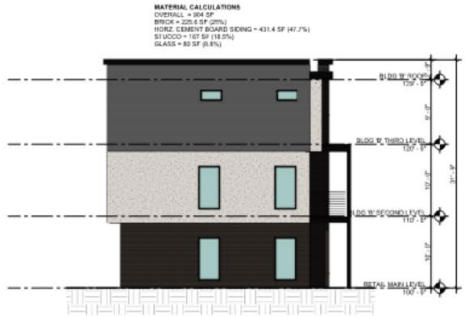
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04/18/2023
ISSUE

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BUILDING TYPE 'E' EXTERIOR ELEVATIONS

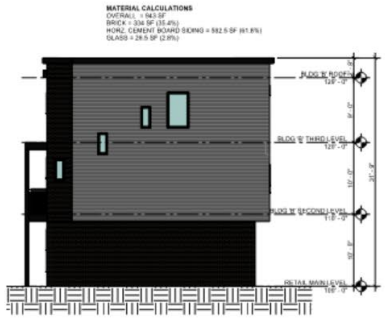
SHEET NO.
A5.05



04 EAST ELEVATION - BUILDING TYPE 'F'
1/8" = 1'-0"



03 NORTH ELEVATION - BUILDING TYPE 'F'
1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING TYPE 'F'
1/8" = 1'-0"



01 WEST ELEVATION - BUILDING TYPE 'F'
1/8" = 1'-0"

JSF

ARCHITECT
JSF LLC
490 WEST 850 SOUTH
LAYTON, UT 84041

CALLA PHASE 2 DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

STAMP

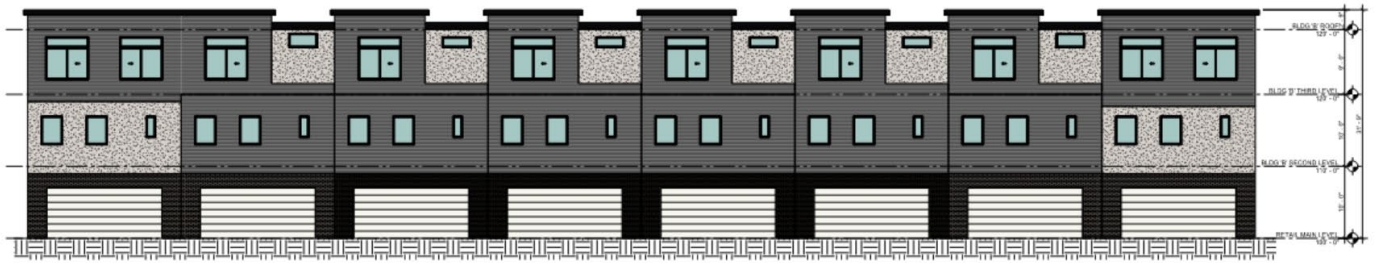
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NO. DESCRIPTION DAT

DATE
02/16/2023
ISSUE

SHEET TITLE
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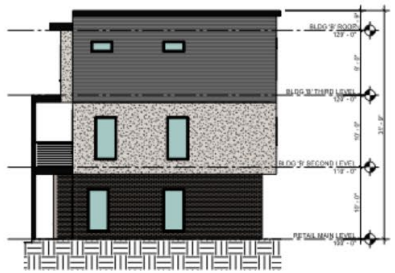
SHEET NO.
A5.06

MATERIAL CALCULATIONS
OVERALL = 5,156 SF
BRICK = 640 SF (12.3%)
HORZ. CEMENT BOARD SIDING = 2,486.5 (47.8%)
STUCCO = 761.5 SF (14.7%)
GLASS = 422 SF (8.1%)
DOOR = 896 SF (17.2%)



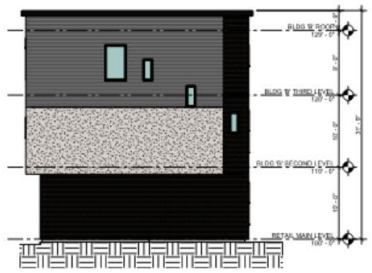
04 BUILDING 'G' NORTH ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS
OVERALL = 964 SF
BRICK = 225.6 SF (23%)
HORZ. CEMENT BOARD SIDING = 331.4 SF (36.7%)
STUCCO = 267 SF (28.5%)
GLASS = 80 SF (8.8%)



03 BUILDING 'G' EAST ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS
OVERALL = 943 SF
BRICK = 334 SF (35.4%)
HORZ. CEMENT BOARD SIDING = 325.5 SF (34.5%)
STUCCO = 257 SF (27.3%)
GLASS = 26.5 SF (2.8%)



02 BUILDING 'G' WEST ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS
OVERALL = 5,126 SF
BRICK = 2,864 SF (55.8%)
HORZ. CEMENT BOARD SIDING = 99 SF (1.9%)
STUCCO = 856 SF (16.7%)
GLASS = 1,366 SF (26.7%)



01 BUILDING 'G' SOUTH ELEVATION
1/8" = 1'-0"

JSF

ARCHITECT
JSF LLC
490 WEST 650 SOUTH
LAYTON, UT 84041

CALLA PHASE 2 DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

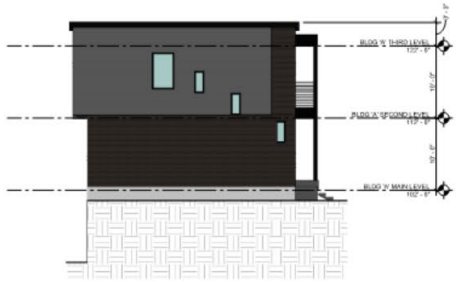
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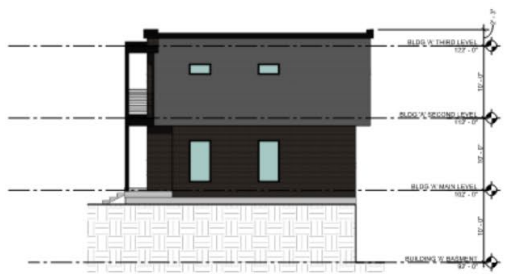
DATE
02/16/2023
ISSUE

SHEET TITLE
BULIDING TYPE 'G' EXTERIOR ELEVATIONS

SHEET NO.
A5.07



04 SOUTH ELEVATION - BUILDING 'H'
1/8" = 1'-0"



03 NORTH ELEVATION - BUILDING 'H'
1/8" = 1'-0"



02 WEST ELEVATION - BUILDING 'H'
1/8" = 1'-0"



01 EAST ELEVATION - BUILDING 'H'
1/8" = 1'-0"

JSF

ARCHITECT
JSF LLC
490 WEST 650 SOUTH
LAYTON, UT 84041

CALLA PHASE 2
DEVELOPMENT
3739 SOUTH 900 EAST
MILLCREEK, UT

STAMP

REVISION
NO. DESCRIPTION DAT

DATE
04/18/2023
ISSUE

SHEET TITLE
BUILDING TYPE
'H' EXTERIOR
ELEVATIONS

SHEET NO.
A5.08

Development Agreement
Technical Guidelines / Specific Design Criteria

1. **Uses.** Uses shall be limited to the following commercial and residential uses:
   A. Commercial Uses - A minimum 3,000 square feet of floor area shall be allocated and used as a Restaurant use, as defined by MKZ 19.04.460

   B. Nine Residential Dwelling Units shall be Live/Work Units. Each Live/Work Unit shall include a minimum of 400 square feet of commercial office space per unit, which shall be located on the ground level abutting 900 East. The commercial portion the live/work unit shall be limited to the following uses:

      i. Professional Services - commercial establishments primarily engaged in providing professional work to individuals or businesses in fields (e.g., advertising, legal, insurance, real estate, finances, accounting, architecture, and engineering) and,
      ii. Personal Services - commercial establishments primarily engaged in providing services of a personal nature, (e.g., Beauty and barber shops, clothing rental and tailoring, massage therapy, portrait and photography, tanning salon, tattoo parlor.)
      iii. Retail Sales – commercial establishments primarily engaged in the sale of goods pertaining to a service based primary purpose, (e.g., beauty & barber products, art studio sales, training facilities, custom goods, etc.)

   C. Residential Uses - shall be limited to Live/Work units and one, two, and three-bedroom Residential Dwelling units. The development shall contain between 59 and 65 Residential Dwelling Units as depicted within **Exhibit C.**

2. **Building Orientation.** All residential units shall be oriented towards and have directed pedestrian access onto either a street or open space area as shown in **Exhibit C.**

3. **Ownership.**
   A. Prior to City issuing a final Site Plan/Conditional Use Permit approval, the Developer shall obtain preliminary subdivision approval from the Planning Commission.

   B. The Developer shall record a final subdivision plat within one year from the date of Site Plan/Conditional Use Permit approval, for the purpose of creating individual ownership for all units located within the portion of the Project, zoned as Commercial C-2.

Technical Guidelines / Specific Design Criteria

4. **Access and Parking.**
   A. Ingress and egress access for the Project shall be as depicted in **Exhibit C.**

   B. The north access shall be installed near the north property line, providing connectivity between 900 East and other adjoining properties to the east of the Project and shall be designed to the City's standards for a local street as adopted in the Transportation Master Plan, and as shown on **Exhibit C**.

   C. Tandem parking spaces are prohibited.

   D. Minimum 2-car garage per unit.

   E. The Developer shall install parallel parking along 900 East, by widening the right of way and installing improvements, (e.g., curb, gutter, park strip, sidewalk, asphalt) as recommended by the City Engineer, and as approved by the Planning Commission, so as to provide on-street parking in proximity to the live/work units as shown on **Exhibit C.**

   F. Restaurant parking shall be located within one hundred seventy-five linear feet of the main entrance of the Restaurant and shall be designated with the appropriate signage and pedestrian access.

   G. Commercial and Restaurant parking spaces may only be used by residents and guests of the Residential Dwelling Units during non-business hours (between 10pm and 7am) and shall be signed and managed accordingly. If required parking is accomplished through an agreement with a neighboring property owner, the agreement must be in the form of an easement.

   H. The Developer shall file any necessary applications with UTA to obtain approval to provide an enclosed bus stop shelter located adjacent to 900 East, as depicted in **Exhibit C**.

Technical Guidelines / Specific Design Criteria

5. **Amenities.** Amenities shall be as depicted in **Exhibit C** and as described per the following:

   A. The Project shall include a minimum 18,000 square foot contagious centralized open spaces area designed for recreational uses.

   B. The Project shall include a minimum 500 square foot pavilion, gazebo, trellis, or equivalent covered amenity structure with outdoor furniture, tables, two pergola swings, and barbeque/cooking facilities.

   C. The Project shall include a minimum 1,600 sqft. sports court designed for pickleball, basketball, etc.

   D. The Project shall include a minimum six-feet-wide perimeter walking path and landscaped neighborhood pocket park with seating located along 900 East.

6. **Landscaping.** Landscaping shall be as depicted within **Exhibit C** and as described per the following:

   A. All deciduous trees shall be a minimum 2" caliper and non-deciduous (evergreen) trees shall be minimum six foot tall at installation. All areas not designated specifically as lawn shall be xeriscape with bark or rock mulch and contain 50% perennial live plant material.

   B. Contiguous open space areas shall be landscaped with sod and shade trees at a ratio of 1 tree per 700 S.F. of landscape area.

   C. The area between 900 East and the building façade shall be improved as a plaza area containing ground level and elevated planters permanent seating as depicted within **Exhibit D**.

   D. Developer shall plant deciduous street trees along 900 East and along the North Access drive at *30 to 40* foot spacing. The street trees shall be chosen from the following species:

      1. Acer truncatum x A. platanoides (Urban Sunset Maple) 35'H x 20'W
      2. Tilia cordata 'Corzam' (Corzam Linden) 40'H x 15'W
      3. Zelkova (Serrata) (*insert size and botanical name*)
      4. Honeylocust (*insert size and botanical name*)

   E. Parking areas shall contain shade tree at the end of each parking row, and every third perpendicular parking stall and one shade tree every other parallel parking stall.

Technical Guidelines / Specific Design Criteria

7. **Architecture.** Building architecture shall be as depicted within **Exhibit C** and shall include the following:

   A. Commercial and Live/Work Unit building with facades abutting 900 East shall include:

      1) The restaurant shall include outdoor patio and seating on both the north and west sides of the building. The patio areas shall include large awnings and/or pergola shade structures.
      2) Live/Work Units shall have direct pedestrian access onto 900 East.
      3) Expansive windows or glazing comprising of no less than 50% of the ground level street facing facades and no less than 30% of each story above ground level on the street-facing façades.
      4) Architectural awnings and balconies facing street facades (with semi obscured railings) as recommend by staff and as approved by the Planning Commission.
      5) Vertical and horizontal reliefs and design elements as recommend by the Planning Director and as approved by the Planning Commission.
      6) Stucco, if used, shall be limited to no more than 20% of building facades. All other façade features, elements, and requirements including but not limited to brick, stone, wood, prefinished panel, and composite materials shall comply with the C-2 Design Standards.
      7) All exterior building finishes shall be high quality, durable, low maintenance materials (e.g., brick, stone, composite, metal, limited stucco) as recommended by the Planning Director and approved by the Planning Commission.

   B. Non-commercial and non-live/work units shall include the following:

      1) All residential units shall have a private outdoor space in the form of a balcony and/or patio with a minimum of 60 square feet with a minimum 5-foot depth.
      2) All building facades facing public or common open spaces, shall have equal treatment and shall include a minimum 50% brick, stone, wood, prefinished panel, composite materials or other materials of similar quality, hardiness, and low maintenance characteristics excluding windows and doors. Stucco, if used, shall be limited to no more than 20% of building facades.
      3) Each building shall include:

         i. Visual breaks along the street-facing façade such as horizontal articulation in the plane of the façade by at least 2 feet.
         ii. Change in height at the top of the building by at least 10 feet for every 30 feet of façade length.
         iii. Changes in materials, color, texture or pattern for greater than 50% of the building facade.
         iv. Indentations/recesses at least 2 feet in depth along the street facing facades at 20-foot intervals.
         v. Unless required as a step back, usable terraces at least 10 feet in depth along the street facing facades. Usable terraces must provide either private or common leisure space.

Advances the GOALS & STRATEGIES of Millcreek

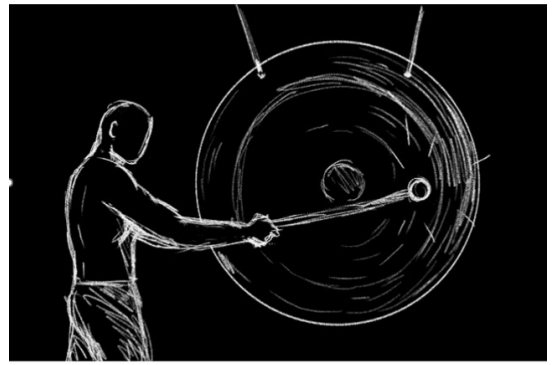
GOAL GP-9: *Support complementary infill development and land use investment in the mature and developed areas of the city.*

Strategy 9.3: *Encourage the development or redevelopment of vacant and under-utilized properties in centers and along major corridors by using a combination of incentives, rezoning, and creative design solutions.*

Strategy 9.4: *Provide opportunities for redevelopment by identifying and supporting catalyst projects in underutilized locations such as disinvested strip malls, former "big box' retail spaces, and no longer needed school buildings.*

GOAL GC-1B: *Establish and maintain convenient multimodal connections between neighborhoods, local destinations, employment and activity centers, and neighboring municipalities.*

Strategy 1.1B: *Encourage a well-connected system of streets, sidewalks, bike facilities, and off-system trails for new developments and redevelopment areas.*



Advances the GOALS & STRATEGIES of Millcreek

GOAL GP–3: *Emphasize placemaking throughout the City with design and programming that supports a distinctive identity and experience.*

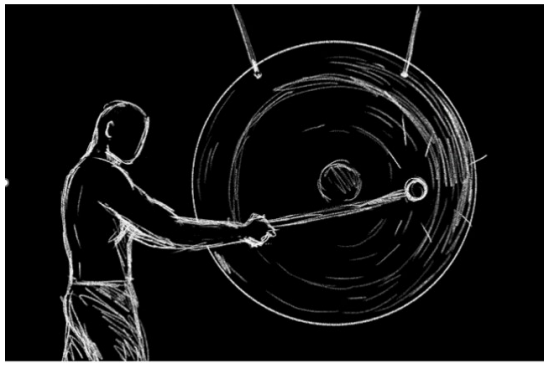
Strategy 3.3: *Encourage new and redeveloped buildings to activate street life and support multi-modal access.*

GOAL GC-3: *Improve the safety and visual image of the community by enhancing the look and feel of major corridors and protecting our scenic viewsheds.*

Strategy 3.1: *Improve streetscape aesthetics on major roadways by incorporating decorative paving, street trees, landscaped medians, pedestrian and vehicular lighting, and street furnishings such as bicycle rings, bollards, garbage/recycling receptacles, and undergrounding utility infrastructure.*

GOAL O-1: *Improve access and quality of parks and open space for all areas of Millcreek.*

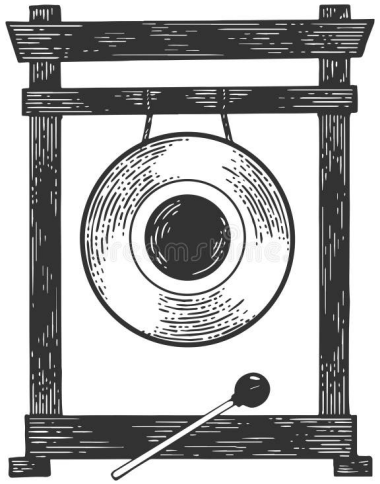
Strategy 1.3: *Coordinate with local developers and private interests to construct and maintain pocket parks, particularly in underserved areas.*



Does NOT Achieve the GOALS & STRATEGIES of Millcreek

GOAL N–2: *Strive for a variety of housing choices in types, styles, and costs of housing throughout Millcreek.*

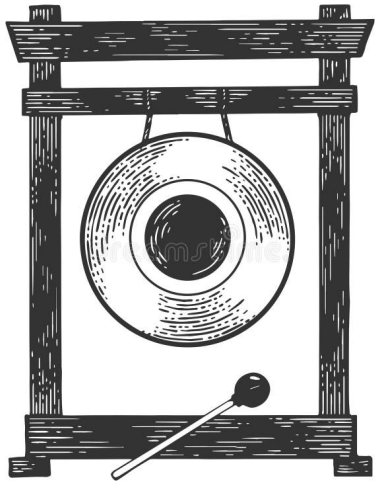
Strategy 1.2: *Collaborate with private sector partners to establish a comprehensive affordable housing strategy that enhances available funding and establishes financial and zoning incentives to support the development of housing for families below the area median income level. Financial incentives could include such measures as tax increment financing, grants, density bonuses and others. Zoning incentives could include inclusionary zoning, relaxation of non-conformity regulations and other similar measures.*



Does NOT Achieve the GOALS & STRATEGIES of Millcreek

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Recommendations:

Millcreek Community Council - A virtual public meeting was held on April 04, 2023, wherein the Community Council considered the applicant's proposal and ultimately made a recommendation **(6-2) in favor** of the proposal.

The following concerns/comments were discussed, but were not made a part of their recommendation:

- Concern with losing commercially zoned property within Millcreek – "Once it is gone, it is gone".
- Concern with not enough affordable housing as well as competing interests dealing with affordable housing incentives between ownership and rental type housing.
- Not enough units for the size of the property "the site might possibly handle upwards of around 100 units".
- Needs a better balance or mixture of housing types – "There are a lot of townhomes already in the area".
- Suggested higher percentage of ownership housing.
- The uses, bus shelter, parking, open space, amenities, and overall concept layout were all generally supported.

Recommendations:

Planning Commission Recommendation – On May 17, 2023, the Planning Commission held a public hearing concerning the proposed land use amendment and zone change on the east portion of the property with a concept layout and terms of a development agreement which would apply to the entire property. The Planning Commission made a unanimous recommendation **(5-0) in favor** of the proposal. **[since the project could not meet the affordable housing aspect], the Planning Commission further recommended that all units be platted for ownership.**

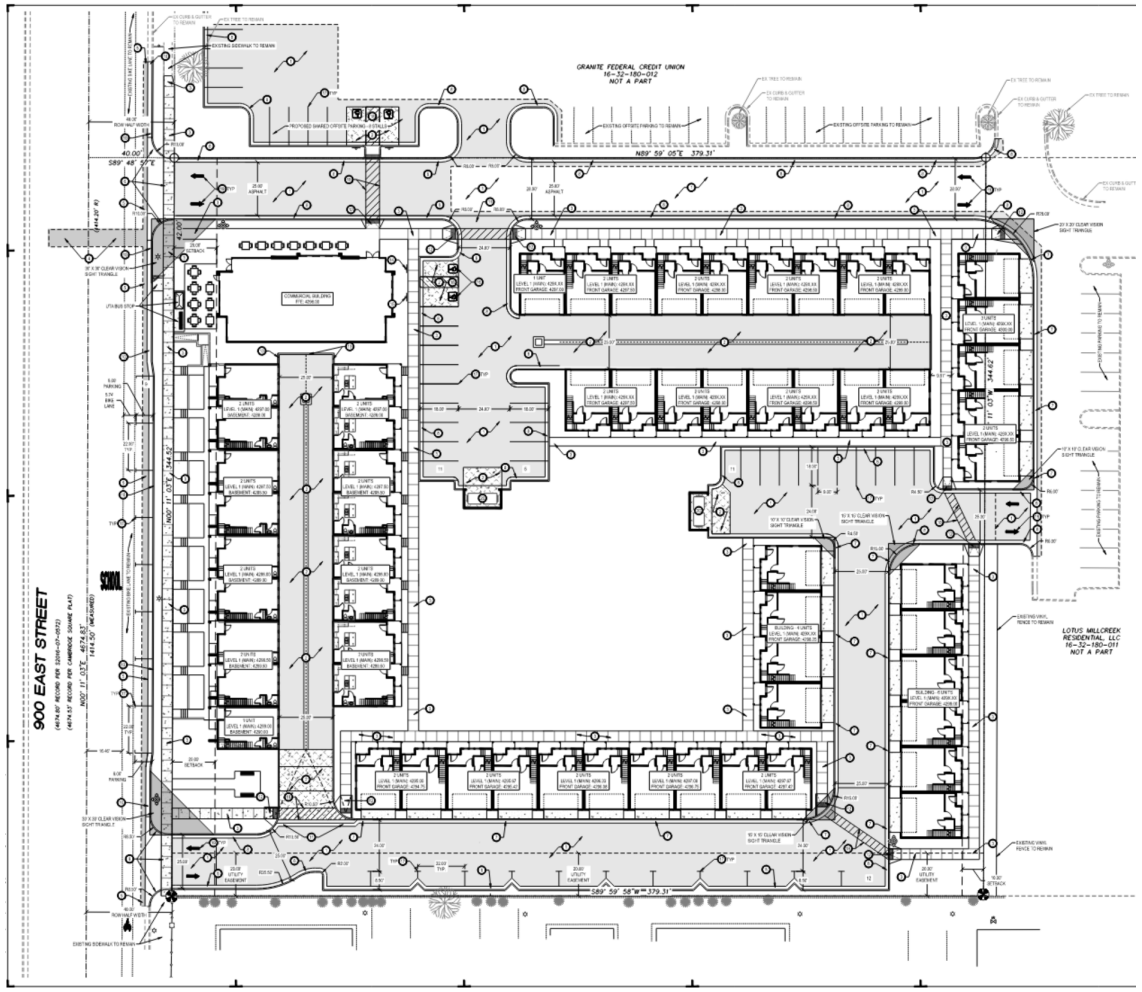
Additional discussion points:

- Building signage and,
- Limited 2-hour on-street parking along 900 East.

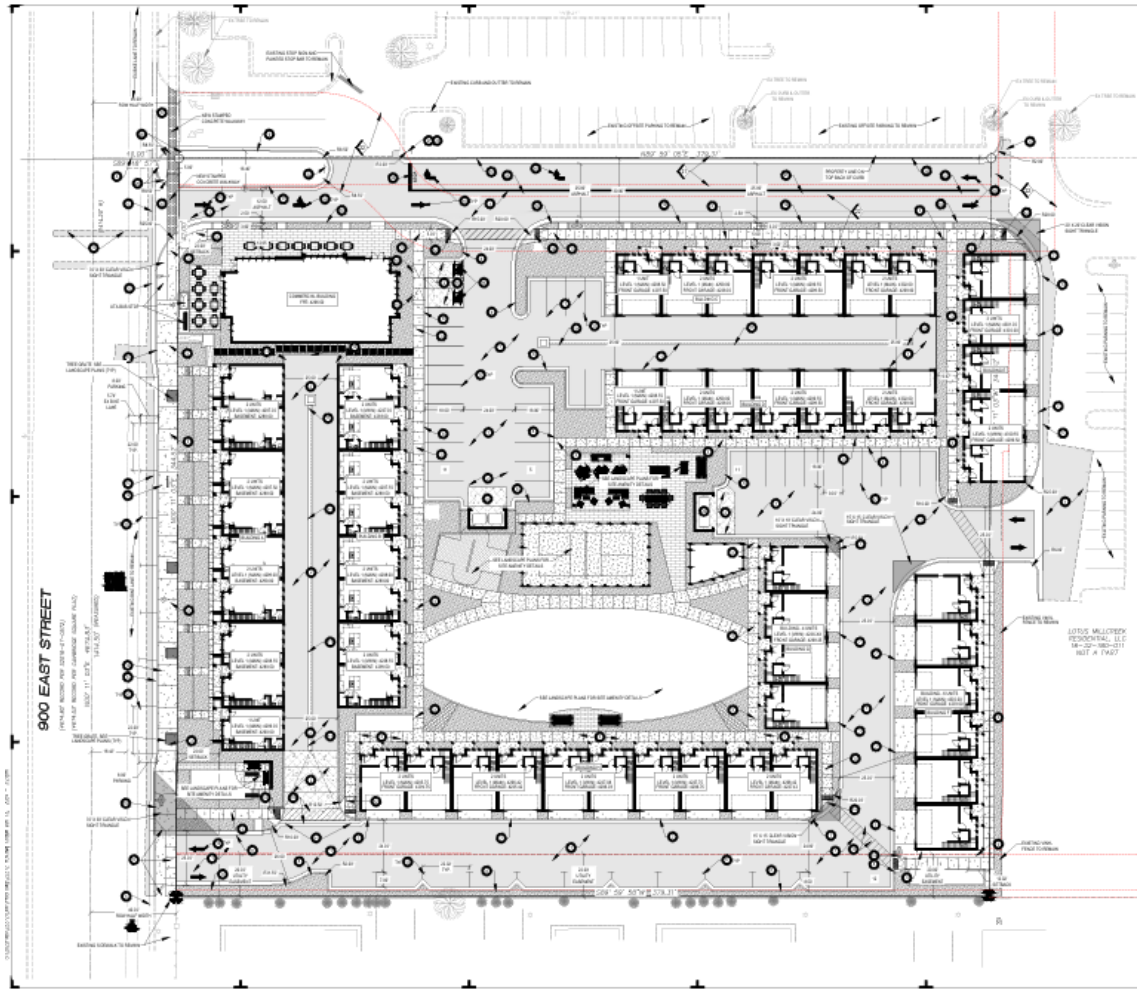
(It was concluded that these were items which were more appropriately governed by the development and zoning codes and could otherwise be resolved as part of a site plan and conditional use permit review and approval.)

Staff Recommendation - Based on the Findings and Conclusion listed above, Staff recommends that the City Council take comments at the public meeting and approve file number ZM-22-009, amending the Land Use Map and rezone the property in conjunction with a development agreement as outlined, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

What Has Changed Since June 2023?

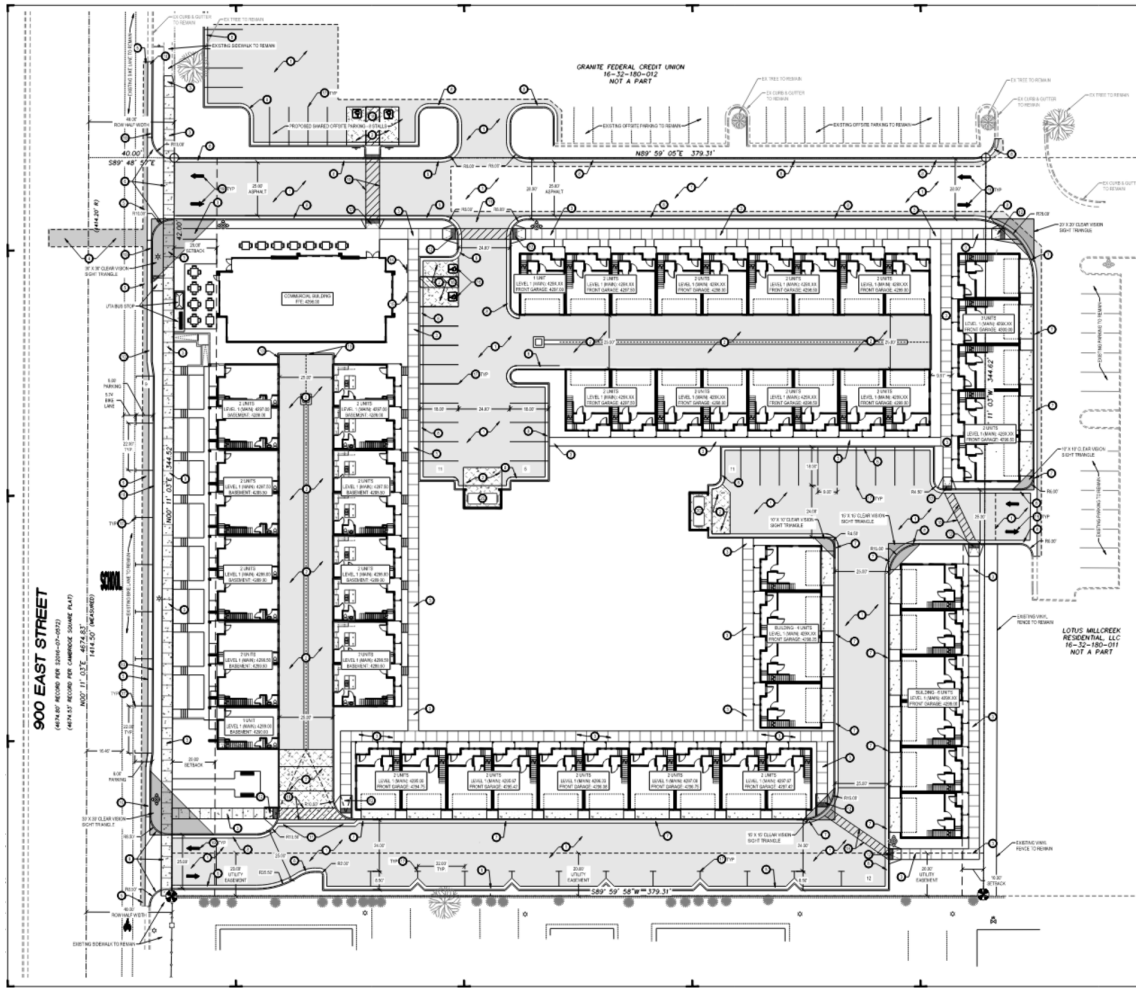


June 2023

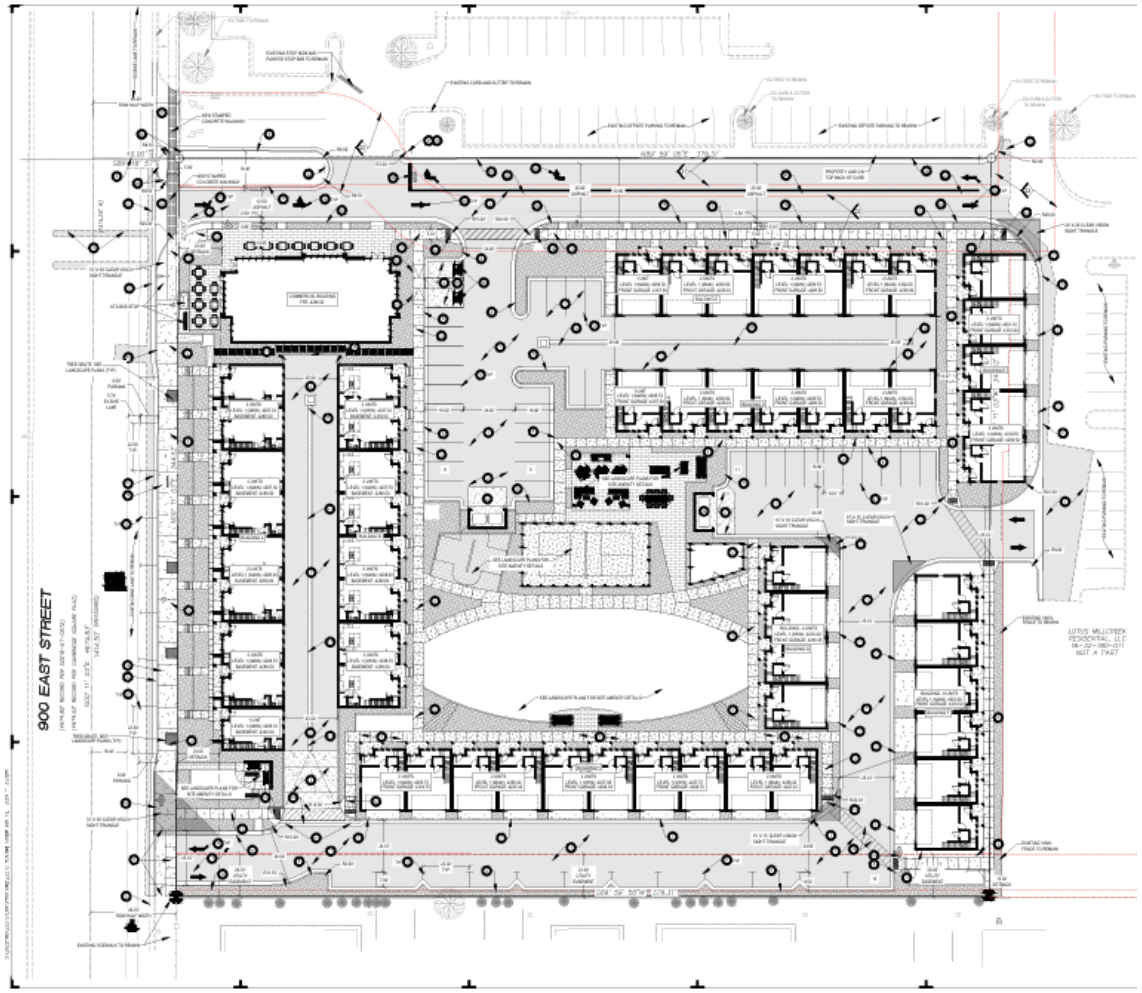


July 2024

What Has Changed Since June 2023?

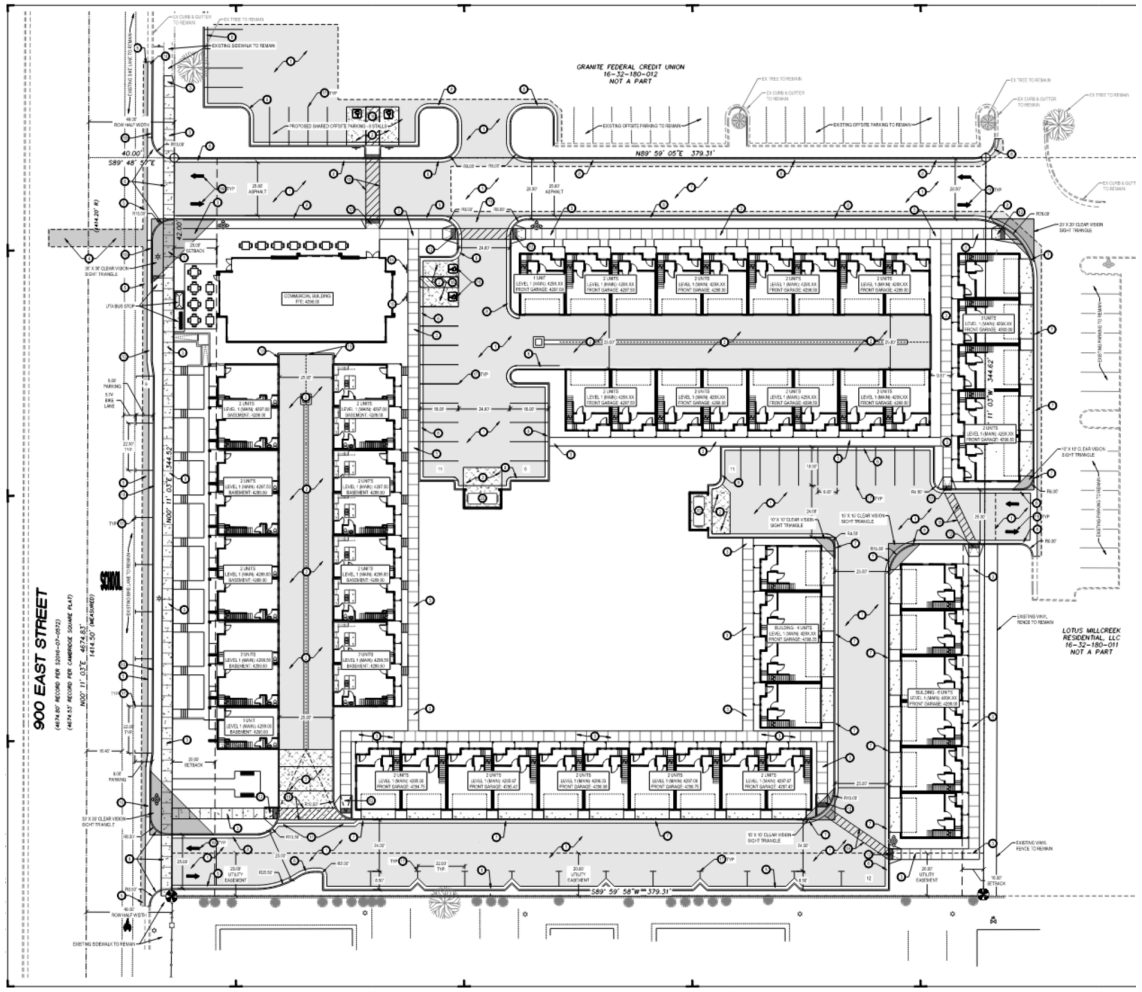


June 2023

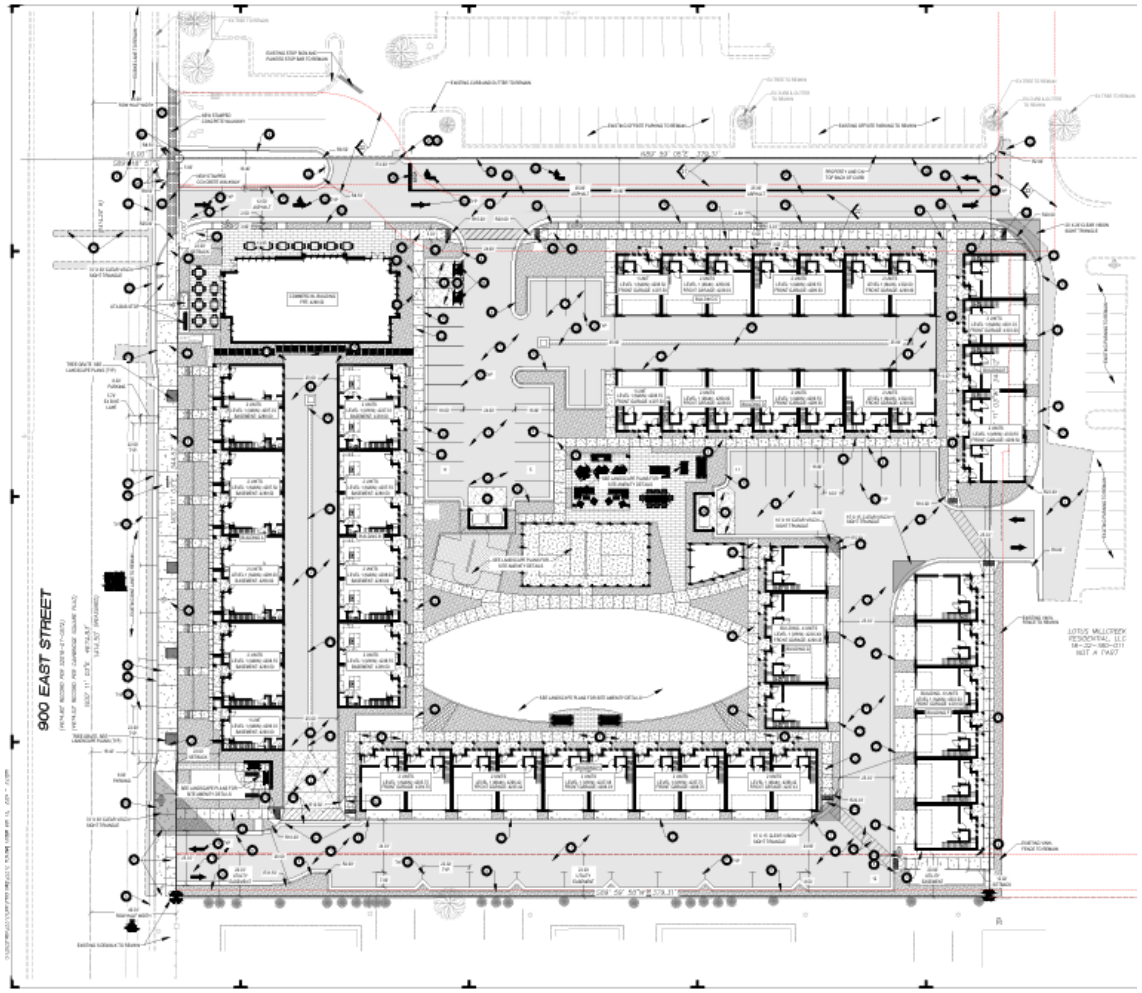


July 2024

What Has Changed Since June 2023?

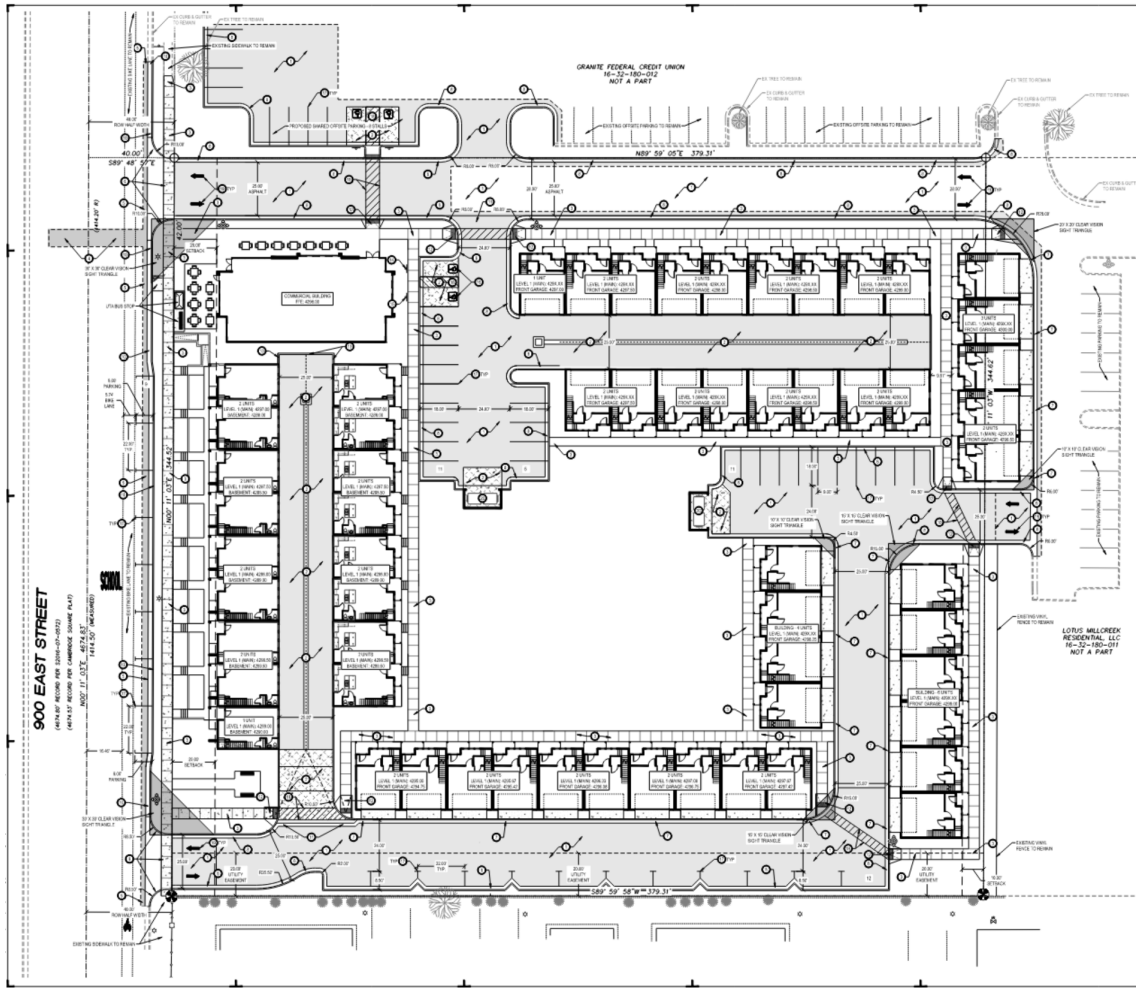


June 2023

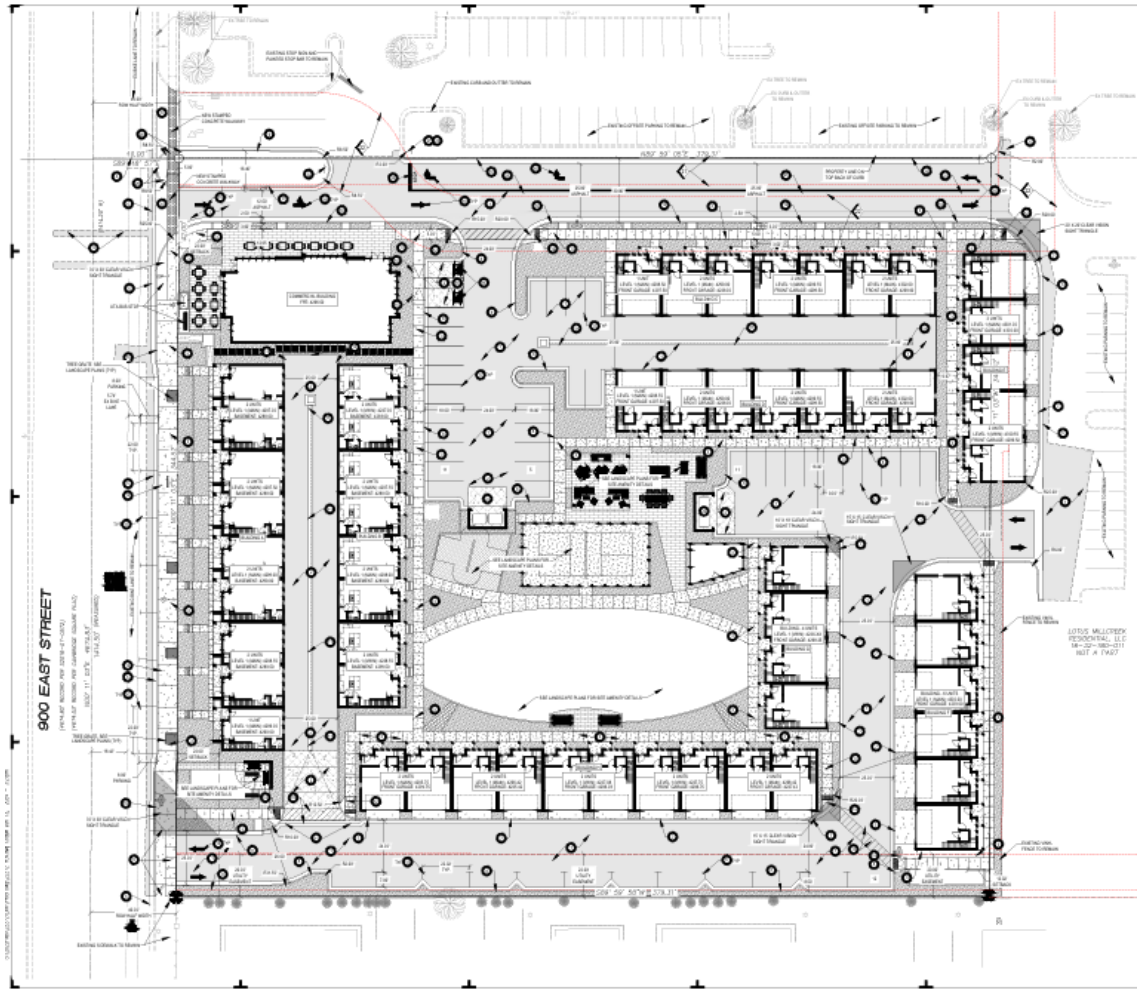


July 2024

What Has Changed Since June 2023?

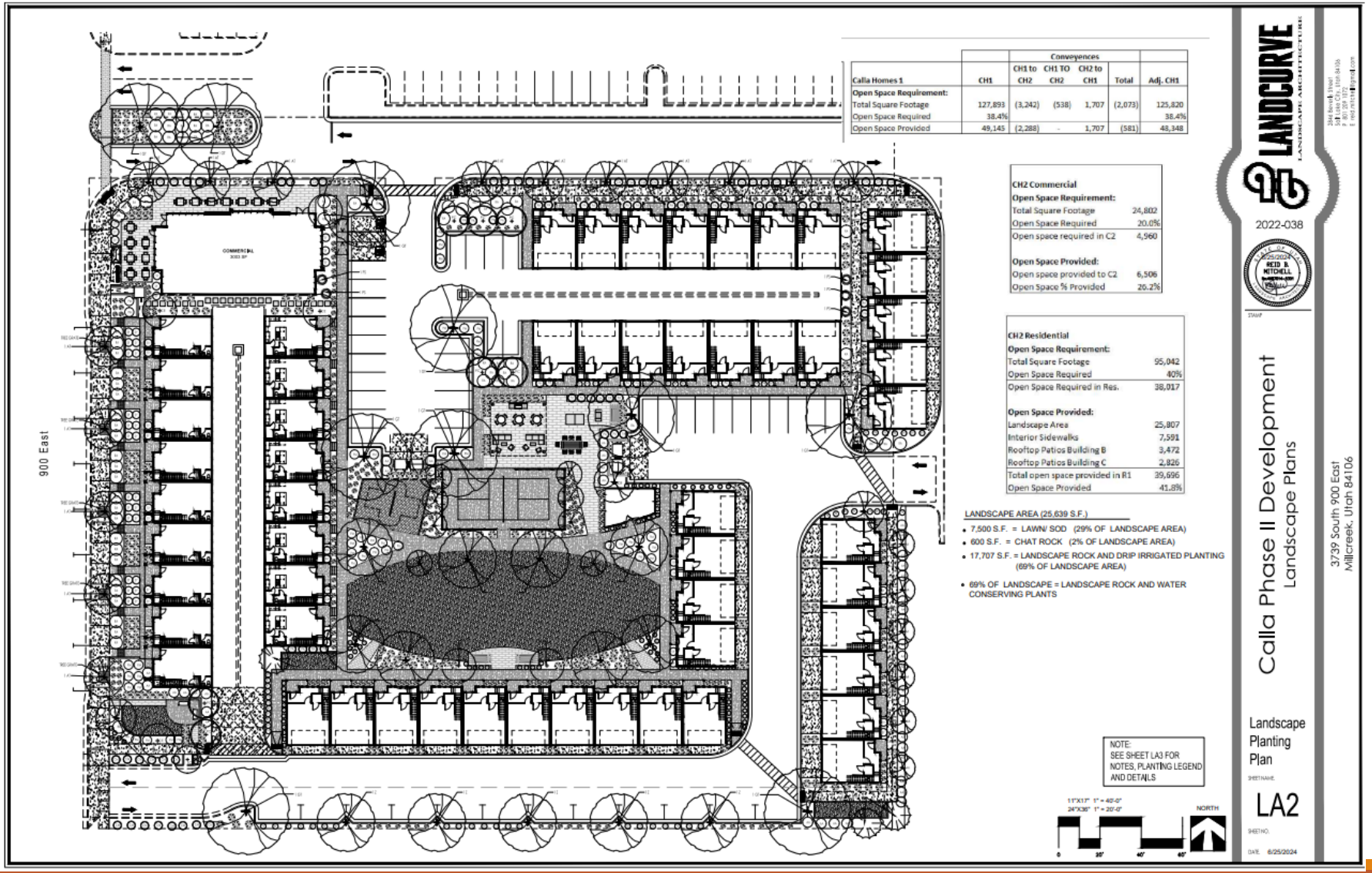


June 2023



July 2024

Updated Landscape Plan 2024



Updated Elevations 2024



Updated Elevations 2024







BLDG. B ELEVATIONS

MILLCREEK TOWNHOMES



Updated Elevations 2024



What Has Changed Since June 2023?

18. Demolition. On or before July 29, 2024_Developer agrees to secure the current buildings on the Property ("Current Buildings")" as directed by the Millcreek Building Official , on or before August 7, 2024, apply and obtain a demolition permit for the Current Buildings from the City in its governmental capacity, and on or before **September 20, 2024**, complete demolition of the Current Buildings, which shall include but not be limited to removal of the Current Building, hazardous or regulated materials, and debris form the Property. If Developer fails to meet these deadlines or requirements, it shall be considered an Emergency Default as set forth in paragraph 17.

Model Motion

Staff Recommendation (Motion Ready): **Based on the findings and conclusions listed within Staff Report, Development Agreement, and all other information as presented, I move that the City Council Approve:**

- An Ordinance to amend the land use designation of a certain portion of the Subject Property from Retail/Commercial to Neighborhood 2 as described; and,

- An Ordinance to rezone a certain portion of the Subject Property from the Commercial C-3 Zone to the Residential Multifamily R-M Zone as described; and,

- An Ordinance authorizing the City to enter into a development agreement with the Developer, to included the entirety of the Subject Property, which specifies the timing of Demolition, Allowed Uses, concept layout, elevations, timing of development, and other design and improvement criteria, as presented.