

**Millcreek City Hall**  
1330 E Chambers Ave  
Millcreek, Utah 84106  
millcreekut.gov



**Planning & Zoning**  
(801) 214-2700  
planner@millcreekut.gov

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**ZM-24-008**

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### **City Council Staff Report (First Reading)**

**Meeting Date:** 8/28/2024

**Applicant:** Jason Boal

**Re:** Request to Rezone Property

**Property Address:** 4100 S 650 W

**Zone:** From A-1/A-2 to M

**Prepared By:** Carlos Estudillo, Planner

**Scope of Decision:** **Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

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## **REQUEST AND SYNOPSIS**

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The applicant is proposing to rezone the northern portion of an 8.17 acres lot, generally located at 4100 S 700 W, from the Agricultural zone (A-1 & A-2) to the Manufacturing Zone (M). No development is currently proposed, as the application's purpose is to consolidate the current zoning of the lot into one zone (Manufacturing zone). Historically, the property has been utilized for the following uses, including:

- Trucking and storage business
- Overnight rental and storage of truck, trailer, and automobile equipment.
- Truck, trailer and automobile repair.
- Warehousing

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## **GENERAL PLAN CONSIDERATIONS**

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**GOAL E-2: Cultivate a business culture that allows existing establishments to grow in place, draw new firms to Millcreek and encourages more homegrown enterprises.**

Strategy 2.1: Continue land regulations that allow for a diverse mix of workplace types, including non-traditional and flexible workspaces, such as co-working facilities.

Subject Property is an existing and thriving business. The potential rezone would consolidate the manufacturing uses currently present, extending the envisioned land regulations specified in the future land use Map and General Plan (Light-manufacturing).

## EXISTING CONDITIONS & FINDINGS:

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1. The Subject Property involves five parcels comprising approximately 8.17 acres. The subjected properties are the following:
  - a. 650 W 4100 S
  - b. 640 W 4100 S
  - c. 4075 S 700 W
  - d. 4066 S 700 W
  - e. 4058 S 700 W
2. **Land Use Designation.** The Subject Property is within the “Light Manufacturing” land use designation – which envisions neighborhoods comprised of “A range of employment uses, including a wide range of commercial uses, small-scale manufacturing, light industrial, processing, wholesaling, flex space.
3. **Zoning.** The Subject Property is currently within the M (Manufacturing) zone, as well as the A-1 (Agricultural Zone) and A-2 Zone (Agricultural Zone). Properties within the vicinity surrounding the subject property are within the A-1 (north and west), A-2 (north) and M to the east.
4. **Surrounding Uses.** Properties surrounding the Subject Property consist of multi-family housing stock, agricultural parcels, and manufacturing issues. Sunnyvale Park is located north of the subjected property.
5. **Access.** In a future application, the Community Council will be considering the land swap/vacation of a portion of 700 W, along the property’s frontage, with the purpose of realigning the right-of-way to match existing improvements, through the dedication of the swapped land.
6. **Concept Proposal.** No development is currently proposed, as the application’s purpose is to consolidate the current zoning of the lot into one zone (Manufacturing zone).

## RECOMMENDATIONS:

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**Neighborhood Meeting** – The applicant held a neighborhood meeting on June 18<sup>th</sup>. Most comments pertained to multi-family development and road extension (700 W).

**Millcreek Community Council Meeting** – The Millcreek Community Council held a meeting on July 2<sup>nd</sup>, whereupon seven of the nine (7-2) members made a positive recommendation to approve the rezone of the Subject Property from the A-1/A-2 Zone to the M Zone, as proposed. Some of the discussed items during the meeting were:

- a. Contemplation of a future change in land use to accommodate a potential multi-family project in the subjected property.

**Planning Commission Recommendation** – The Planning Commission reviewed the application and took comments at a public hearing held July 17<sup>th</sup> whereupon, they unanimously recommended to approve application file number ZM-24-008.

**Staff Recommendation** - Based on the findings and conclusions listed above, Staff recommends that the City Council take public comments and recommend to approve application file number ZM-24-008, as presented, 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.

## **MODEL MOTION**

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I move that the City Council recommend **approval** of application file number ZM-24-008, as presented.

## **SUPPORTING DOCUMENTS**

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- Submission letter and package.

# Snell & Wilmer

15 WEST SOUTH TEMPLE  
SUITE 1200  
GATEWAY TOWER WEST  
SALT LAKE CITY, UT 84101  
801.257.1900 P  
801.257.1800 F

**Jason Boal, AICP**  
**(801) 257-1917**  
**jboal@swlaw.com**

June 24, 2024

Millcreek City Council  
1330 East Chambers Avenue  
Millcreek, UT 84106

**Re:** Petition for Zoning Map Amendment for the property located at 650 W 4100 S, Salt Lake County, Utah, parcel nos. – 15-36-351-056, 15-36-351-057, 15,35,400,091, 15-35-400-090, 15-35-400-058.

On behalf of 650 MILLCREEK PARTNERS, LLC, the owner of the five (5) parcels located at 650 W 4100 S (“**Property**”) which are also known as parcel nos.: 15-36-351-056, 15-36-351-057, 15,35,400,091, 15-35-400-090, 15-35-400-058, in Millcreek City, as shown in **Exhibit A**, we are submitting this petition for a Zoning Map Amendment to change the zoning designation of these parcels. We are requesting the zoning designation for the entire area of these properties be changed to M, Light Industrial. The majority of the property is currently zoned M, but there are portions on the north and west boundary that are zone A-1 and A-2. This petition is submitted pursuant to Millcreek City Code § 19.90.

The Millcreek City Zoning Code allows a property owner to initiate a zoning map amendment, by submitting an application for the amendment to the Millcreek City Planning Commission. *See Millcreek City Code § 19.90.010.* This letter and the attachments will satisfy the required information needed to be included in a rezone petition, specifically:

1. A letter of intent, which describes the purpose for the amendment;
2. Street address and legal description of the property;
3. DRC Comments;
4. Land Use Application Form;
5. General Plan Questionnaire;
6. Property Owner Affidavit;
7. Neighborhood meeting notice and sign in sheet;
8. Site plans drawn to scale (where applicable); and
9. Required fees.

Millcreek City Council

June 24, 2024

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## **1. The purpose for the amendment.**

### **Zoning designations**

Currently and historically, the Property has been used for industrial uses. However, the property has split zoning designations, between: M (Light Industrial), A-1 (Agricultural) and A-2 (Agriculture), as shown in **Exhibit B**. The adjacent property to the east has similar split zoning with A-2 and M designations. The properties to the north, and west are zoned as Agriculture. The property to the south is in Murray City limits and zoned Transit Oriented Development (TOD). The purpose statement of the M district is:

#### *A. Purpose of M, Light Manufacturing Zone*

*The purpose of the Light Manufacturing Zone is to provide areas for light manufacturing, warehousing, and commercial uses as allowed in the C-3 zone in an aesthetically attractive setting.*

*B. Definitions. Light manufacturing: Manufacturing conducted predominately within an enclosed building predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, mixing/blending/compounding, treatment, research, testing and packaging of such products, and associated services, storage, sales (retail and wholesale) and distribution of such products, which minimizes noise, odors, vibration, hazardous waste materials, waste water runoff, or particulates that could be considered a nuisance to neighboring properties.*

*Warehousing: the storage of raw, in-process and finished materials within an enclosed structure or building, including retail and wholesale activities, which does not produce noise, odors, vibrations, hazardous waste materials or particulates that will cause detrimental effects to neighboring properties.*

*See Millcreek City Code § 19.66.010.*

We are requesting that the approximately 8.17 acres, consisting of the five (5) parcels located at the 650 W 4100 S, have one (1) zoning designation, which is Light Industrial, to be consistent with the current and historical uses, as shown in **Exhibit C**.

It is assumed that the zoning boundaries which split this parcel are a remnant of Salt Lake County zoning, prior to Millcreek City's incorporation. This request does not seek to modify the use of the properties, rather to ensure the entire property is managed through one (1) set of zoning standards, as opposed to three (3). Although there are no

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plans for redevelopment of the site at this time, the review of even minor site improvements, such as fencing will be difficult when three (3) different sets of regulations, such as setbacks, landscaping and buffering will need to be reviewed and complied with.

## Millcreek City General Plan

This property is located in the Light Manufacturing District of Millcreek City's Future Land Use Map, which is found in the Millcreek Together General Plan. The future land use designation is shown in **Exhibit D**. This area is intended to provide "A range of employment uses, including a wide range of commercial uses, small-scale manufacturing, light industrial, processing, wholesaling, flex space." This aligns with the historic, current and future uses of the property.

Unfortunately, the zoning map boundaries do not conform with the Future Land Use Map. This is a main reason we are seeking the rezone.

## **2. Street address and legal description of the property**

The Property includes these addresses:

1. 650 W 4100 S - Parcel # 15-36-351-056
2. 640 W 4100 S - Parcel # 15-36-351-057,
3. 4075 S 700 W – Parcel # 15-35-400-091,
4. 4066 S 700 W – Parcel # 15-35-400-090, and
5. 4058 S 700 W – Parcel # 15-35-400-058.

The legal description of the property to be rezoned is as follows:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MILLCREEK CITY, SALT LAKE COUNTY, UTAH; SAID PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 00°10'00" WEST 22.06 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; SAID SOUTHWEST CORNER OF SECTION 36 BEING SOUTH 89°57'26" WEST 1372.52 FEET FROM A WITNESS CORNER ALONG THE CENTERLINE OF 500 WEST STREET; SAID WITNESS CORNER ALONG THE CENTERLINE OF 500 WEST STREET BEING SOUTH 00°08'27" EAST 1754.44 FEET FROM A MONUMENT AT THE INTERSECTION OF 500 WEST AND 3900 SOUTH STREET; SAID MONUMENT AT THE INTERSECTION OF 500 WEST AND 3900 SOUTH STREET BEING SOUTH

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89°54'15" EAST 1575.39 FEET FROM A MONUMENT AT THE INTERSECTION OF 700 WEST AND 3900 SOUTH STREET; THENCE WEST 238.14 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 04°37'20" WEST 94.01 FEET; THENCE NORTH 00°34'48" EAST 95.91 FEET TO THE BEGINNING OF A 670 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 210.08 FEET (CHORD: NORTH 09°33'45" EAST 209.22 FEET); THENCE NORTH 18°32'42" EAST 49.80 FEET TO THE BEGINNING OF A 130 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 30.22 FEET (CHORD: NORTH 08°19'01" EAST 30.15 FEET); THENCE NORTH 01°39'27" EAST 170.08 FEET; THENCE NORTH 87°29'30" EAST 11.39 FEET TO THE SOUTHWEST CORNER OF THE VALLEY WELL SUBDIVISION AS ENTRY NUMBER 11164021 IN BOOK 2011P AT PAGE 41 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 87°29'30" EAST 458.39 FEET; 2) THENCE SOUTH 86°20'30" EAST 130.31 FEET TO THE WESTERLY LINE OF A CERTAIN SPECIAL WARRANTY DEED AS ENTRY NUMBER 14170397 IN BOOK 11454 AT PAGE 2168 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 00°02'30" EAST 508.60 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF A CERTAIN WARRANTY DEED AS ENTRY NUMBER 13229103 IN BOOK 10917 AT PAGE 5867 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE WEST 414.23 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID WARRANTY DEED AS ENTRY NUMBER 13229103; THENCE SOUTH 00°02'30" EAST 2.35 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°57'30" WEST 0.70 FEET; THENCE SOUTH 00°02'30" EAST 1.32 FEET; THENCE NORTH 89°58'05" WEST 0.36 FEET; THENCE SOUTH 00°10'00" EAST 142.94 FEET TO THE POINT OF BEGINNING.

CONTAINS: 354,104.92 SQ. FT. OR 8.129 ACRES

### **3. Description of the use of the property.**

Historically, the Property has been utilized for industrial uses, including:

- A "trucking and storage business" that consists of truck, trailer, heavy equipment, and automotive storage.
- Overnight rental and storage of truck, trailer, equipment, and automotive.
- Truck, trailer, tractor, equipment, and automotive sales and leasing, including tire sales, service, and repair.
- Outdoor storage of equipment and construction materials appurtenant to primary use.
- Metal warehousing and disposal.
- General warehousing and office use.

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- Fabrication manufacturing and as a laydown yard.
- Caretaker dwelling.
- Truck transfer company and terminal including dispatch.
- Truck, trailer, equipment, and automotive impound lot.
- Light manufacturing of parts and equipment for trucks, trailers, and automotive uses.
- Fuel distribution appurtenant to primary use.

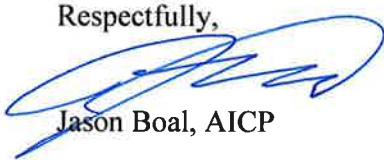
Currently, there are no plans to redevelop the property. Any use of the property will be consistent with the historic uses of the property. If the uses of the property were to change, the new use would need to be a permitted or conditional use in the M Zone.

#### **4. A site plan drawn to scale (where applicable).**

There are no proposed changes to the property associated with this rezone. Attached is a survey which identifies the current improvements of the site.

We look forward to the opportunity to have our application heard by you at a public hearing in conformance with Millcreek City Code § 21A.50.040.F.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jason Boal".

Jason Boal, AICP

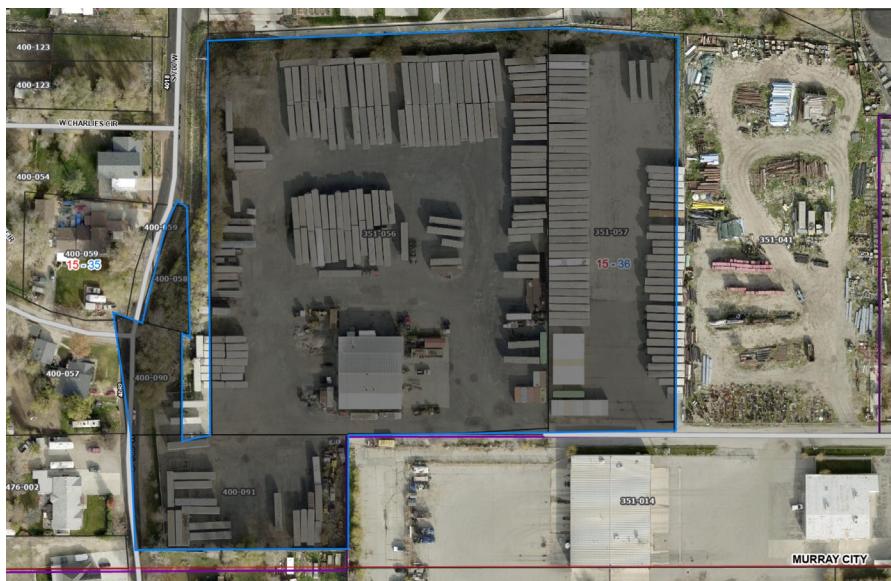
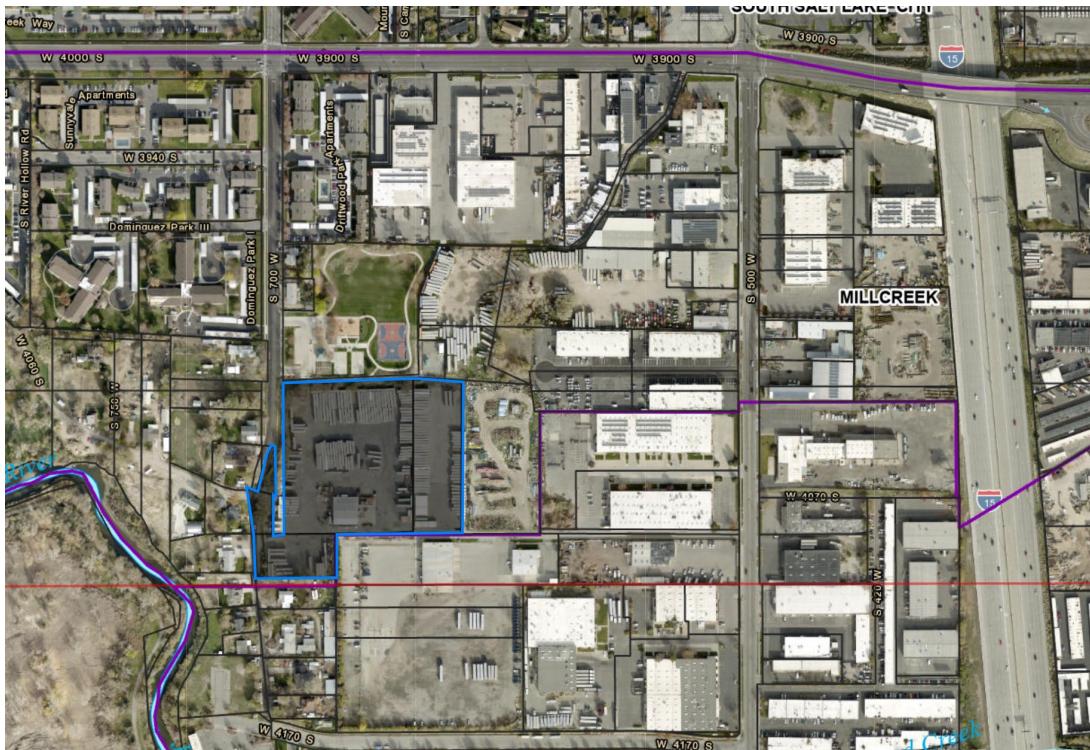
CC 650 MILLCREEK PARTNERS, LLC  
Craig Jenson, Snell & Wilmer

#### Attachments:

1. Land Use Application Form;
2. General Plan Questionnaire;
3. Property Owner Affidavit;
4. Neighborhood meeting notice and sign in sheet;
5. Site plans drawn to scale (where applicable); and
6. Required fees.

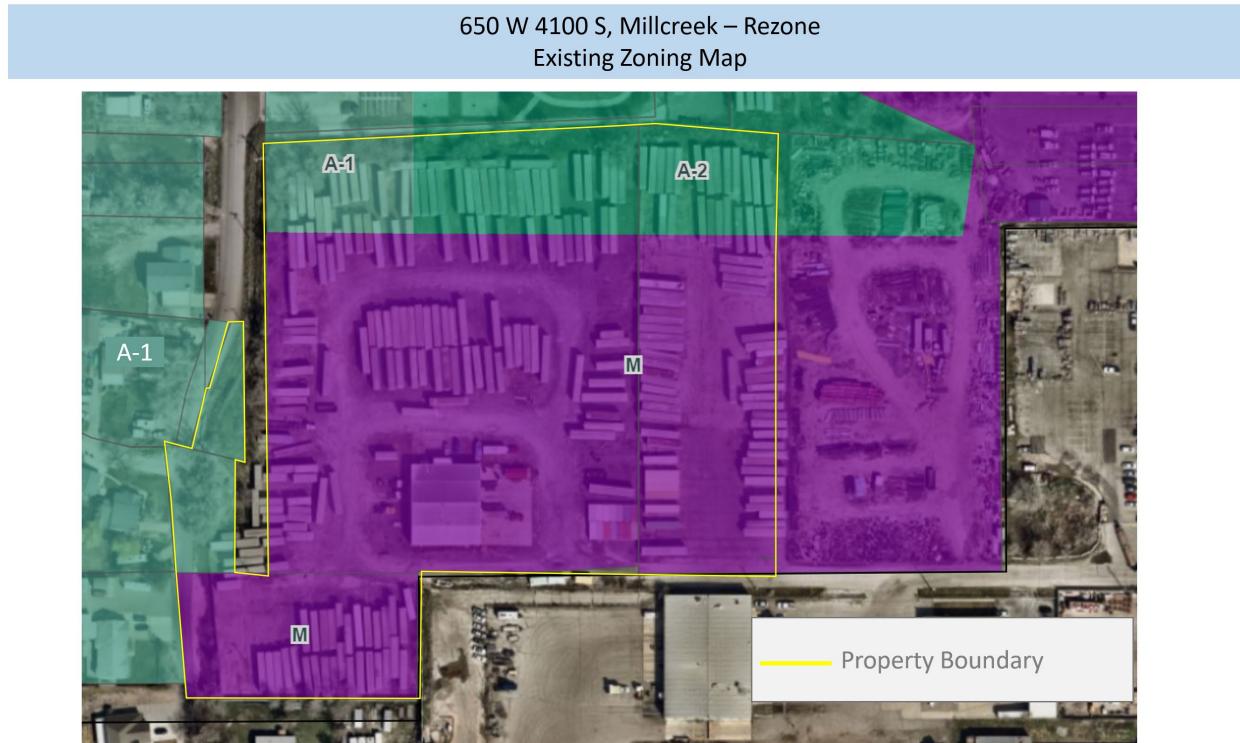
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**EXHIBIT A**  
Property Location



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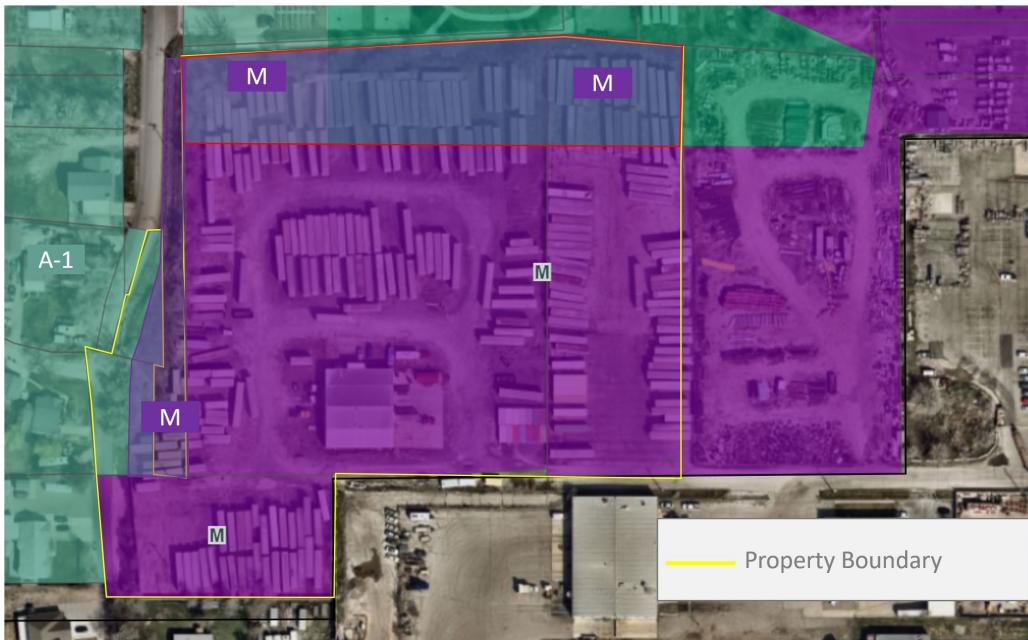
**EXHIBIT B**  
Current Zoning



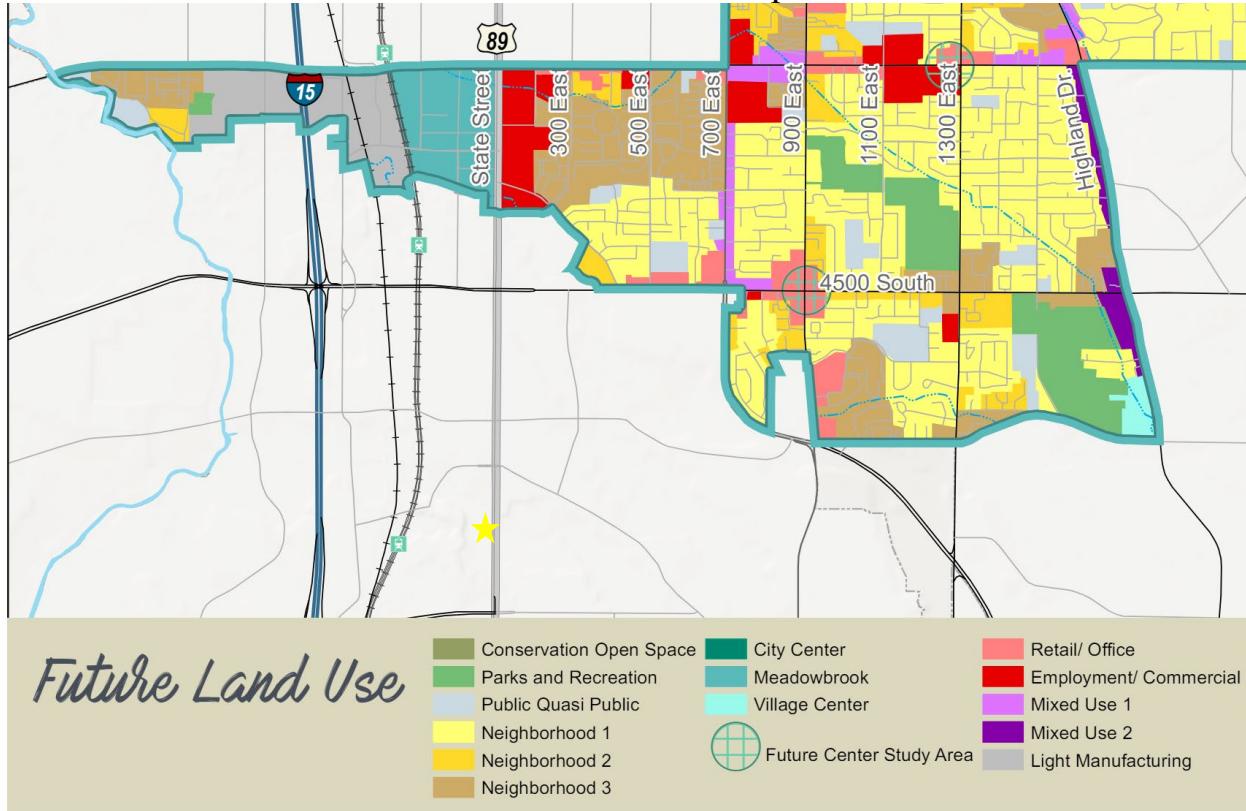
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**EXHIBIT C**  
Proposed Zoning

650 W 4100 S, Millcreek – Rezone  
Proposed Zoning Map



## EXHIBIT D Future Land Use Map



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**Attachment 1**  
Land Use Application Form



## Millcreek Planning & Zoning

1330 E Chambers Ave  
Millcreek, Utah 84106  
(801) 214-2700

### LAND USE AND DEVELOPMENT APPLICATION

<b>OFFICE USE ONLY</b>	<b>File Number</b>		<b>Zone</b>	
	<b>Date Received</b>		<b>Community Council</b>	

<b>Property Address</b>		<b>Parcel No.</b>	
<b>Name of Project</b>		<b>Project Size in SF</b>	

**Please describe your request. Include Supplemental Application if Required. Add additional pages if necessary.**

#### New Development

- Accessory Dwelling Unit
- Conditional Use
- Development Agreement
- PUD (# units \_\_\_\_\_)
- Rezone
- Sign
- Site Plan Review
- Subdivision (# lots \_\_\_\_\_)

#### Modify Existing Development

- Lot Consolidation
- Lot Line Adjustment
- Subdivision Amendment

#### Other

- Appeal of a Land Use Decision
- Exception Request: \_\_\_\_\_
- General Plan Amendment
- Nonconforming Use
- Noncomplying Structure
- RCOZ B Approval
- RCOZ C Special Exception
- Reasonable Accommodation
- Research Request
- Street Vacation
- Text Amendment
- Variance

### PLANNING REVIEW PERIOD

**Each application is subject to a planning review period.** Upon payment of all applicable fees and submission of a complete land use application for an approval that requires a public meeting, planning staff will have a review period of fifteen business days to review the application for substantial compliance with all the requirements of applicable ordinances before scheduling the application for the first public meeting or hearing. If staff requires additional information, clarification or an updated application submittal as part of their review, the time to provide the additional information, clarification, or submittal will be in addition to the review period. Staff will schedule your application at the first available public meeting after the review period concludes.



## Millcreek Planning & Zoning

1330 E Chambers Ave

Millcreek, Utah 84106

(801) 214-2700

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**APPLICANT'S NAME:**

First \_\_\_\_\_ Last \_\_\_\_\_ Initial \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**PROPERTY OWNER(S) – Note: A signed affidavit is required of all property owner(s).**

First \_\_\_\_\_ Last \_\_\_\_\_ Initial \_\_\_\_\_

Address 2 TOWN PL STE 220 City Bryn Mawr State PA ZIP 19010

Phone \_\_\_\_\_ Email \_\_\_\_\_

**PROFESSIONALS**       Engineer       Architect       Other

Company \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Applicant hereby authorizes the city to reproduce this application and all documents attached to the application for staff, officials, and the interested public. Applicant further authorizes city staff to access the property for inspections and assessments as required as part of an application review.

Applicant's Signature: *Jeff Pustizzi* Date: 5/20/2024

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**Attachment 2**  
General Plan Questionnaire



Millcreek Community Development  
3330 South 1300 East  
Millcreek, Utah 84106  
Phone: (801) 214-2750

## ESSENTIAL QUESTIONS FOR ZONING MAP AMENDMENTS, DEVELOPMENT AGREEMENTS, AND CITY INITIATIVES

The Millcreek Together general plan identifies essential questions at the end of each chapter of the plan. These questions will help the community councils, planning commission, and city council make findings as they make a decision regarding a zoning map amendment, development agreement, or city initiative.

Realizing that not all these questions will be applicable to every decision, these questions should be considered as a tool to focus on and provide implementation of each theme identified in the general plan.

## Unique Neighborhoods

### Does the project or initiative...

1. Support adopted and relevant small area and neighborhood plans?
2. Encourage additional investment or reinvestment in neighborhoods?
3. Positively contribute to a diversity of affordable housing choices?
4. Stay within the existing mass, scale, and height of the immediate neighborhood?

5. Create options for new gathering areas or centers where possible?
6. Support the redevelopment of blighted and/or underperforming properties?
7. Enhance the connection of neighborhoods to trails, parks, recreation, and open spaces?
8. Enhance cultural, historical, educational, and/or human service opportunities to support neighborhoods?

## Thriving Economy

Does the project or initiative...

1. Advance the Goals and Policies of the Economic Development Plan?
2. Support the retention of existing Millcreek businesses?
3. Help attract new businesses in targeted business sectors?

4. Create or enhance a built environment with amenities that will help attract new, skilled talent to Millcreek?
  
  
  
  
  
  
  
  
  
  
  
  
  
5. Support the creation of new, high-paying and livable wage jobs?
  
  
  
  
  
  
  
  
  
  
  
  
  
6. Contribute to effective and efficient use of City resources?
  
  
  
  
  
  
  
  
  
  
  
  
  
7. Provide for balanced budgets and financial stability for the City over the long-term?
  
  
  
  
  
  
  
  
  
  
  
  
  
8. Promote renewable, sustainable, and environmentally healthy/friendly business practices and products?
  
  
  
  
  
  
  
  
  
  
  
  
  
9. Support or align with regional business attraction and retention efforts?
  
  
  
  
  
  
  
  
  
  
  
  
  
10. Have a positive impact on the educational competitiveness of Millcreek?
  
  
  
  
  
  
  
  
  
  
  
  
  
11. Result in construction and / or renovation that is compatible with the existing mass, scale, and height of the immediate neighborhood?

# Vibrant Gathering Places

### Does the project or initiative...

1. Support the overall focus of the Vibrant Gathering Places vision?
2. Support the continued development/redevelopment of the City Center, Meadowbrook Center, or Village Centers?
3. Result in additional infill, development, or redevelopment of appropriate types in appropriate locations?
4. Provide a range of opportunities for transportation access, interconnection of urban centers and enhanced demand and feasibility for multimodal transportation options?
5. Result in well designed, well integrated and compatible development?
6. Include, result in or support the creation of new or enhanced places for community interaction?
7. Enhance connections to and integrate with the City's green infrastructure networks including trails, parks, open space, adjacent communities and public lands?

8. Support or incorporate cultural, historical, educational, and/or human service opportunities?
  
  
  
  
  
  
9. Result in places that are inclusive, adaptable, sustainable and resilient?

## Great Connections

Does the project or initiative...

1. Support the overall focus of the Great Connections theme?
  
  
  
  
  
  
2. Contribute positively to increased mobility throughout the City, and particularly related to east/west transportation needs?
  
  
  
  
  
  
3. Specifically contribute in any way to enhanced transit?
  
  
  
  
  
  
4. Contribute to enhanced non-motorized transportation systems, connections with them or their use?
  
  
  
  
  
  
5. Result in fiscally sustainable additions or other changes to the transportation network?

6. Have a positive impact on walkability?
  
  
  
  
  
  
7. Support the quality of the environment, including air quality, water quality, and dark skies.

## Health and Environment

Does the project or initiative...

1. Support the overall focus on the Health and Environment theme?
  
  
  
  
  
  
2. Incorporate green building principles?
  
  
  
  
  
  
3. Enhance pedestrian connectivity in Millcreek?
  
  
  
  
  
  
4. Protect or expand Millcreek's urban tree canopy?

## Outdoor Lifestyle

### Does the project or initiative...

1. Support the overall focus on the Outdoor Lifestyle theme?
2. Positively contribute to the safety, security and well-being of residents, and those who use park or open space facilities?
3. Encourage additional investment or reinvestment in surrounding areas?
4. Contribute to the connectivity within and between neighborhoods, particularly for walkability, access to multimodal transportation alternatives, and contribution to the feasibility of alternative modes?
5. Enhance the connection to the outdoors, trails, parks, natural areas and green infrastructure?
6. Increase parks in needed areas of the City?
7. Increase the number of trails along the foothills, Mill Creek Canyon and Neff's Canyon?

## Enriched Culture

Does the project or initiative...

1. Support the overall focus on our Enriched Culture theme?
  
  
  
  
  
  
2. Add value or help establish a cultural identity within the City?
  
  
  
  
  
  
3. Preserve or incorporate the historic assets of the City or promote this legacy?
  
  
  
  
  
  
4. Provide cultural services, opportunities or access to underserved populations or neighborhoods?
  
  
  
  
  
  
5. Incorporate public art in association with this action or decision?
  
  
  
  
  
  
6. Support the enhancement of centers of lifelong learning and innovation in the City?

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## **Attachment 3** Property Owner Affidavit



Millcreek Planning & Zoning  
1330 E Chambers Ave  
Millcreek, Utah 84106  
(801) 214-2700  
millcreekut.gov

## AFFIDAVIT – Property Owner

Pennsylvania  
STATE OF UTAH }  
Philadelphia } ss  
COUNTY OF SALT LAKE }

I (we) 650 SALT LAKE PARTNERS, LLC being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

650 W 4100 S

My (our) signature below attests that I (we) have reviewed the proposal by Snell & Wilmer, LLP

requesting review and approval of the rezone of the property to M-1

and that I (we) consent to the statements and information provided in the attached plans and exhibits

and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner 650 SALT LAKE PARTNERS, LLC

Property Owner Jeff Pustizzi

Subscribed and sworn to me this 24<sup>th</sup> day of June, 20 24.

Notary:

Caitlin A. Cottrell

Residing in Salt Lake County, Utah

Philadelphia, Pennsylvania

Commonwealth of Pennsylvania - Notary Seal  
CAITLIN A COTTRELL - Notary Public  
Philadelphia County  
My Commission Expires June 27, 2027  
Commission Number 1353720

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**Attachment 4**  
Neighborhood Meeting Notice & Sign in Sheet

# Snell & Wilmer

15 WEST SOUTH TEMPLE  
SUITE 1200  
GATEWAY TOWER WEST  
SALT LAKE CITY, UT 84101  
801.257.1900 P  
801.257.1800 F

**Jason Boal**  
**(801) 257-1917**  
**jboal@swlaw.com**

June 5, 2024

RE: *Neighborhood Meeting Notice for Proposed Rezone in your Neighborhood*

To whom it may concern,

You are invited to a neighborhood meeting to discuss a proposed rezone we are proposing near your property. The purpose of the meeting is to discuss the proposal, answer any questions and listen to your feedback and suggestions.

**Project Summary:**

Alterra Property Group is submitting a request to Millcreek City to rezone a portion of the property located at 650 W 4100 S from Agriculture (A-1 and A-2) to Light Industrial (M-1). This proposal is to modify the zoning map so that this property has one zoning designation, as opposed to three. There is no proposed development or change in use of the property associated with this rezone.

**Meeting Date:** June 19, 2024

**Meeting Time:** 5:30 pm to 6:30 pm

**Meeting Location:** Sunnyvale Park Pavilion (4013 S 700 W, Millcreek, UT 84120) weather permitting.

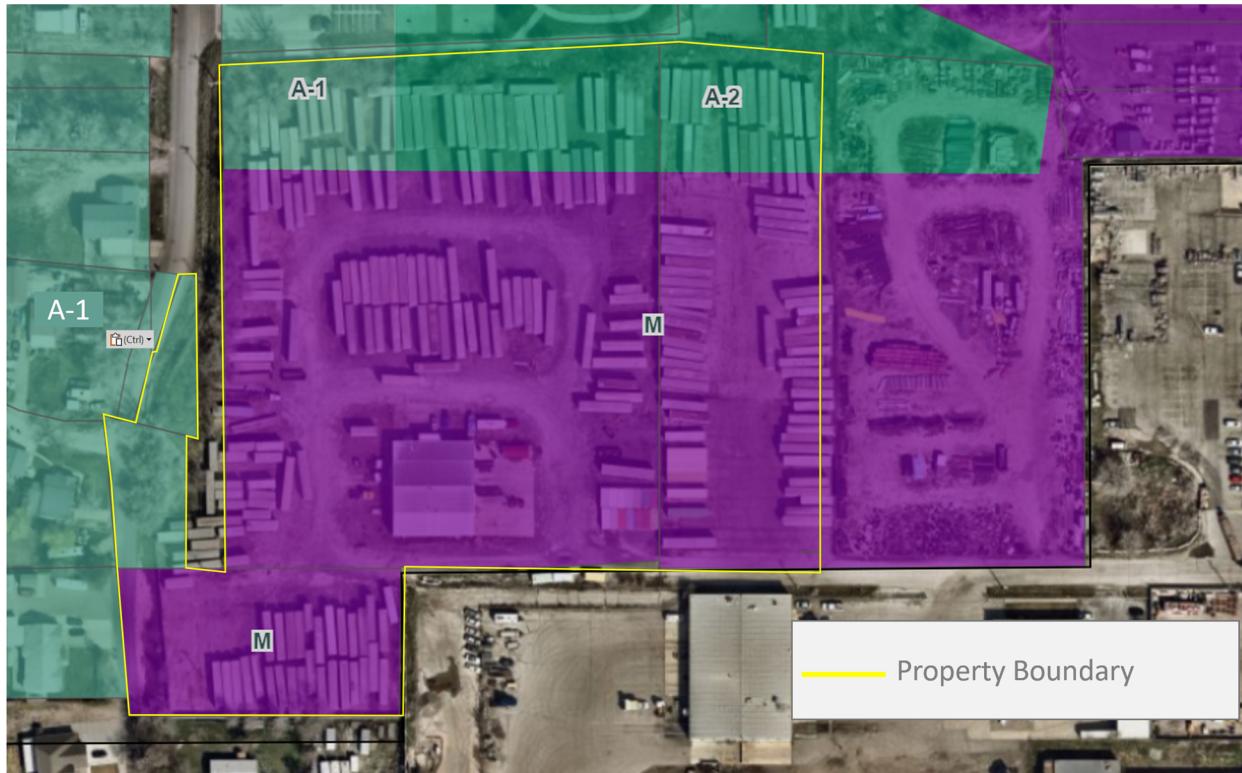
If weather is not suitable for the outside meeting, it will be held at 650 W 4100 S, Millcreek, UT 84120

If you would like to contact us ahead of the meeting, please feel free to reach out to Jason Boal at **801.257.1917** or **jboal@swlaw.com**. We look forward to hearing from you.

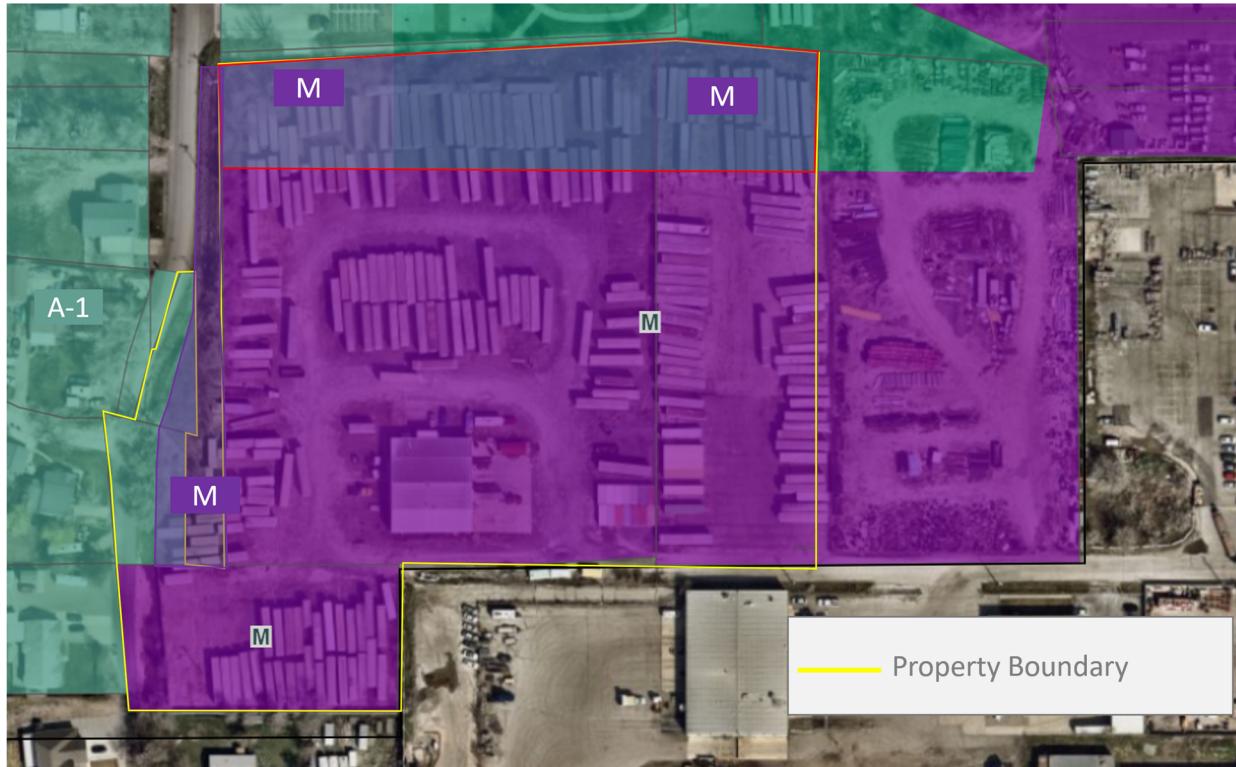
Thank you,

Jason Boal, AICP

Existing Zoning:



Proposed Zoning:



	Name	Address	Phone	Email
1	Brandi Southard	4088 S. 700 W.	435-512-9248	bsbunni@gmail.com
2	Sean Southard	4088 S. 700 W		
3	Angela Kirsling	750 W 4060 S	801-263-9413	angela.kirsling@gmail.com
4				
5				
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25				

Millcreek City Council  
June 24, 2024  
Page 14

**Attachment 5**  
Site Plan/Site Survey



# ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 36 & SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
MILLCREEK CITY, SALT LAKE COUNTY, UTAH

---

**AS-SURVEYED DESCRIPTION PARCELS 1, 2, 3, 4, & 6**

OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MILLCREEK CITY, SALT LAKE COUNTY, UTAH; SAID PARCEL OF LAND DESCRIBED AS :

G AT A POINT BEING NORTH 00°10'00" WEST 22.06 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; SAID SOUTHWEST OF SECTION 36 BEING SOUTH 89°57'26" WEST 1372.52 FEET FROM A WITNESS CORNER ALONG THE CENTERLINE OF 500 WEST STREET; NNESS CORNER ALONG THE CENTERLINE OF 500 WEST STREET BEING SOUTH 00°08'27" EAST 1754.44 FEET FROM A MONUMENT AT THE TION OF 500 WEST AND 3900 SOUTH STREET; SAID MONUMENT AT THE INTERSECTION OF 500 WEST AND 3900 SOUTH STREET BEING 9°54'15" EAST 1575.39 FEET FROM A MONUMENT AT THE INTERSECTION OF 700 WEST AND 3900 SOUTH STREET; WEST 265.91 FEET FROM THE POINT OF BEGINNING ALONG THE NORtherly LINE OF A CERTAIN WARRANTY DEED AS ENTRY 11652835 IN 144 AT PAGE 973 AT THE SALT LAKE COUNTY RECORDERS OFFICE TO THE EASTERLY LINE OF THE KAY SUBDIVISION AS ENTRY NUMBER IN BOOK 97-4P AT PAGE 122 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE NORTH 04°58'54" WEST 145.72 FEET ALONG ETERLY LINE OF SAID KAY SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°07'07" WEST 1.77 FEET HE THE NORtherly LINE OF SAID KAY SUBDIVISION; THENCE NORTH 05°10'44" WEST 143.46 FEET TO THE SOUTHERLY LINE OF A CERTAIN MIM DEED AS ENTRY NUMBER 12661389 IN BOOK 10620 AT PAGE 7556 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG UTHERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°13'00" EAST 0.71 FEET; 2) NORTH 05°10'44" WEST 5.73 FEET; 3) SOUTH 75°45'00" EAST 32.50 FEET TO THE EASTERLY LINE OF SAID QUIT CLAIM DEED AS ENTRY NUMBER 12661389; THENCE ALONG ETERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 13°43'16" EAST 60.36 FEET TO A POINT ON THE EASTERLY EDGE OF AN ASPHALT ROAD; 2) THENCE NORTH 20°39'14" EAST 95.75 FEET TO THE SOUTHERLY LINE OF A CERTAIN WARRANTY DEED AS ENTRY 13811273 IN BOOK 11261 AT PAGE 5059 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 85°10'30" EAST 15.03 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 193.84 FEET; THENCE NORTH 49°36'00" WEST 17.18 FEET; THENCE SOUTH 107.06 FEET; THENCE 49 FEET; THENCE NORTH 00°02'30" WEST 500.53 FEET TO THE SOUTHERLY LINE OF THE VALLEY WELL SUBDIVISION AS ENTRY NUMBER 1 IN BOOK 2011P AT PAGE 41 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: 1) NORTH 87°29'30" EAST 458.39 FEET; 2) THENCE SOUTH 86°20'30" EAST 130.31 FEET TO THE WESTERLY LINE OF A SPECIAL WARRANTY DEED AS ENTRY NUMBER 14170397 IN BOOK 11454 AT PAGE 2168 AT THE SALT LAKE COUNTY RECORDERS OFFICE; SOUTH 00°02'30" EAST 508.60 FEET ALONG SAID WESTERLY LINE TO THE NORtherly LINE OF A CERTAIN WARRANTY DEED AS ENTRY 13229103 IN BOOK 10917 AT PAGE 5867 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE WEST 414.23 FEET ALONG SAID LY LINE TO THE WESTERLY LINE OF SAID WARRANTY DEED AS ENTRY NUMBER 13229103; THENCE SOUTH 00°02'30" EAST 2.35 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°57'30" WEST 0.70 FEET; THENCE SOUTH 00°02'30" EAST 1.32 FEET; THENCE NORTH " WEST 0.36 FEET; THENCE SOUTH 00°10'00" EAST 142.94 FEET TO THE POINT OF BEGINNING.

## SIGNIFICANT OBSERVATIONS

AS-SURVEYED PARCELS 1, 2, 3, 4, & 6 CONTAIN: 355,815.30 SQ. FT. OR 8.168 ACRES

**PARCEL 1**

15-36-351-064  
MILLCREEK CITY  
4013 S 700 W  
QCD ENTRY 14080553  
BK 11405 PG 5571

700 W (PUBLIC R/W) +/- 66' (PER ARP)

15-35-400-123-4002  
ELLA J LOVELAND  
4020 S 700 W  
WD ENTRY 11160262  
BK 9915 PG 5715

700 W (NO DEDICATION OR EASEMENTS FOUND FOR THIS ROAD SECTION)

15-35-400-054  
NATHAN RESNICK  
4046 S 700 W  
WD ENTRY 13811273  
BK 11261 PG 5059

15-35-400-059  
KATHY L BROADHEAD; KENNETH LEVI JR BROADHEAD  
4060 S 700 W  
QCD ENTRY 12661389  
BK 10620 PG 7556

15-35-400-057  
SHURA K COLE  
725 W 4060 S  
WD ENTRY 10958023  
BK 9827 PG 8057

15-35-400-090  
NANCY JENSEN INVESTMENTS, LLC  
4066 S 700 W  
SPECIAL WARRANTY DEED  
ENTRY 14061324

15-35-400-091  
NANCY JENSEN INVESTMENTS, LLC  
4075 S 700 W  
SPECIAL WARRANTY DEED  
ENTRY 14061324

KAY SUBDIVISION  
RECORDED #6625358  
15-35-476-002  
SEAN PATRICK SOUTHDARD & BRANDI SOUTHDARD LIVING TRUST  
09/19/2019

700 W (PRIVATE ST.) +/- 2 RODS

15-36-351-078  
VALLEY LEASING  
3984 S 500 S  
QCD ENTRY 10931142  
BK 9817 PG 940

15-36-351-041  
ALDER DEVELOPMENT CO; SUNNYSIDE ENTERPRISES LTD  
602 W 4100 S  
SWD ENTRY 14170397, BK 11454, PG 2168

AS-SURVEYED & RECORD PARCEL 5 CONTAINS: 9,922.92 SQ. FT. OR 0.228 ACRES

PARCEL 4

15-36-351-056  
GORDON JENSEN INVESTMENTS, LLC  
650 W 4100 S  
PERSONAL REPRESENTATIVE'S DEED  
ENTRY 14061323

PARCEL 6

15-36-351-057  
GORDON JENSEN INVESTMENTS, LLC  
640 W 4100 S  
PERSONAL REPRESENTATIVE'S DEED  
ENTRY 14061323

PARCEL 7

15-36-351-014  
JHC REAL ESTATE LLC  
4100 S 500 W  
WD ENTRY 13229103  
BK 10917 PG 5867

NOTE: EXCEPTIONS 11-16 & 2 OF 4. EXCEPTIONS 17-22 SHEET 3 OF 4.

4100 S STREET - 30' PRIVATE RIGHT OF WAY

4100 S STREET - 30' PRIVATE RIGHT OF WAY

4100 S STREET - 30' PRIVATE RIGHT OF WAY

4100 S STREET - 30' PRIVATE RIGHT OF WAY

**Bock & Clark Corporation**  
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NV5 NETWORK REFERENCE  
NO. 202304767-001-RLS

1-800-SURVEYS (787-8397)

W. Market Street, Suite 200, Akron, Ohio 44333  
com maywehelpyou@bockandclark.com www.NV5.com

ENVIRONMENTAL ASSESSMENT

# ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 36 & SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
MILLCREEK CITY, SALT LAKE COUNTY, UTAH

AS-SURVEYED DESCRIPTION PARCELS 1, 2, 3, 4, & 6

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MILLCREEK CITY, SALT LAKE COUNTY, UTAH; SAID PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 00°10'00" WEST 22.06 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; SAID SOUTHWEST CORNER OF SECTION 36 BEING SOUTH 89°57'26" WEST 1372.52 FEET FROM A WITNESS CORNER ALONG THE CENTERLINE OF 500 WEST STREET; SAID WITNESS CORNER ALONG THE CENTERLINE OF 500 WEST STREET BEING SOUTH 00°08'27" EAST 1754.44 FEET FROM A MONUMENT AT THE INTERSECTION OF 500 WEST AND 3900 SOUTH STREET; SAID MONUMENT AT THE INTERSECTION OF 500 WEST AND 3900 SOUTH STREET BEING SOUTH 89°54'15" EAST 1575.39 FEET FROM A MONUMENT AT THE INTERSECTION OF 700 WEST AND 3900 SOUTH STREET; THENCE WEST 265.91 FEET FROM THE POINT OF BEGINNING ALONG THE NORTHERLY LINE OF A CERTAIN WARRANTY DEED AS ENTRY 1165283 IN BOOK 10144 AT PAGE 973 AT THE SALT LAKE COUNTY RECORDERS OFFICE TO THE EASTERLY LINE OF THE KAY SUBDIVISION AS ENTRY NUMBER 6625358 IN BOOK 97-4P AT PAGE 122 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE NORTH 04°58'54" WEST 145.72 FEET ALONG SAID EASTERLY LINE OF SAID KAY SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°07'07" WEST 1.77 FEET ALONG THE NORTHERLY LINE OF SAID KAY SUBDIVISION; THENCE NORTH 05°10'44" WEST 143.46 FEET TO THE SOUTHERLY LINE OF A CERTAIN QUIT CLAIM DEED AS ENTRY NUMBER 12661389 IN BOOK 10620 AT PAGE 7556 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°13'00" EAST 0.71 FEET; 2) NORTH 05°10'44" WEST 5.73 FEET; 3) THENCE SOUTH 75°45'00" EAST 32.50 FEET TO THE EASTERLY LINE OF SAID QUIT CLAIM DEED AS ENTRY NUMBER 12661389; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 13°43'16" EAST 60.36 FEET TO A POINT ON THE EASTERLY EDGE OF AN EXISTING ASPHALT ROAD; 2) THENCE NORTH 20°39'14" EAST 95.75 FEET TO THE SOUTHERLY LINE OF A CERTAIN WARRANTY DEED AS ENTRY NUMBER 13811273 IN BOOK 11261 AT PAGE 5059 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 85°10'30" EAST 15.03 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 193.84 FEET; THENCE NORTH 49°36'00" WEST 17.18 FEET; THENCE SOUTH 107.06 FEET; THENCE EAST 38.49 FEET; THENCE NORTH 00°02'30" WEST 500.53 FEET TO THE SOUTHERLY LINE OF THE VALLEY WELL SUBDIVISION AS ENTRY NUMBER 11164021 IN BOOK 2011P AT PAGE 41 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 87°29'30" EAST 458.39 FEET; 2) THENCE SOUTH 86°20'30" EAST 130.31 FEET TO THE WESTERLY LINE OF A CERTAIN SPECIAL WARRANTY DEED AS ENTRY NUMBER 14170397 IN BOOK 11454 AT PAGE 2168 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 00°02'30" EAST 508.60 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF A CERTAIN WARRANTY DEED AS ENTRY NUMBER 13229103 IN BOOK 10917 AT PAGE 5867 AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE WEST 414.23 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID WARRANTY DEED AS ENTRY NUMBER 13229103; THENCE SOUTH 00°02'30" EAST 2.35 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°57'30" WEST 0.70 FEET; THENCE SOUTH 00°02'30" EAST 1.32 FEET; THENCE NORTH 89°58'05" WEST 0.36 FEET; THENCE SOUTH 00°10'00" EAST 142.94 FEET TO THE POINT OF BEGINNING.

## SIGNIFICANT OBSERVATIONS

AS-SURVEYED PARCELS 1, 2, 3, 4, & 6 CONTAIN: 355,815.30 SQ. FT. OR 8.168 ACRES

**PARCEL 4**  
15-36-351-056  
GORDON JENSEN INVESTMENTS, LLC  
650 W 4100 S  
PERSONAL REPRESENTATIVE'S DEED  
ENTRY 14061323

**PARCEL 6**  
15-36-351-057  
GORDON JENSEN INVESTMENTS, LLC  
640 W 4100 S  
PERSONAL REPRESENTATIVE'S DEED  
ENTRY 14061323

**PARCEL 7**  
RIGHT OF WAY AGREEMENT  
ENTRY 3663769  
BK 5359, PG 268

**PARCEL 3**  
LESS & EXCEPTING P2  
15-36-400-091  
NANCY JENSEN INVESTMENTS, LLC  
4075 S 700 W  
SPECIAL WARRANTY DEED  
ENTRY 14061324

**PARCEL 2**  
15-36-400-090  
NANCY JENSEN INVESTMENTS, LLC  
4066 S 700 W  
SPECIAL WARRANTY DEED  
ENTRY 14061324

**PARCEL 1**  
15-36-400-058  
GORDON JENSEN INVESTMENTS, LLC  
4058 S 700 W  
PERSONAL REPRESENTATIVE'S DEED  
ENTRY 14061323

**KAY SUBDIVISION**  
RECORDED #6625358

**NOTE: EXCEPTIONS 11-12 OF 4. EXCEPTIONS 17 SHEET 3 OF 4.**

**AS-SURVEYED & RECORD PARCEL 5 CONTAINS: 9,922.92 SQ. FT. OR 0.228 ACRES**

NOTE: EXCEPTIONS 11-16 ARE SHOWN ON SHEET 2 OF 4. EXCEPTIONS 17-22 ARE SHOWN ON SHEET 3 OF 4

**Bock & Clark Corporation**  
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NV5 NETWORK REFERENCE  
NO. 202304767-001-RLS

an NVS Company

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ANSWER

11 of 11 | Page

Page 1 of 1

VIU | VIU | VIU

1-800-SURVEYS (787-8397)

**W. Market Street, Suite 200, Akron, Ohio 44333**

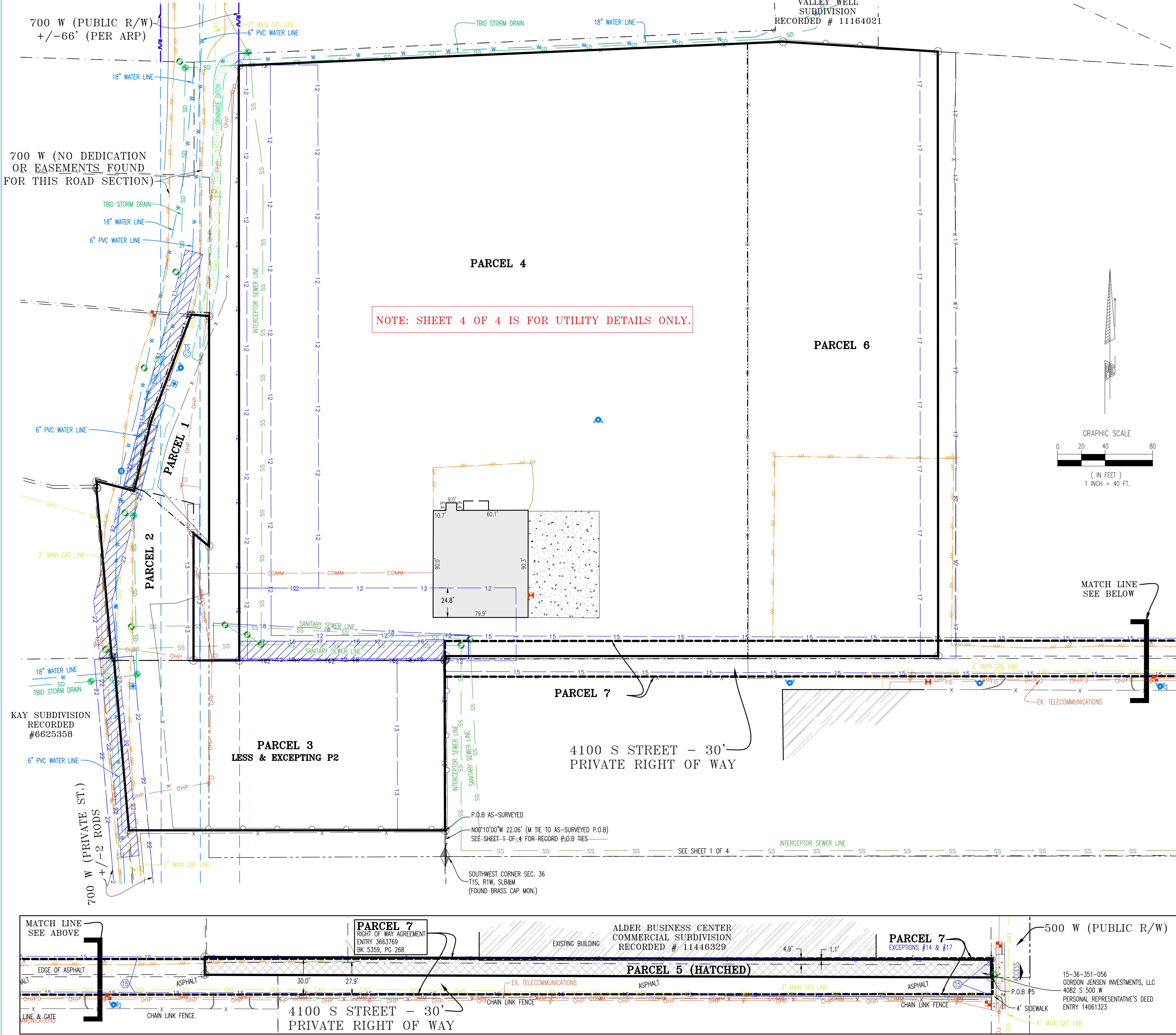
om maywehelpyou@bockandclark.com www.NV5.com

# ENVIRONMENTAL ASSESSMENT

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# ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 36 & SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
MILLCREEK CITY, SALT LAKE COUNTY, UTAH



## UTILITY INFORMATION

NOTE: SURVEYOR REQUESTED BLUE STAKES TO MARK THE SUBJECT PROPERTY. SURVEYOR ALSO CONTACTED UTILITY PROVIDERS FOR UTILITY PRINTS FOR ADDITIONAL INFORMATION. AN ADDITIONAL SITE VISIT WAS CONDUCTED 3/13/2024 TO LOCATED MARKINGS PROVIDED BY BLUE STAKES.

UTILITY PROVIDER	CONTACT	PRINTS PROVIDED	MARKED IN FIELD
COMCAST	514-644-2333	YES	NO
COTTONWOOD			
IMPROVEMENT DISTRICT	801-943-7671	YES	YES
LUMEN/CENTURYLINK	385-479-7345	YES	NO
CENTRAL VALLEY	801-973-9100	YES	NO
WATER R.F.			
FIRSDIGITAL TELECOM	801-456-1095	YES	YES
GOOGLE FIBER	801-503-8245	YES	NO
JORDAN VALLEY	801-565-4300	YES	NO
WATER C.D.			
KEARNS IMPROVEMENT DISTRICT	801-912-0282	NO	NO
MURRAY CITY POWER	801-270-2403	YES	NO
MURRAY CITY SEWER	801-270-2403	YES	YES
MURRAY CITY STORM	801-270-2442	YES	NO
MURRAY CITY WATER	801-270-2403	YES	NO
MT OLYMPUS	801-262-2904	YES	NO
IMPROVEMENT DISTRICT			
DOMINION ENERGY UTAH	801-324-3970	YES	YES
ROCKY MOUNTAIN POWER	801-886-7007	YES	NO
SOUTH SALT LAKE CITY	801-412-3210	YES	NO
TAYLORSVILLE BENNION I.D.	801-968-9081	YES	YES
UTOPIA FIBER	801-613-3854	YES	YES
ZAYO FIBER SOLUTIONS	719-216-8508	NO	NO

NOTE: BEFORE ANY CONSTRUCTION IS PERFORMED ON THE SUBJECT PROPERTY LOCATIONS OF UTILITIES SHALL BE VERIFIED BY BLUE STAKES.

NOTE: SHEET 4 OF 4 IS FOR UTILITY DETAILS ONLY.

**Bock & Clark Corporation**  
an NV5 Company

NETWORK REFERENCE  
202304767-001-RLS

Transaction Services 1-800-SURVEYS (787-8397)

3550 W Market Street Suite 200 Akron, Ohio 44333

3550 W. Market Street, Suite 200, Akron, Ohio 44333  
[www.BockandClark.com](http://www.BockandClark.com)   [maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com)   [www.NV5.com](http://www.NV5.com)

SHEET 4 OF 4 SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

# KAY SUBDIVISION

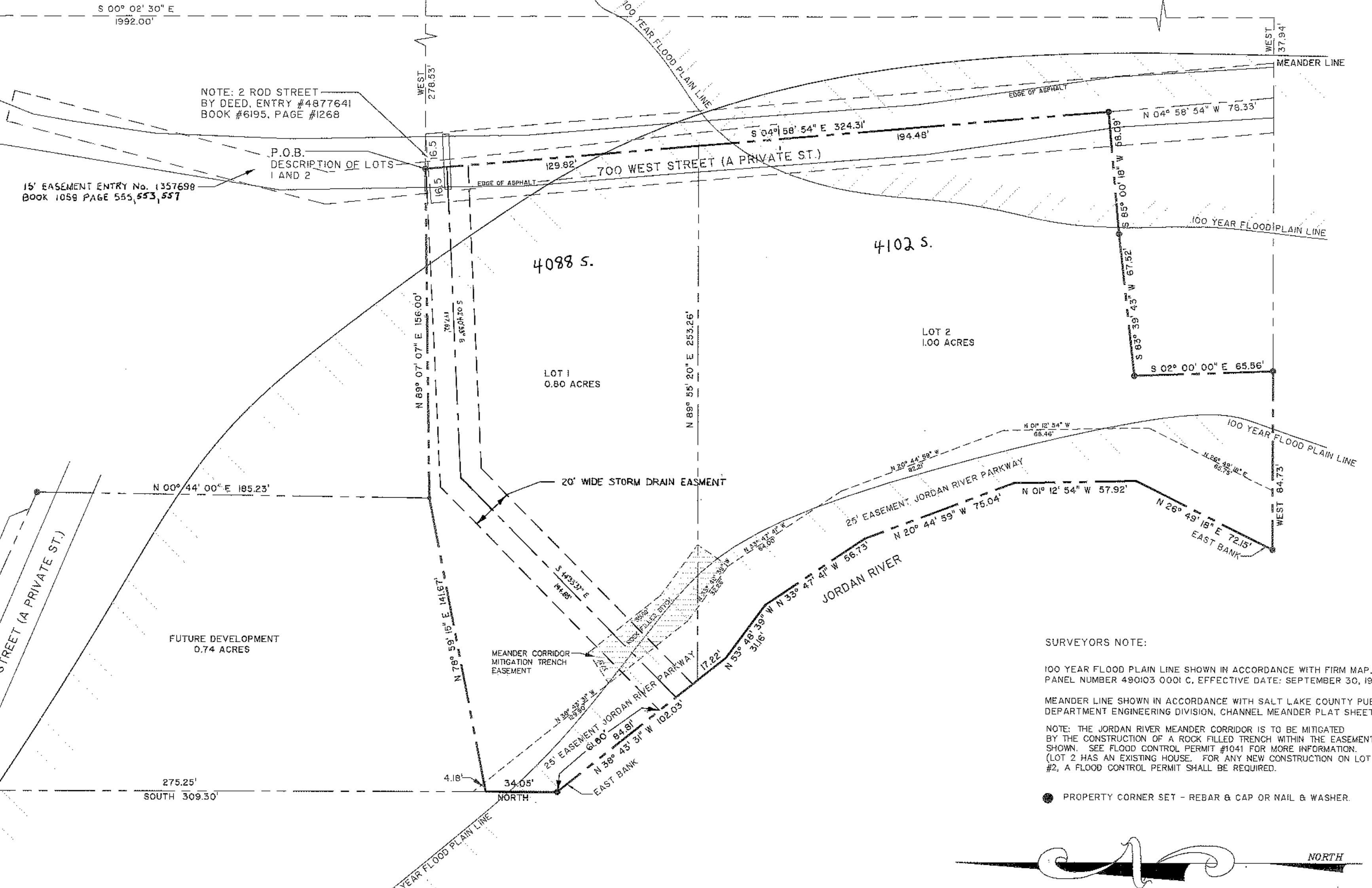
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, S.L.B. & M.

FOUND MONUMENT  
3900 SO. & 500W

BASIS OF BEARING  
S 89° 54' 15" E  
1575.35'  
3900 SOUTH

FOUND MONUMENT  
3900 SO. & 700W

700 WEST  
STREET



Project Name and Street Name  
**APPROVED**  
Date County Address Coordinates Section  
Development Services Division

Checked for Zoning  
Signed Date  
Zone  
Ward  
Signed Date  
97-4P-122

COUNTY PROJECT No. PL-96-1075

## KAY SUBDIVISION A TWO LOT SUBDIVISION

LOCATED IN WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, S.L.B. & M.

PLANNING COMMISSION  
APPROVED THIS 11 DAY OF JUNE  
A.D. 1996 BY THE SALT LAKE COUNTY  
PLANNING AND ZONING COMMISSION.  
**Karen C. Nakamura** *[Signature]*  
Chairman, Salt Lake Co. Planning and Zoning

BOARD OF HEALTH  
APPROVED THIS 26 DAY OF JUNE  
1996  
**Joanne F. Smith** *[Signature]*  
SALT LAKE COUNTY BOARD OF HEALTH

SALT LAKE CO. DEVELOPMENT SERVICES  
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS  
OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION  
ON FILE IN THIS OFFICE.  
**Paul M. Johnson** *[Signature]*  
APRIL 21, 1997  
SALT LAKE COUNTY DEVELOPMENT SERVICES

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 17<sup>th</sup>  
DAY OF JUNE A.D. 1996 AT WHICH TIME THIS  
SUBDIVISION WAS APPROVED AND ACCEPTED.  
**Paul M. Johnson** *[Signature]*  
DEPUTY, SALT LAKE COUNTY ATTORNEY

SALT LAKE COUNTY COMMISSION  
PRESENTED TO SALT LAKE COUNTY COMMISSION THIS  
17<sup>th</sup> DAY OF JUNE A.D. 1996 AT WHICH TIME THIS  
SUBDIVISION WAS APPROVED AND ACCEPTED.  
**Mary Gallagher** *[Signature]*  
SALT LAKE COUNTY RECORDER

RECORDED # 6625358  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF **MILES KAY**  
DATE 4-22-97 TIME 11:38 AM BOOK 97-4P PAGE 122  
FEE \$32.00  
SALT LAKE COUNTY RECORDER

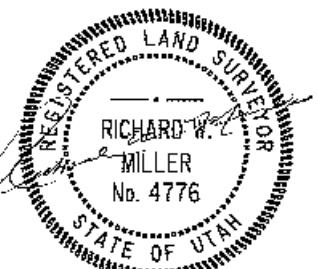
## SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, SALT LAKE CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4776, AS PREScribed UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS THE KAY SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: NOVEMBER 16, 1996

RICHARD W. MILLER, LICENSE No. 4776

I, FURTHER CERTIFY THAT THE LOTS MEET THE FRONTOAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



## BOUNDARY DESCRIPTION:

BEGINNING AT A POINT IN THE CENTER OF A 2-ROD ROAD, SAID POINT BEING SOUTH 00°02'30" EAST 1992.00 FEET AND WEST 37.94 FEET AND NORTH 04°58'54" WEST 402.64 FEET FROM A SALT LAKE COUNTY SURVEY MONUMENT AT THE INTERSECTION OF 3900 SOUTH AND 700 WEST STREETS, SAID POINT ALSO BEING NORTH 167.36 AND WEST 278.52 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE CITY, UTAH; THENCE 1.00 FEET SOUTH 00°02'30" EAST 324.31 FEET ALONG THE CENTER OF SAID 2-ROD ROAD, THENCE SOUTH 05°00'09" WEST 56.09 FEET; THENCE SOUTH 83°39'43" WEST 67.52 FEET; THENCE SOUTH 02°00'00" EAST 65.56 FEET; THENCE WEST 84.73 FEET TO THE EAST BANK OF THE JORDAN RIVER; THENCE ON SAID RIVER BANK THE NEXT SIX COURSES AND DISTANCES: 1) NORTH 25°49'15" EAST 15 FEET; 2) NORTH 54°54' WEST 57.92 FEET; THENCE 3) NORTH 53°48'39" WEST 75.04 FEET; 4) NORTH 33°47'41" WEST 56.73 FEET; THENCE 5) NORTH 53°48'39" WEST 31.6 FEET; THENCE 6) NORTH 38°43'31" WEST 102.03 FEET; THENCE LEAVING SAB RIVER BANK NORTH 34.05 FEET; THENCE NORTH 78°59'15" EAST 141.67 FEET; THENCE NORTH 89°07'07" EAST 156.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.80 ACRES (2 LOTS AS SURVEYED)

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

## KAY SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 31<sup>st</sup> DAY OF *March*, 1997

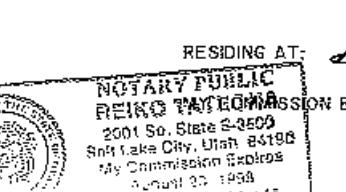
*Miles G. Kay*  
MILES KAY, OWNER  
*Deidre E. Kay*  
Deidre E. Kay  
*Madelyn Knowles*  
Madelyn Knowles  
*Leo G. Knowles*  
Leo G. Knowles

## ACKNOWLEDGMENT (INDIVIDUAL)

STATE OF UTAH *1*  
COUNTY OF SALT LAKE *65*  
ON THE 21<sup>st</sup> DAY OF *March* A.D. 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FOR SALT LAKE COUNTY, SALT LAKE CITY, UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, *4* (IN NUMBER), WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE HAS SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

*Miles G. Kay Jr.*  
Miles G. Kay Jr.  
*Deidre E. Kay*  
Deidre E. Kay  
*Madelyn Knowles*  
Madelyn Knowles  
*Leo G. Knowles*  
Leo G. Knowles

*Rita Interka*  
Rita Interka  
NOTARY PUBLIC  
SALT LAKE COUNTY, UT  
8-20-98



## KAY SUBDIVISION

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, S.L.B. & M.

RECORDED # 6625358  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF **MILES KAY**  
DATE 4-22-97 TIME 11:38 AM BOOK 97-4P PAGE 122  
FEE \$32.00  
SALT LAKE COUNTY RECORDER

97-4P-122

	Name	Address	Phone	Email
1	Brandi Southard	4088 S. 700 W.	435-512-9248	bsbunni@gmail.com
2	Sean Southard	4088 S. 700 W		
3	Angela Kirsling	750 W 4060 S	801-263-9413	angela.kirsling@gmail.com
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**From:** Zackery Wendel  
**Sent:** Thursday, June 20, 2024 8:31 AM  
**To:** Brad Sanderson  
**Cc:** Carlos Estudillo  
**Subject:** Neighborhood Meeting

Hey Brad and Carlos,

Like Jason mentioned in his email there was 3 people that showed up to the neighborhood meeting last night. The Southard's and Angela Kirsling. Later after the residents left, the property owner Parker Pearson showed up and we talked about the project a bit with him. No one had any problem with the rezone itself since the use of the property was staying the same, they were mostly concerned that the property was going to be developed into more apartment buildings.

Overall, the main concern was about what would happen to 700 West after the City gets ownership of it. They were concerned about the city coming in and continuing the road through to meet up with 4170 South creating more traffic going down 700 West. They also mentioned concerns about the maintenance of 700 West as during the winter the road doesn't get all the way plowed, and there are periodic homeless camps and trash build up that makes the residents along the road feel unsafe. It was mentioned the fence on the subject property running along 700 West was in disrepair, but the property owner mentioned that they were already looking into getting the fence repaired or replaced.

The last concern I got from one of the residents, Angela Kirsling, was about what was happening with the Jordan River Parkway and whether Millcreek was doing anything with that project in regard to road repair and new entrances.

**Zack Wendel**  
**Planning Permit Technician**  
Office: 801.214.2607  
[millcreekut.gov](http://millcreekut.gov)



**MILLCREEK, UTAH**  
**ORDINANCE NO. 24-41**

**AN ORDINANCE OF THE CITY COUNCIL OF MILLCREEK  
APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR AUSTIN DENT  
FOR PROPERTY LOCATED AT OR NEAR 3564 SOUTH 1100 EAST**

**WHEREAS**, the Millcreek Council (“*Council*”) met in regular meeting on August 26, 2024, to consider, among other things, approving an amended Development Agreement for Austin Dent for property located at or near 3564 South 1100 East; and

**WHEREAS**, on June 26, 2023, the Council approved a development agreement with Austin Dent; and

**WHEREAS**, the parties have requested an amendment to the development agreement; and

**WHEREAS**, staff has reviewed the request and recommends that an amendment be approved; and

**WHEREAS**, staff has presented to the Council an Amended Development Agreement for Austin Dent (“Amended Development Agreement”); and

**WHEREAS**, Council has reviewed the Amended Development Agreement and hereby finds that it is in the best interests of both parties to enter into the Amended Development Agreement; and

**NOW, THEREFORE, BE IT ORDAINED** that the Amended Development Agreement is approved, and the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

This ordinance assigned no. 24-41 shall take effect immediately upon passage and acceptance as provided herein.

**PASSED AND APPROVED** by the Council of Millcreek, Utah, this 26<sup>th</sup> day of August 2024.

**MILLCREEK**

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**Jeff Silvestrini, Mayor**

**ATTEST:**

---

**Elyse Sullivan, City Recorder**

Roll Call Vote:

Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

**CERTIFICATE OF POSTING**

I, the duly appointed recorder for Millcreek, hereby certify that:

ORDINANCE 24-41: AN ORDINANCE OF THE CITY COUNCIL OF MILLCREEK APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR AUSTIN DENT FOR PROPERTY LOCATED AT OR NEAR 3564 SOUTH 1100 EAST was adopted the 26th day of August, 2024 and that a copy of the foregoing Ordinance 24-41 was posted in accordance with Utah Code 10-3-711 this \_\_\_\_ day of August, 2024.

---

Elyse Sullivan

When Recorded, Mail To:

---

Space Above This Line For Recorder's Use

## **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

This First Amendment to the Development Agreement (this "First Amendment") is made the \_\_\_\_\_ day of August 2024 by and between Millcreek, a Utah municipal corporation ("City"), and Austin Dent ("Owner/Developer").

### **Recitals**

A. On or about June 26, 2023, City and Owner/Developer executed a Development Agreement ("Original Agreement") for a real property development located at or near 3564 South 1100 East, in Millcreek, State of Utah. The Original Agreement was recorded on June 27, 2023, as Entry #14122182, in Book 11428, on Page 2417, Total Pages 11 in the Official Records of the Salt Lake County Recorder.

B. Owner/Developer and the City desire to amend the Agreement as provided herein.

### **Terms and Conditions**

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Owner/ Developer hereby amend the Original Agreement as follows:

1. The following is added to Paragraph 5:

For purposes hereof, the term "Buildable Area" means the area identified as such in Exhibit B, and the limitations of Buildable Area apply only to the primary dwelling.

2. All other provisions of the Original Agreement remain the same.

IN WITNESS WHEREOF, the City and the Developer have caused these presents to be signed.

Owner/Developer

By: \_\_\_\_\_  
Its:

## Millcreek

---

Jeff Silverstrini, Mayor

Attest:

---

Elyse Sullivan, City Recorder

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE ) ss.:

On the \_\_\_\_\_ day of August 2024, personally appeared before me \_\_\_\_\_ who being by me duly sworn, did say that he is the Mayor of Millcreek, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

---

## Notary Public

STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )

On the \_\_\_\_\_ day of August 2024, personally appeared before me \_\_\_\_\_, who, being by me duly sworn, did say that he is the owner/developer of said project and proved on the basis of satisfactory evidence to the person whose name is subscribed to the instrument, and acknowledge he executed the same.

---

Notary Public

[Notarial Seal]

Exhibit A  
(Insert Legal)

**MILLCREEK, UTAH**  
**RESOLUTION NO. 24-18**

**A RESOLUTION OF THE MILLCREEK COUNCIL APPROVING AN AMENDED  
INTERLOCAL COOPERATIVE AGREEMENT WITH  
SALT LAKE COUNTY FOR PUBLIC WORKS SERVICES**

**WHEREAS**, the Millcreek Council (“*Council*”) met in regular session on August 26, 2024, to consider, among other things, approving an amended Interlocal Cooperative Agreement with Salt Lake County for public works services; and

**WHEREAS**, the Utah Local Cooperative Act (Utah Code Ann. § 11-13-101, *et seq.*) (the “*Act*”) provides that two or more entities are authorized to enter into agreements with each other for joint or cooperative action; and

**WHEREAS**, Salt Lake County (“*County*”) and Millcreek are public agencies, as contemplated in the Act, and the services contemplated are joint and cooperative actions, as contemplated in the Act; and

**WHEREAS**, the Council has determined that it is in the best interest of the inhabitants of Millcreek to enter into an amended Interlocal Cooperative Agreement with the County for public works services; and

**WHEREAS**, an amended interlocal cooperative agreement has been presented to the Council for review and approval, a copy of which is attached hereto (“*Amended Agreement*”); and

**WHEREAS**, the Amended Agreement sets forth the purpose thereof, the extent of participation of the parties, and the rights, duties, and responsibilities of the parties.

**NOW, THEREFORE, BE IT RESOLVED** that the Amended Agreement is approved, and that the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

This Resolution assigned No. 24-18, shall take effect immediately on passage.

**PASSED AND APPROVED** by the Millcreek Council this 26<sup>th</sup> day of August 2024.

**MILLCREEK COUNCIL**

By: \_\_\_\_\_  
**Jeff Silvestrini, Mayor**

**ATTEST:**

---

**Elyse Sullivan, City Recorder**

Roll Call Vote:

Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

Contract No. \_\_\_\_\_  
D.A. No. \_\_\_\_\_

**SECOND AMENDMENT TO THE  
INTERLOCAL COOPERATION AGREEMENT  
FOR  
PUBLIC WORKS SERVICES**

THIS SECOND AMENDMENT (this “Amendment”) is made to the Interlocal Cooperation Agreement (“Agreement”) between SALT LAKE COUNTY (the “COUNTY”) and CITY OF MILLCREEK (the “CITY”), dated \_\_\_\_\_ regarding the provision of public works services.

**WITNESSETH:**

WHEREAS, the CITY and COUNTY entered into the Agreement for COUNTY to provide public works services; and

WHEREAS, the Agreement provided that the Parties could amend the Agreement’s exhibits as necessary by executing an amendment to the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the parties agree to amend the Agreement as follows:

1. Cost of Services. Exhibit “B” to the Agreement, as previously amended, is stricken and replaced with an updated Cost of Services schedule, attached here and incorporated as Exhibit “B.” Services provided after the execution of this Amendment shall be invoiced in accordance at these new rates.

2. All other terms and conditions of the Agreement not expressly addressed in this Amendment remain unchanged and in full effect.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have subscribed their names hereon and caused this Amendment to be duly executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**SALT LAKE COUNTY**

By: \_\_\_\_\_  
Mayor or Designee

Date: \_\_\_\_\_  
Departmental Approval

By: \_\_\_\_\_  
Public Works Director

Division Approval

By: \_\_\_\_\_  
Operation Division Director

Review as to form

Deputy District Attorney

**CITY OF MILLCREEK**

By: \_\_\_\_\_  
Mayor or Designee

Date: \_\_\_\_\_  
ATTEST:

By: \_\_\_\_\_  
City Recorder

Review as to form

By: \_\_\_\_\_  
City Attorney

# Exhibit B

## Cost of Services

### 2024-2025

	Millcreek	Millcreek	Millcreek
	Metrics	Units	Costs
Direct Employees	15.00	FTEs	
Shared Employees	4.19	FTEs	
Employee Costs			2,002,858
Snow Plow Cost			873,188
Shared Equipment			730,441
Dumping			32,586
Salt	12,130.56	Tons	280,216
Overlay Materials	126,853.02	SqFt	140,680
Concrete Materials			123,600
Crack Seal Materials			49,225
Patching Materials			52,957
Other Materials			137,162
Micropave			180,691
Slurry Seal			56,138
Other Subcontracted Services			-
Street Lighting Maintenance	1,556.00	Lights	116,700
Street Lighting Construction			-
Traffic Signal Preventative Maintenance	21.75	Signals	36,426
Traffic Signal Non Preventative Maintenance	21.75	Signals	20,577
Administration			857,448
Total Contract			5,690,894

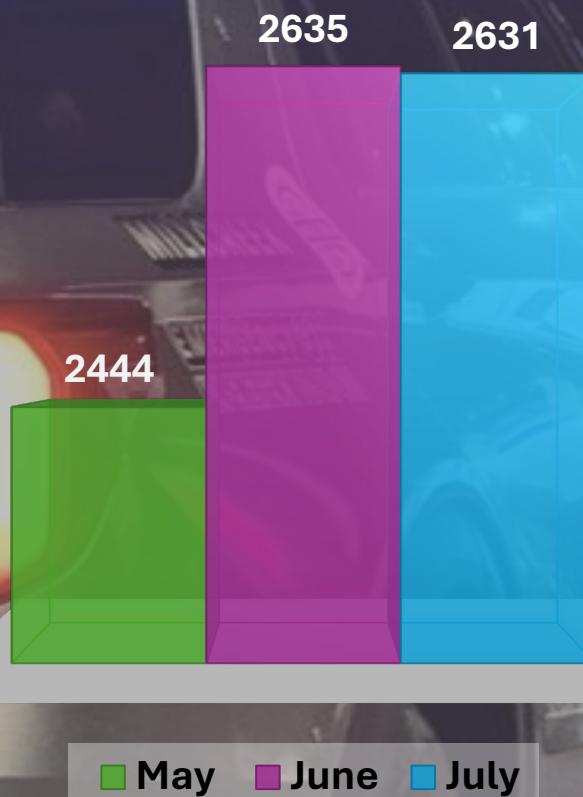
\* Non-Contracted Services will be billed separately from the contracted services.



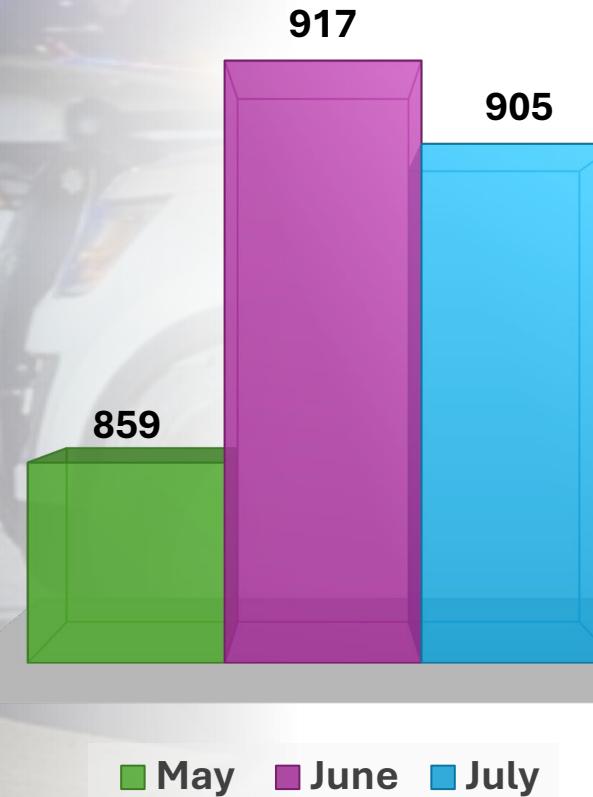
Millcreek City – July 2024

# Millcreek City

## Calls for Service

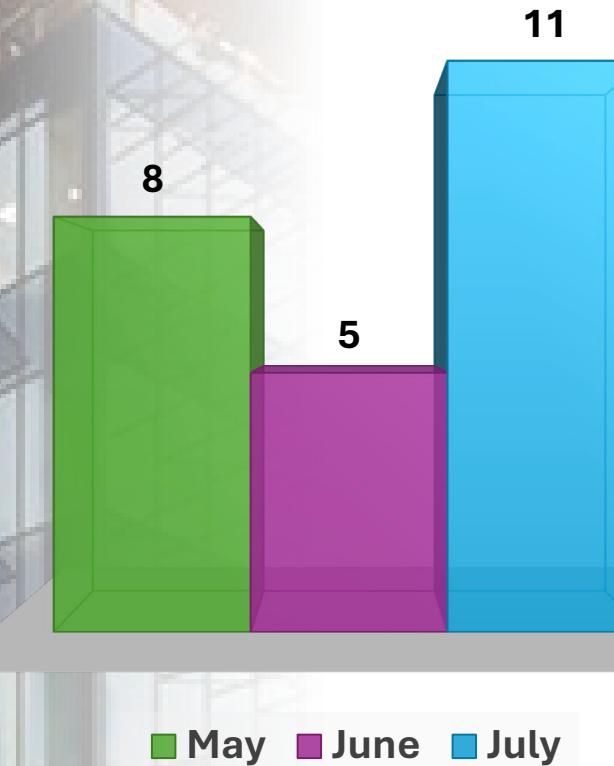
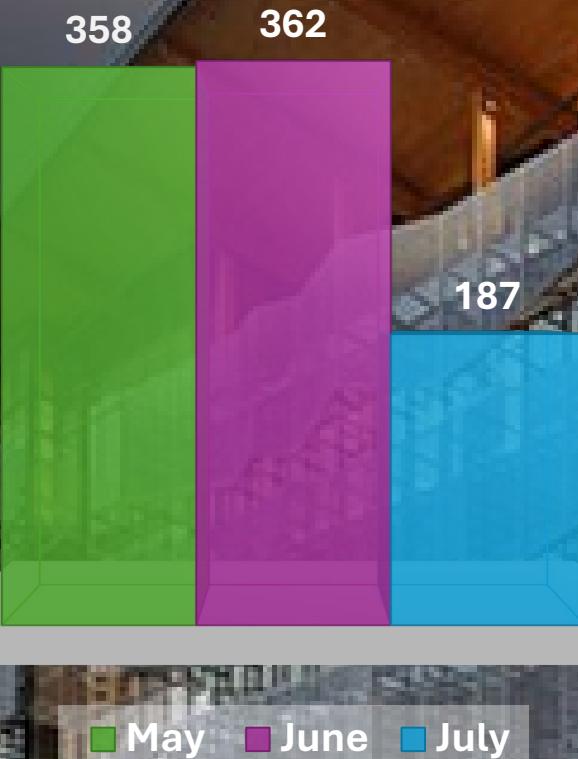


## New Police Reports



# Millcreek City

## Citations/Tickets      Booking Arrests



# Millcreek Unified Police

## July 2024

### Directed Enforcement Unit (DEU)

A narcotics transaction was observed at the Home Depot parking lot in Millcreek, leading to a traffic stop where 40 fentanyl pills were seized. The buyer was released after possible charges were screened. The operation is part of an ongoing investigation involving the DEU and HIS (Homeland Security). Subsequently, 560 additional fentanyl pills were found at the suspect's residence, resulting in the suspect's arrest on state charges and a federal ICE detainer. In total, 600 fentanyl pills were removed from the streets during this operation.

**6 Arrests**  
**3 Search Warrants**  
**3 Assists**

**SIEZED:**  
**Bath Salt**  
**Pills**  
**Handgun**  
**222 Fent. pills**  
**Fent. powder**  
**Xanax**  
**Subutex Pills**



## TRAFFIC ENFORCEMENT

Crashes	73
Hit and Run's	23
Citations	122

# Millcreek Unified Police

## July 2024

### Unified Police Motors Unit

**August**-UPD Motors conducted a saturation patrol in Millcreek on the first day of school for the Granite School District, focusing on school zones and speed enforcement. The patrol, which lasted 2.75 hours, involved 6 motors. Enforcement was carried out in 6 school zones and 2 additional locations for speed. In total, officers made 22 stops—10 in school zones and 12 for speeding. UPD Motors plans to conduct more saturation patrols in the future. Special thanks to Officer Mike Erickson for leading this effort.



# Unified Police Investigations

## July 2024

<b>VIOLENT CRIMES UNIT (VCU)</b>		<b>SPECIAL VICTIMS UNIT (SVU)</b>	
Total Active Cases:	156	Total Active Cases	98
New Cases	9	New Cases	20
Homicide/Suspicious Death	0	Adult Sex Cases	3
Death Investigations	7	Child Sex Cases	5
Felony Assault	2	Child Abuse Cases	4
Misd. Assaults/Threats	0	Other	2
Robbery	0	Missing	2
Other Suspicious	0	Runaway	4

# Unified Police Special Operations

## July 2024

### SPECIAL WEAPONS AND TACTICS (SWAT)

New Call Outs 5

### CRASH ACCIDENT RECONSTRUCTION UNIT (CAR Team)

Call Outs 10

### K9 UNIT

New Calls	21
Person Crime	1
Family Offense	3
Traffic Accident	2
Traffic Offense	2
Juvenile Offense	2
Medical / Fire Assist	1
Mental Subject	1
Fugitive / Warrant	1
Welfare Check	1
Suspicious	1
Property Crime	6

# Unified Police Investigations

## July 2024

### Millcreek Precinct

	NEW CASES		
Assault	31	Homicide	0
Burglary	16	Larceny	51
Drug Offenses	16	Robbery	2
Family Offense	79	Sex Offense	9
Fraud	22	Stolen Vehicles	21

During the month of July, Millcreek Precinct detectives were assigned 103 cases, and 22 of those cases were submitted for charges.

## TRANSIENT CALLS

Transient

20



# Millcreek Unified Police

## July 2024

## MENTAL HEALTH CALLS

Mental Health Calls

64

Detective Creno worked with a paraplegic adult male who had been experiencing severe delusions, believing his parents were replaced by impostors and threatening his neighbors. He refused mental health treatment and neglected his wound care, leading to sepsis and hospitalization. After extensive medical intervention and adjustments to his medication, he has returned home, is no longer delusional, and has stopped threatening his neighbors.



# COMMUNITY ORIENTED POLICING & SCHOOL RESOURCE OFFICERS

## July 2024

- During the month of July, Millcreek City COP Officers and School Resource Officers actively participated in five community events. These included Venture Night Outs and Night Out Against Crime held at Big Cottonwood Regional Park.
- School Resource Officers from Millcreek and Holladay City assisted the administration at Wasatch Jr. High School in teaching their faculty what to expect during an active shooter situation. The training was well received by all faculty members.





# Millcreek City Investigations Unit July 2024

- In July, several residents in Millcreek were victims of forced-entry burglaries. Though rare in the area, these crimes were swiftly handled. The suspect would break a window during the day to enter the homes, stealing cash and jewelry. In each case, the initial responding officer requested forensic assistance, and fingerprints were lifted from four of the burglary scenes. Forensic Tech Brobeck skillfully analyzed the prints and identified them as belonging to the same person, leading detectives to a suspect. Detectives, including Det. Warner, conducted surveillance and arrested the suspect, who was observed tossing jewelry into his car's cupholder as they approached. A warrant was obtained, and the suspect's fingerprints were confirmed as a match by UPD Forensics. During an interview, Det. Warner secured a confession, solving all six residential burglaries in Millcreek. This case exemplifies excellent collaboration between patrol officers, UPD Forensics, and detectives.