Utah Municipal Telecom License Tax

- Municipalities may adopt this tax on a telecommunication provider's gross receipts from certain telecommunication services.
- Telecommunication providers may either pay the tax themselves or collect the tax from their customers.
- General revenue to City's General Fund
- Sourced by Zip + 4 boundary tables
- Collected and distributed by Utah State Tax Commission

Source: Utah State Tax Commission Publication 62

Utah Telecom License Tax

Explanation	Imposed on		Included in Sales Tax Base
	Provider	Customer	
Imposed by a municipality on the value of telecom service provided within its boundaries	X		Yes

- Utah cities and towns may impose a tax of up to 3.5% on the value of telecom service provided within their boundaries
- If the telecom service provider passes the telecom tax on to its customers, the amount is part of the service sales price for sales tax purposes

Source: Utah State Tax Commission Publication 62

Telecom Taxable Services

Includes:	Excludes:
VoIP; enhanced or value-added services	Advertising
800 and 900 service	Secondary service (e.g., conference bridging, directory assistance)
Fixed wireless service	3rd-party billing and collectionservice
Mobile wireless service	Data processing
Postpaid calling service	Installing or servicing equipment or wiring
Prepaid calling service	Internet access
Prepaid wireless calling service	Paging service Radio and television programming service
Private, two-way communications service that gives exclusive or priority use of one or more channels (e.g., two-way radio communications)	Products transferred electroically (music, reading material, ring tones, software, video, etc.)
	Value-added non-voice data service, in which a compluter application processes data or information
	Any tangible personal property

Source: Utah State Tax Commission Publication 62

Municipal Telecom Tax Revenue

City	Population Estimate*	2022 Median Household Income*	FY2021**	FY2022**	FY2023**	3-Yr Avg Telecom Tax Rev	3-yr Avg Tax Rev Per Capita	Persons under 18 yrs %	Persons under 5 yrs %
Holladay	30,298	106,099	133,532	107,685	222,698	154,638	5.10	25.0%	6.0%
Midvale	35,561	70,742	187,234	192,716	309,339	229,763	6.46	22.6%	7.0%
Riverton	44,854	115,869	216,474	181,134	185,661	194,423	4.33	31.3%	8.6%
Murray	49,553	81,693	397,847	347,625	345,391	363,621	7.34	20.5%	5.6%
Draper	49,602	126,041	440,846	390,561	388,299	406,569	8.20	30.1%	6.8%
Taylorsville	57,098	81,417	282,156	281,253	281,374	281,595	4.93	27.2%	7.3%
Herriman	60,049	115,198	141,815	126,435	133,806	134,019	2.23	36.6%	10.1%
South Jordan	84,528	119,822	476,426	448,063	474,801	466,430	5.52	30.5%	7.2%
Lehi	90,227	117,243	574,836	659,281	647,887	627,335	6.95	37.5%	9.7%
Sandy	91,943	108,165	738,744	649,760	610,346	666,283	7.25	25.8%	6.4%
Averages	59,371	104,229	Avg Per Capital Telecom Tax over 3-years				5.83	28.8%	7.6%
Millcreek	**62,205**	**88,186**				**Millcreek Population**	**62,205**	**20.9%**	**5.9%**
			Estimated Millcreek 3-year Telecom Tax Rev				**362,751**		

*https://www.census.gov/quickfacts
**salestax_distribution_fy.xlsx (live.com)

Estimated Annual Tax Revenue

		Sales Tax				
Telecom Taxable Services	Telecom Tax 3.5%	Local 1%	POS 1% x 50%	POS/POP 1% x ~79%	Estimated POS	Estimated Tax Revenue
10,285,750	360,001	102,858	51,429	81,257	132,686	492,687

$	360,000	Estimated 3.5% Telecom Tax	$11,834,520	2024 CTR Revenue w/o New Growth
	51,500	50% x 1% POS	492,750	Total Estimated Tax Revenue
	81,250	50% x 1% Statewide POS / Population (~79%)		
$	**492,750**	**Total Estimated Tax Revenue**	**4.16%**	**Equivalent to Property Tax Increase**

Statutory Requirements and Timeline

UCA 10-1-4 "Municipal Telecommunications License Tax Act

- Max 3.5%

Utah State Tax Commission

- Agreement between Tax Commission & Millcreek
- TC-62NOC

Effective date	Notice must be received by
January 1	October 1 (of the previous year)
April 1	January 1
July 1	April 1
October 1	July 1

Millcreek

- Ordinance

Timeline for Millcreek Council's Consideration of Municipal Telecom Tax

August 2024	
12-Aug	**City Council Work Meeting**
	Introduction and Discussion w/ Council regarding Telecom Tax
26-Aug	**City Council Regular Meeting**
	1st Read - Draft Telecom Ordinance
September 2024	
9-Sep	**City Council Regular Meeting**
	2nd Read - Draft Telecom Ordinance
	Council determination about Telecom Tax
15-Sep	**File Required Forms with State Tax Commission**
	File Notice of Change in Tax; Interlocal; and Adopted Ordinance
January 2025	
1-Jan	**Effective Date**
	Telecom Tax assessment becomes effective

Timeline for Communication & Public Outreach

August 2024

Public Outreach

- E-newsletter content - article introduction Telecom Tax to Public
- Prepare Draft Telecom Ordinance (max rate 3.5%)

September 2024 - January 2025

Public Outreach

- Printed newsletter content regarding Telecom Tax
- E-newsletter content regarding Telecom Tax
- Website posts regarding Telecom Tax

"Franchise" Taxes adopted by cities & towns in SLCo

83% Telecom
94% Energy
89% Cable

City / Town	Telecom	Energy Sales & Use	Cable
Alta	Yes	Yes	No
Bluffdale	Yes	Yes	Yes
Brighton	No	No	No
Cottonwood Heights	No	Yes	Yes
Draper	Yes	Yes	Yes
Herriman	Yes	Yes	Yes
Holladay	Yes	Yes	Yes
Midvale	Yes	Yes	Yes
Millcreek	**No**	**Yes**	**Yes**
Murray	Yes	Yes	Yes
Riverton	Yes	Yes	Yes
Salt Lake City	Yes	Yes	Yes
Sandy	Yes	Yes	Yes
South Jordan	Yes	Yes	Yes
South Salt Lake	Yes	Yes	Yes
Taylorsville	Yes	Yes	Yes
West Jordan	Yes	Yes	Yes
West Valley City	Yes	Yes	Yes



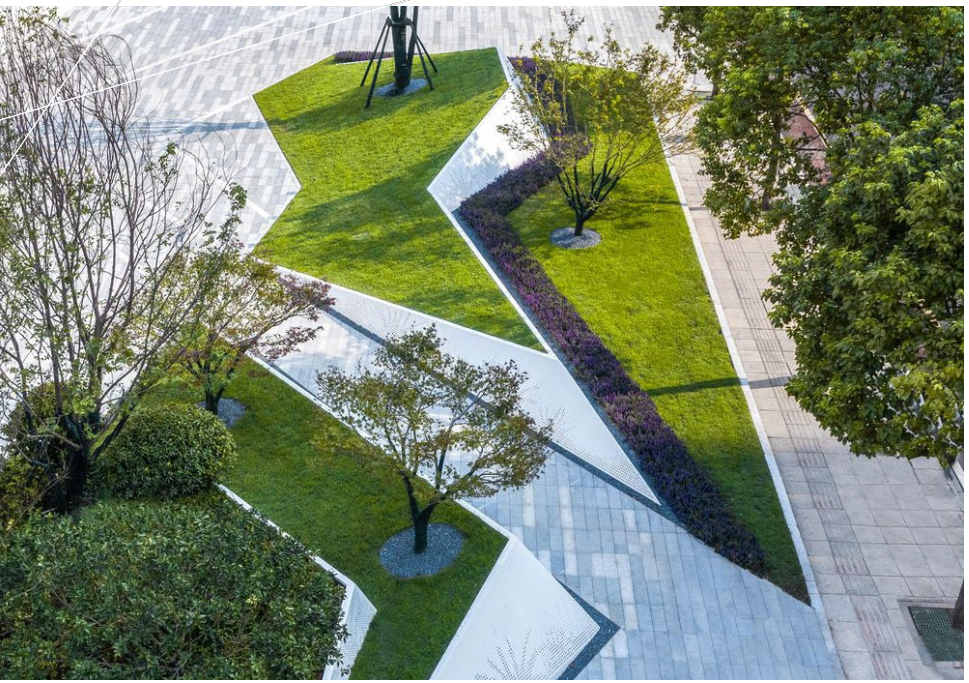
MILLCREEK COMMON MASTER PLAN UPDATE

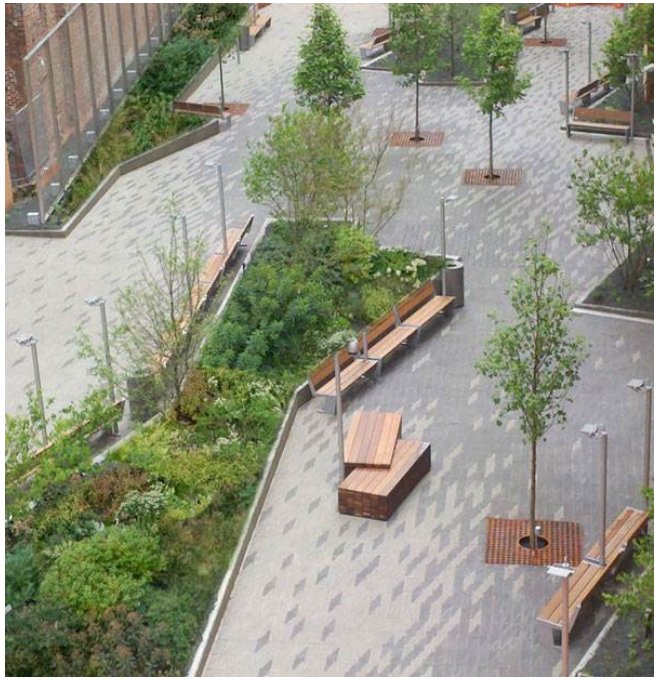
August 12, 2024

GOALS AND OBJECTIVES

- Continue to EXPLORE the MILLTOWN story
- Connected to nature
- **The VALUE of public space when you care about your community**
- Skateboard / advanced skating activity
- A new 18-hole miniature golf experience
- Native adapted public GARDENS
- Interactive water feature w/ water wheel
- Shade, food, seating, lighting, speakers, more power
- **Safety** through environmental design
- Open lawn more landscape
- Fun seating and hangout spaces
- Complete street concepts













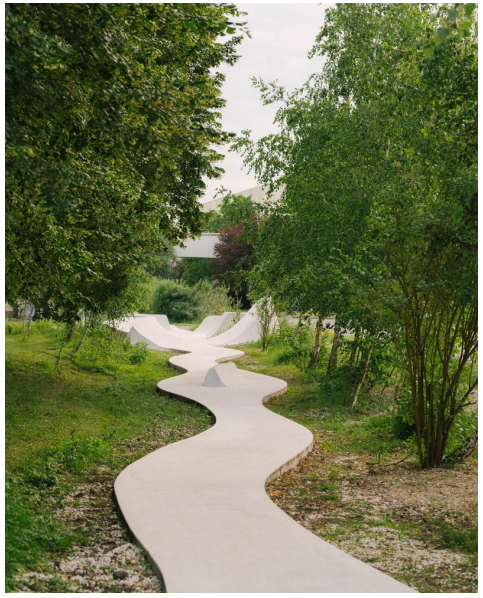




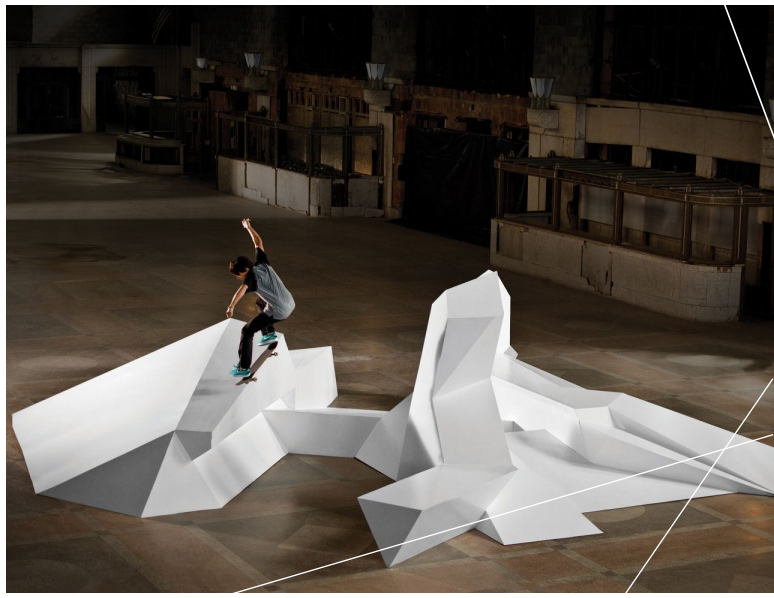






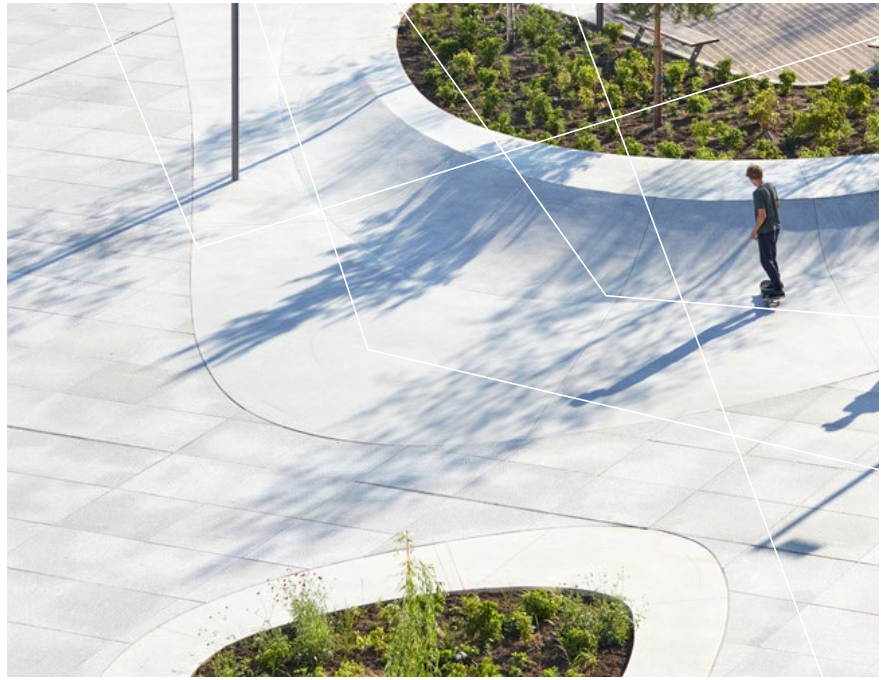












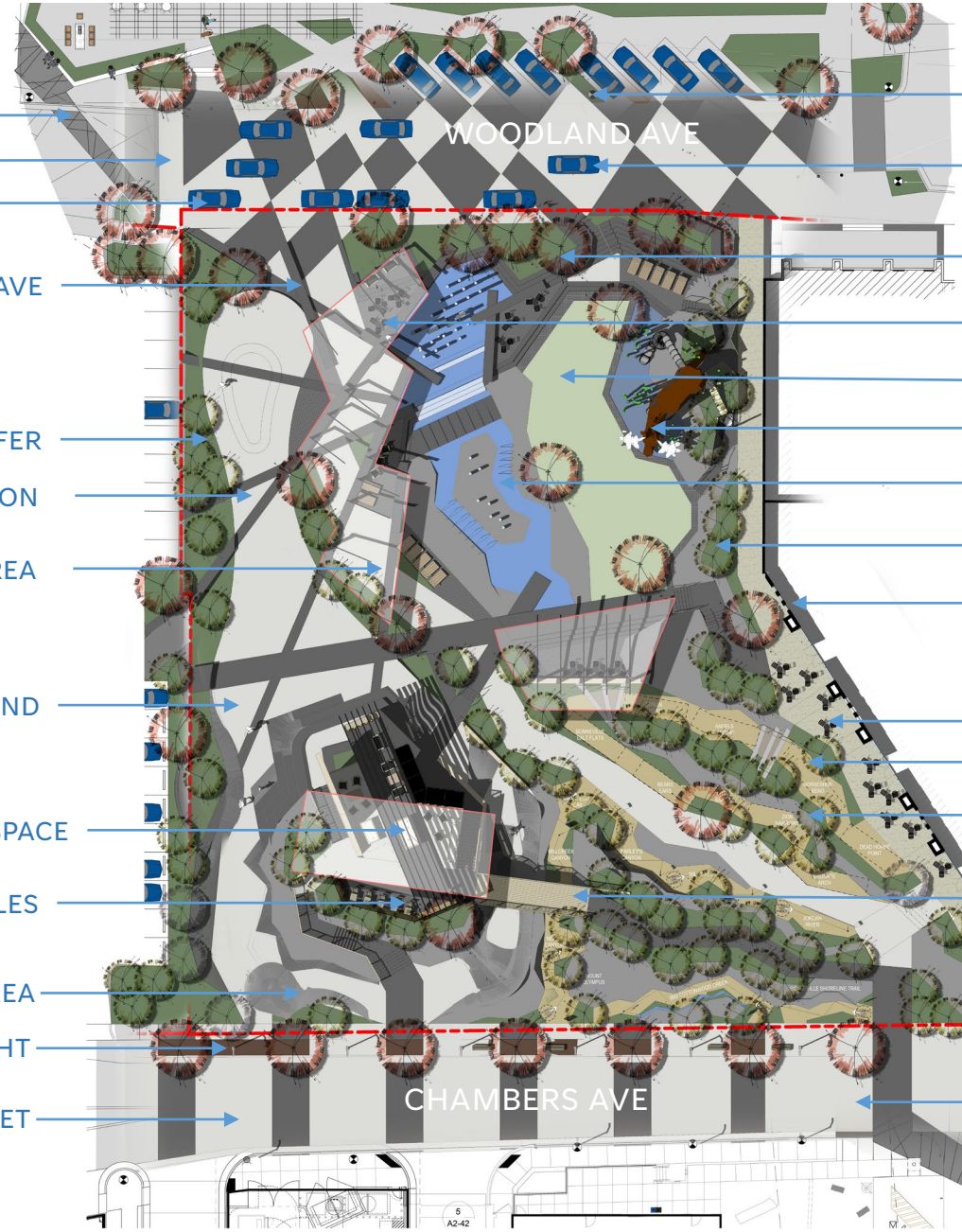












ACCESS TO PHASE 3

TRANSITION TO ZERO CURB

PARALLEL PARKING

CONNECTION TO WOODLAND AVE

LANDSCAPE BUFFER

THE SKATE CANYON

SHADED SEATING AREA

THE SKATE PLAYGROUND

SHADED HANG OUT SPACE

CHESS/CHECKER TABLES

SKATE ENTRY AREA

STREETLIGHT

DECORATIVE CONCRETE STREET

STREETLIGHT

DECORATIVE CONCRETE STREET

MILL TOWN HEAD WATERS

SHADE WITH SEATING

THE MEADOW

MILO THE MOOSE PLAY STRUCTURE

INTERACTIVE WATER FEATURE/RIVER

PLANTING BUFFER

GROUND FLOOR OFFICE/RETAIL

MOVABLE TABLES AND CHAIRS

18 HOLE MINI GOLF

LOW POLY THEME WALLS

BRIDGE TO HANGOUT ISLAND

STREET TREE

TRANSITION TO ZERO CURB










MOST




YACHT RACE
YACHT RACE




MOOSE

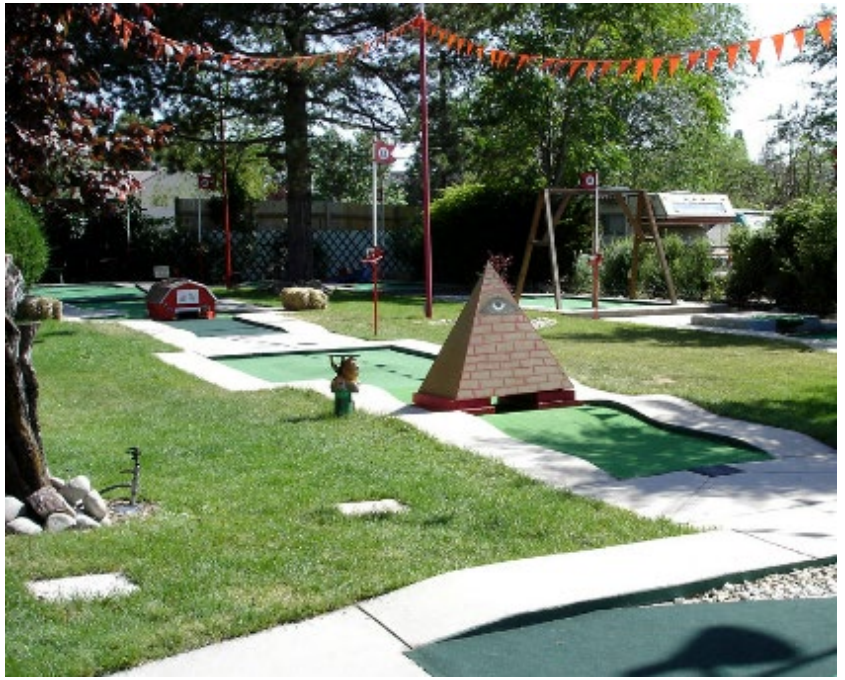







NOSE


MILLCREEK
Connected by Nature




DOTTIE'S
PUTTING
COURSE
OPEN








BEARS EARS
HORSESHOE BEND
ZION NARROWS
DEAD HORSE POINT
DELICATE ARCH
JORDAN RIVER
BIG COTTONWOOD CREEK
BONNEVILLE SHORELINE TRAIL
PARLEY'S CANYON
MILLCREEK CANYON
MOUNT OLYMPUS
ANGELS LANDING



MILLCREEK COMMON

EXPLORE WITH US

MILLCREEK CITY COUNCIL

August 12, 2024



CW Urban Homes– The Ivy

(950 E. Grape Ivy Way)

File ZM-24-004

Presented by Brad Sanderson

EXISTING CONDITIONS – THE IVY

- Property location 950 East Grape Ivy Way
- 1.44 acres of Property
- Five Parcels which includes a portion of the existing lane.
- Three existing residential structures which will be removed.



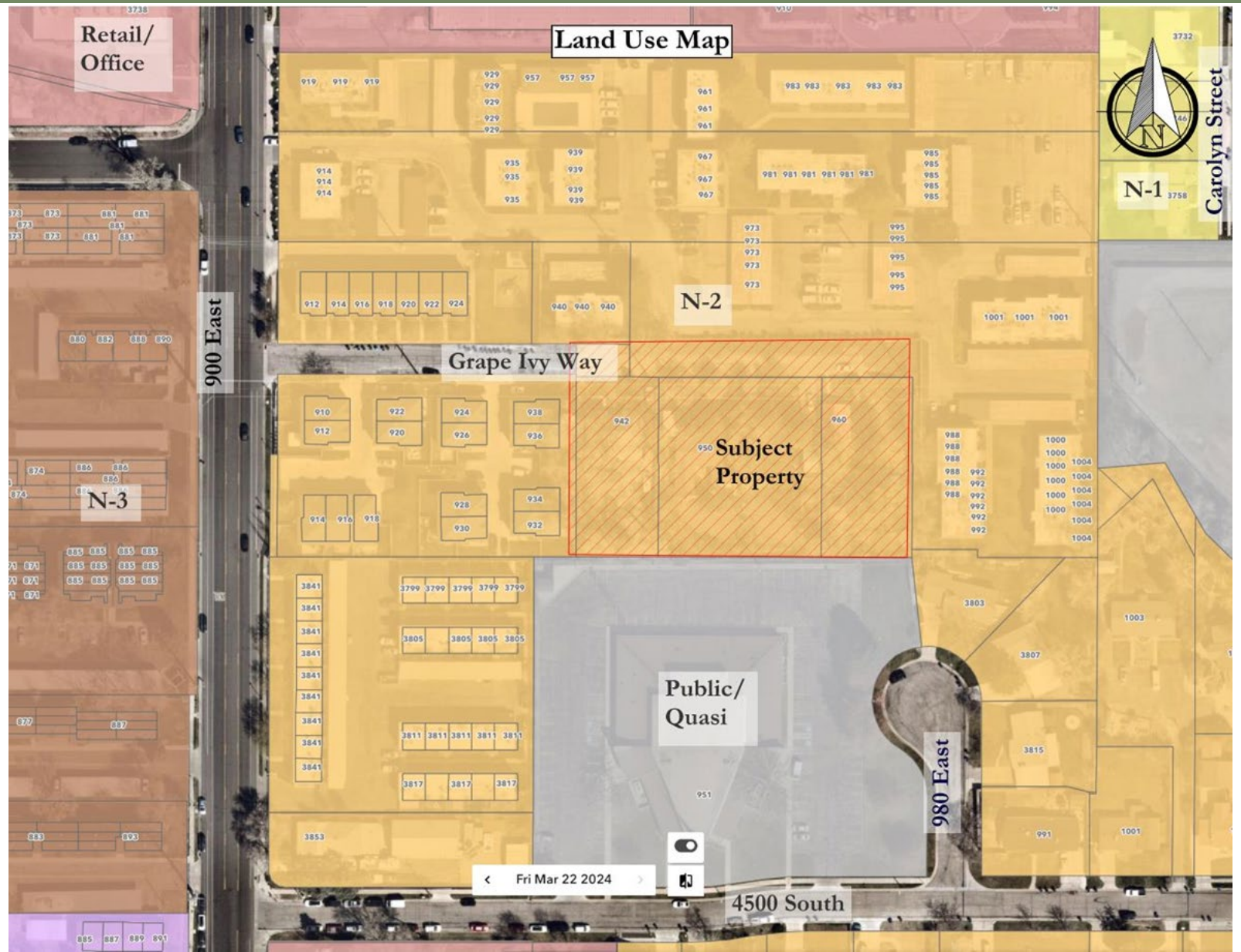
EXISTING CONDITIONS – THE IVY





PROPOSAL – THE IVY

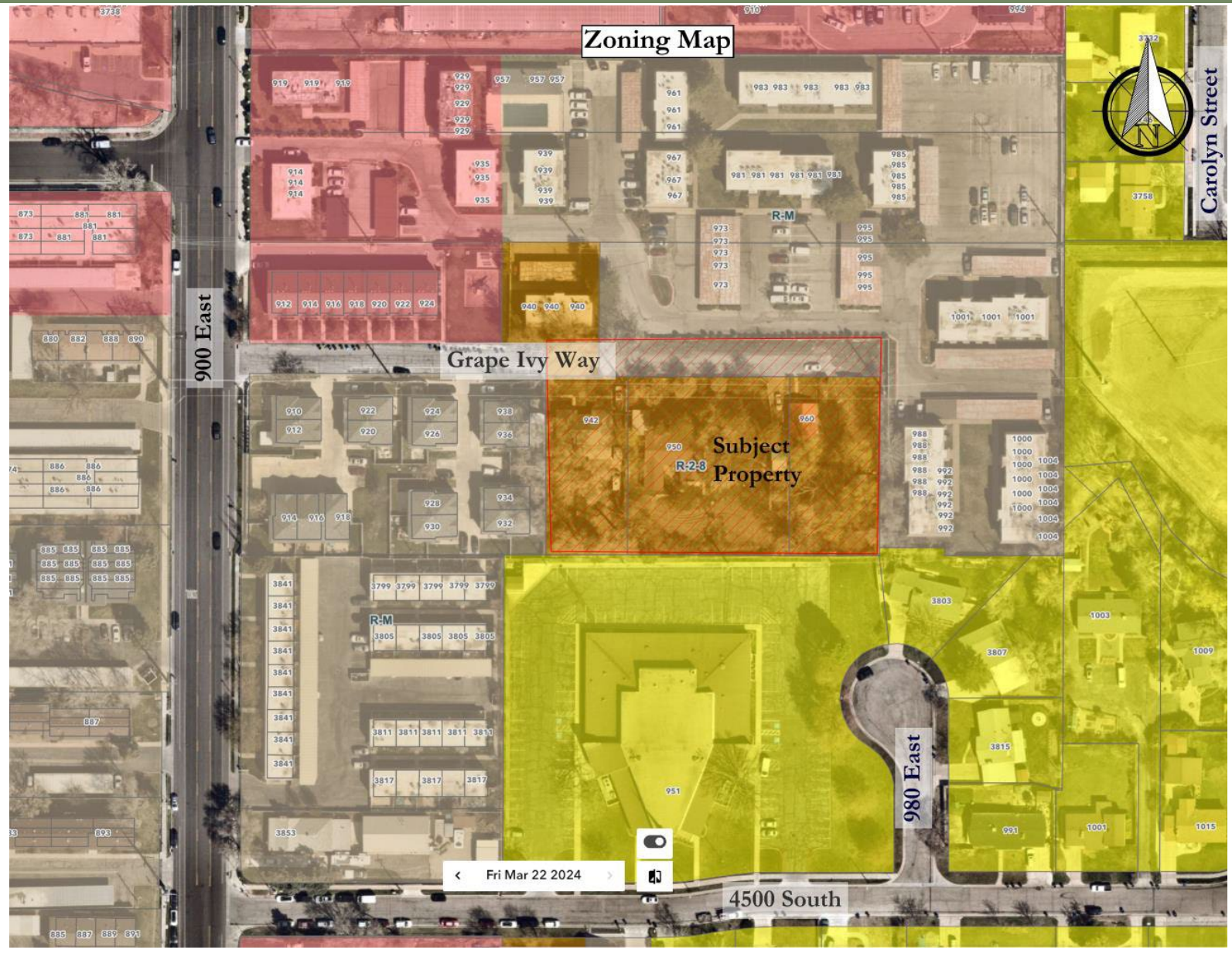
- The Subject Property is located within the "Neighborhood 2" land use designation – which envisions neighborhoods comprised of "single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multifamily buildings" This Neighborhood 2 land use specifies densities ranging between 6 and 18 units per acres with 2-3 story buildings.



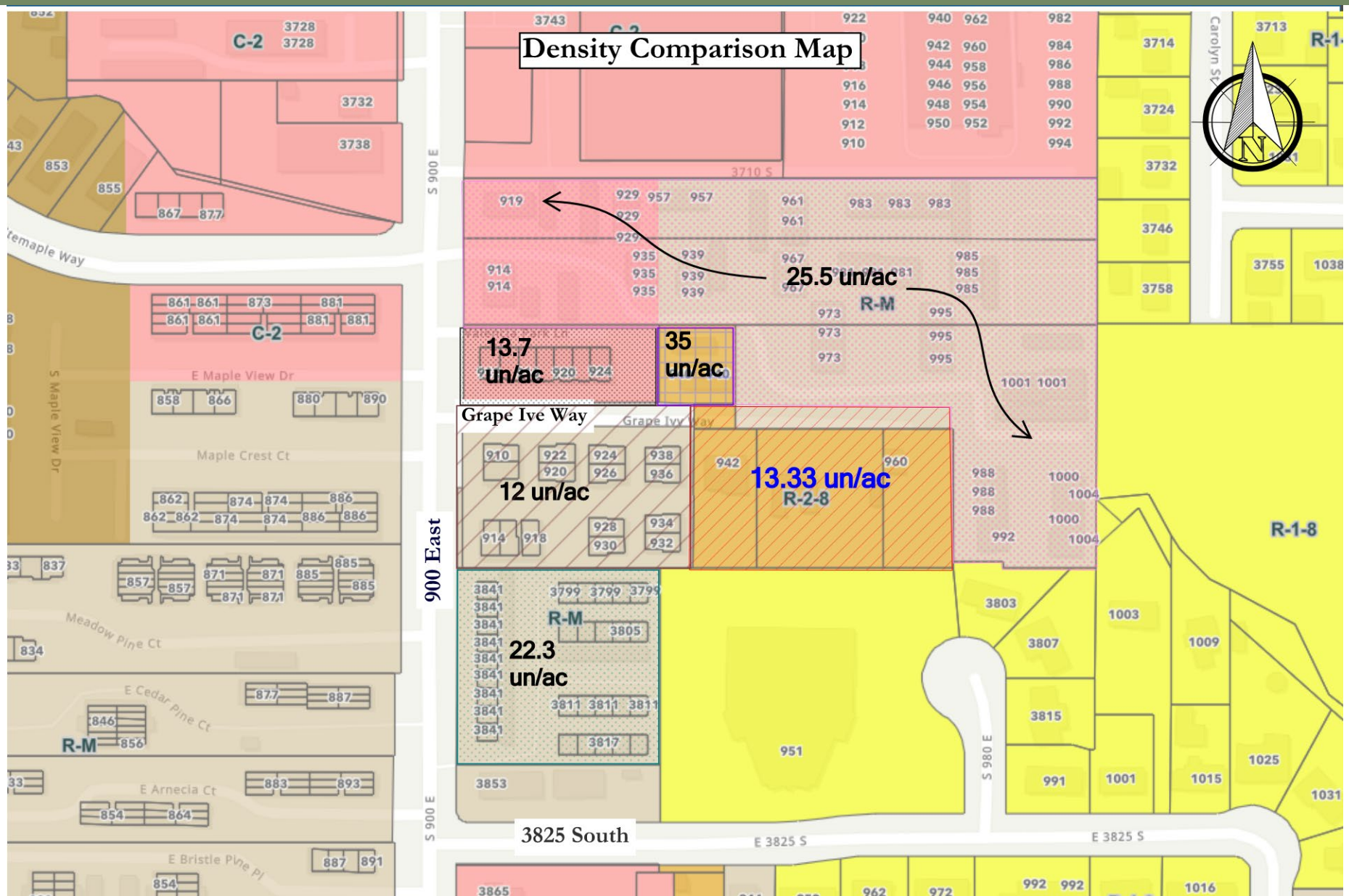
PROPOSAL – THE IVY

- Zone change from R-2.8 to the RM Zone

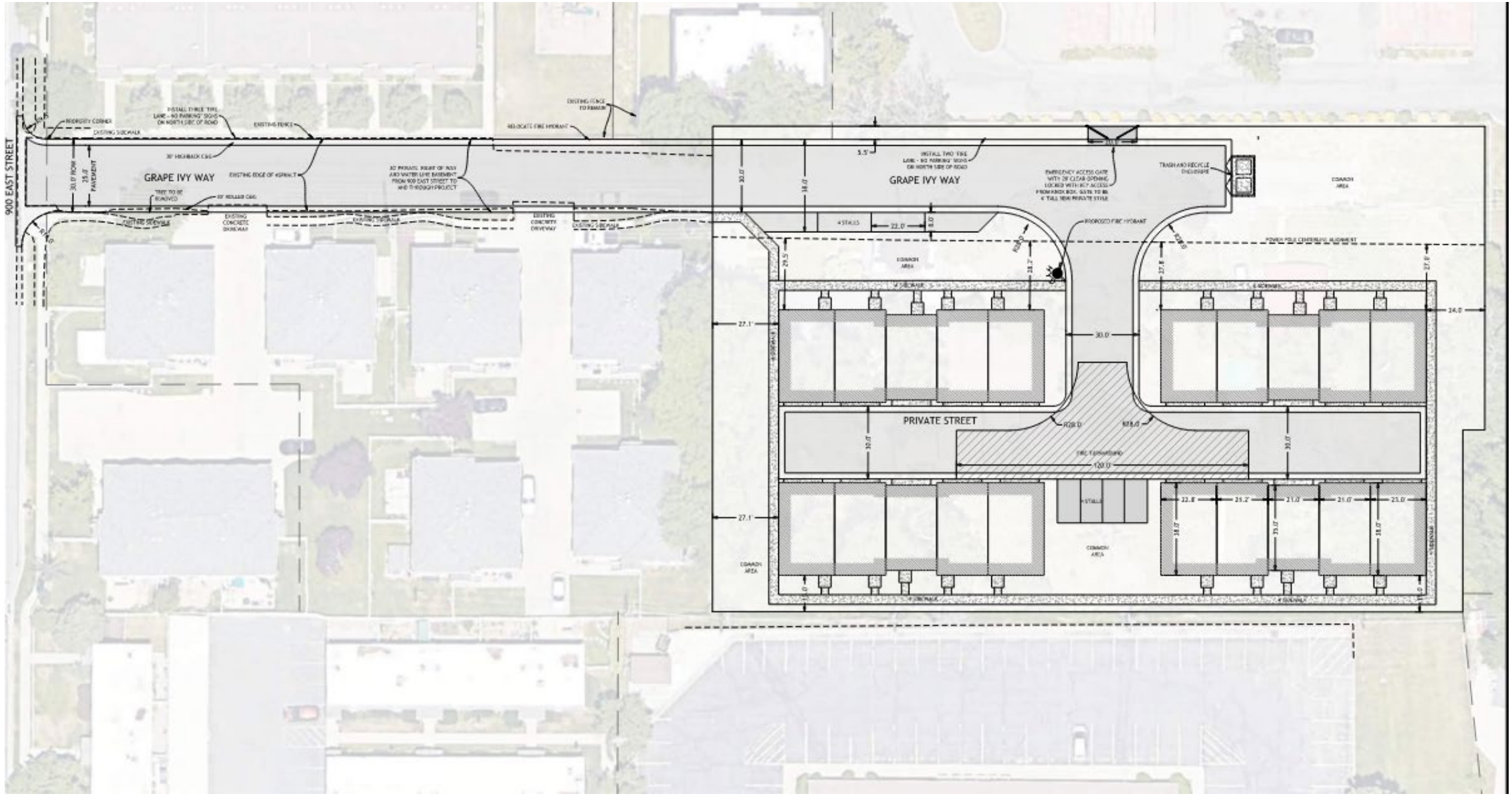
- If approved, the Applicant intends to develop the Subject Property as a 20 residential unit townhome development, in accordance with Millcreek's zoning and development standards as follows:
  - Twenty (20) residential townhome style units comprised within four separate buildings per the concept plan provided.
  - The proposal includes a variety of 1-, 2-, and 3- bedroom units.
  - Each unit would include a minimum of 2 car garages.
  - There will be min. eight (8) designated surface parking space, plus up to four (4) "unofficial" on-street parking spaces within the project site area.
  - Open space percentages and amenities shall be as required by the R-M Zone.
  - The Applicant has agreed to the terms of the Development Agreement (see slide #17)



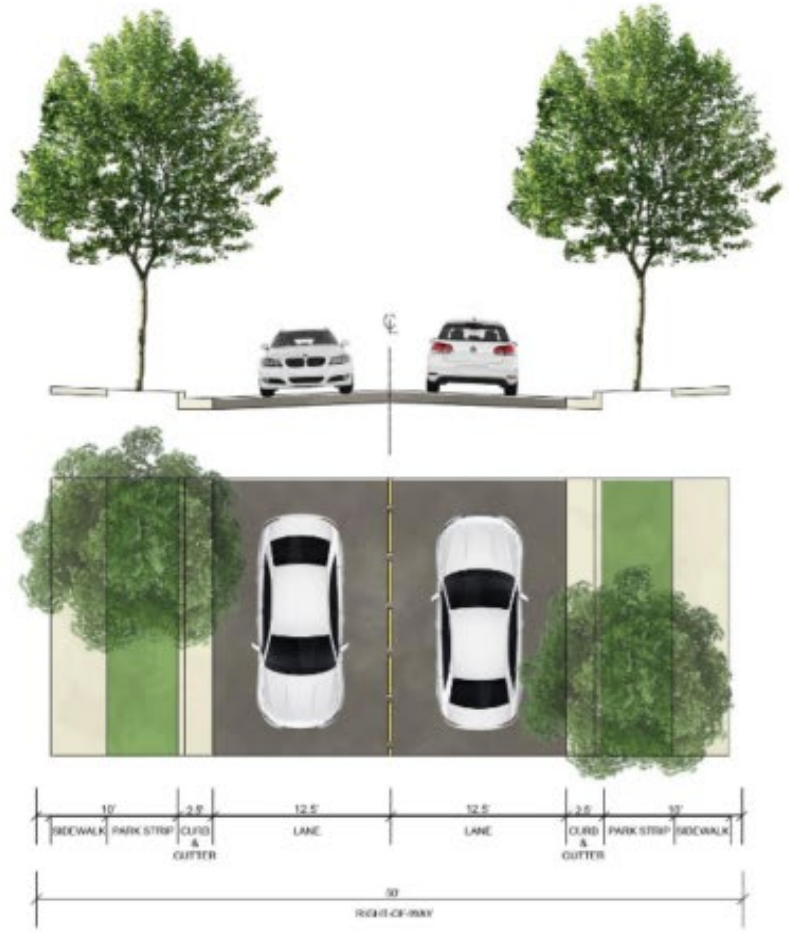
DENSITY MAP (ILLUSTRATIVE ONLY)



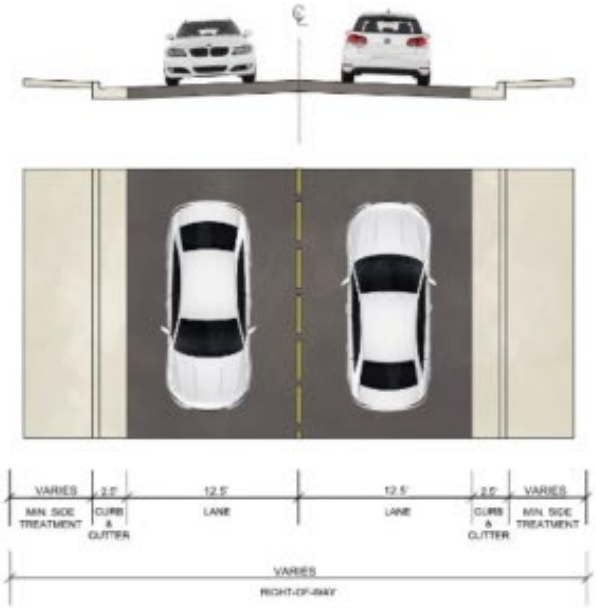
VICINITY SITE PLAN



MILLCREEK'S TRANSPORTATION MASTER PLAN: ROAD CROSS SECTION



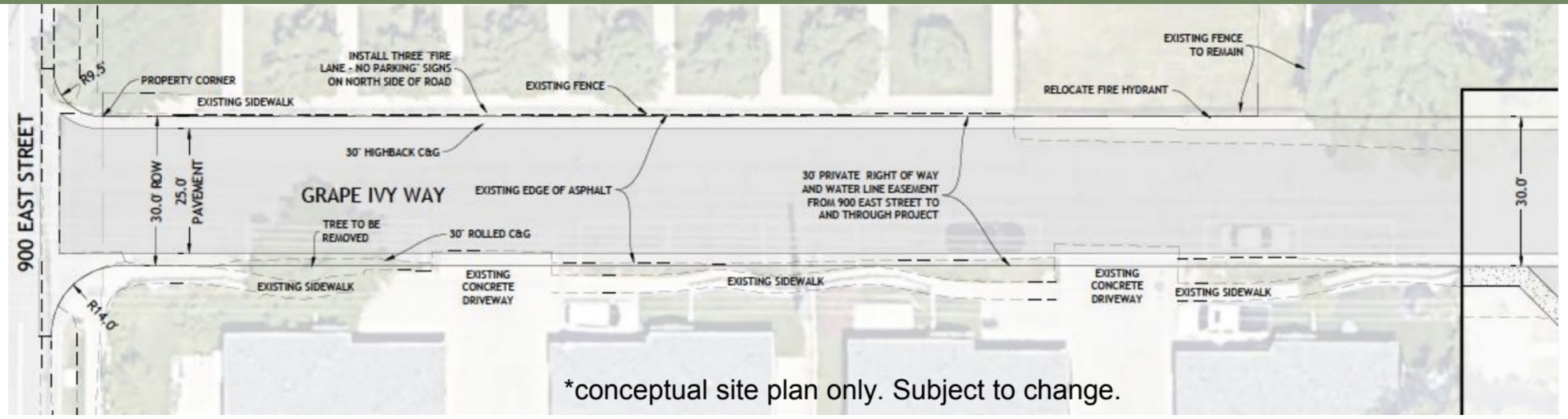
LOCAL STREET: 50-FOOT (TYPICAL)
2 LANES ≤ 25 MPH



PRIVATE STREET: VARIES (BY APPROVAL ONLY)
2 LANES ≤ 25 MPH

OFFSITE IMPROVEMENT PLAN

Reconstruct Grape Ivy Way to include new asphalt and curb/gutter on both sides as approved by the city Engineer.

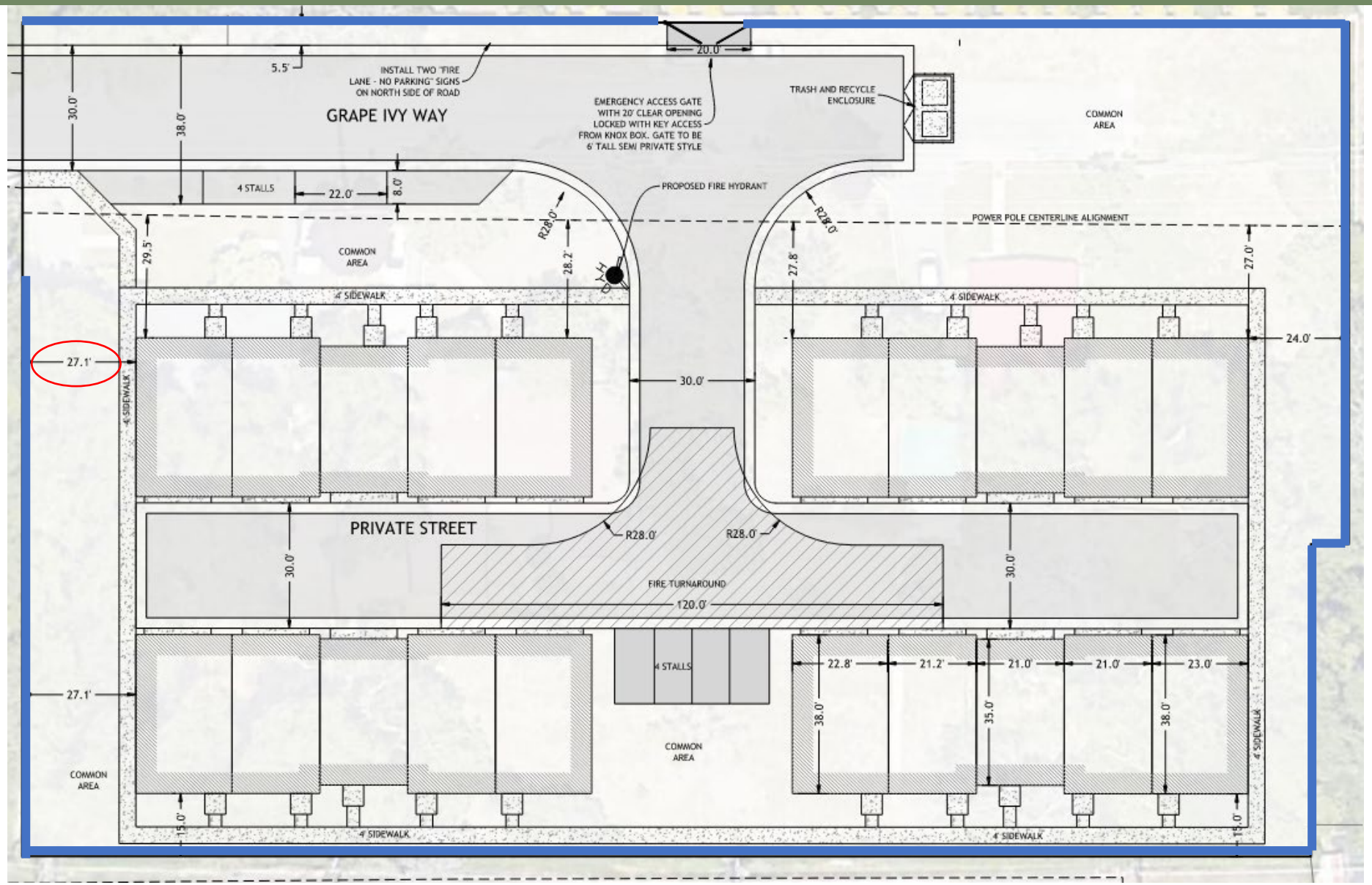






SITE PLAN

- Increased setback from 15’ to 20’ (west side only).
- Min. six-foot (6’) tall decorative masonry fence (vs. vinyl or other).
- Additional Landscaping (west side only)(see landscape plans
- Maximum 36’ building height (vs. 45’) (see elevations)



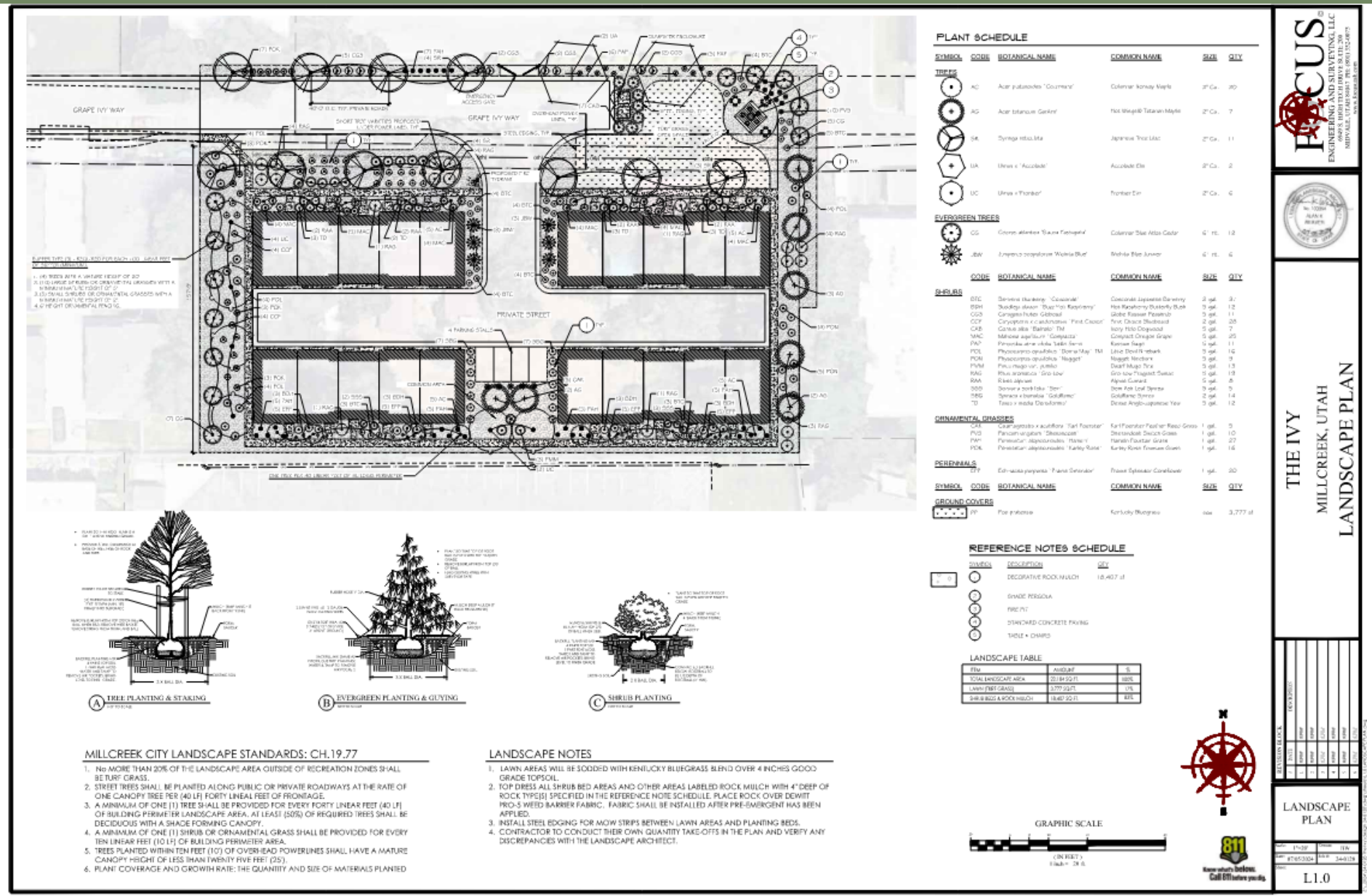
UNIT CONCEPT (ILLUSTRATIVE ONLY)~

- Limited to twenty (20) residential townhome style units comprised within four separate buildings.

- Three Bedroom (XL) = 8
- Two Bedroom (L) = 8
- One Bedroom (M) = 4



LANDSCAPE PLAN



RENDERINGS





STUDIES

6.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

Based upon the data collected and reviewed as part of this investigation, IGES makes the following conclusions regarding the geologic hazards present across the subject property:

- **The subject property does not appear to have geological hazards that could adversely affect the development as currently proposed, with the exception of shallow groundwater hazards. As such, the property is considered suitable for development from a geologic hazard perspective, provided that the recommendations presented in this report are incorporated into the design and construction of the proposed residence.**

IV. EXISTING (2024) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2024) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2024) background traffic volumes to predict turning movement volumes for existing (2024) plus project conditions. Existing (2024) plus project morning and evening peak hour turning movement volumes are shown in Figure 7.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 5.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for the study intersection. 95th percentile queue lengths of 50 feet were observed on the westbound approach of the Grape Ivy Way / 900 East intersection during both morning and evening peak hours.

E. Mitigation Measures

No mitigation measures are recommended.

GOALS AND STRATEGIES

- **Goal N-1: Preserve and enhance the physical elements that define each neighborhood's character.**
  - *Strategy 1.5: Ensure that new infill development is compatible with existing neighborhoods by regulating structure sizes and heights; building forms and materials; yard setbacks; streetscape character; height and bulk transitions; buffering; and other factors.*
  - The Subject Property is a new infill development agreement which can be made to be compatible if, the zoning change is accompanied by a development agreement which will help ensure comparable densities, building forms, setbacks, buffering, and other factors.

- **Goal N-2: Strive for a variety of housing choices in types, styles, and costs of housing throughout Millcreek.**
  - *Strategy 1.4: Support development projects in centers and mixed-use corridors that provide a variety of housing types and sizes to serve a range of demographic sectors and meet the needs of residents and families through various life stages and income levels.*
  - If granted, R-M Zone would allow for 20 residential units. The proposal contemplates a variety of 1-,2-, and 3-bedroom units.

NEIGHBORHOOD MEETING SUMMARY:

CW Urban Info Session
Proposed Development at 950 E. Grape Ivy Way

March 21, 2024

Info from CW Urban employees (Mark, Chase, and Kira, with Chase representing the group) regarding the proposed development:

- Zone they are seeking: R-M
- Setback distance from eastern border of the existing Grape Ivy community: 15 feet
- Height of planned townhouses:
- Unit details:
  - 22 on current plans
  - Will be owner-occupied, not rented
  - Height: Desired code of R-M allows for up to 45 feet, current model for their development has heights of 31-35 feet
  - Price point: $500,000+
  - Unit size: 1500-1800 SQ, three-bedrooms each
    - R-M code requirements: One unit for every 2000 SQ plus open space and parking requirements
  - Parking: two-car garage per unit and 27 external parking stalls
- Need 40% open space per unit to meet code requirements and 22 units will not allow them to meet that requirement, so a reduction in number is likely
- Access to the community:
  - Grape Ivy Way for owners
  - Crash gate for fire trucks
- Desired construction start date:
  - They will revise plans over the next few weeks, then apply for rezoning
  - Likely 30-45 days until planning commission reviews the proposal
  - Construction might start spring 2025
  - Could get final Platt this year if everything goes perfectly
- Miscellaneous:
  - A geological study of the property in question has bene completed. CW Urban has yet to receive the full report, but was told no faults were located.
  - The land in question is owned by Michael Brodsky and the land is under contract.
  - Power lines won't be moved; 35-foot setback from Grape Ivy and at least 20 feet from power lines to meet Rocky Mountain Power code
  - Dumpsters, not garbage cans, for trash disposal
  - A property management company will be hired to oversee maintenance and such of the community
    - CC&Rs can codify this arrangement

Comments from Millcreek employee Brad Sanderson:

- Development agreement may be helpful:
  - Shores up the code where the code is lacking
  - Locks in the agreement even if CW Urban sells it to a different developer
  - Generally completed by the planning commission meeting

Priorities we outlined to CW Urban in the meeting:

Summary statement by Erin – We do not want any development on Grape Ivy Way, but understand it's likely to happen. We request that CW Urban work with local residents to minimize the negative impacts of the development on existing residents, prioritizing privacy, traffic issues, and distance between existing and new units.

- Increase the setback from the eastern border of the current Grape Ivy community as much as possible
- No windows or balconies on the west-facing side of the new units for privacy of all residents (or use opaque glass), and on the end or side facing the home located at 3803 S. 980 E.
- Trees on the stretch of Grape Ivy Way owned by the current Grape Ivy community remain in place for privacy (shields community from Millcreek Village apartment residents)
- CC&Rs include the following:
  - Cap the number of units that can be rented at 20% and prohibit short-term rentals of any kind
  - Provision to share in snow removal and Grape Ivy Way road-maintenance costs

Additional requests from the Grape Ivy community for CW Urban:

- Prior to the start of demolition, install a fence along the eastern boundary of the current Grape Ivy Way community to shield the homes, yards, and residents from debris. The current fence is chain link.
- Take care of damage and mess created for surrounding residents: Cover costs for cleanup and repair that result from debris, vibrating equipment, tree removal, and other sources related to any work on the development of the new community
- Resurface or repave Grape Ivy Way at the conclusion of all work related to the construction of the new development: Heavy vehicles used for this work, and individual vehicles for people involved in the work, will cause significant wear and tear on the roadway.
- The drivable surfaces inside the existing Grape Ivy community are private property and may not be used for any reason by anyone outside of the current Grape Ivy community.
  - If it is demonstrated that these private drivable surfaces are used by those involved in the development, cover all expenses for repairs done to driving surfaces inside the current Grape Ivy Way community that occur between now and the end of all work related to construction of the new community.
  - Heavy vehicles are already, and will likely continue to, use these driveways to turn around, exacerbating existing issues and causing new damage.
- Development agreement that documents all agreed-upon concessions

COMMUNITY COUNCIL MEETING SUMMARY:

Millcreek Community Council Meeting – The Millcreek Community Council held a meeting on June 4th, whereupon seven of the eleven (7-4) members made a positive recommendation to approve the rezone of the Subject Property from the R-2-8 Zone to the R-M Zone subject to a development agreement, to include the following items:

a. Limit building heights to 35' tall and require the materials and colors per the concept elevation plans.
b. Require a new six-foot-tall perimeter privacy fence surrounding the CW Urban development.
c. Require extra trees along the west side of the subject property, per the concept landscape plan.
d. Require a minimum 15 side yard building setback along the west property line per the concept site plan.
e. Require the applicant to plat the units via a subdivision, providing owner occupied housing as a "for sale" product.
f. No Short-term Rentals

STAFF RECOMMENDATION

Staff Recommendation - Based on the findings and conclusions listed above, Staff recommends that the Planning Commission take public comments and recommend the City Council approve application file number ZM-24-004, subject to a Zone Condition limiting the use and density to 20 residential units and a Development Agreement to include the following items listed below, 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.

~ See next slide ~

DEVELOPMENT AGREEMENT CONSIDERATIONS:

- The property shall be developed according to the concept site plan layout, **not exceeding twenty (20) residential units.**
- **Limit building heights to thirty-six feet (36') tall**, and requiring the building style, materials, and colors to be per the concept elevation plans.
- **Require a six-foot-tall (6') decorative perimeter masonry privacy fence** surrounding the Subject Property as shown on the concept plan.
- Require landscaping to be per the concept plan, with **extra trees along the west** side of the Subject Property for added buffer.
- Require a **minimum fifteen-foot (15') side-yard building setback** along the west property line per the concept site plan.
- Require **individual ownership** through the subdivision of the property to create a "for sale" residential product to allow for individual ownership.
- The developer is required to **improve Grape Ivy Way**, within the thirty-foot (30') wide access easement, including recommendations from the Traffic Impact study and as directed by the City Engineer.
- Require emergency vehicular access as shown on the concept plan as recommended by the Fire Department.

MODEL MOTION

I move that we, the City Council, **approve** application file number ZM-24-004, subject to a Zone Condition limiting the use and density to 20 residential units and a Development Agreement to include the items recommended by Staff. (see previous slide)

Millcreek City Council

JULY 08, 2024

Land Use Amendment, Rezone, & Development Agreement

File # ZM-22-009

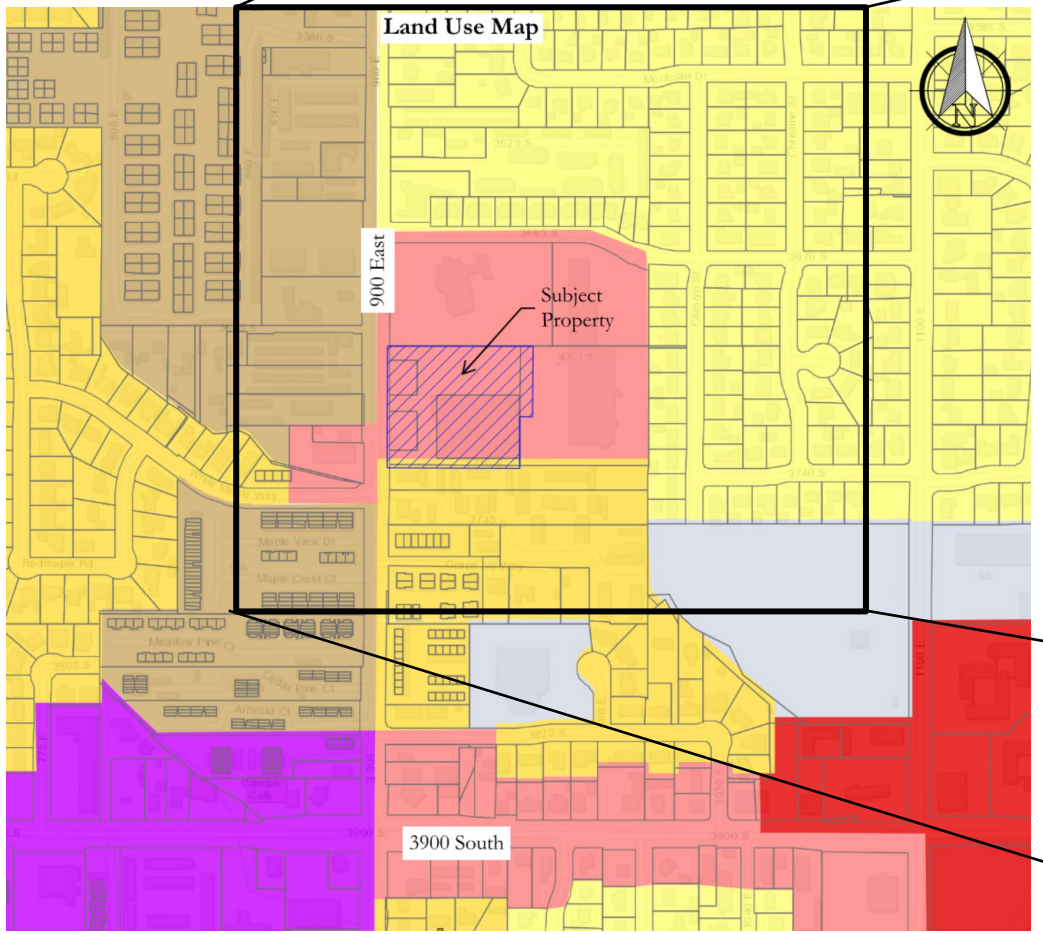
3739 South 900 East

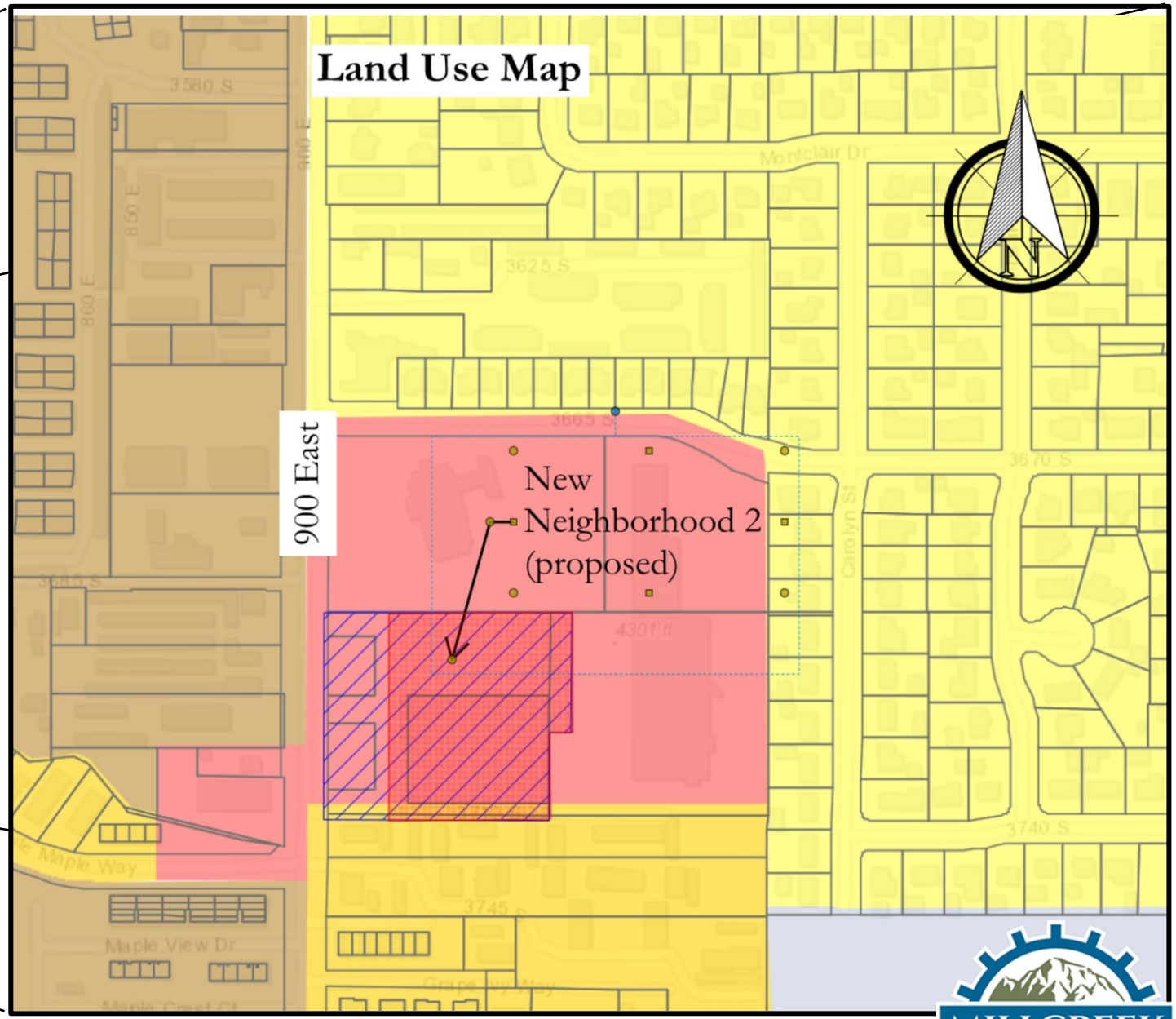
APPLICANT: ADAM HUGHS WITH LOTUS CALLA

Aerial Map

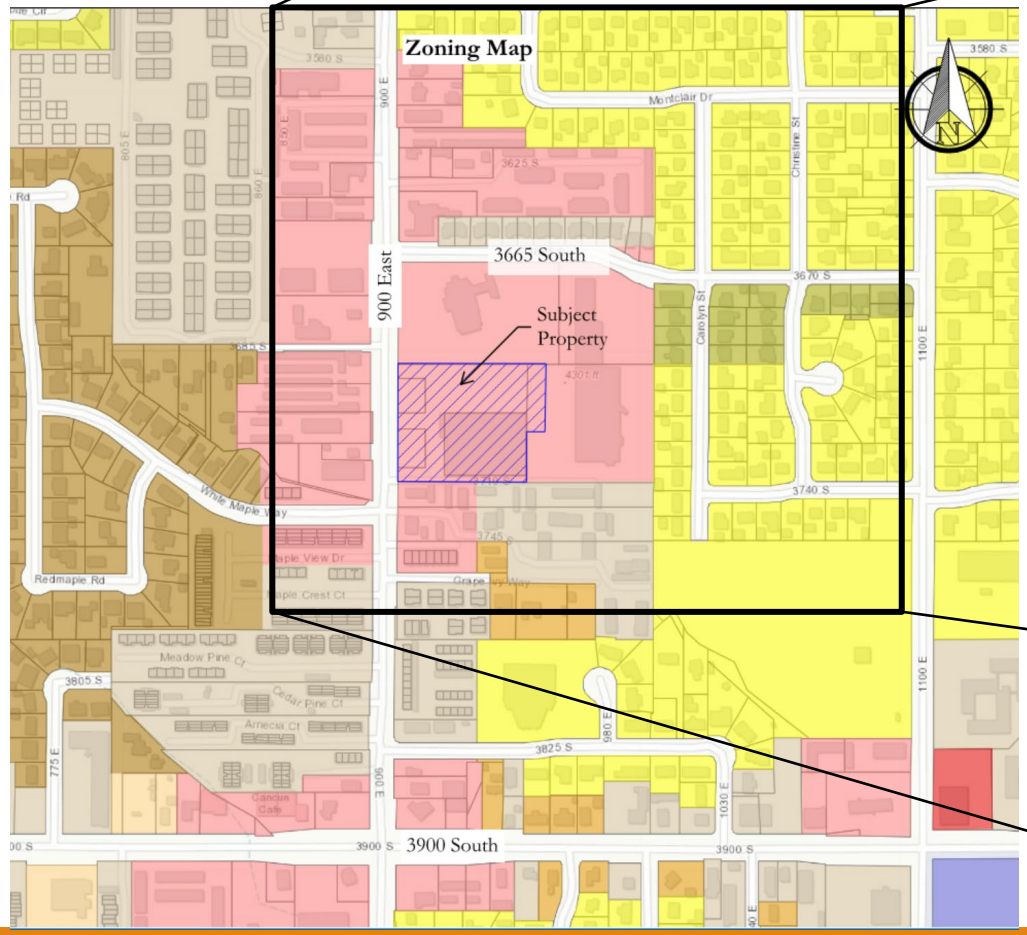


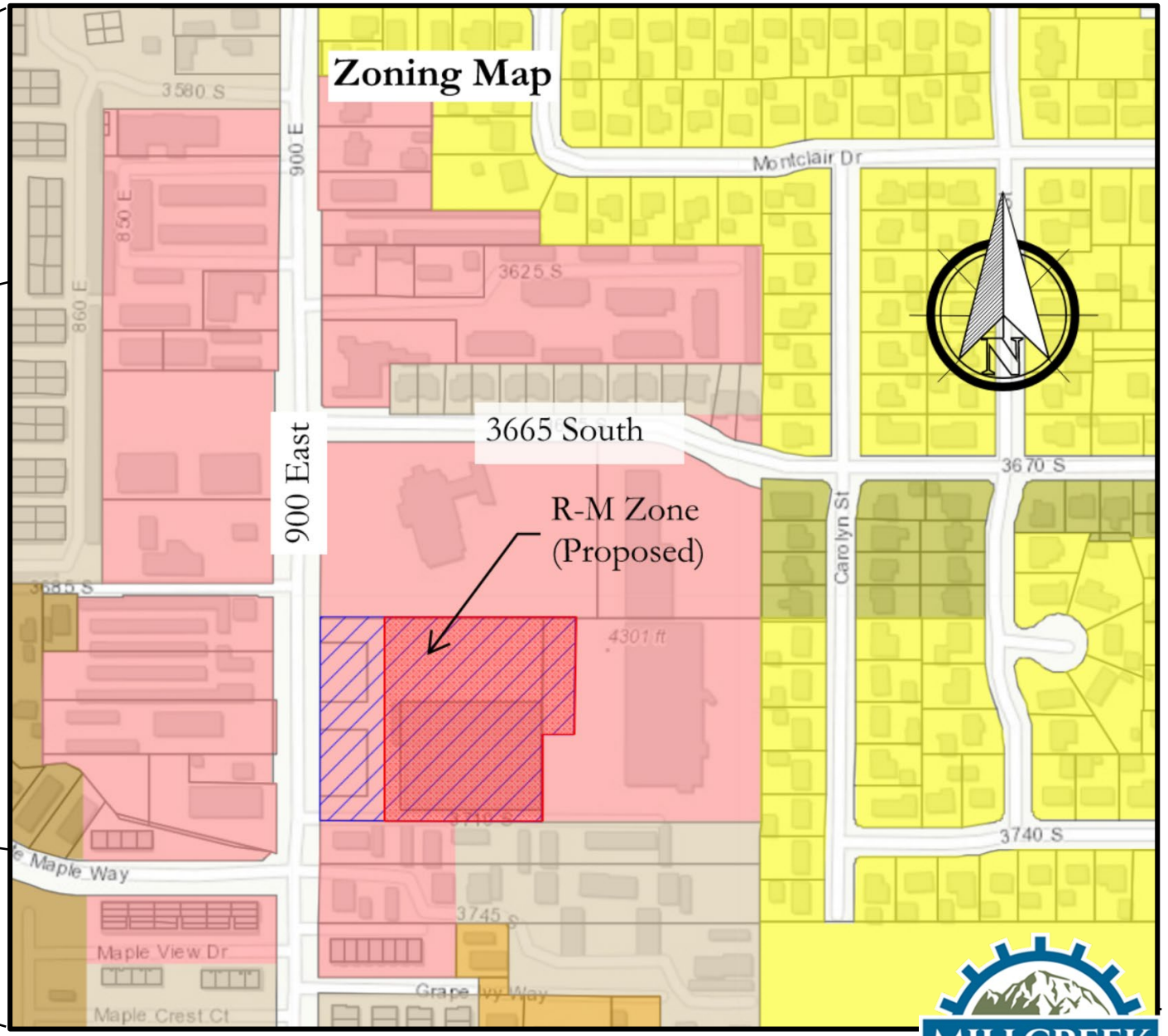
Land Use Map


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:

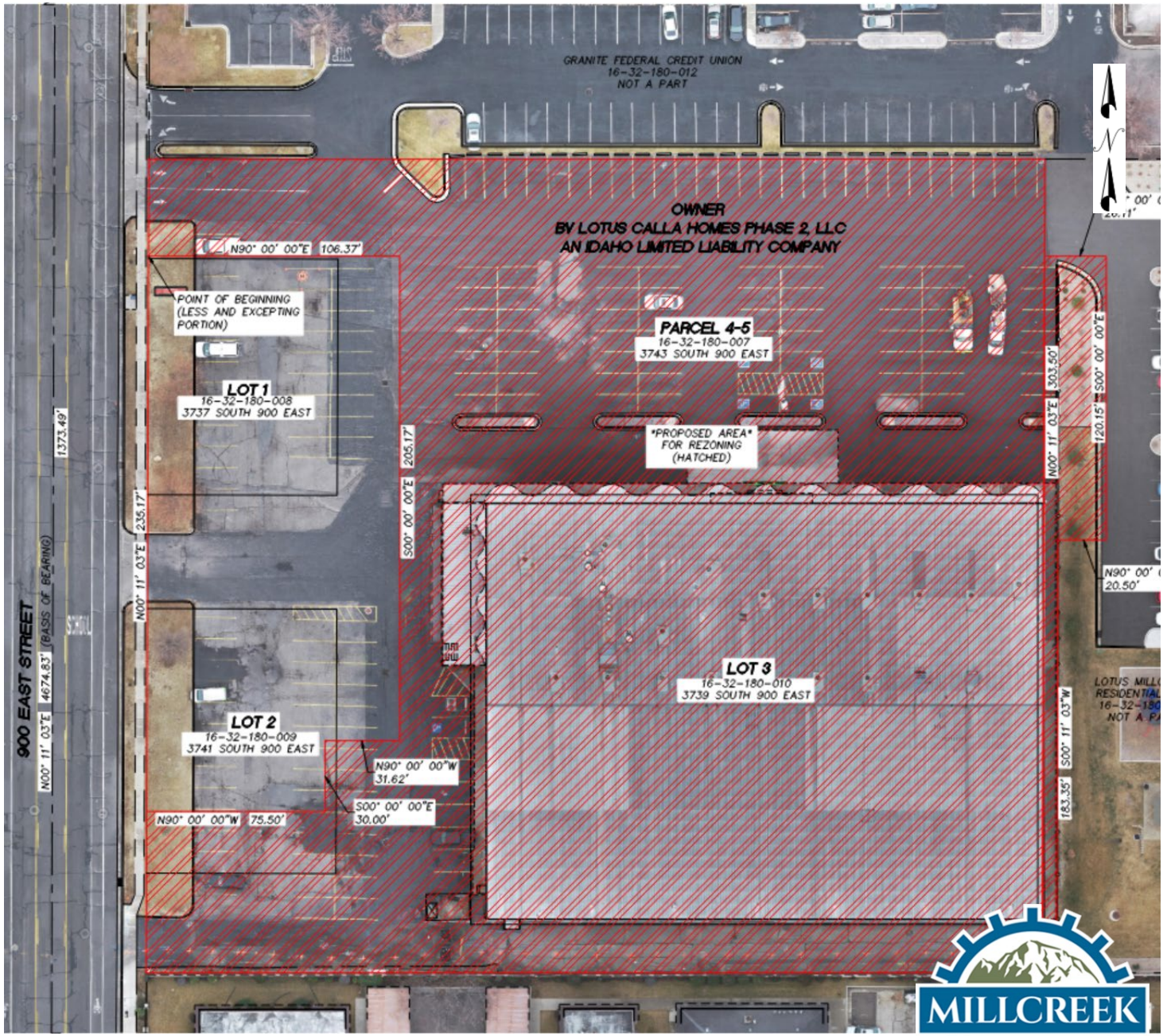
Consider Rezone and Development Agreement providing:

- **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:

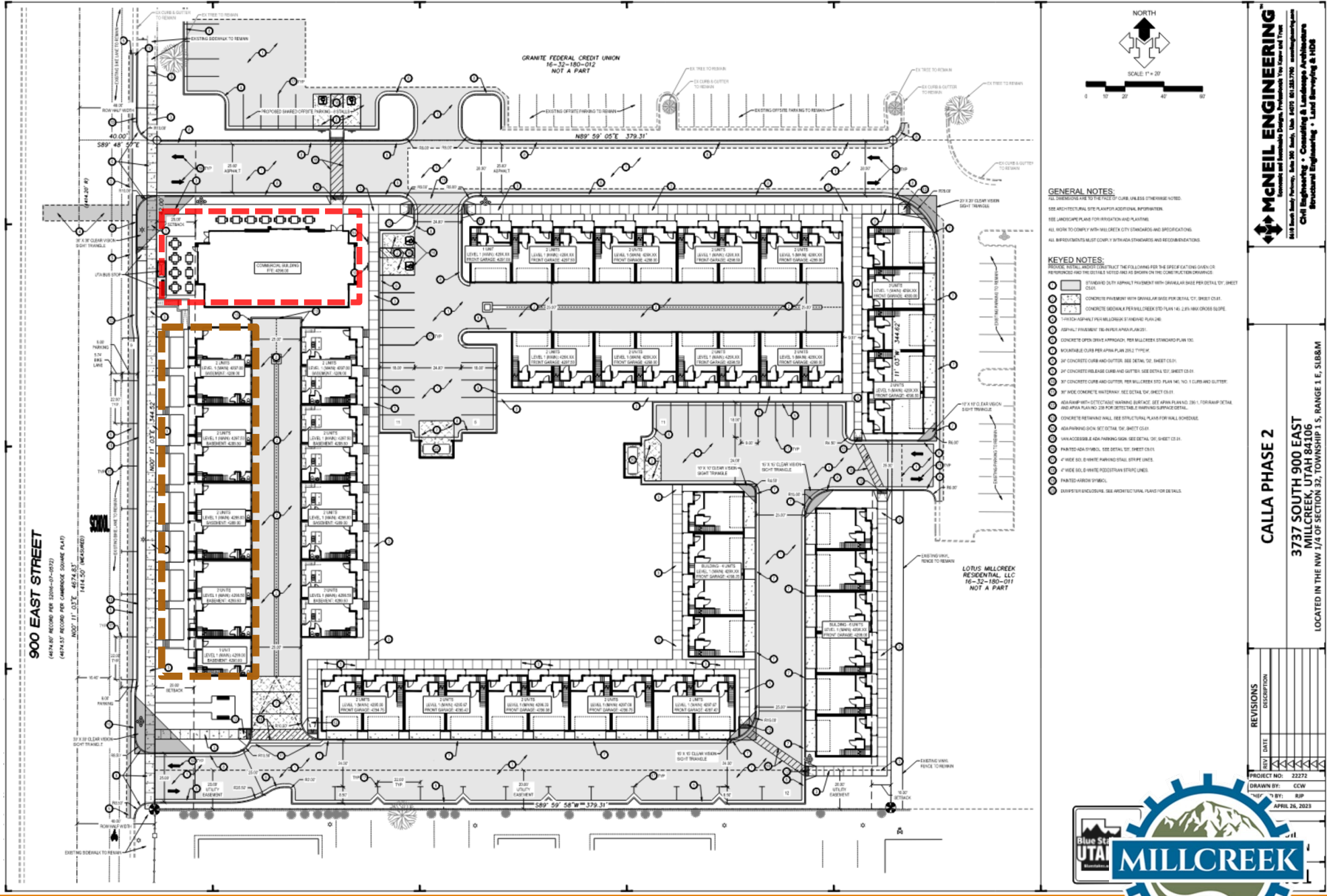
- Location - 3730 South 900 East (Former Fat Cats (business)
- Site Area = 2.27 acres
- Cambridge Square Phase I Subdivision - Comprises of 4 Lots ~plus a small portion of the adjacent property to the west (also owned by the applicant).

- 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)



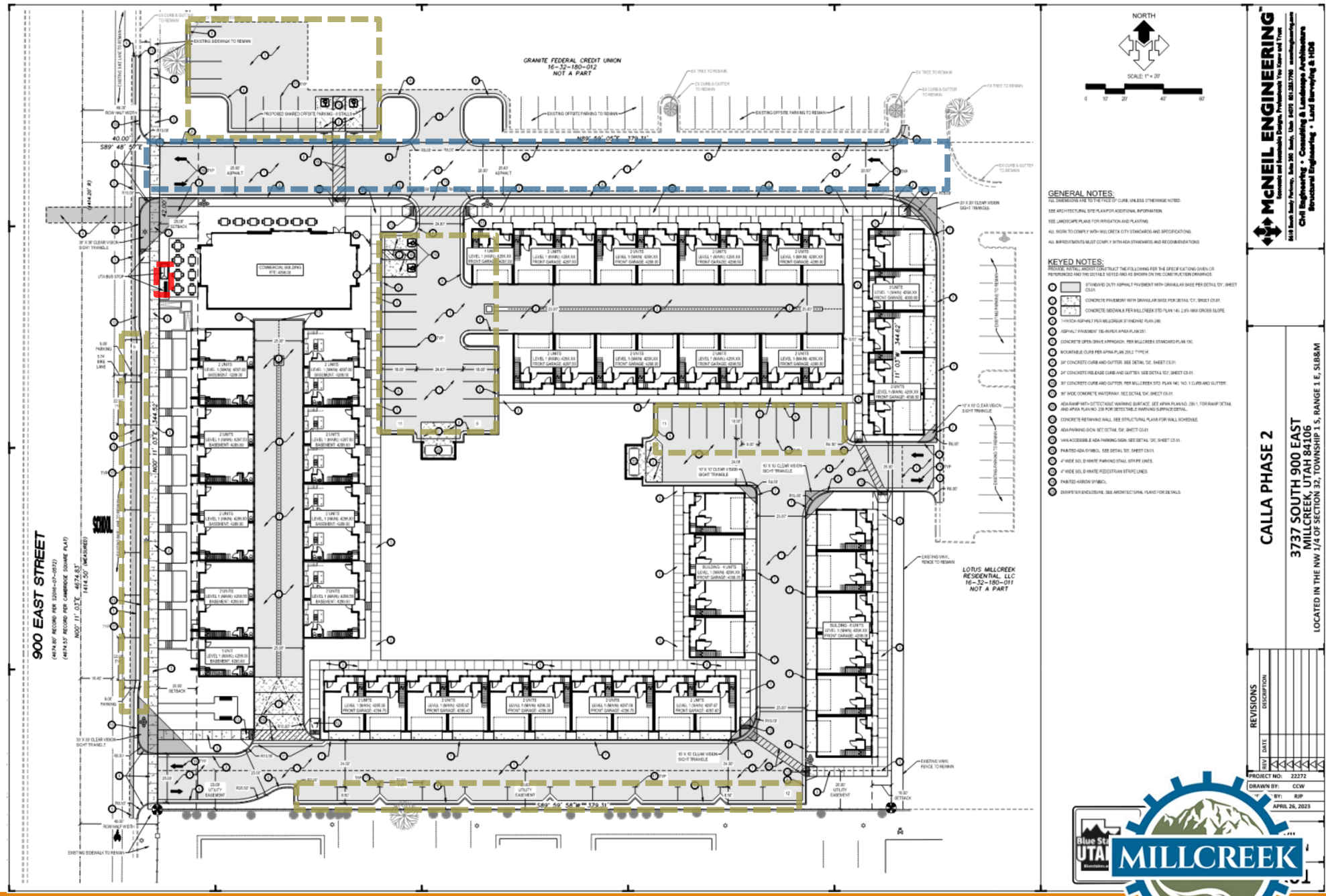
Proposal:

- 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 ~

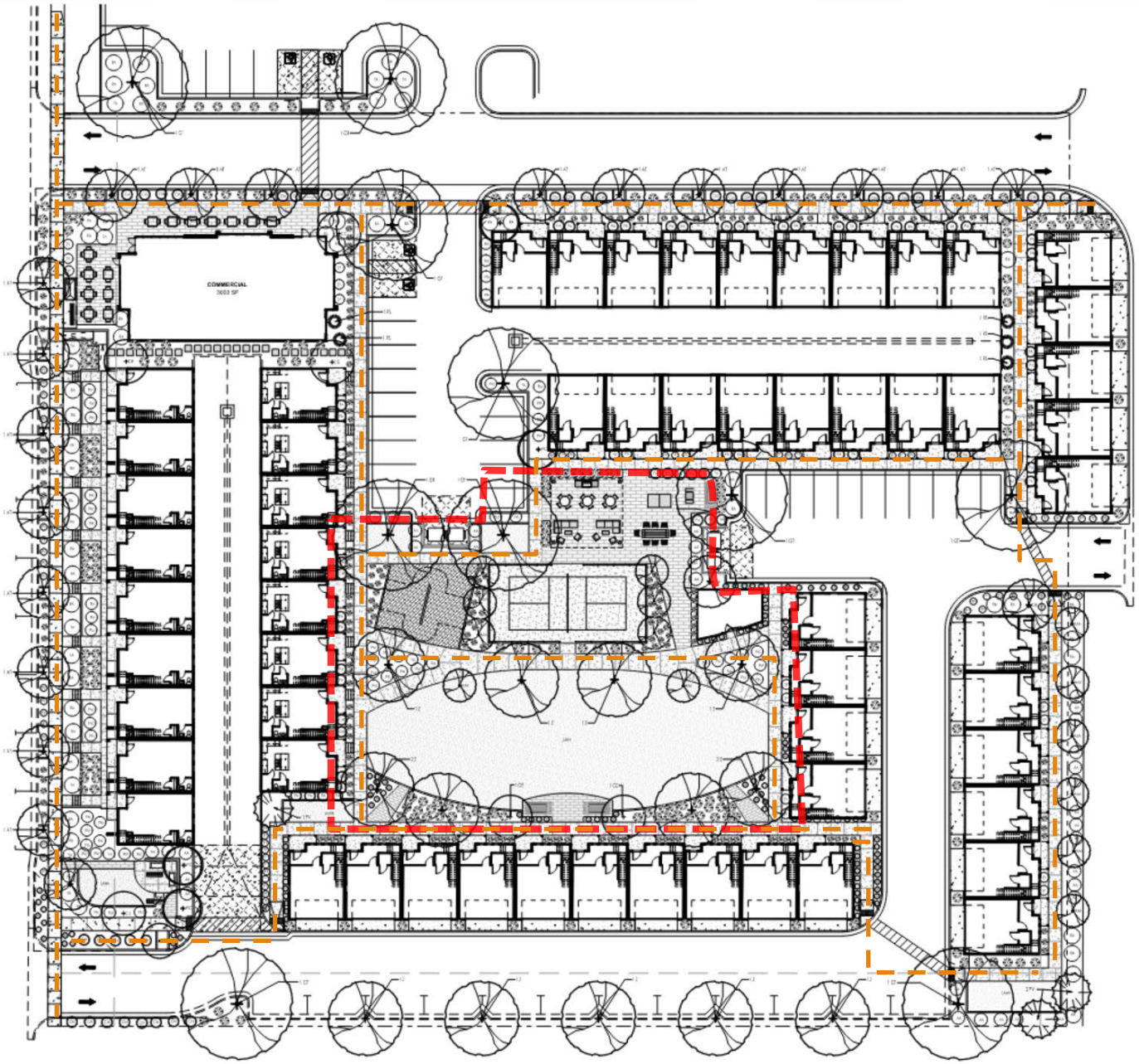
- Street aligned connectivity to other properties
- Bus shelter and bike racks
- Parking dispersed throughout.
- One 2-car garage per unit.



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

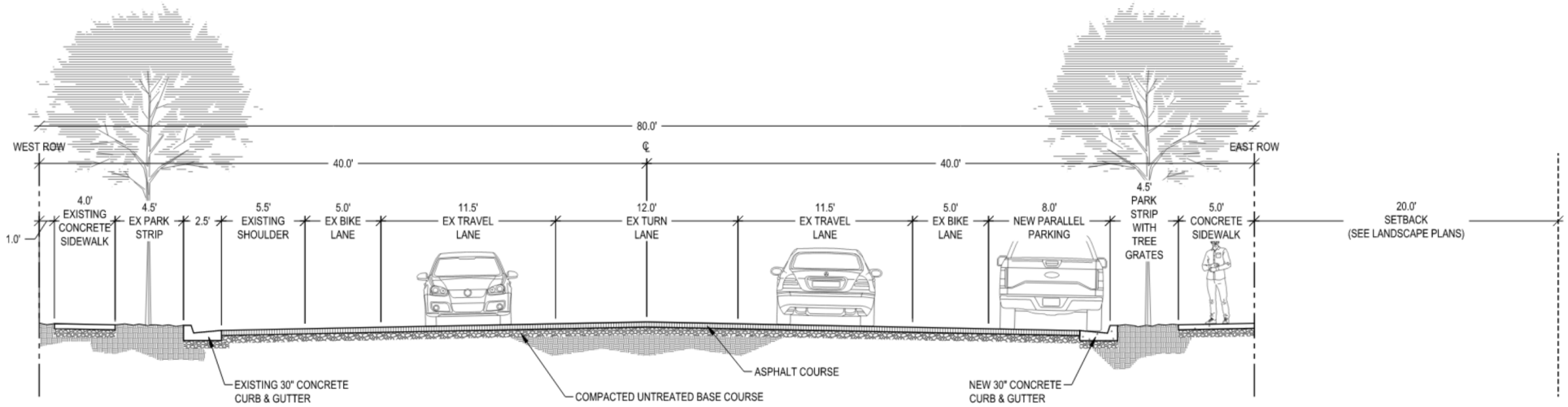
Calla Phase II Development
Landscape Plans

Landscape Planting

NOTE:
SEE SHEET LA3 FOR NOTES, PLANTING AND DETAILS

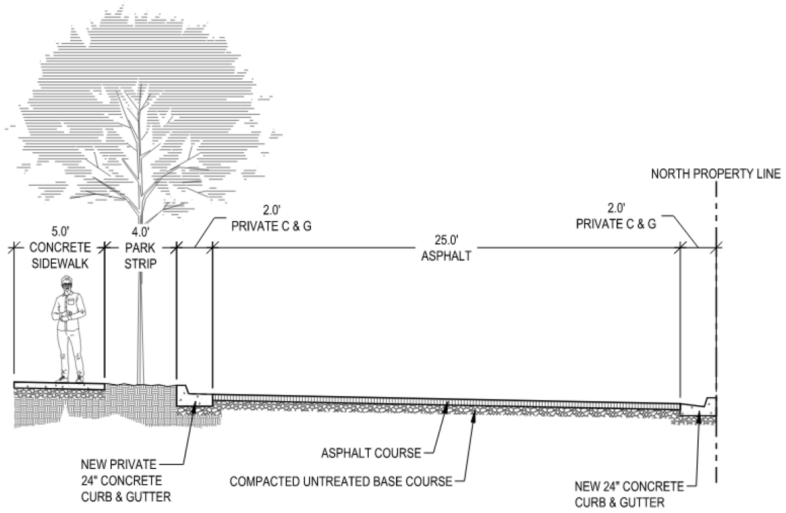
11"X17" 1" = 40'-0"
24"X36" 1" = 20'-0"
0 20' 40'

MILLCREEK



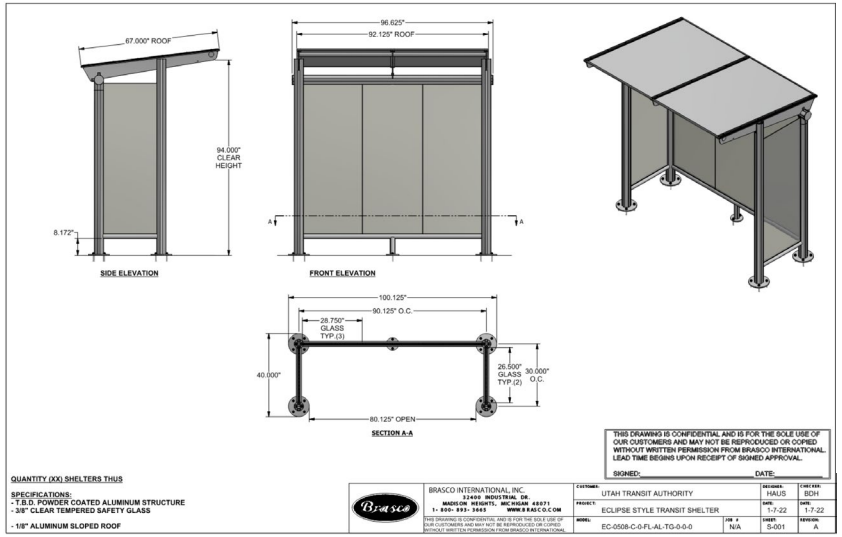
900 EAST STREET CROSS SECTION W/ PARALLEL PARKING (A)

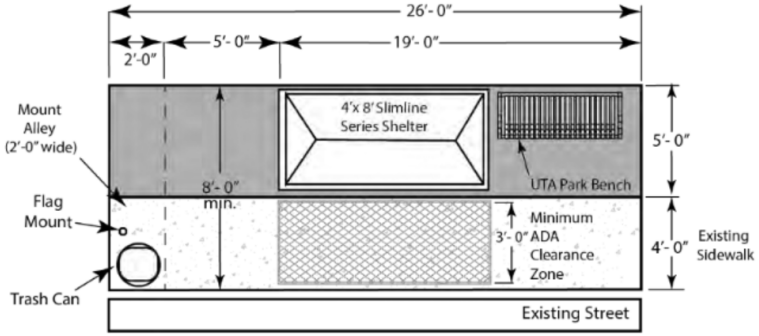
SCALE: N.T.S.
VIEW: NORTH



PRIVATE STREET CROSS SECTION (B)

SCALE: N.T.S.
VIEW: WEST



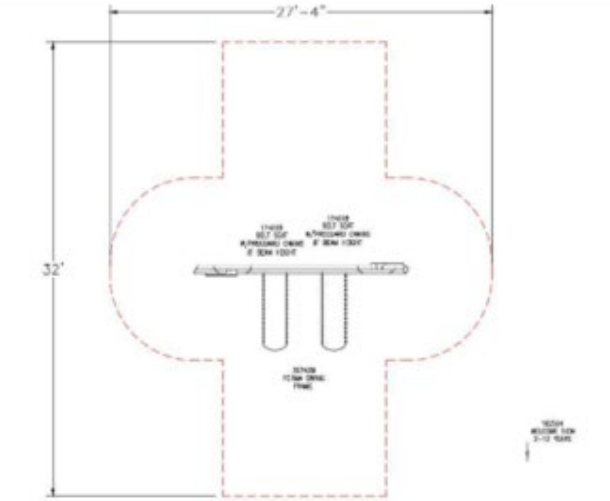


Existing 4'-0" Sidewalk Adjacent to Curb and Street

Not to Scale

26'- 0"

~Conceptual ~



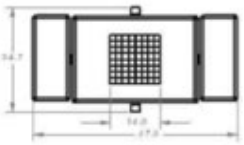
K 2 BAY SWING



K 2 BAY SWING



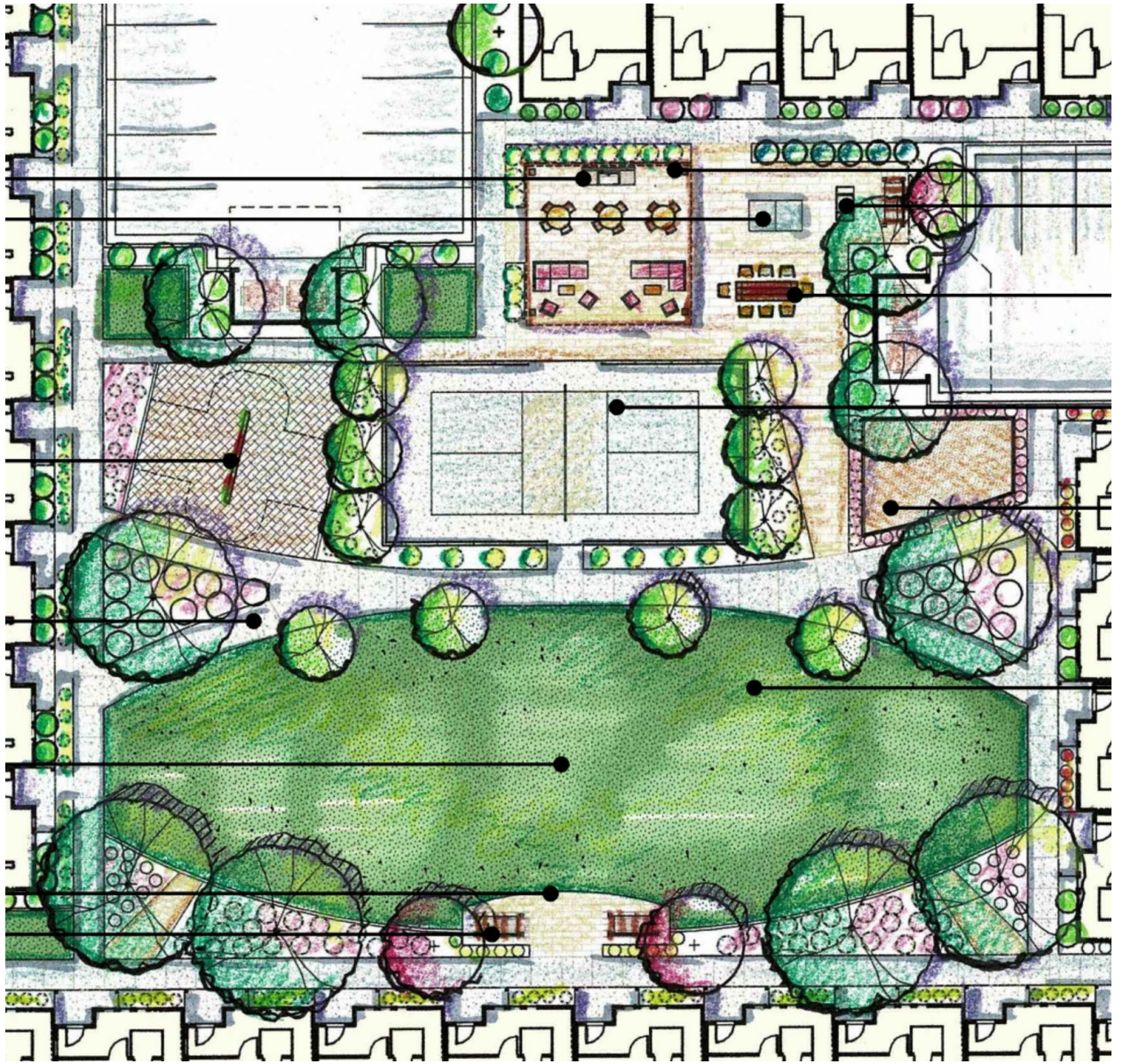
J PERGOLA AND SWING



HIGHLAND PRODUCTS GROUP LLC



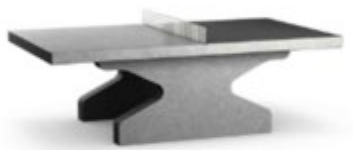
L CONCRETE OUTDOOR CHESS TABLE



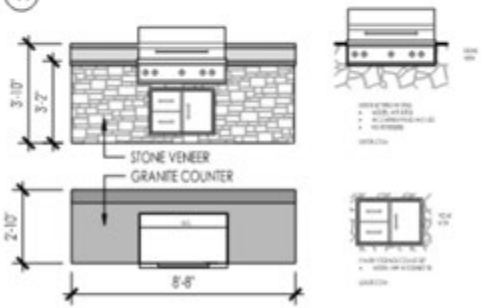
F CONCRETE EDGING



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

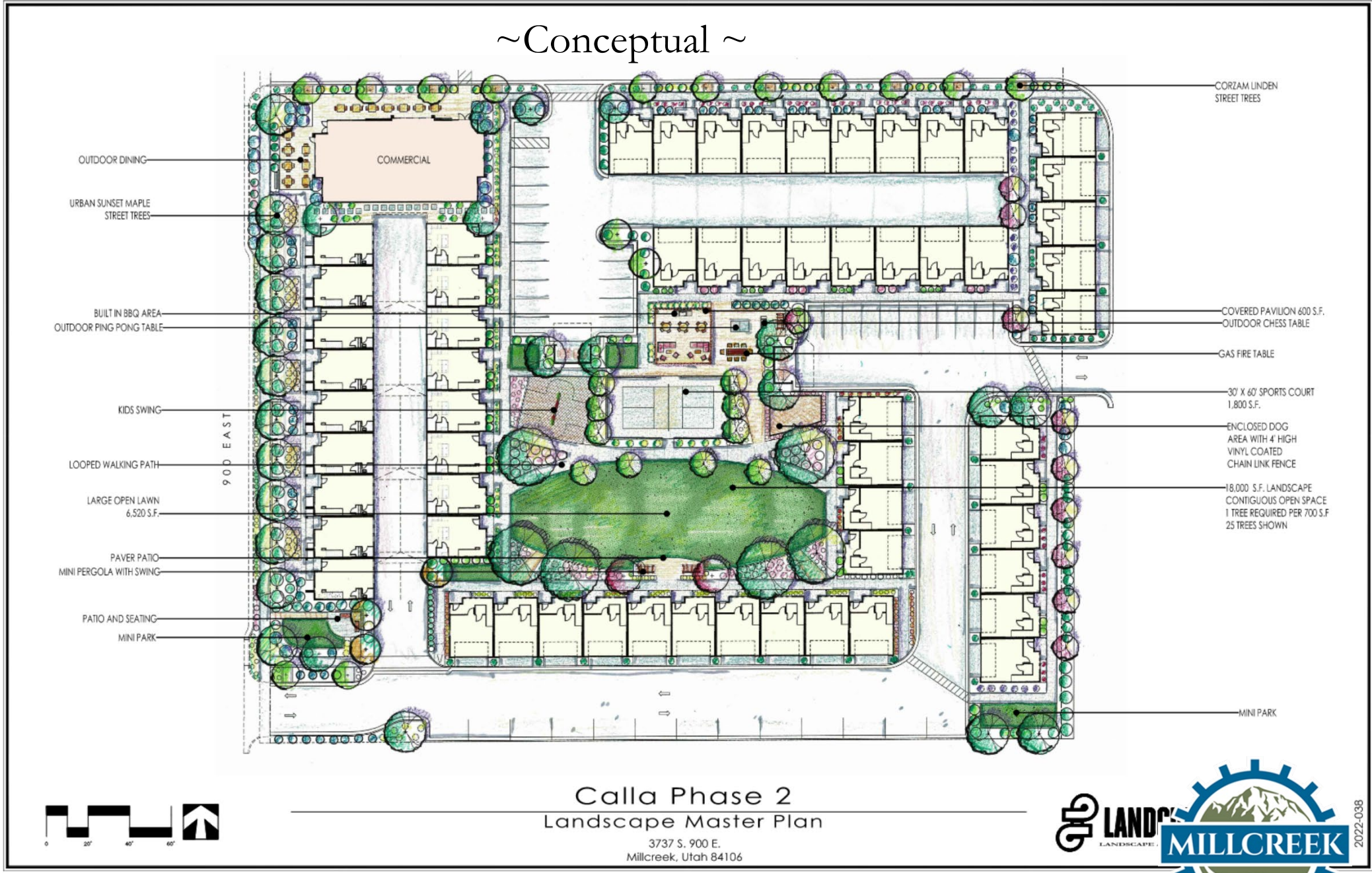
900 East Frontage Rendering

3737 S. 900 E.
Millcreek, Utah 84106

LANDCURVE
LANDSCAPE ARCHITECTURE

MILLCREEK

~Conceptual ~

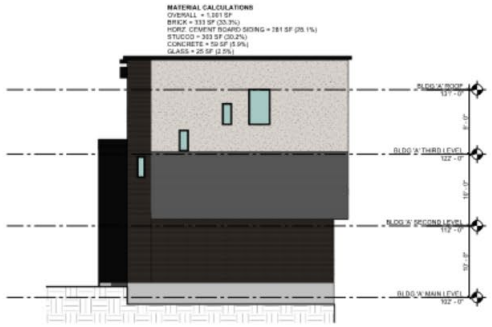

OUTDOOR DINING
URBAN SUNSET MAPLE STREET TREES
BUILT IN BBQ AREA
OUTDOOR PING PONG TABLE
KIDS SWING
LOOPED WALKING PATH
LARGE OPEN LAWN 6,520 S.F.
PAVER PATIO
MINI PERGOLA WITH SWING
PATIO AND SEATING
MINI PARK
900 EAST
COMMERCIAL
CORZAM LINDEN STREET TREES
COVERED PAVILION 600 S.F.
OUTDOOR CHESS TABLE
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



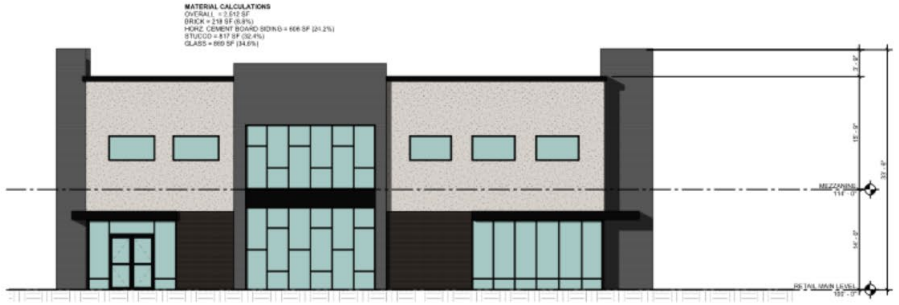
04 EAST ELEVATION - BUILDING 'A '
1/8" = 1'-0"



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
04/18/2023
ISSUE

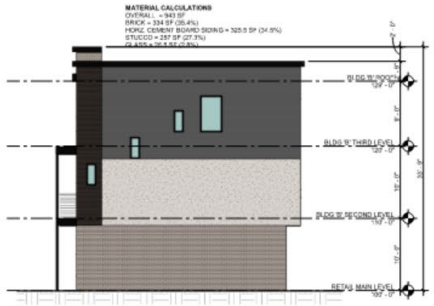
SHEET TITLE
BUIDLING TYPE 'A' EXTERIOR ELEVATIONS

SHEET NO.
A5.01

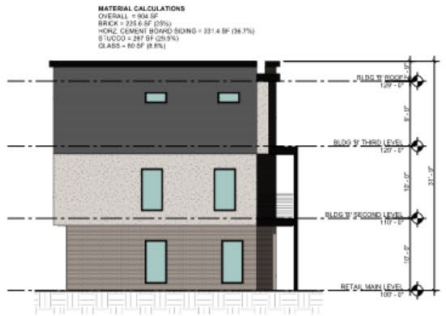
MILLCREEK



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

STAMP

REVISION
NO. DESCRIPTION DAT

DATE
02/16/2023
ISSUE

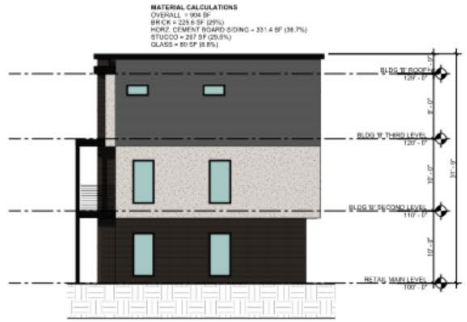
SHEET TITLE
BUILDING TYPE 'B' & 'E' EXTERIOR ELEVATIONS

A5.02

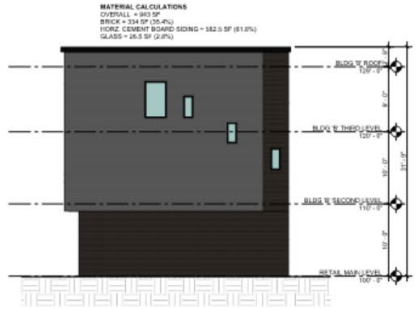
MILLCREEK



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

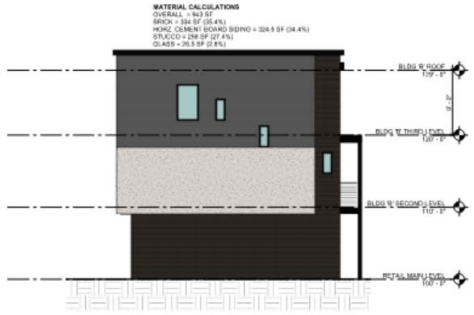
MILLCREEK



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

REVISION
NO. DESCRIPTION DAT

DATE
02/16/2023
ISSUE

SHEET TITLE
BUILDING TYPE 'D' EXTERIOR ELEVAITONS

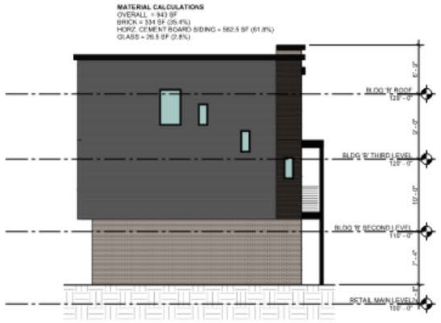
SHEET NO.
A5.04



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

REVISION
NO. DESCRIPTION DAT

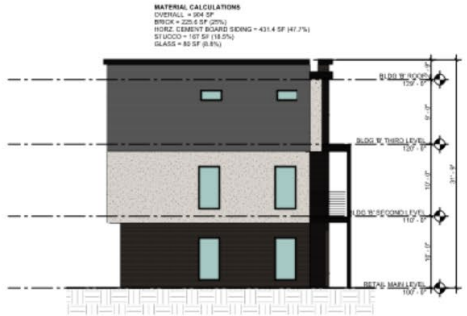
DATE:
04/18/2023
ISSUE

SHEET TITLE
BUILDING TYPE 'E' EXTERIOR ELEVATIONS

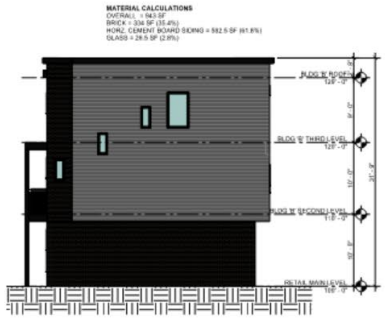
SHEET NO.
A5.05



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

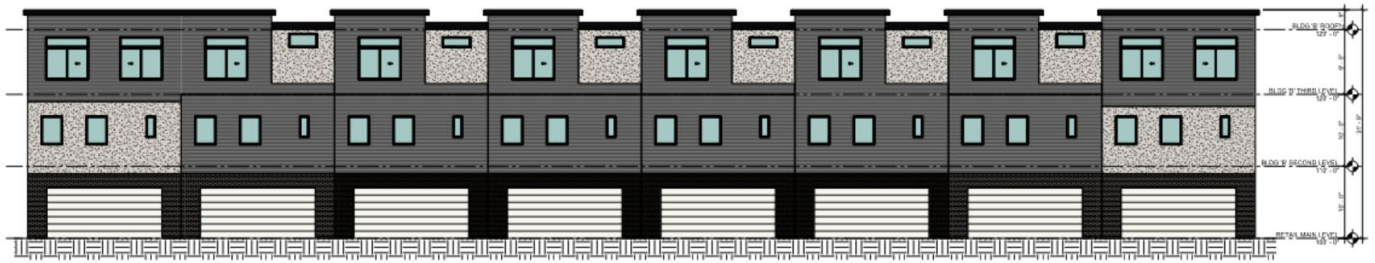
REVISION
NO. DESCRIPTION DAT

DATE
02/16/2023
ISSUE

SHEET TITLE
BUILDING TYP 'F' EXTERIOR ELEVATIONS

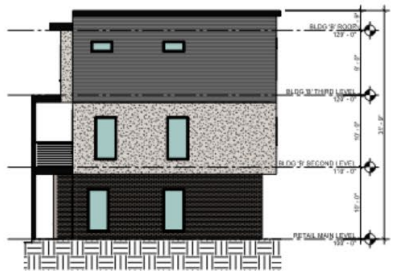
SHEET NO.
A5.06

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%)



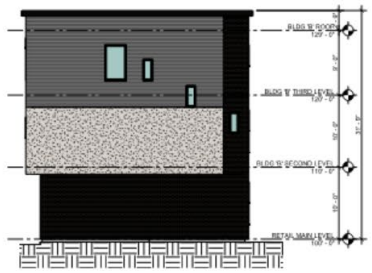
04 BUILDING 'G' NORTH ELEVATION
1/8" = 1'-0"

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

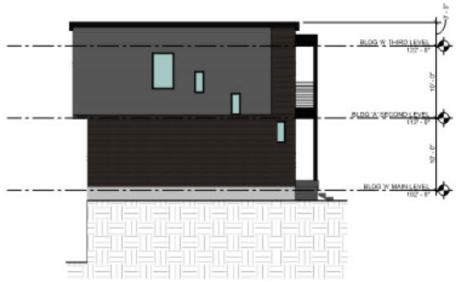
STAMP

REVISION
NO. DESCRIPTION DAT

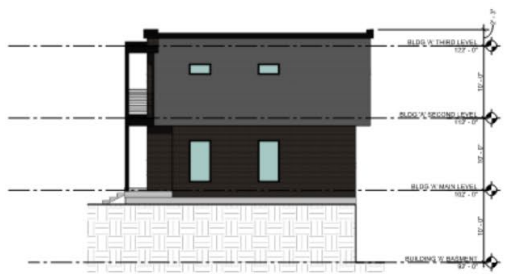
DATE
02/16/2023
ISSUE

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

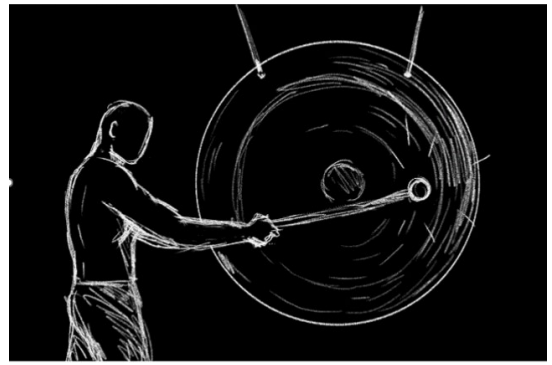
GOAL GP-9: *Support complementary infill development and land use investment in the mature and developed areas of the city.*

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.*

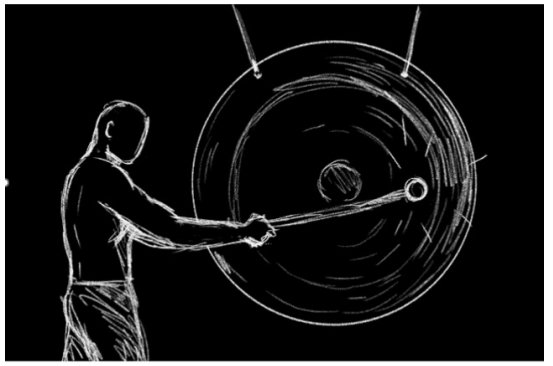
Strategy 3.3: *Encourage new and redeveloped buildings to activate street life and support multi-modal access.*

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.*

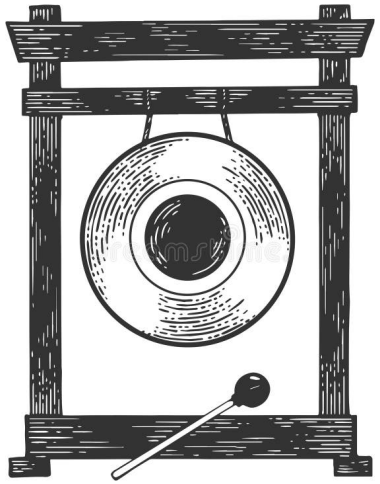
Strategy 1.3: *Coordinate with local developers and private interests to construct and maintain pocket parks, particularly in underserved areas.*



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.*

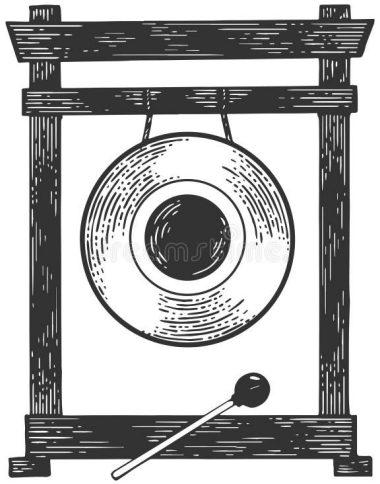
Strategy 1.2: *Collaborate with private sector partners to establish a comprehensive affordable housing strategy that enhances available funding and establishes financial and zoning incentives to support the development of housing for families below the area median income level. Financial incentives 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

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.*



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.**

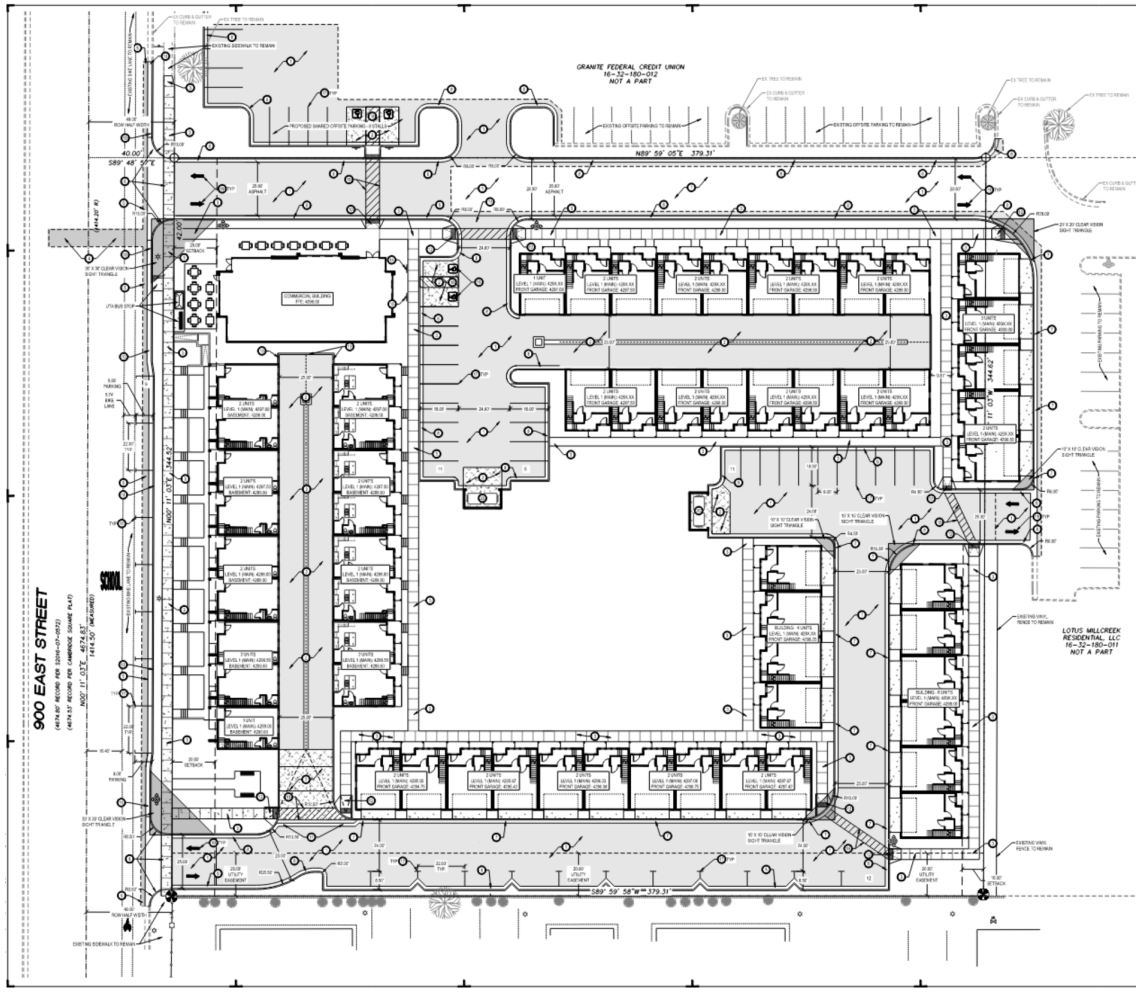
Additional discussion points:

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

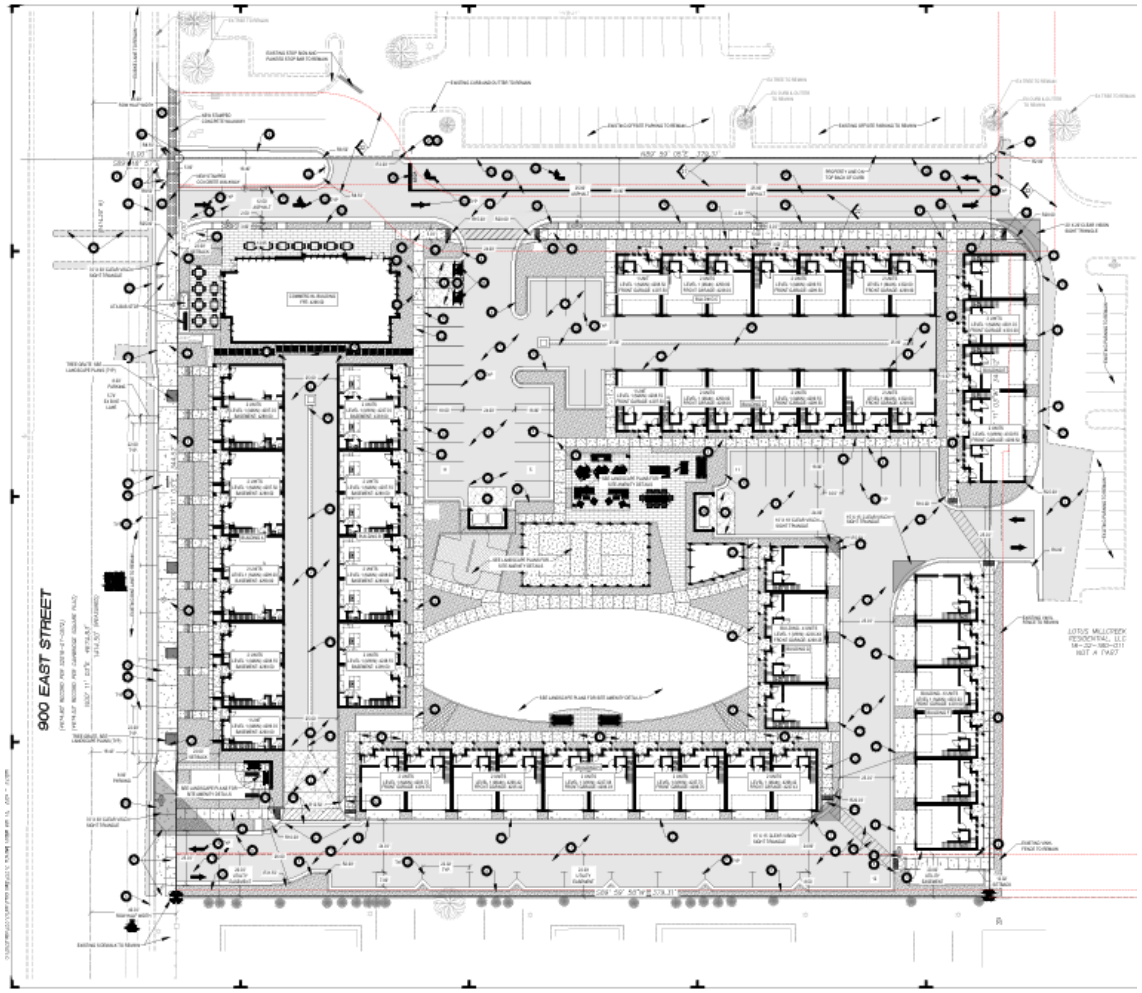
(It was concluded that these were items which were more appropriately governed by the development and zoning codes and could otherwise be resolved as part of a site plan and conditional use permit review and approval.)

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?

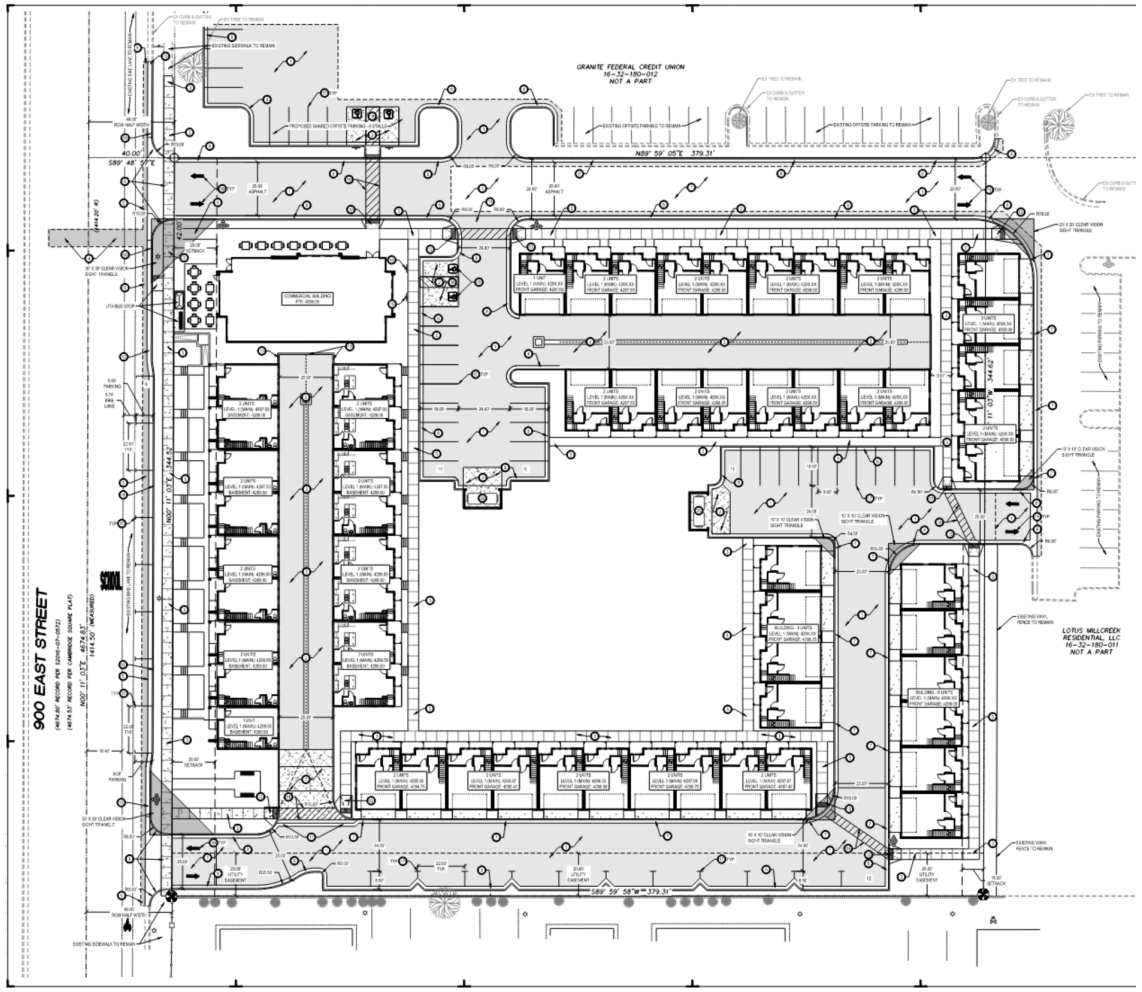


June 2023

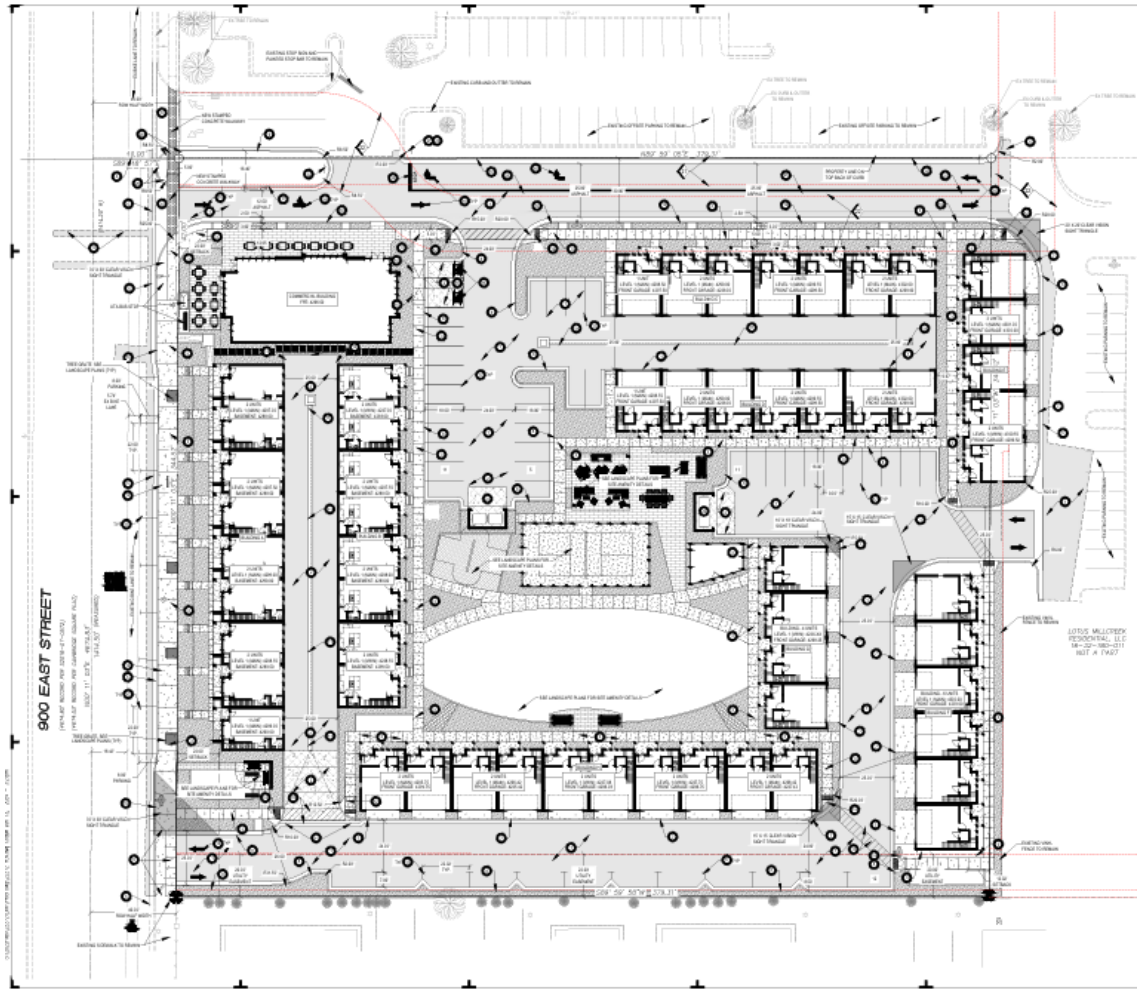


July 2024

What Has Changed Since June 2023?

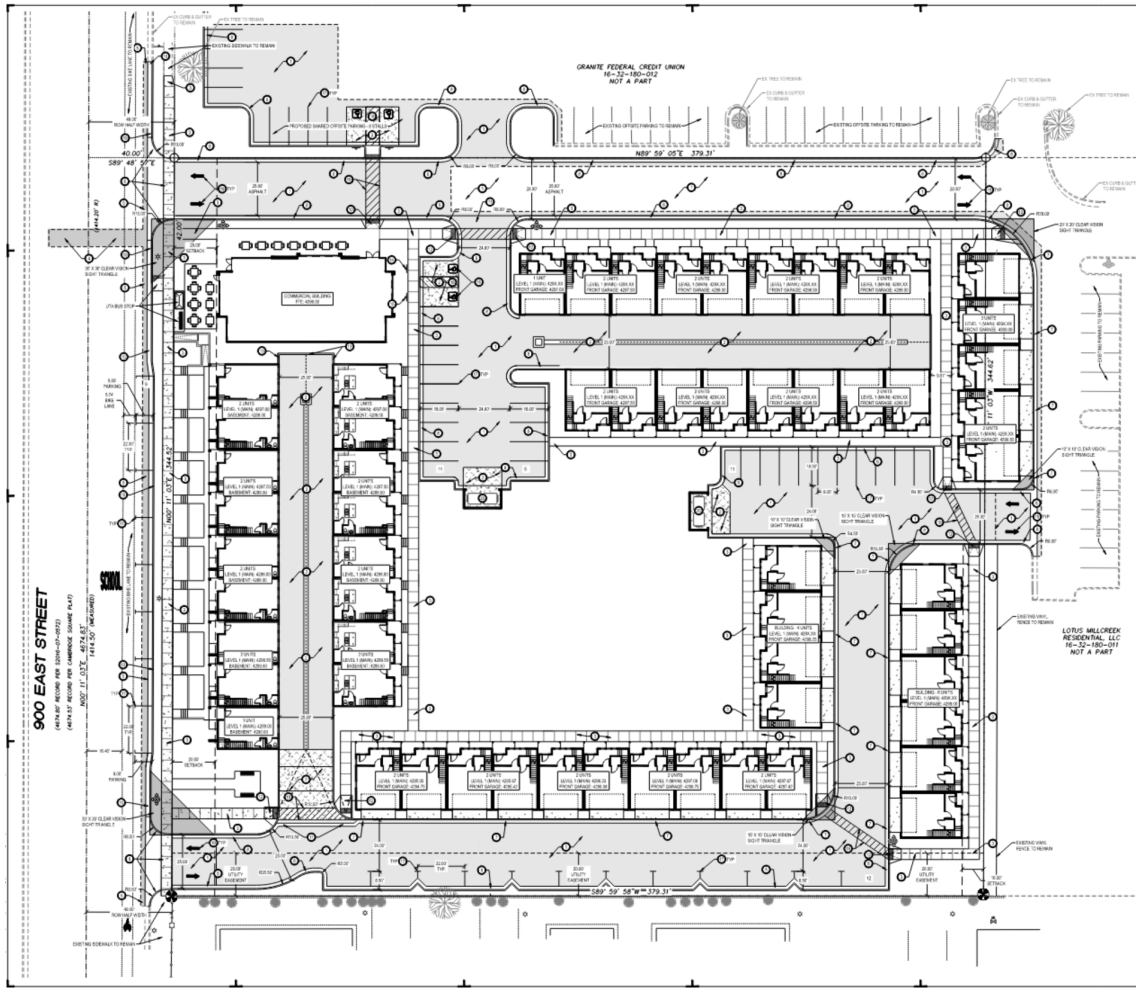


June 2023

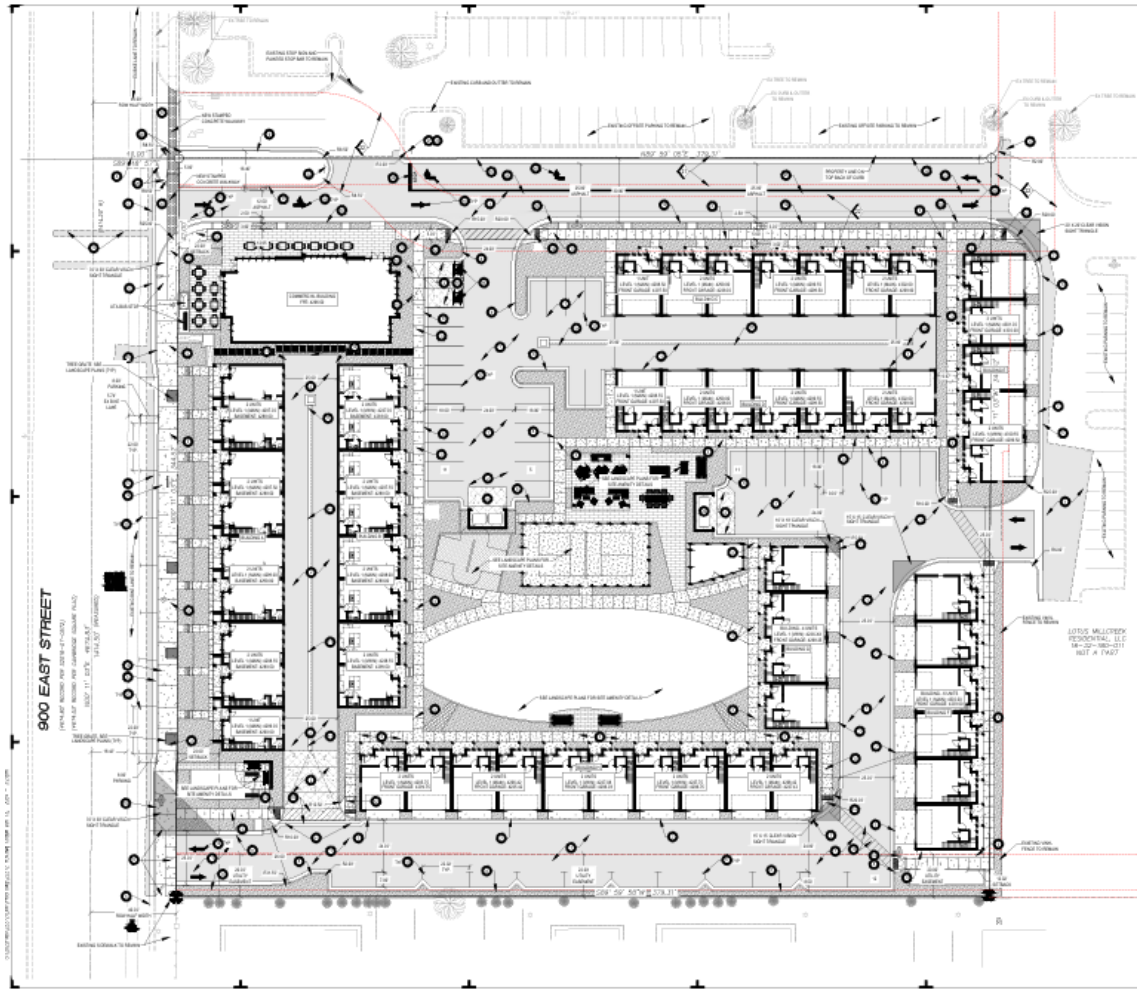


July 2024

What Has Changed Since June 2023?

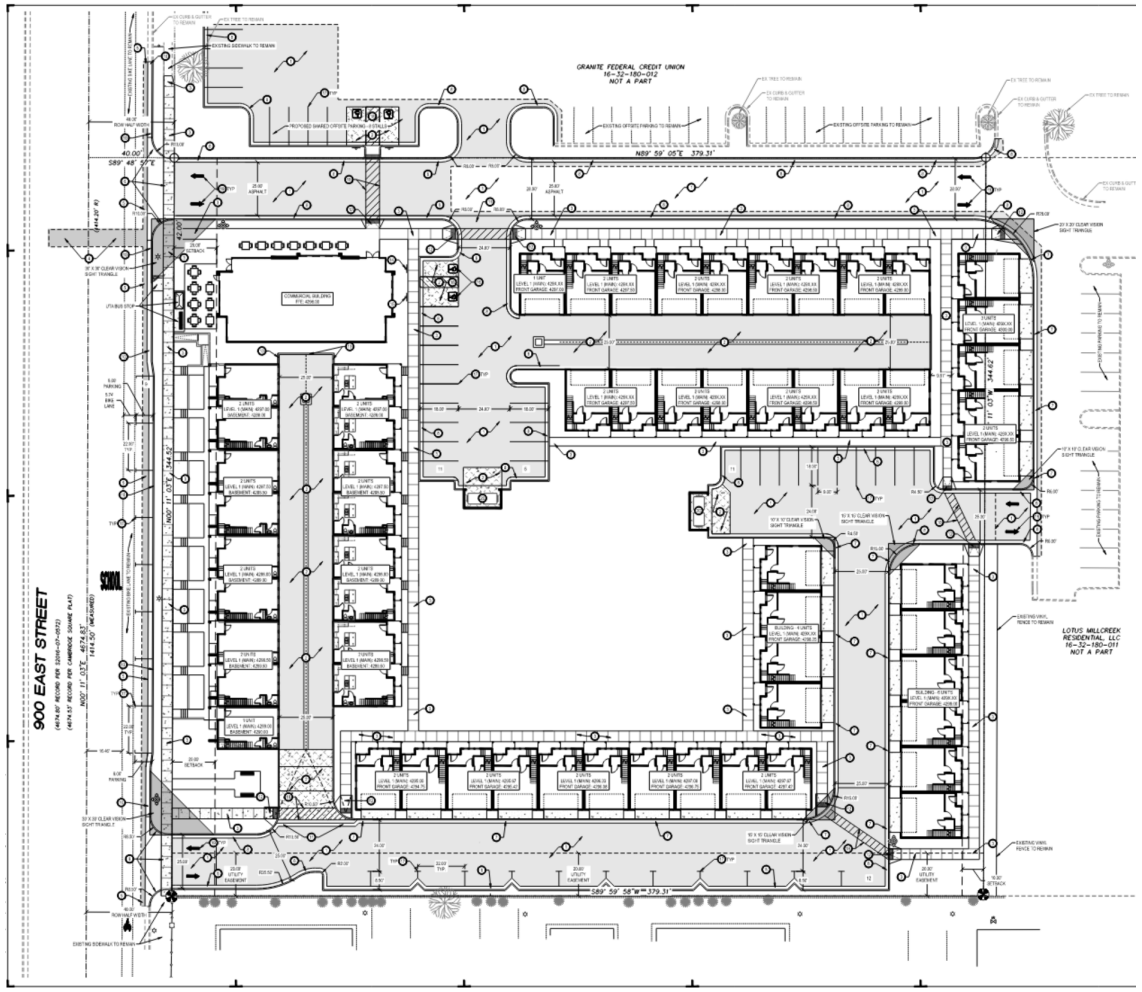


June 2023

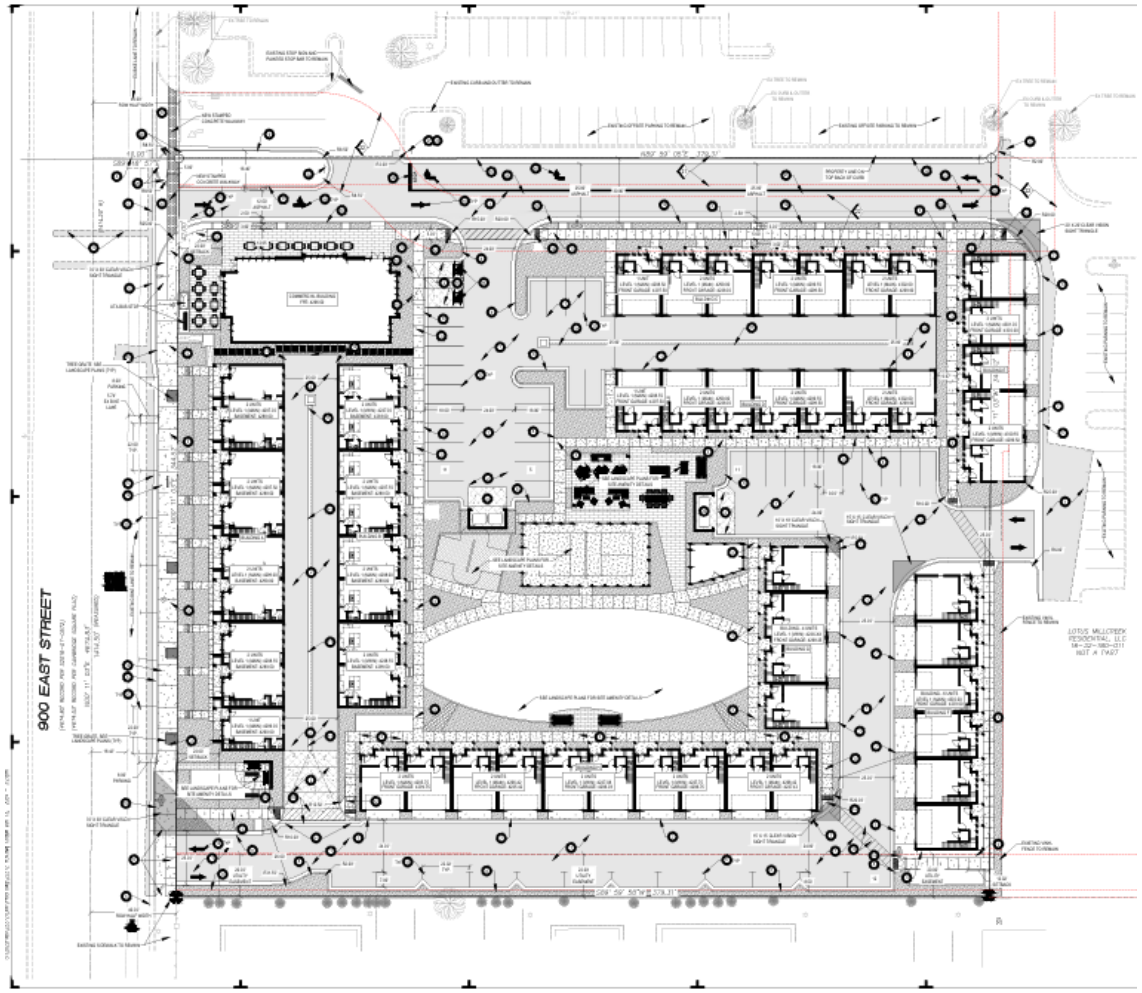


July 2024

What Has Changed Since June 2023?

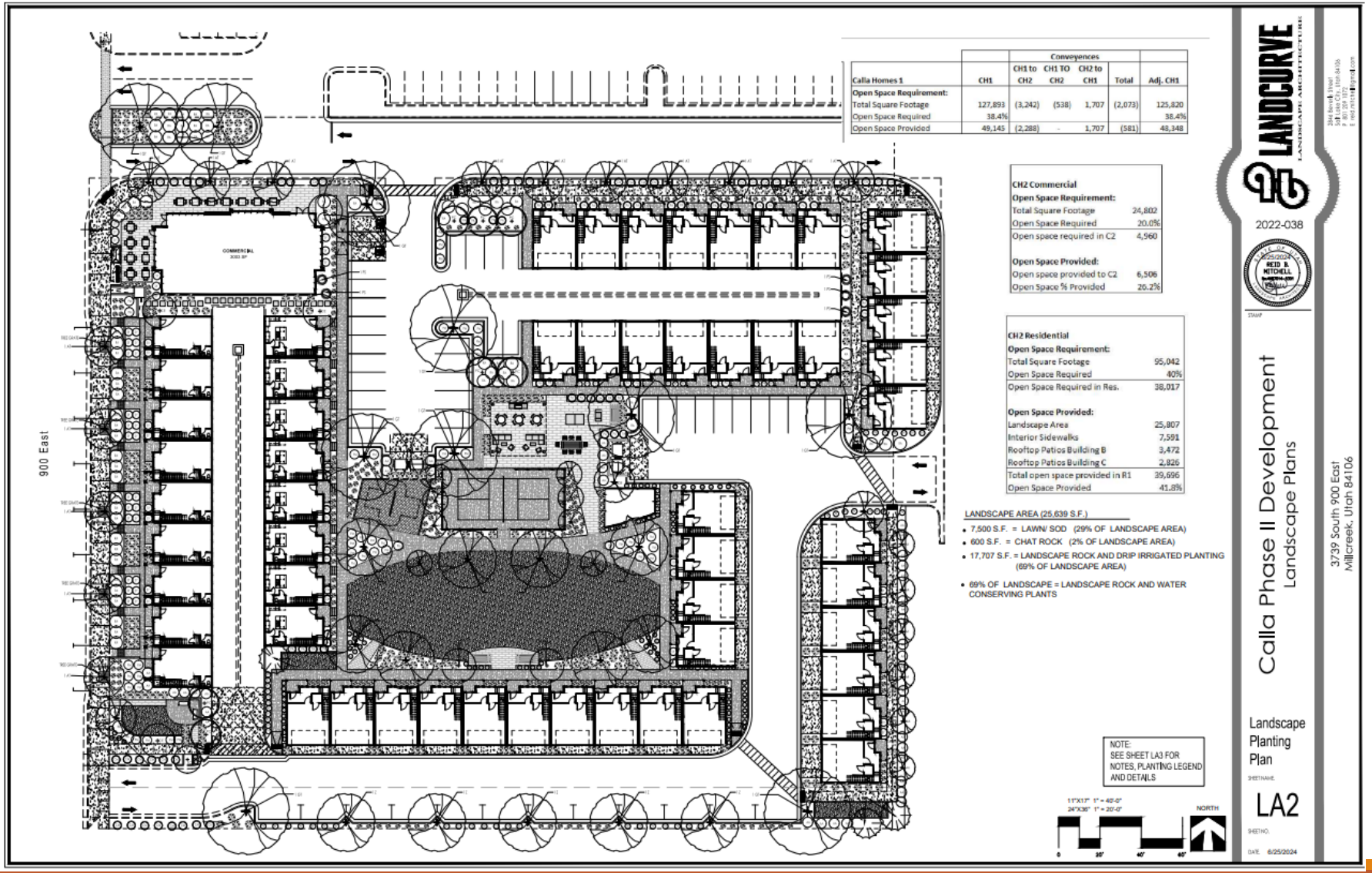


June 2023



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,

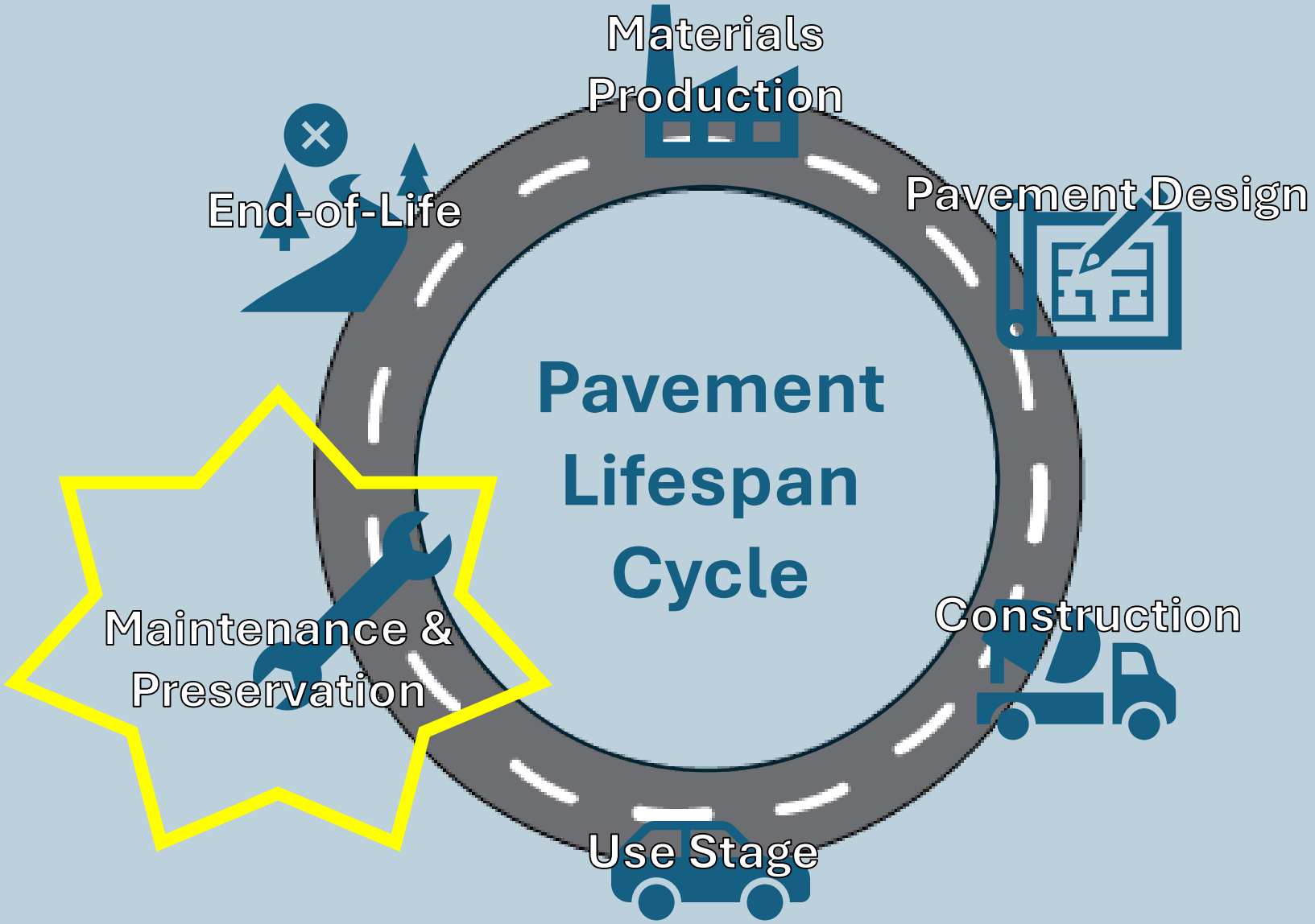
- An Ordinance to rezone a certain portion of the Subject Property from the Commercial C-3 Zone to the Residential Multifamily R-M Zone as described; and,

- 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.

Pavement Preservation Initiatives

Overview

- Pavement Preservation
- Maintenance & Cost
- Our Current Plan
- Pavement Funding Options


Materials Production
Pavement Design
Construction
Use Stage
Maintenance & Preservation
End-of-Life
Pavement Lifespan Cycle

What is Pavement Preservation?



Preventative Maintenance
Minor Rehabilitation (non-structural)
Some Routine Maintenance



New Pavement Construction
Reconstruction
Major Rehabilitation
Corrective Maintenance

Pavement Conditions Index (PCI)

11 – 20	Routine Maintenance 4.4%		Crack Seal
7 – 10	Pavement Preservation 25.04%		Slurry, Micro Pave, Chip Seal & Overlay
0 – 6	Major Rehabilitation 70.56%		Full Reconstruction

Types of Maintenance Needed:

Types of Preservation

Pavement Preservation



$



$$

$0.222 – $0.337/sq feet



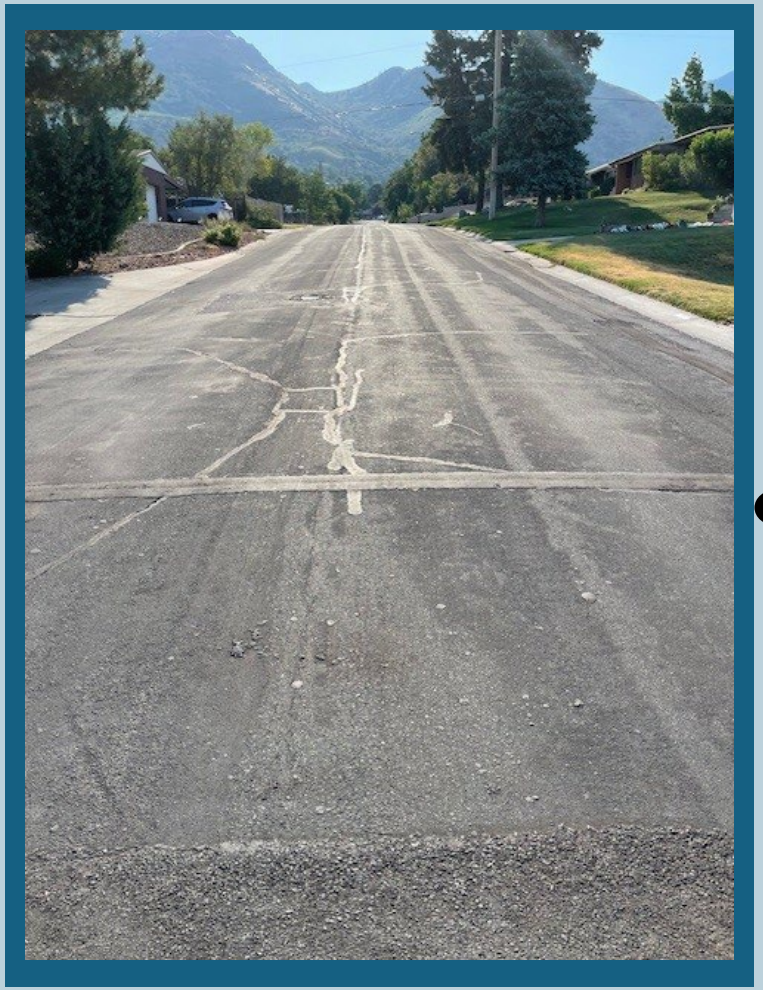
$$$

$1.25 – $3.75/sq feet

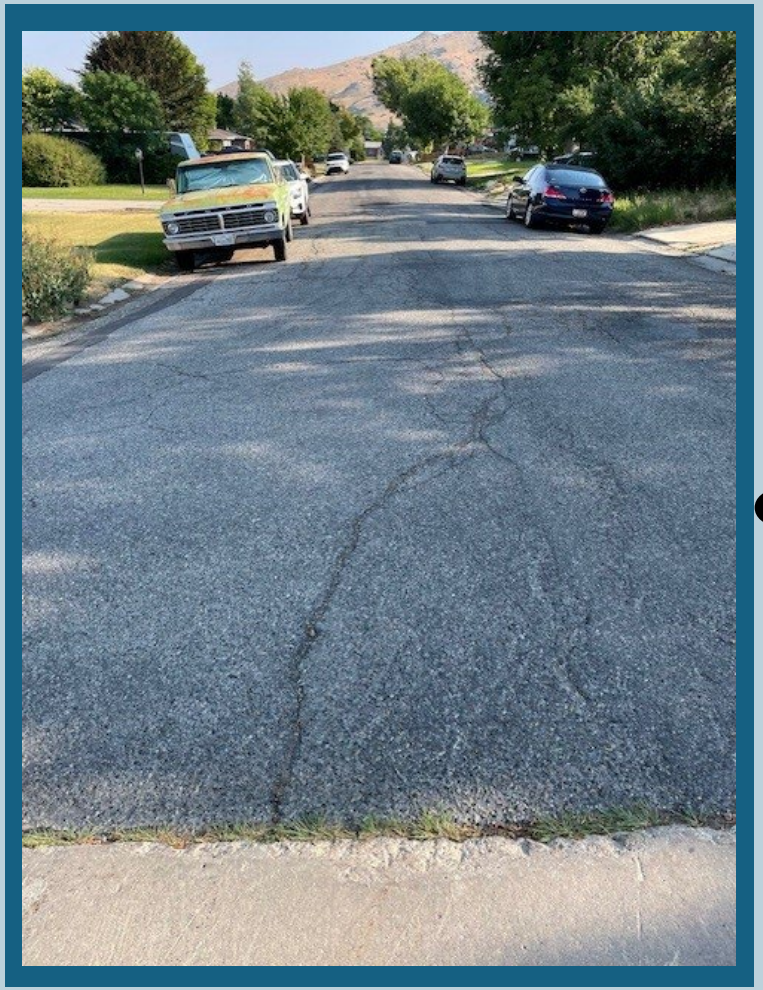


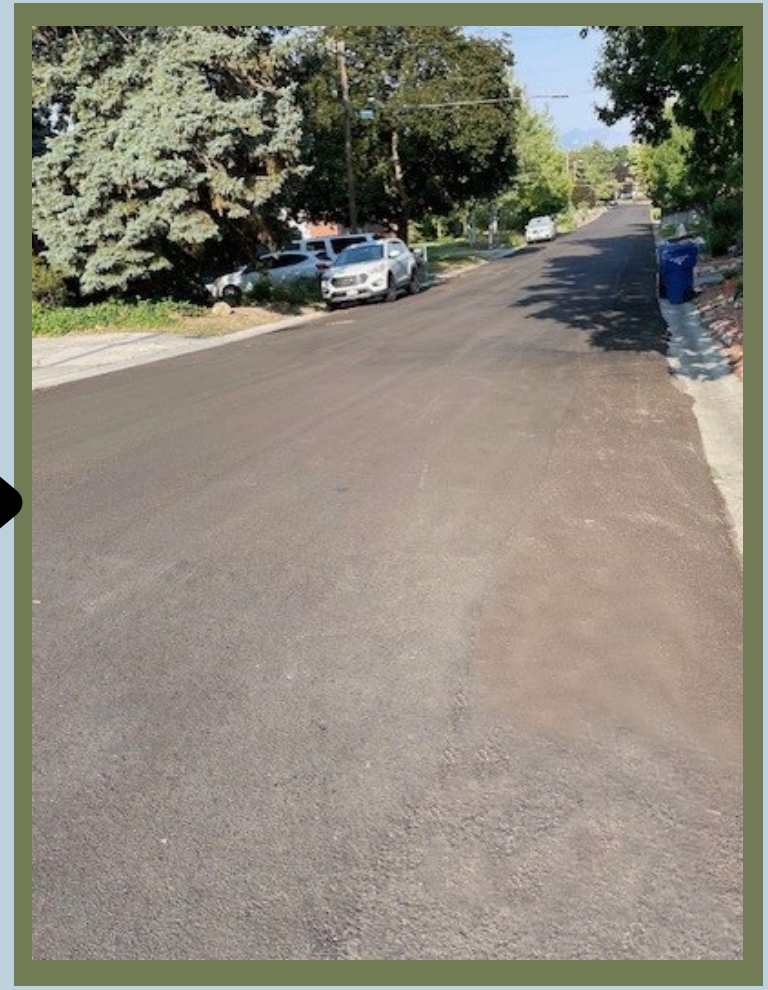
$$$$

Avg $9.60 – $20/sq feet

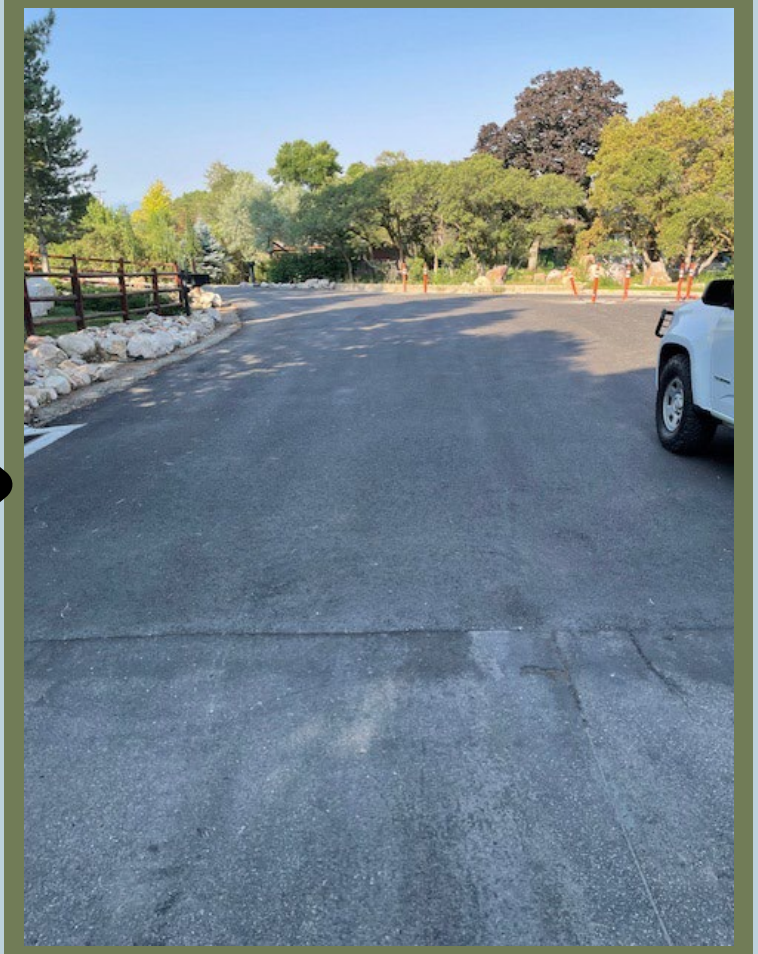






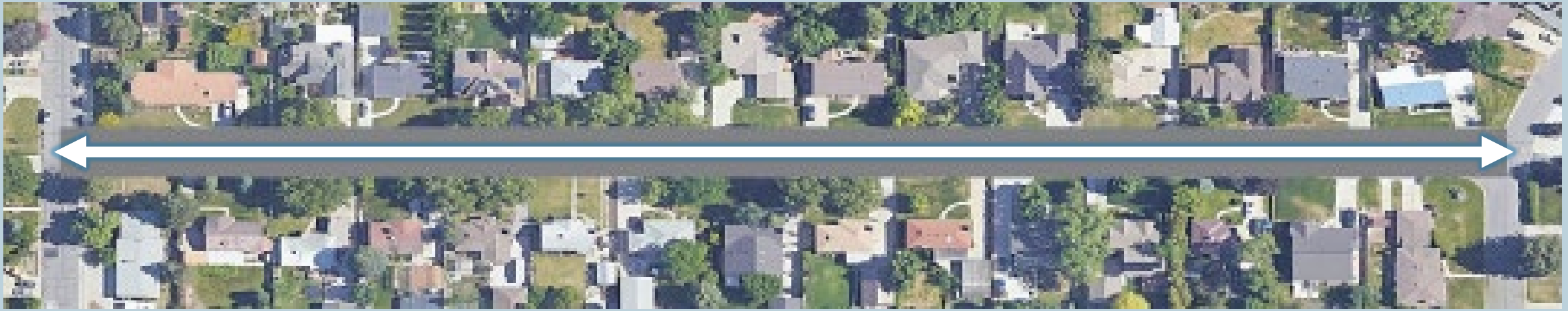






Cost Breakdown

Approximately 35,000 square feet
Or
0.45 miles long



BUDGET: $500,000

Slurry Seal



Micropave



42 Road Segments

Or

18.9 miles

Mill & Overlay



5.7 Road Segments

Or

2.57 miles

Full Reconstruction



Or



0.59 miles

179 Miles in Millcreek



Slurry – 5.9 years



Micropave – 9.5 years

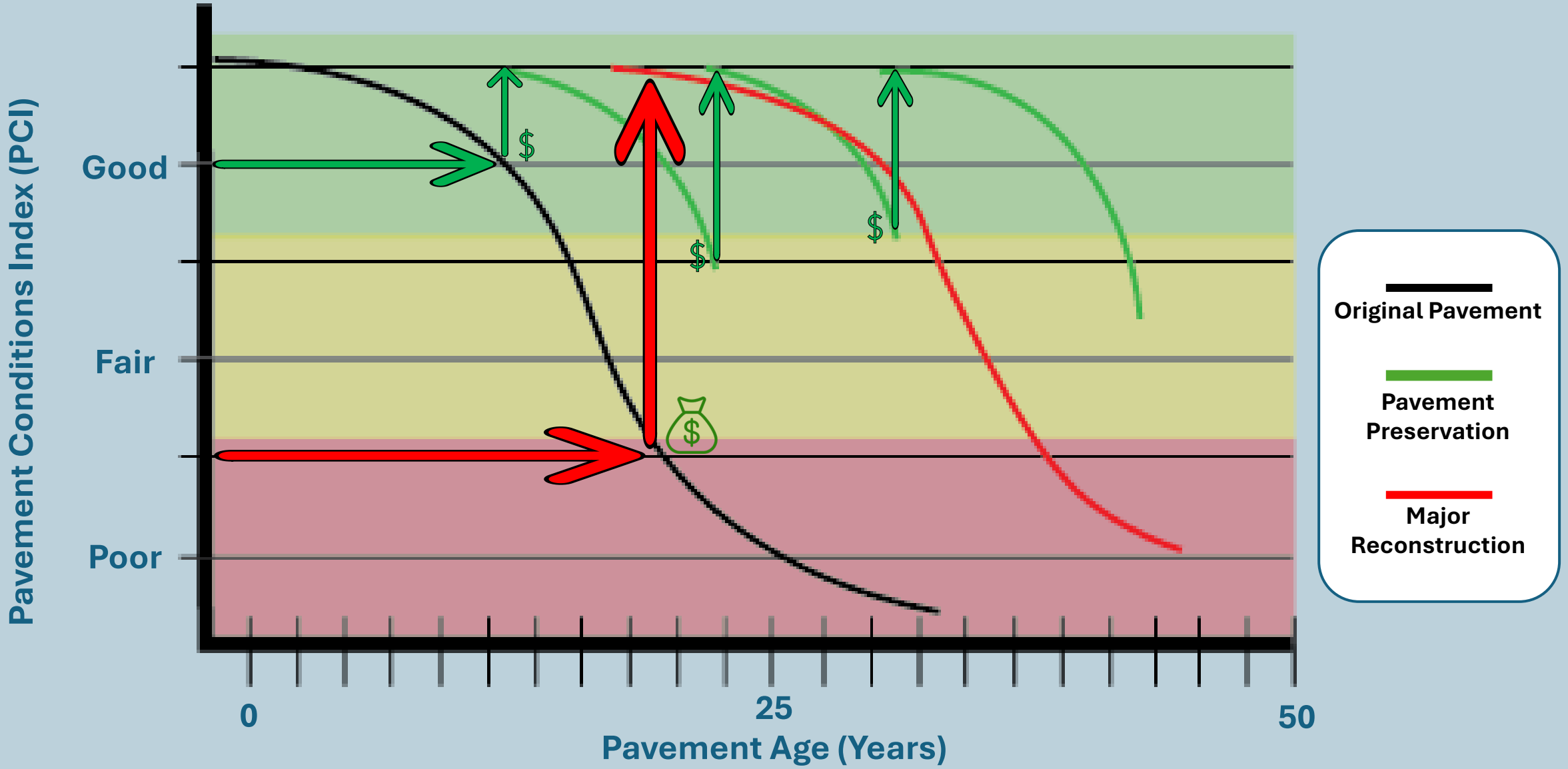


Mill & Overlay – 69.7 years

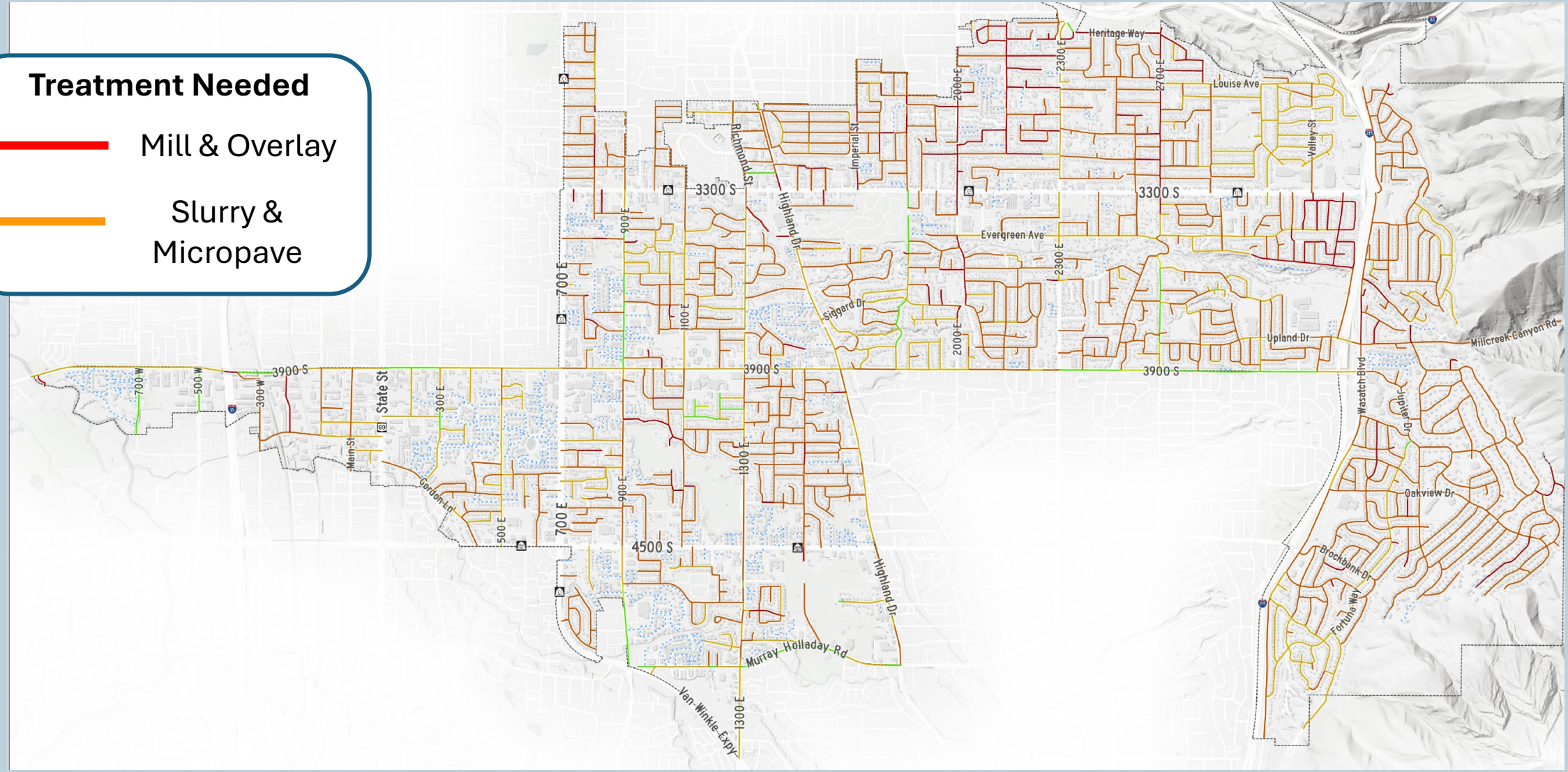


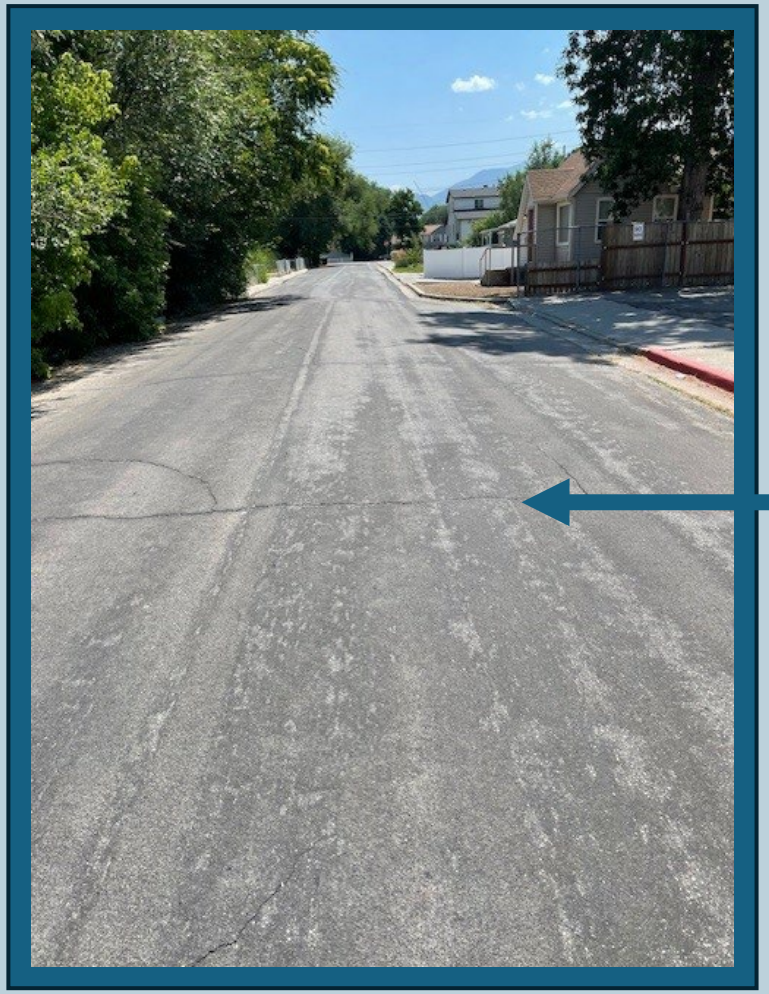
Full Reconstruction – 303.4 years




Pavement Conditions Index (PCI)
Good
Fair
Poor
$
$
$
$
0
25
50
Pavement Age (Years)
Original Pavement
Pavement Preservation
Major Reconstruction

OUR CURRENT SITUATION


Treatment Needed
Mill & Overlay
Slurry & Micropave
3300 S
3900 S
4500 S
700 E
900 E
1100 E
1300 E
2000 E
2300 E
2700 E
700 W
500 W
300 W
300 E
500 E
Richmond St
Imperial St
Highland Dr
Siggard Dr
Evergreen Ave
Heritage Way
Louise Ave
Valley St
Upland Dr
Millcreek Canyon Rd
Wasatch Blvd
Jupiter Dr
Oakview Dr
Brockbank Dr
Fortuna Way
State St
Main St
Gordon Ln
Murray Holladay Rd
Van Winkle Expy



Street Name: Spring View Drive
Condition: Pavement preservation
Preservation Type: Slurry seal
Timeframe: 3-4 years
Notes:

- Not high priority roadway
- Exposed cracks
- If not maintained, will need a full mill & overlay in 5 years



Street Name: Marvian Drive
Condition: Major rehabilitation
Preservation Type: Full rebuild
Timeframe: **URGENT**
Current Notes:

- Beyond repairable
- Not high priority roadway
- Not enough budget

Limitations



Labor cost with SLCounty



Scheduling issues



50+ years to address all our roads

Pavement Funding Options

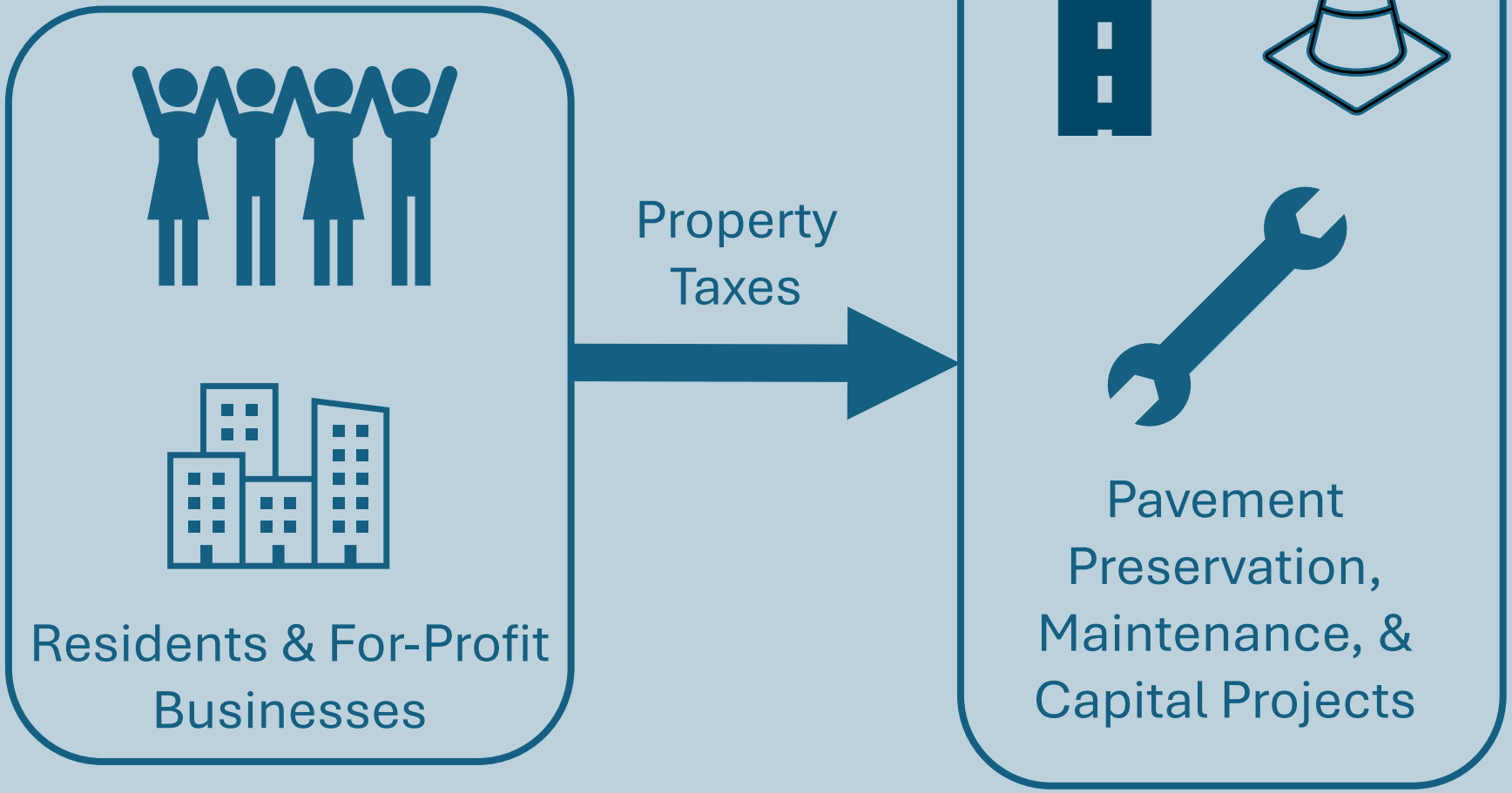


Bonds



Transportation Utility Fee (TUF)

Bonds


Residents & For-Profit Businesses
Property Taxes
Pavement Preservation, Maintenance, & Capital Projects

Issues with Bonds



Primarily impacts residents

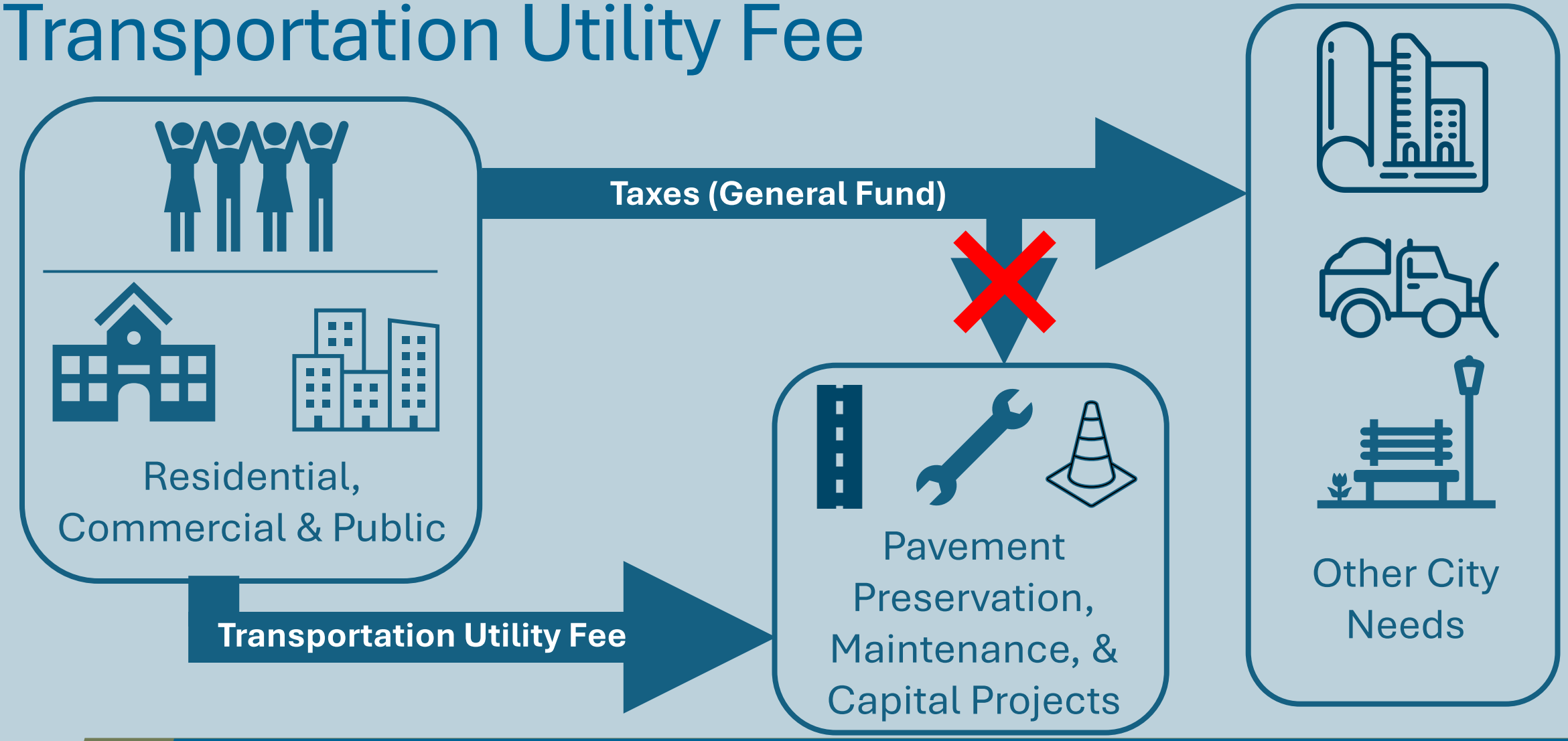


Interest



Exhaust bond after 3–5 years

Transportation Utility Fee



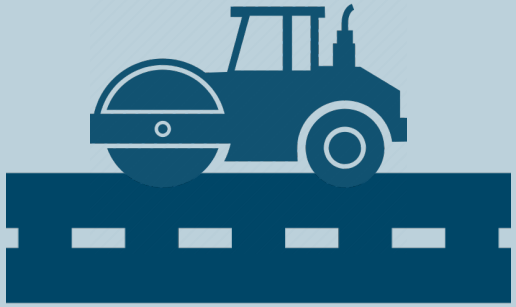
Perks with TUF



Users contributes & shared responsibility

SALT LAKE COUNTY

No SLCounty limitations



More consistent maintenance projects

Provo



Provo

Transportation Utility

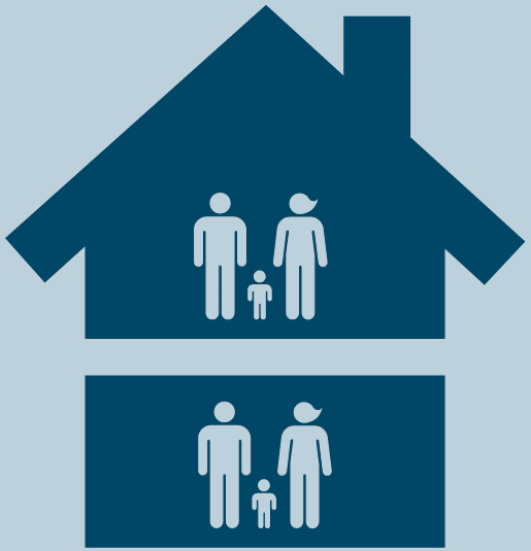
Transportation Utility	Actual FY 2021	Actual FY 2022	Actual FY 2023	Original Budget FY 2024	Adjusted Budget FY 2024	Tentative Budget FY 2025
Revenue						
Charges for Services	$ 2,228,255	$ 2,194,847	$ 2,194,715	$ 2,289,000	$ 2,289,000	$ 2,340,000
Investment Income	57	62	6,468	-	-	-
Total Revenue	2,228,312	2,194,909	2,201,183	2,289,000	2,289,000	2,340,000
Expenditure						
Utility Transportation	$ 1,946,301	$ 2,429,413	$ 2,698,397	$ 2,280,000	$ 2,288,475	$ 2,300,000
Total Expenditure	1,946,301	2,429,413	2,698,397	2,280,000	2,288,475	2,300,000
Net Change in Fund Balance	282,011	(234,504)	(497,214)	9,000	525	40,000
Beginning Fund Balance	535,969	817,980	583,476	86,262	86,262	86,787
Ending Fund Balance	817,980	583,476	86,262	95,262	86,787	126,787

Provo (Residential)

*2013-2024



Single Family
$3.68



Multifamily
$2.21

Provo (Commercial)

*2013-2024



Commercial A (<100 Trip)
$9.98



Commercial C (200 - 599 Trip)
$79.28



Commercial B (100 - 199 Trip)
$26.36



Commercial D (600+ Trip)
$236.78

Provo (Public)

*2013-2024



Public Use A (<300 Trips)
$21.53



Public Use B (≥300 Trips)
$96.08

Next Steps



Transportation Utility Feasibility Study



Introduce Study to City Council



Communication Outreach Plan

Questions?

Millcreek City Council

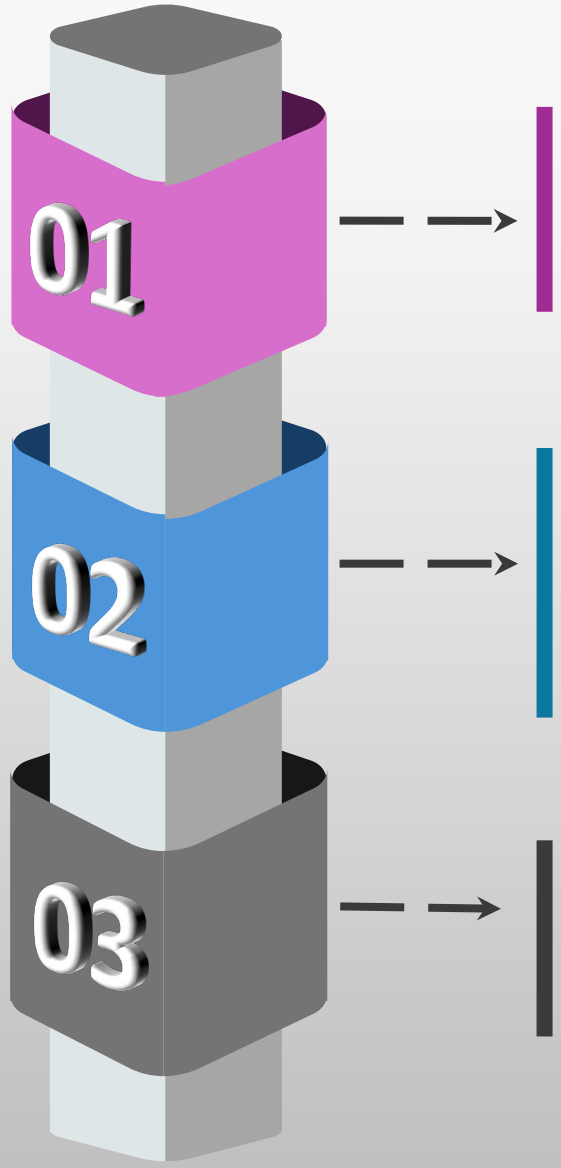
7:00 pm Regular Meeting

Monday, 12 August 2024

Planning Matters

2.3 Discussion and Consideration of Ordinance 24-40, Amending Title 19 ("Zoning") of the Millcreek Code of Ordinances; Revising Chapter 19.71 ("Residential Compatibility Overlay Zone") by Making Certain Additions and Deletions Pertaining to Building Height and Setbacks, Building Envelope, Allowable Deviations, and Special Exceptions for R-2 and A-1 Zones; Otherwise Known as the Second Residential Compatibility Overlay Zone Text Amendment.

Brief Explanation

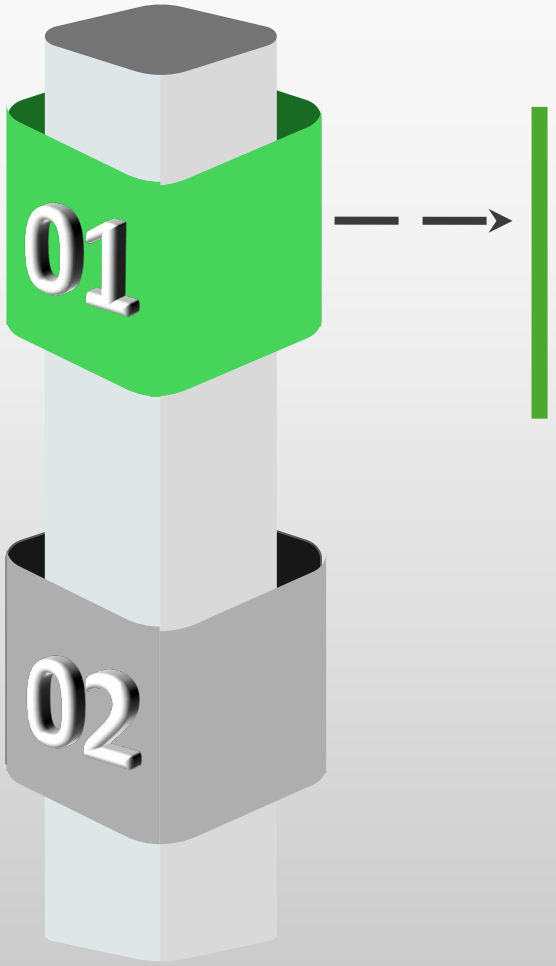


- ❑ Zoning Code Update (*R-1 & RCOZ*)
- ❑ Resident Feedback Triggered

- ❑ Temporary Amendment (*Geared to R-1 Zone*)
  - ➢ Flexible building envelope options
  - ➢ Increased building height by two feet

- ❑ Inconsistencies revealed
- ❑ Revised Temporary Amendment

Summary of Proposed Changes



Adding clarifying language to the (RCOZ) Scope and Standards that includes the (R-2) and (A-1) Zones.

Adding additional tables and figures to the (RCOZ) Standards demonstrating how the updated development standards apply in the (R-1), (R-2) and (A-1) Zones.

Summary of Proposed Changes

19.71.030 Option A General Standards; Planning And Development Services Review

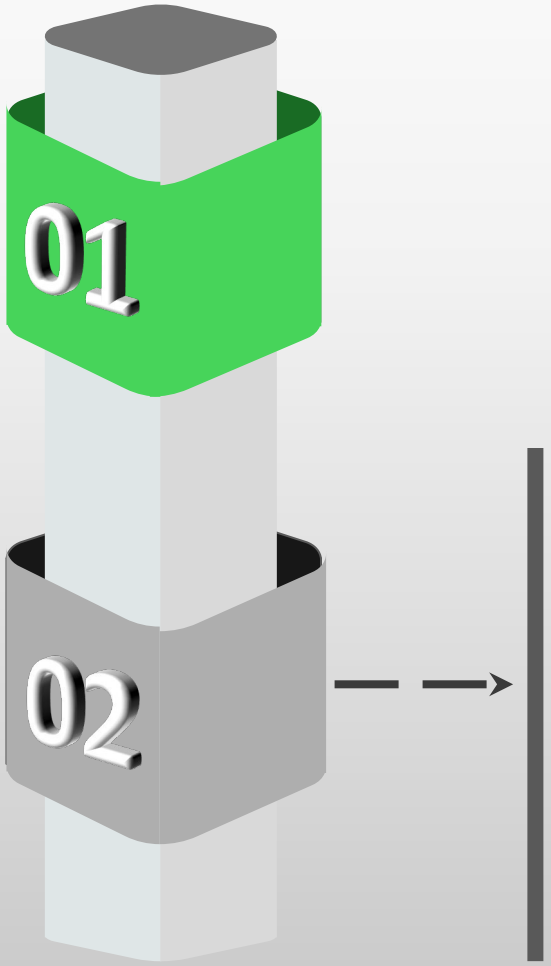
A. Application. Any person seeking to build a new residential structure or to significantly reconstruct, renovate or rebuild an existing structure in any zone listed in ~~Table I~~ Table 19.71.1 R-1 Zones, Table 19.71.2 R-2 Zones and Table 19.71.3 A-1 Zones shall obtain land-use approval from the division. An applicant may seek a determination of the applicable limits under Option A from the division prior to the submission of any building plans.

B. Standards. Unless applying for approval under Option B, all applications shall comply with the following minimum standards:

1. Maximum Building Height. Each point on the highest ridge of the structure shall more than that specified in ~~Table I~~ Table 19.71.1 R-1 Zones, Table 19.71.2 R-2 Zon Table 19.71.3 A-1 Zones, ~~column (b)~~ below for the zone in which the property is si Maximum building height shall be measured in feet from that point on the original vertically below the referenced ridge height (not including chimneys and vent stack
2. Maximum Lot Coverage. The lot coverage of all structures on the lot shall be no than the percentages given in ~~Table I~~ Table 19.71.1 R-1 Zones, Table 19.71.2 R-2 and Table 19.71.3 A-1 Zones below. ~~column (d).~~
3. Front Yard. The minimum front yard setback shall be as specified in the ~~applicab code~~ given Table 19.71.1 R-1 Zones, Table 19.71.2 R-2 Zones and Table 19.71 Zones below.
4. Side Yard. The side yard setbacks for any main structure shall be as specified in the Table 19.71.1 R-1 Zones, Table 19.71.2 R-2 Zones and Table 19.71.3 A-1 Zones
5. Side Yard Setbacks on Lots 50% Larger Than Minimum Lot Width. Lots with a width 50% or more larger than the required minimum lot width shall measure side yard setbacks per the following:
    a. The combined measurements of the side yard setbacks shall be at least 25% of the lot width.
    b. No side setback shall be less than the required minimum side yard setback.
    c. The width of the lot is measured as the diameter of the largest circle that can be inscribed entirely within the lot excluding any streams, floodplains, wetlands, areas of thirty percent slope or greater, or other natural hazard areas shall be excluded from the circle.
6. Rear Yard. The minimum rear setback of the primary residence ~~and any accessory building~~ shall be as specified in the ~~applicable City code~~ given Table 19.71.1 R-1 Zones, Table 19.71.2 R-2 Zones and Table 19.71.3 A-1 Zones below.
7. Rear Yard. The minimum rear setback of ~~the primary residence and~~ any accessory building shall be as specified in the applicable City code.
8. Building Envelope.
    a. Building Envelope. The height of structures may be further limited by the building envelope. The building envelope is formed by a box defined by the perimeter of the property line extended vertically perpendicular to the property line to a height and subsequent angle as set forth in ~~Table 19.71.1.~~ the given Table 19.71.1 R-1 Zones, Table 19.71.2 R-2 Zones and Table 19.71.3 A-1 Zones below. The entire building shall fit under this envelope except as described in the Projections section below. See figures ~~19.71.1, 19.71.2, and 19.71.3~~ below for building envelope illustrations.

- ❑ **Page 2 of Staff Report**

Summary of Proposed Changes



Adding clarifying language to the (RCOZ) Scope and Standards that includes the (R-2) and (A-1) Zones.

Adding additional tables and figures to the (RCOZ) Standards demonstrating how the updated development standards apply in the (R-1), (R-2) and (A-1) Zones.

Summary of Proposed Changes

Table 19.71.1 ~~Building Envelope for~~ R-1 Zones

	R-1-3 R-1-4 R-1-5	R-1-6	R-1-8	R-1-10	R-1-21
Building Height Maximum	30'	30'	30'		
Building Envelope Wall Height and Angle	30'	12'	8'		
Building Envelope Angle	0°	60°	45°		
Minimum Lot Area	R-1-3 - 3,000 sf R-1-4 - 4,000 sf R-1-5 - 5,000 sf	6,000 sf	8,000 sf	R- R	
Minimum Lot Width	25'	60'	65'		
Minimum Front Yard Setback	20'	25'	25'		
Min. Side Setbacks on interior lots	5' (unless attached to a dwelling on an adjacent lot)	8'	8'		
Min. Side Setbacks on corner	20'	20'	20'		
Non- Residential Use Min. Side Setback	20'	20'	20'		
Minimum Rear Setback	15'	15'	15'		
Maximum Lot Coverage	R-1-3 – 40% R-1-4 – 40% R-1-5 – 35%	35%	33%		

Table 19.71.2 R-2 Zones

	R-2-6.5	R-2-8	R-2-10
Building Height Maximum	30'	30'	30'
Building Envelope Wall Height			
Building Envelope Angle			
Minimum Lot Area	6,5 (8,000 s resi		
Minimum Lot Width			
Minimum Front Yard Setback			
Min. Side Setbacks on interior lots			
Min. Side Setbacks on corner			
Non- Residential Use Min. Side Setback			
Minimum Rear Setback			
Maximum Lot Coverage			

Table 19.71.3 A-1 Zone

	A-1 Zone
Building Height Maximum	30'
Building Envelope Wall Height and Angle	12'
Building Envelope Angle	45°
Minimum Lot Area	10,000 sf
Minimum Lot Width	75'
Minimum Front Yard Setback	30'
Minimum Side Yard Setback Interior	10'
Minimum Side Yard Setback on corner	20'
Minimum Rear Yard Setback	30'
Maximum Lot Coverage	31%

- **Page 3 of Staff Report**

Staff Recommendation

Staff is recommending to the City Council to adopt the proposed temporary amendments revising Chapter 19.71 Residential Compatibility Overlay Zone to help preserve the intended development standards of the (RCOZ) while still helping residents take advantage of what is left of the summer building season.

Model Motion

I move, that the City Council, on this glorious Monday evening, adopt Ordinance 24-40 recommended by staff.