2024 | UtahStateUniversity

Utah WELLBEING PROJECT





Wellbeing in Millcreek

Reporting on Survey Findings

Dr. Courtney Flint

October 28, 2024

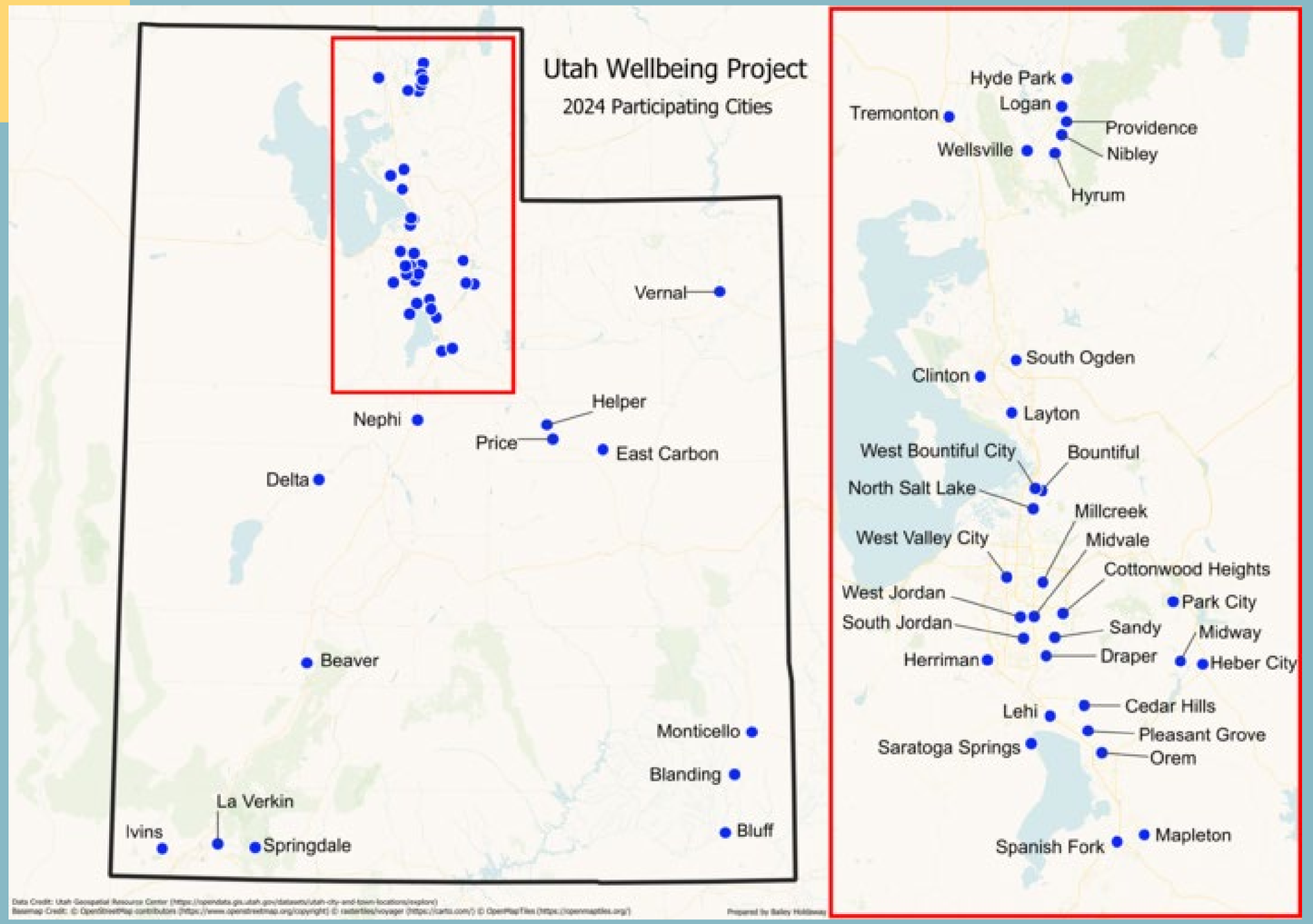
Funding provided by ULCT, WFRC, UAES, USU Extension, and various municipalities

Survey Project Goals

To provide Utah city and town leaders with information on the wellbeing and perspectives of residents to inform local planning processes and decision making.

To support comparative research on community wellbeing.

To support statewide and regional policy and planning efforts with data representing the lives of Utahns.



City Reports Are Online Now!

www.usu.edu/utah-wellbeing-project/

Utah WELLBEING SURVEY

Millcreek Wellbeing Survey

- Online Qualtrics Survey Spring 2024

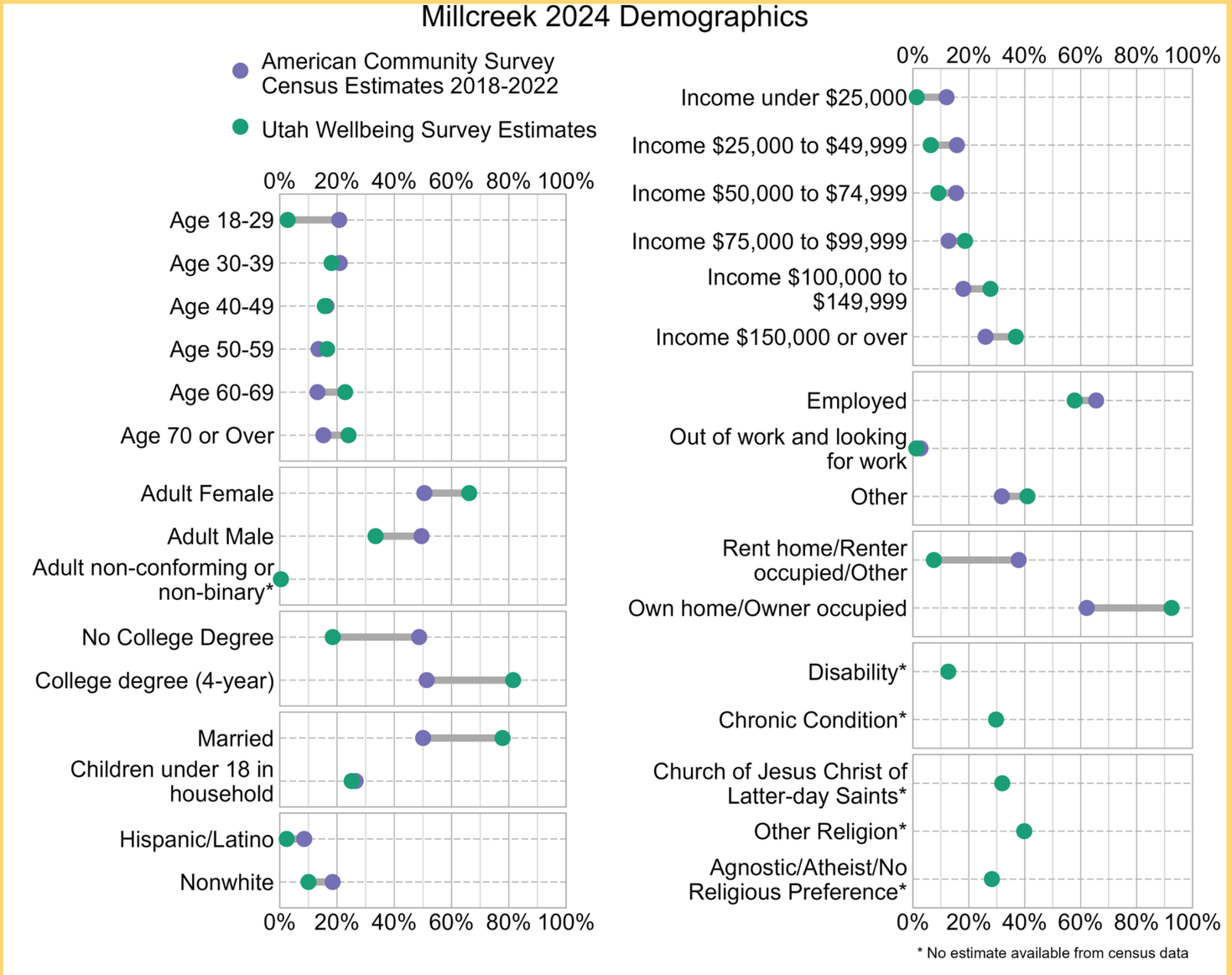
- **Thank you for the $500 contribution!**

- **291** surveys received in 2024
- **274** in 2022

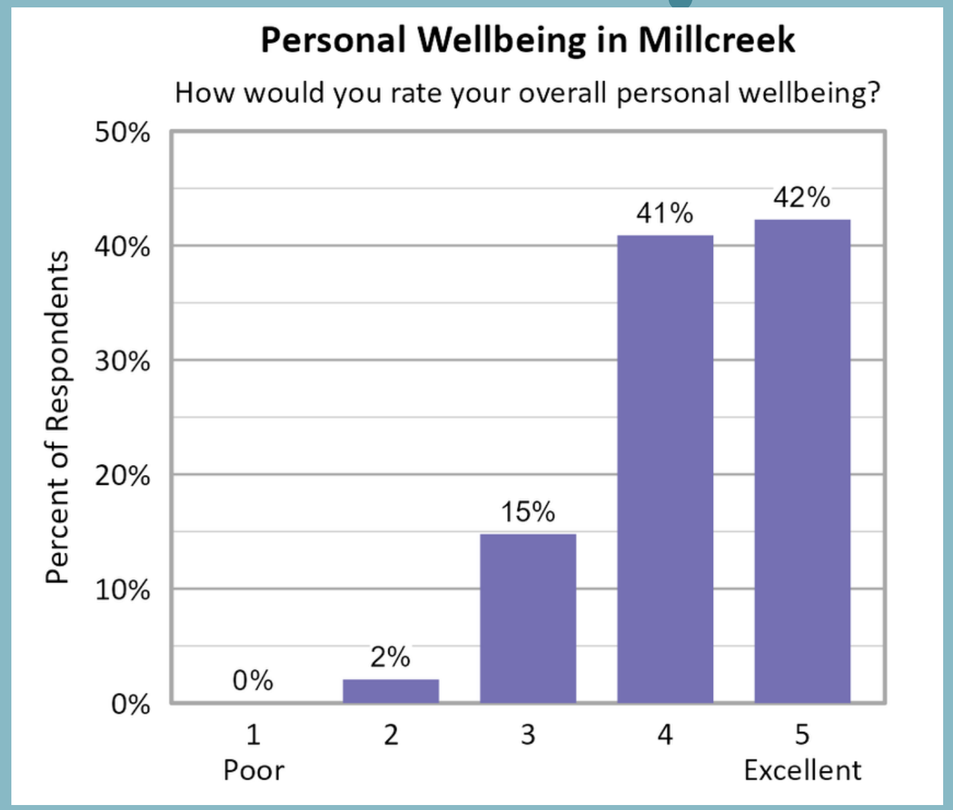
- Millcreek City advertised through **social media and newsletters**

Demographics

- **99.3%** Full Time Residents
- Average Length of Residence:
  21.9 years
- **24.5%** Lived in Millcreek 5 Years or Less
- Survey underrepresents
  - Age 18-29
  - Adult Males
  - Those without a college degree
  - Renters
- Good coverage on age 30+, Income, & Employment.

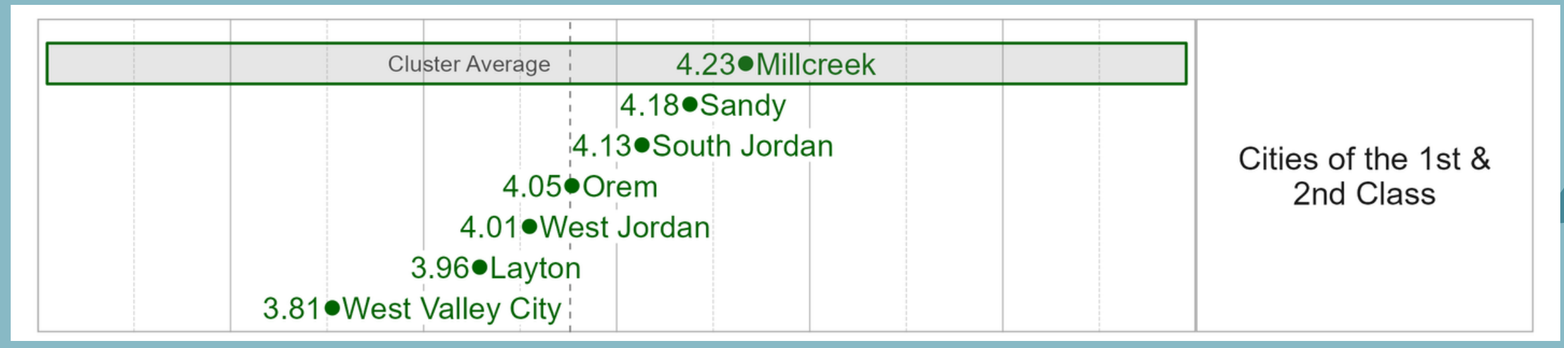


Personal Wellbeing in Millcreek

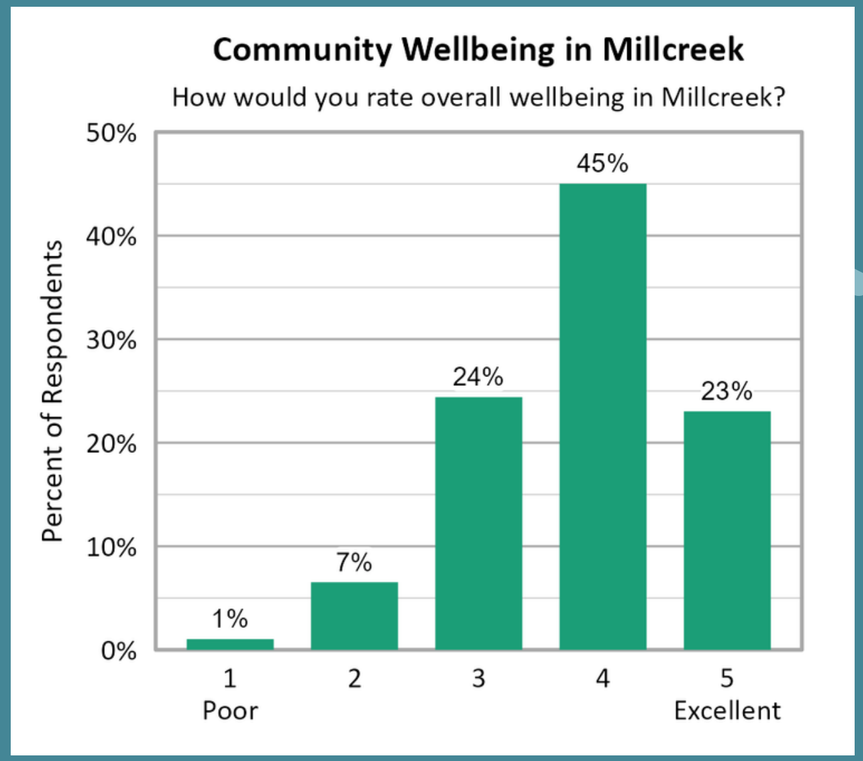


Average
4.23

83% said
4 or 5

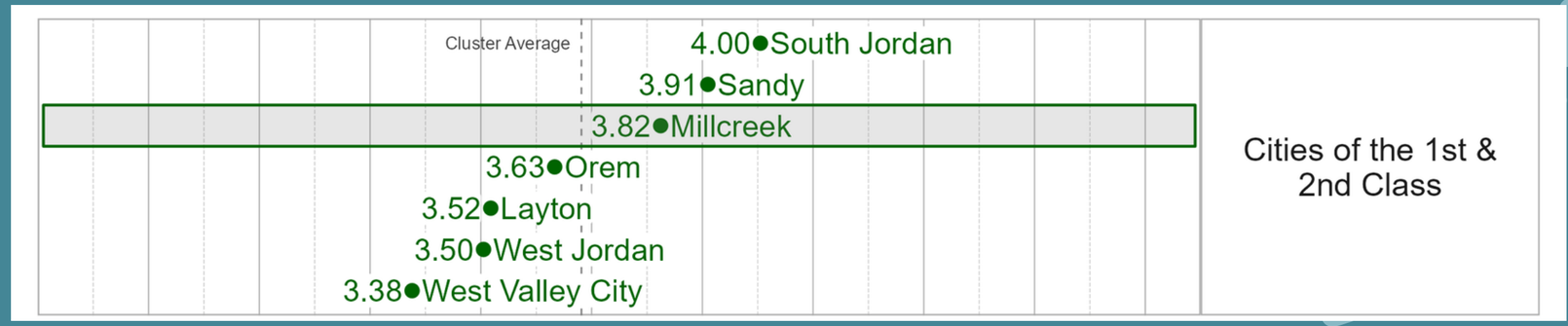


Community Wellbeing in Millcreek

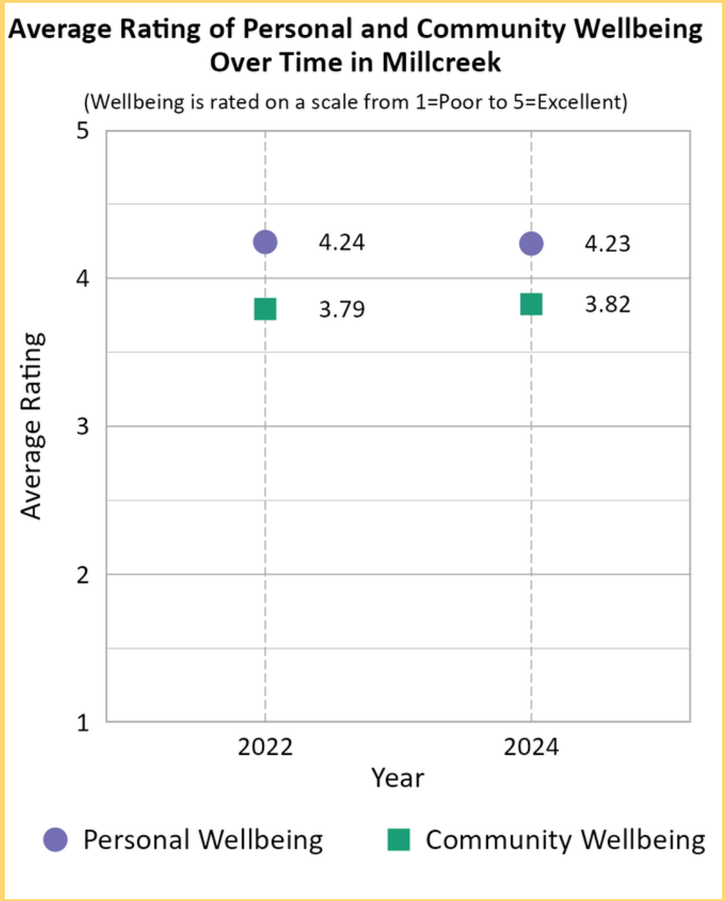


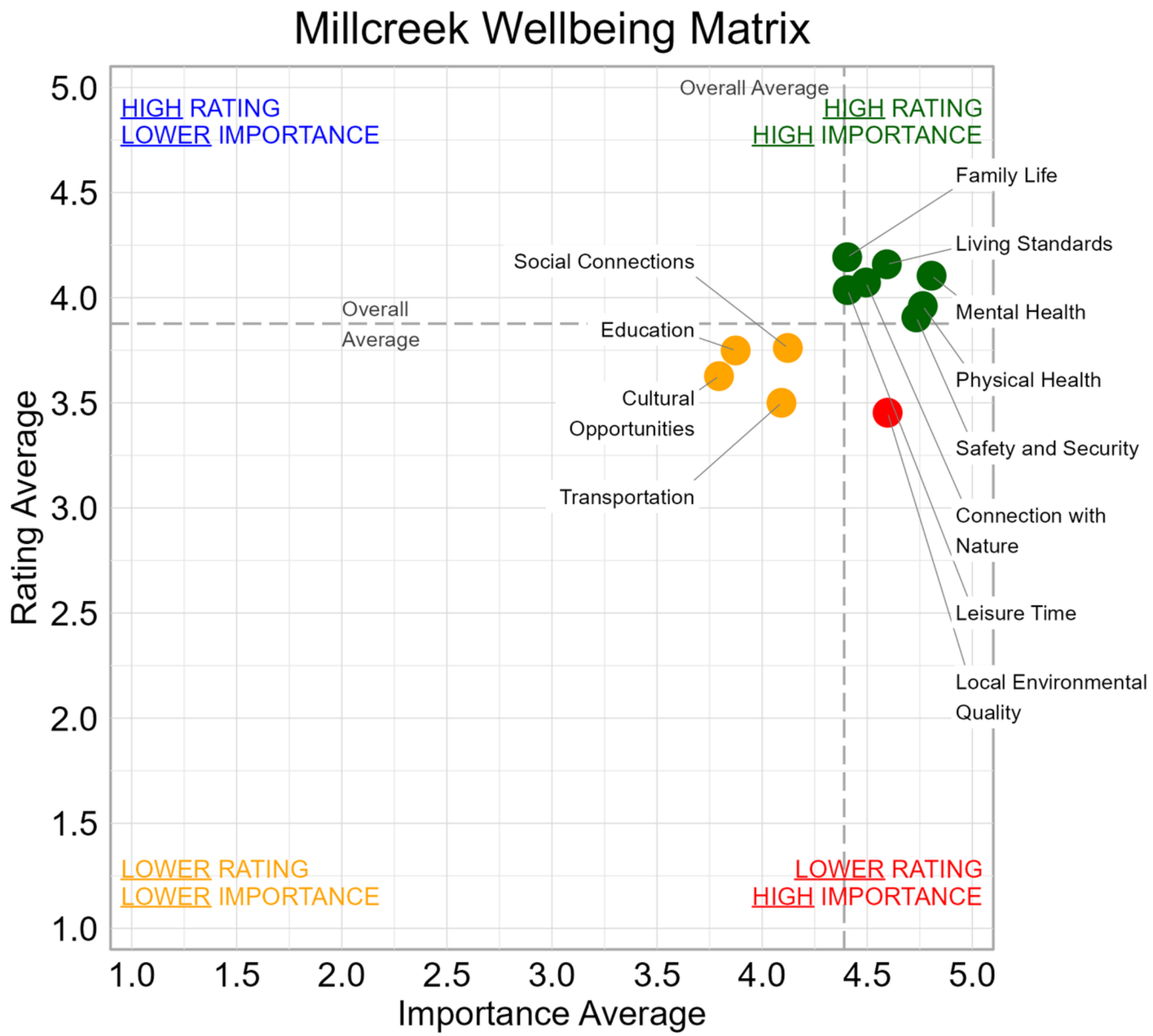
Average
3.82

68% said
4 or 5



Little Change Over Time





Most Important Domains

- Mental Health
- Physical Health
- Safety and Security

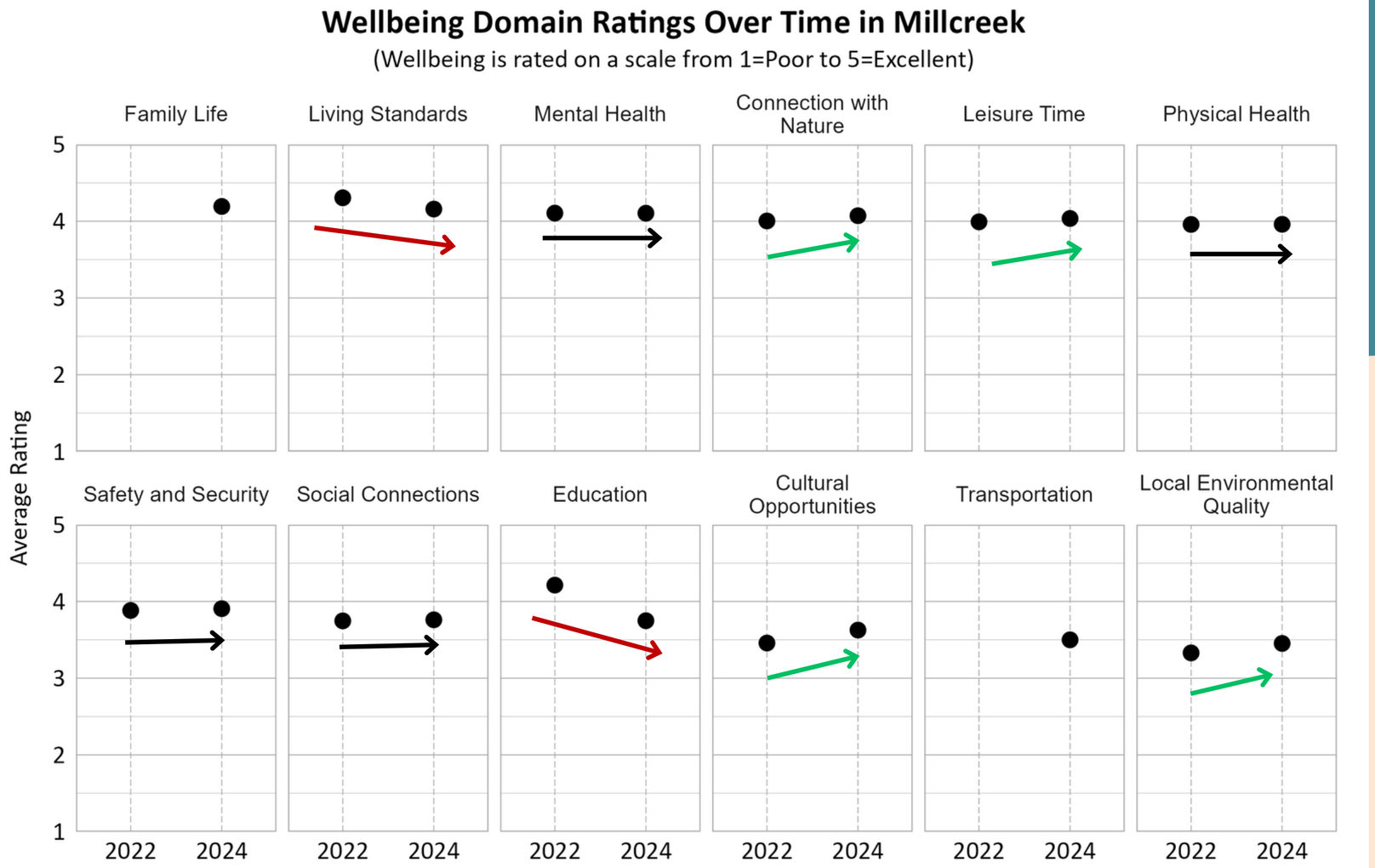
Highest Rated Domains

- Family Life
- Living Standards
- Mental Health

“Red Zone”

(more important, lower than average rating)

- Local Environmental Quality

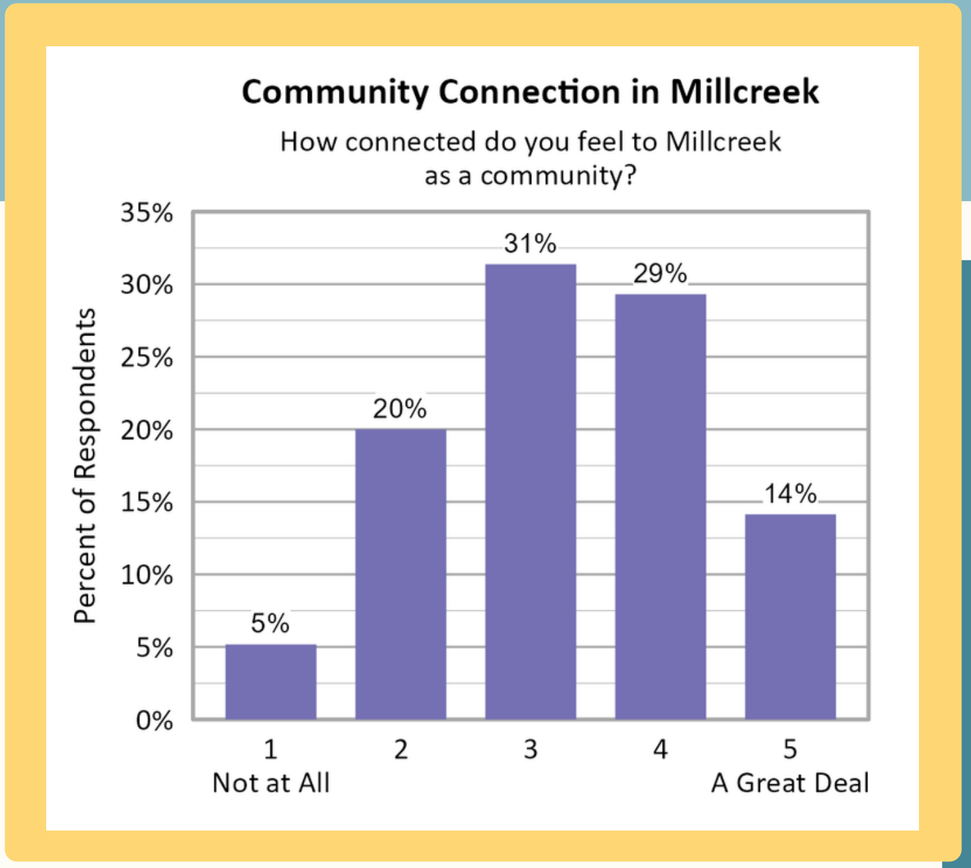


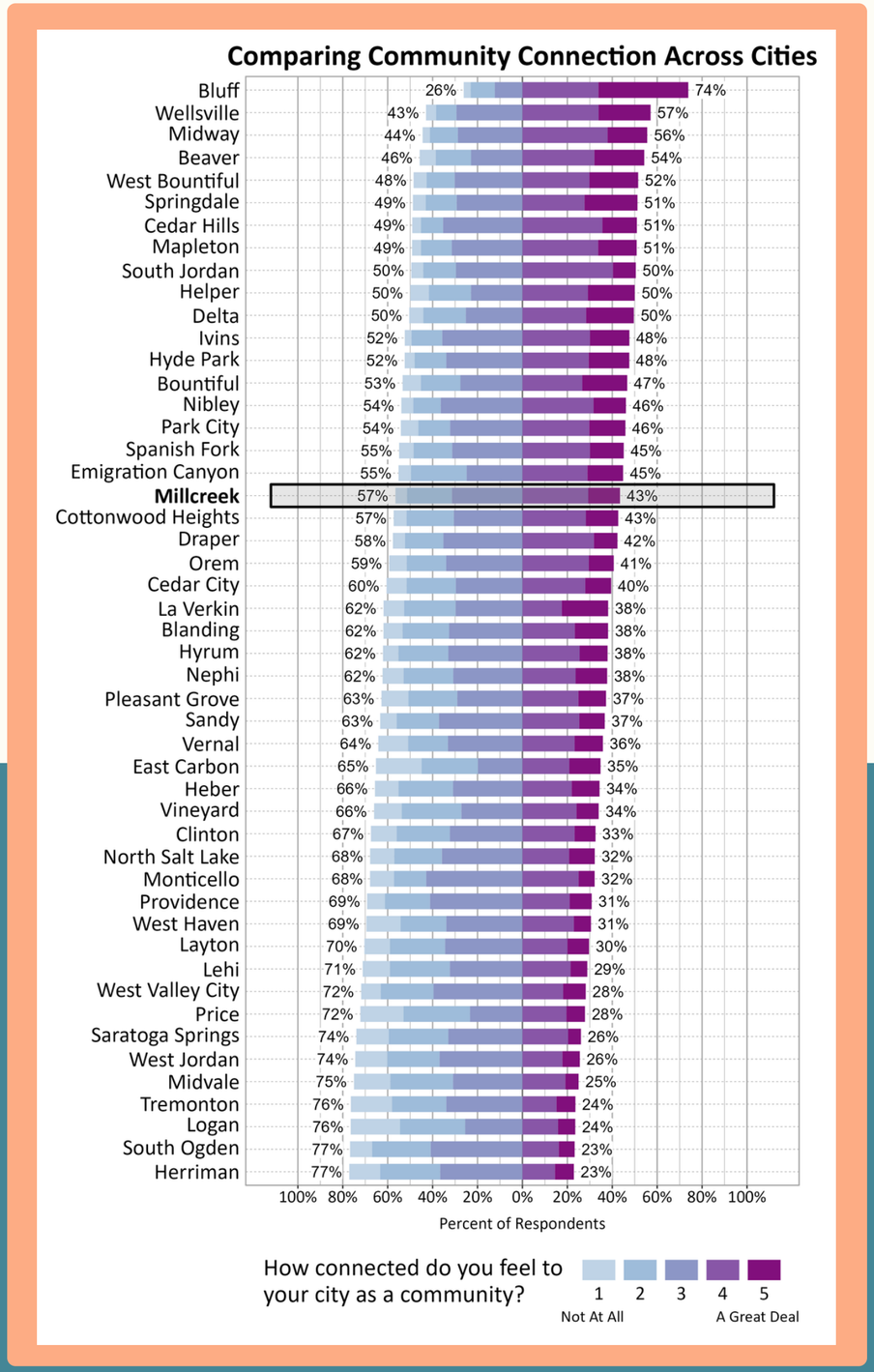
Mixed Trajectories since 2022

Two new categories

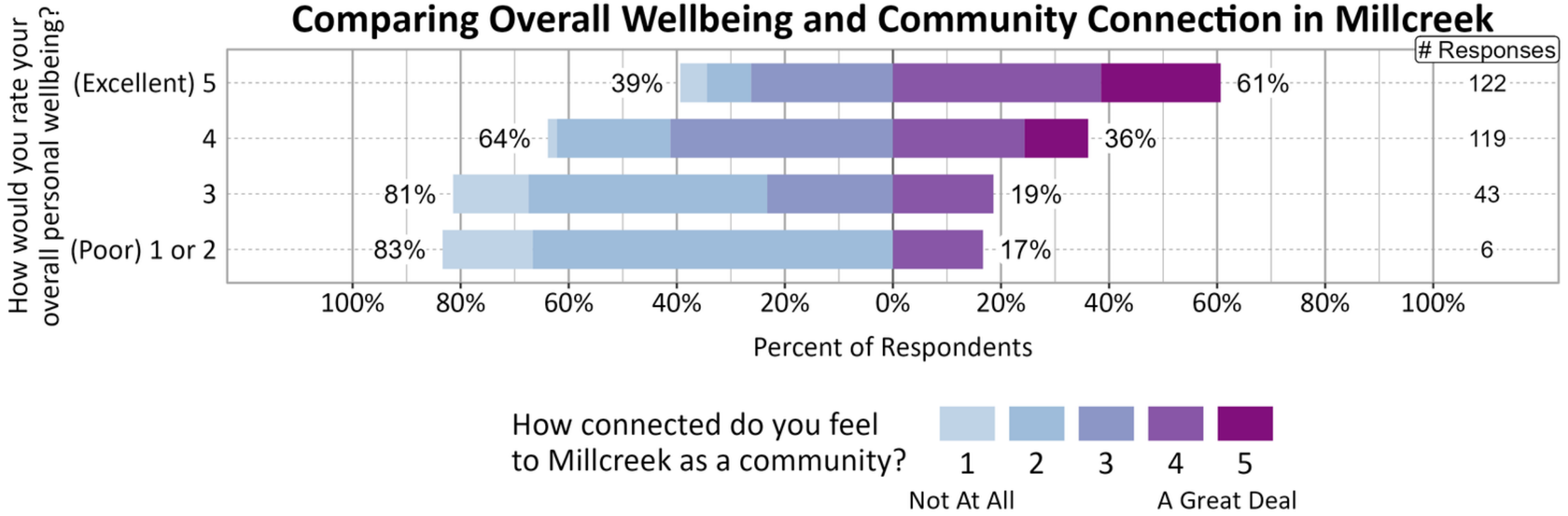
- Family Life
- Transportation

Community Connection in Millcreek





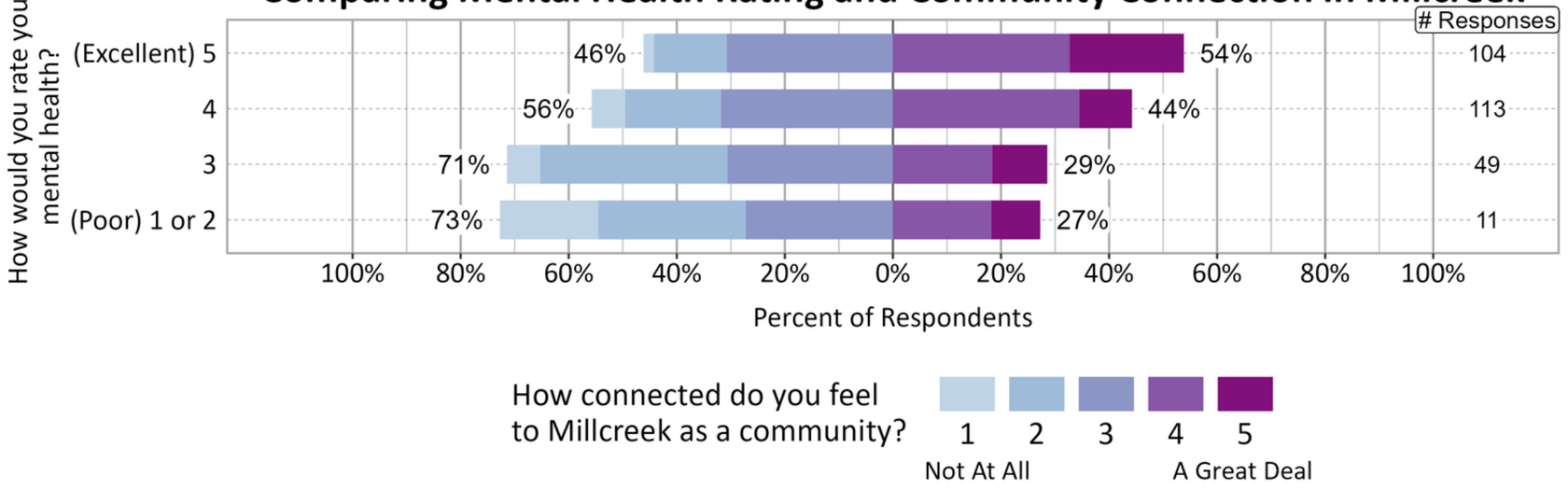
Comparing Overall Wellbeing and Community Connection in Millcreek

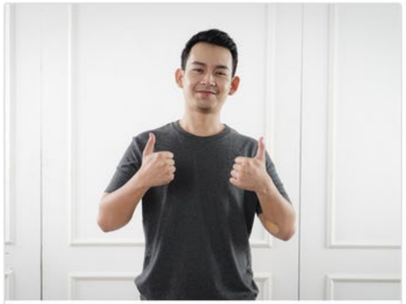




Community Connection

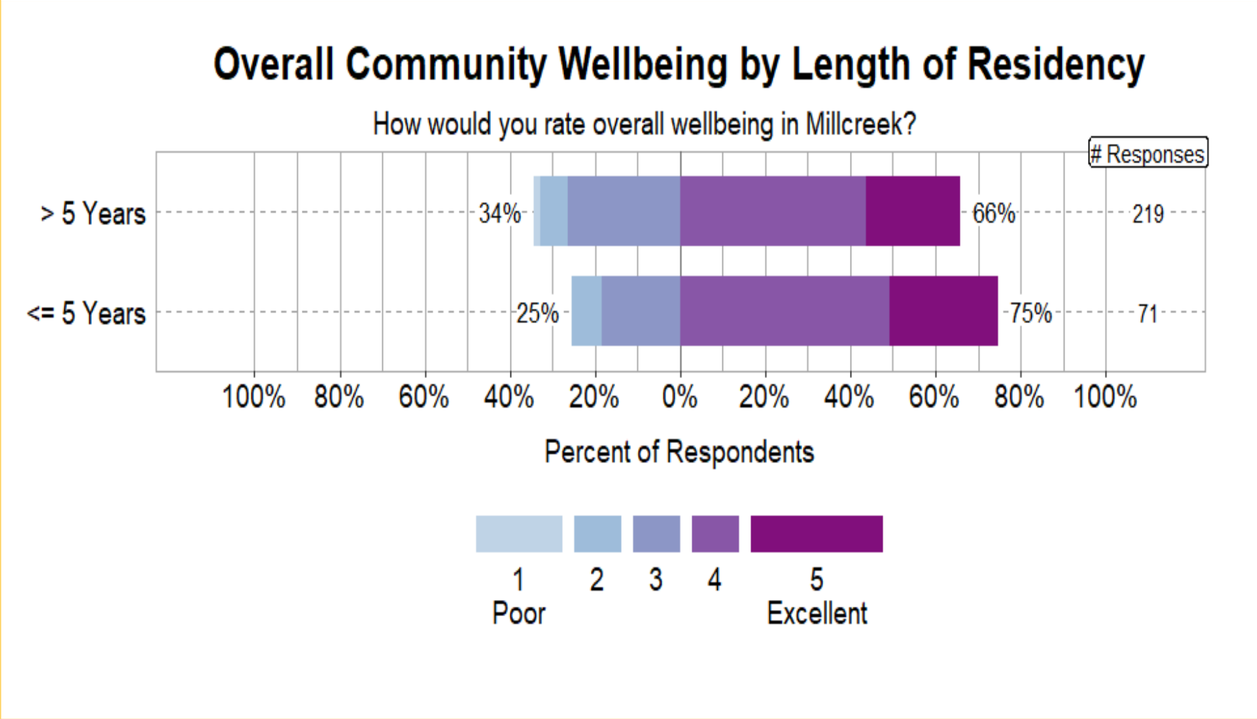
Comparing Mental Health Rating and Community Connection in Millcreek



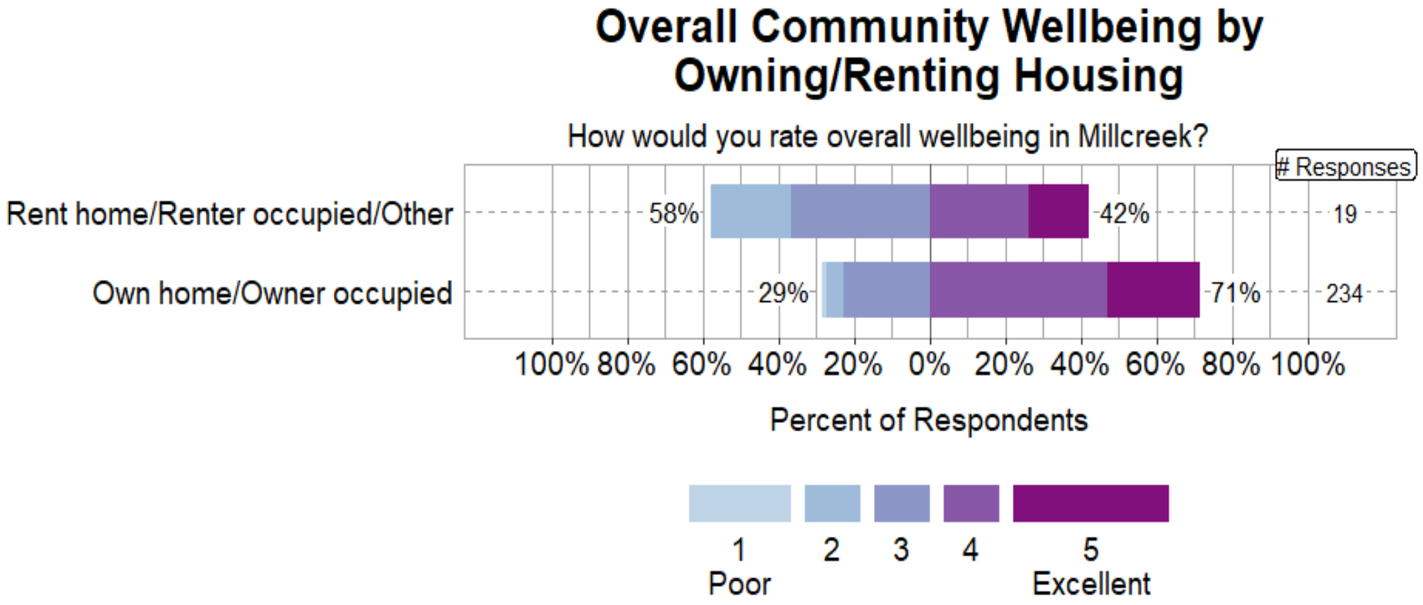


Mental Health

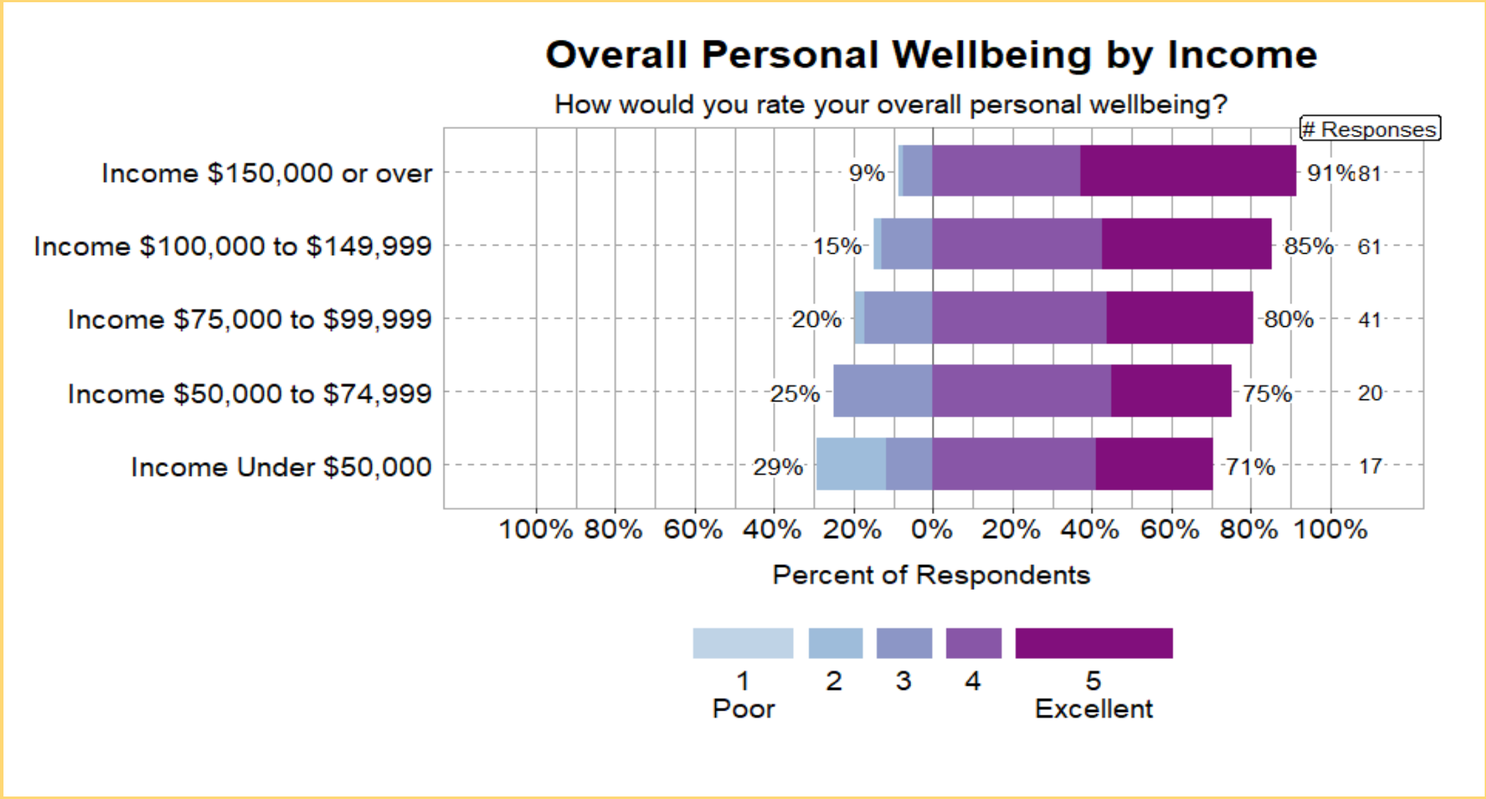
Demographics (Length of Residence)



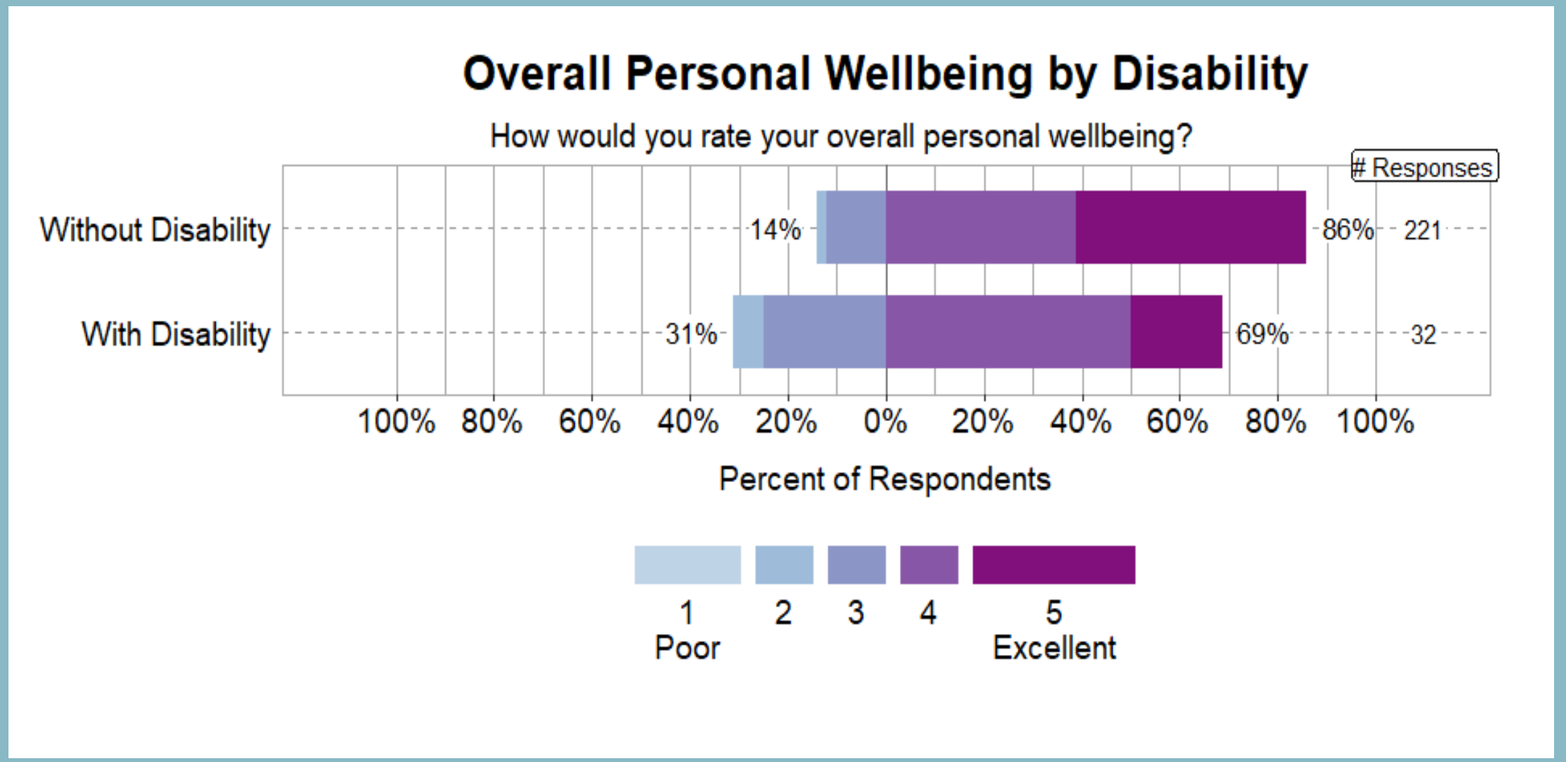
Demographics (Own v Rent)



Demographics (Income)



Demographics (Disability)

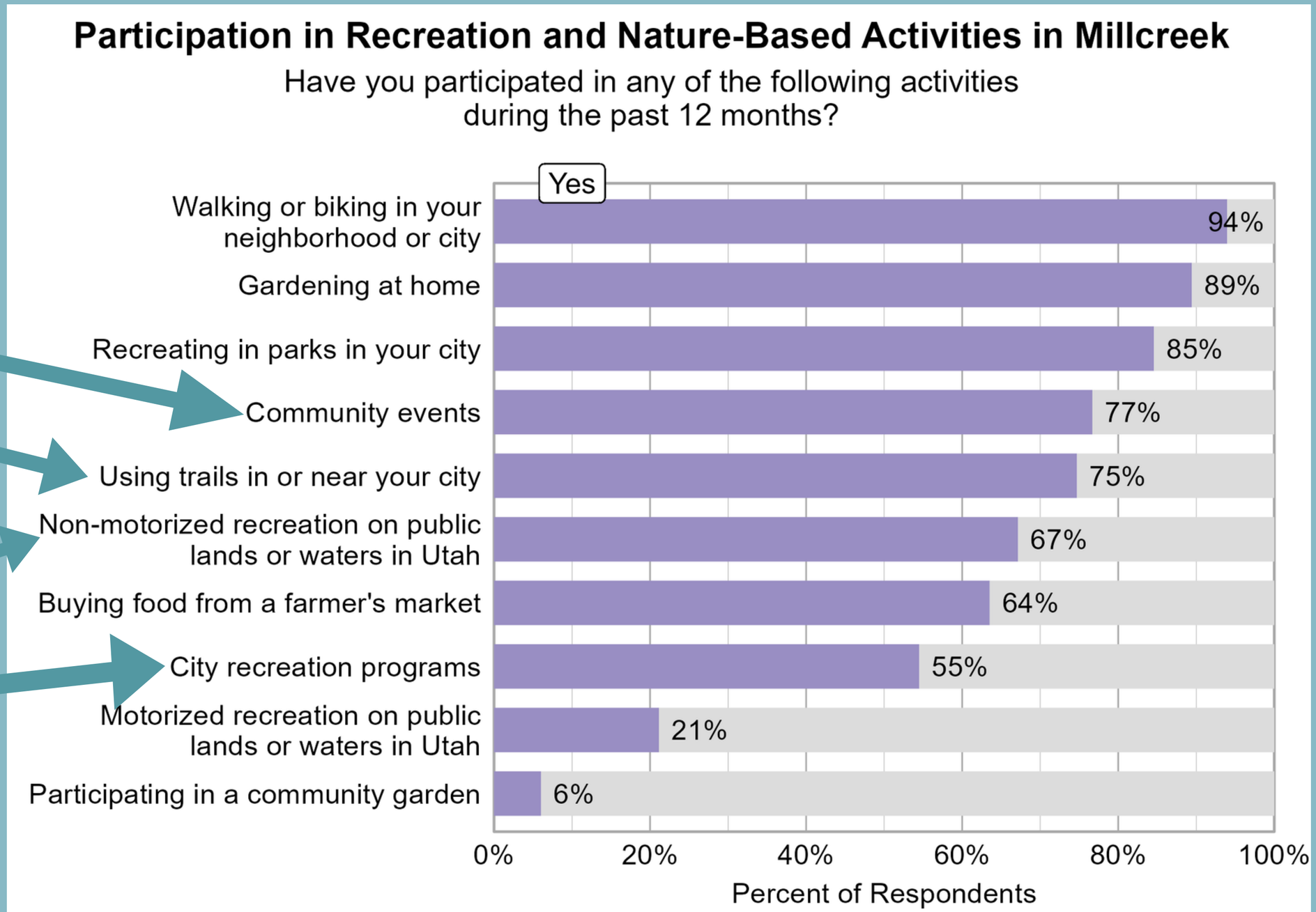


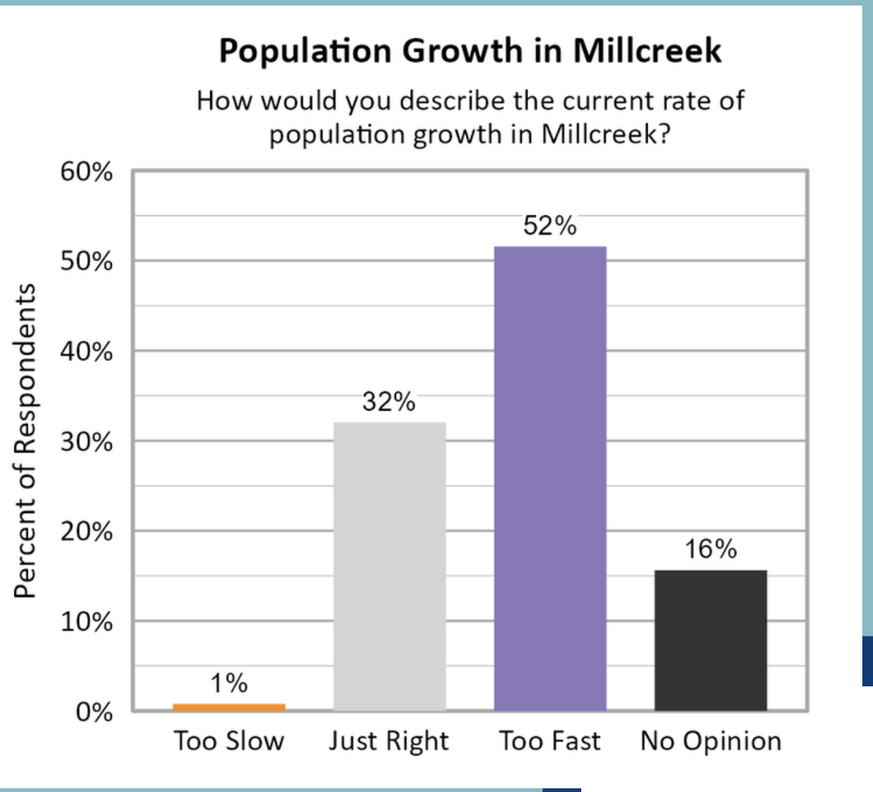
+ Personal Wellbeing, Community Connection, Physical Health

+ Community Connection & Physical Health

+ Personal Wellbeing, Community Connection & Physical Health

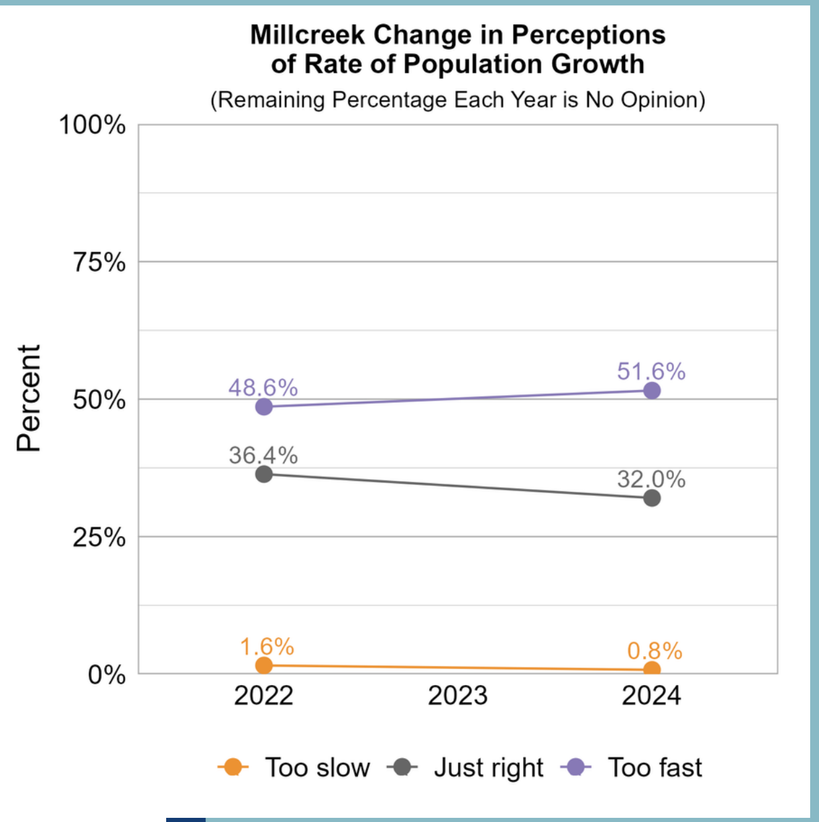
+ Community Connection

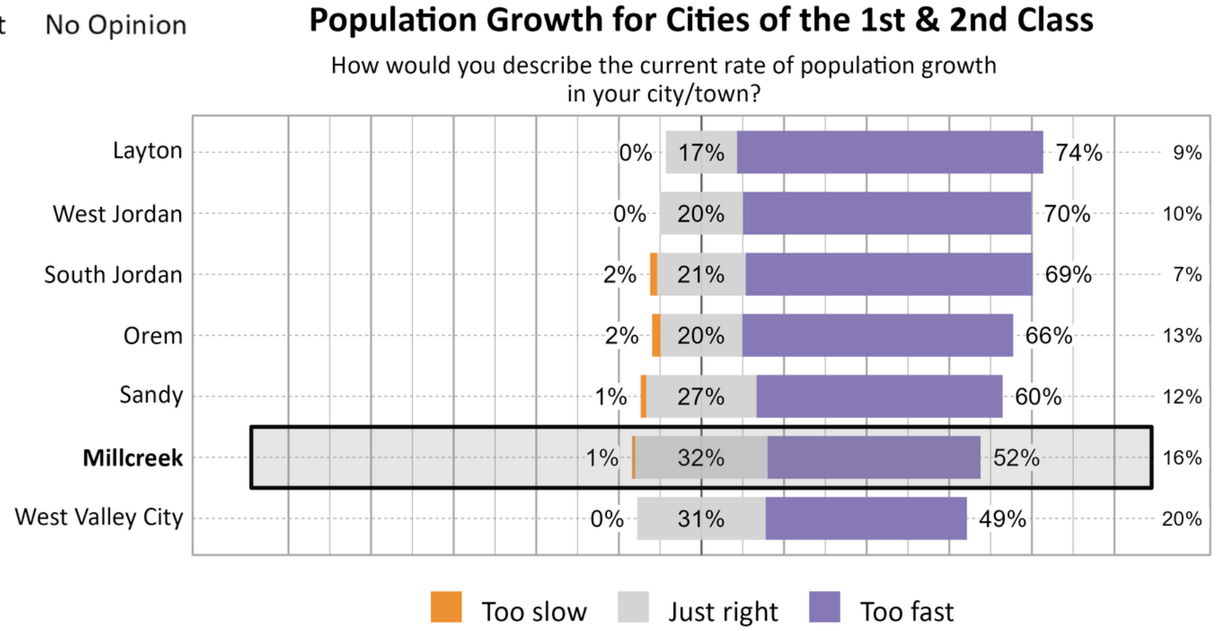




2.0% Population Growth 2010-2020

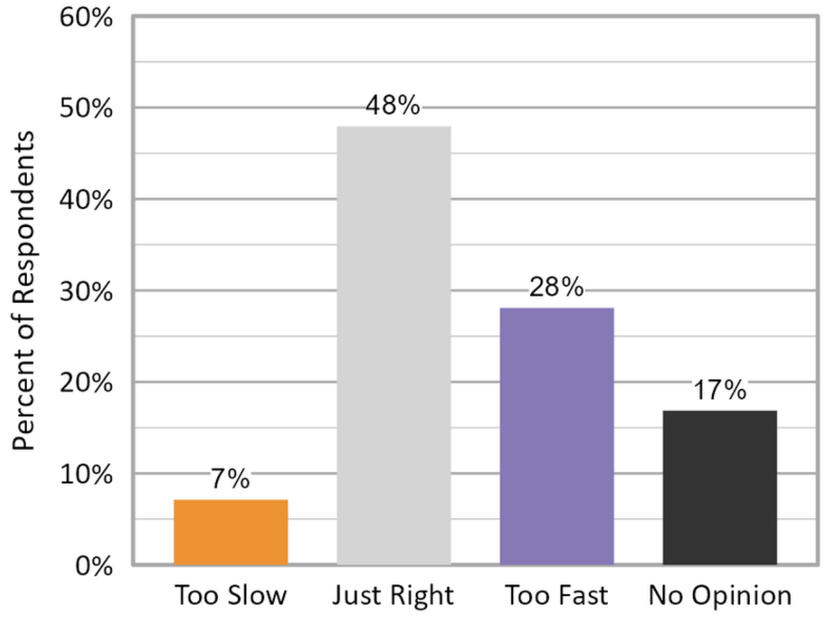
***52%** said Population Growth is "too fast"*





Economic Development in Millcreek

How would you describe the current pace of economic development in Millcreek?

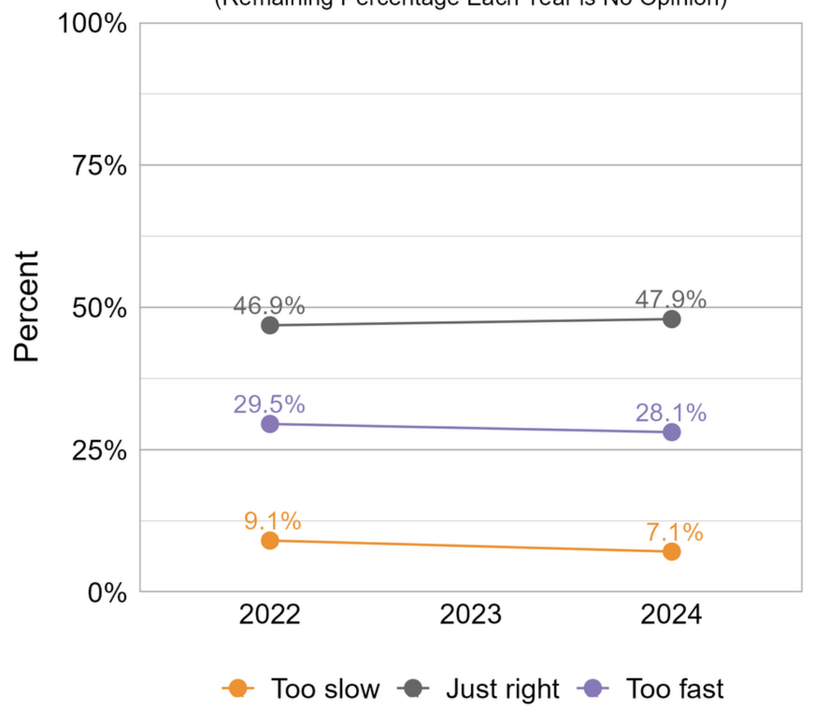


***48%** said the Pace of Economic Development is "just right"*

***28%** said it's "too fast"*

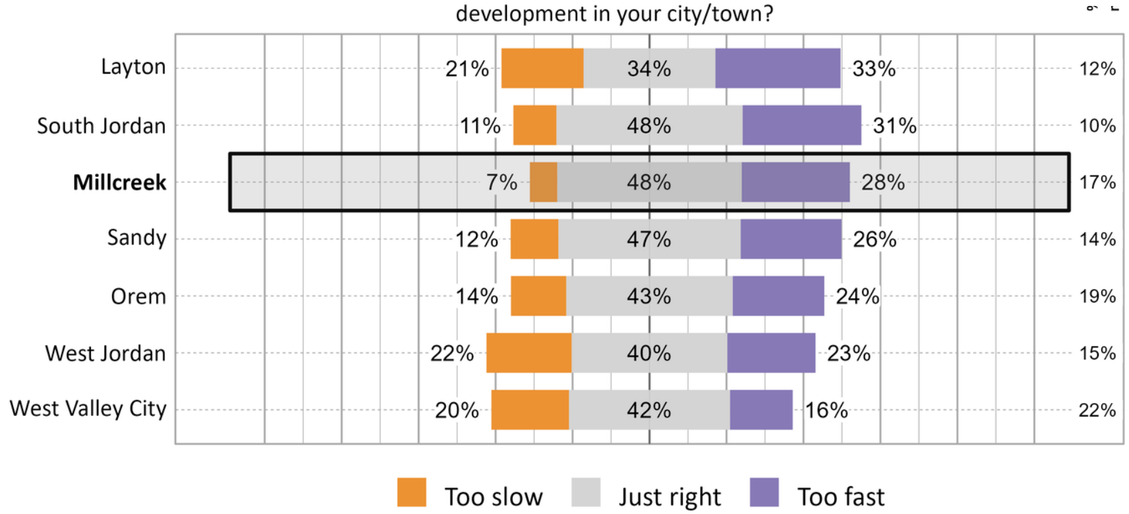
Millcreek Change in Perceptions of Pace of Economic Development

(Remaining Percentage Each Year is No Opinion)



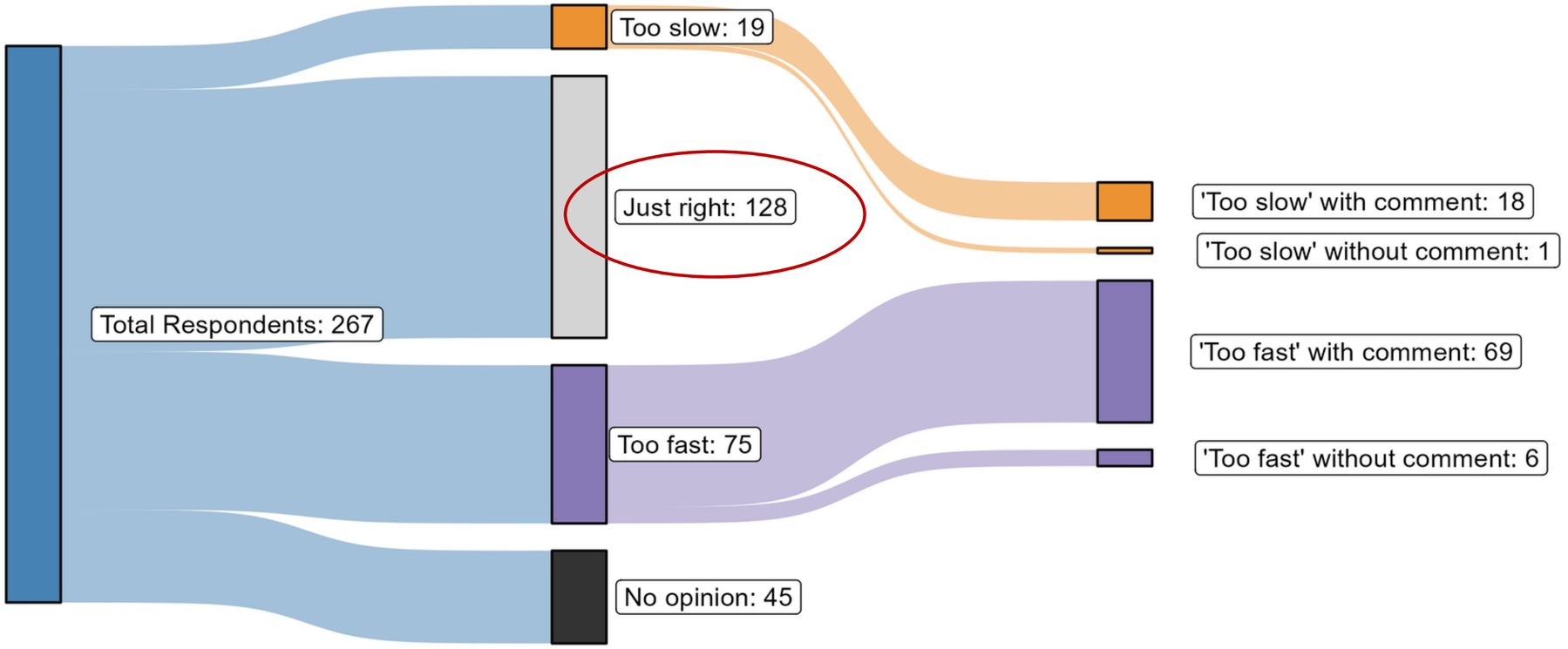
Economic Development for Cities of the 1st & 2nd Class

How would you describe the current pace of economic development in your city/town?



Perceptions about the Pace of Economic Development in Millcreek

How would you describe the current pace of economic development in Millcreek?



Too Slow
Need for:

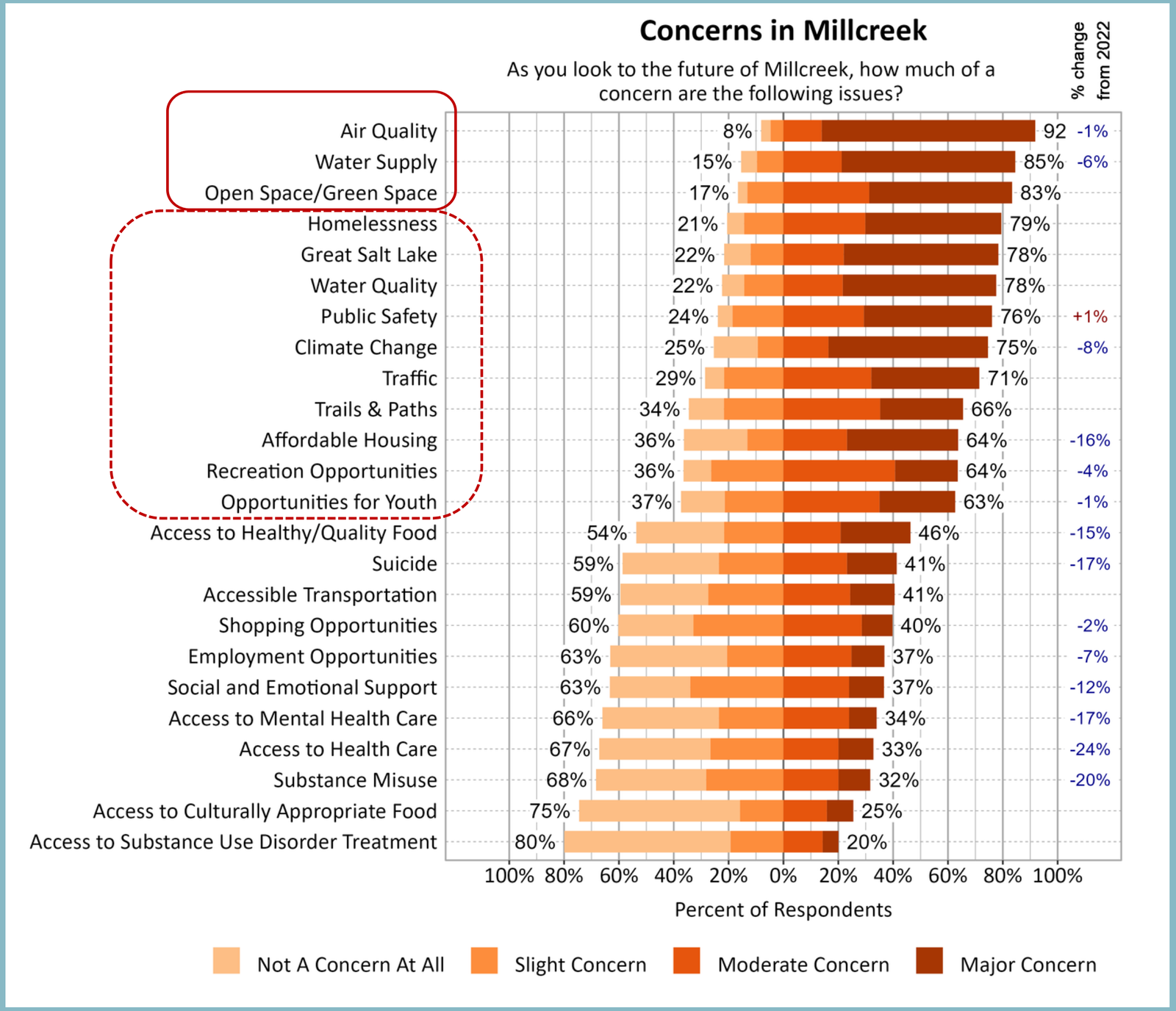
- More road infrastructure
- Planning & governance for growth
- Retail beyond fast food.

Too Fast:

- Traffic
- Businesses
- Housing
- Planning Issues
- Loss of green/open space
- Change in town character

Top Concerns in Millcreek

Air Quality
Water Supply
Open & Green Space
Homelessness
GSL
Water Quality
Public Safety
Climate Change



What do people value about Millcreek?

- Central location
- Proximity to outdoors
- Sense of community
- Nature & Beauty



What could be done to improve wellbeing in Millcreek?

- Public transit
  - Bike lanes
  - More sidewalks
- Green spaces
  - Upkeep
  - Improvements
- Homelessness
- Infrastructure
- Long term sustainability

Additional Comments

- Concern about local government
  - Some disconnect with local views
- Road conditions
- Sidewalks, bike paths, public transit
- Housing affordability
- Environmental sustainability
- Safety
- More recreation activities

Thank you!



Let us know if you have any questions.

Courtney Flint
courtney.flint@usu.edu
435-797-8635



Utah WELLBEING SURVEY



UNIFIED FIRE SERVICE AREA

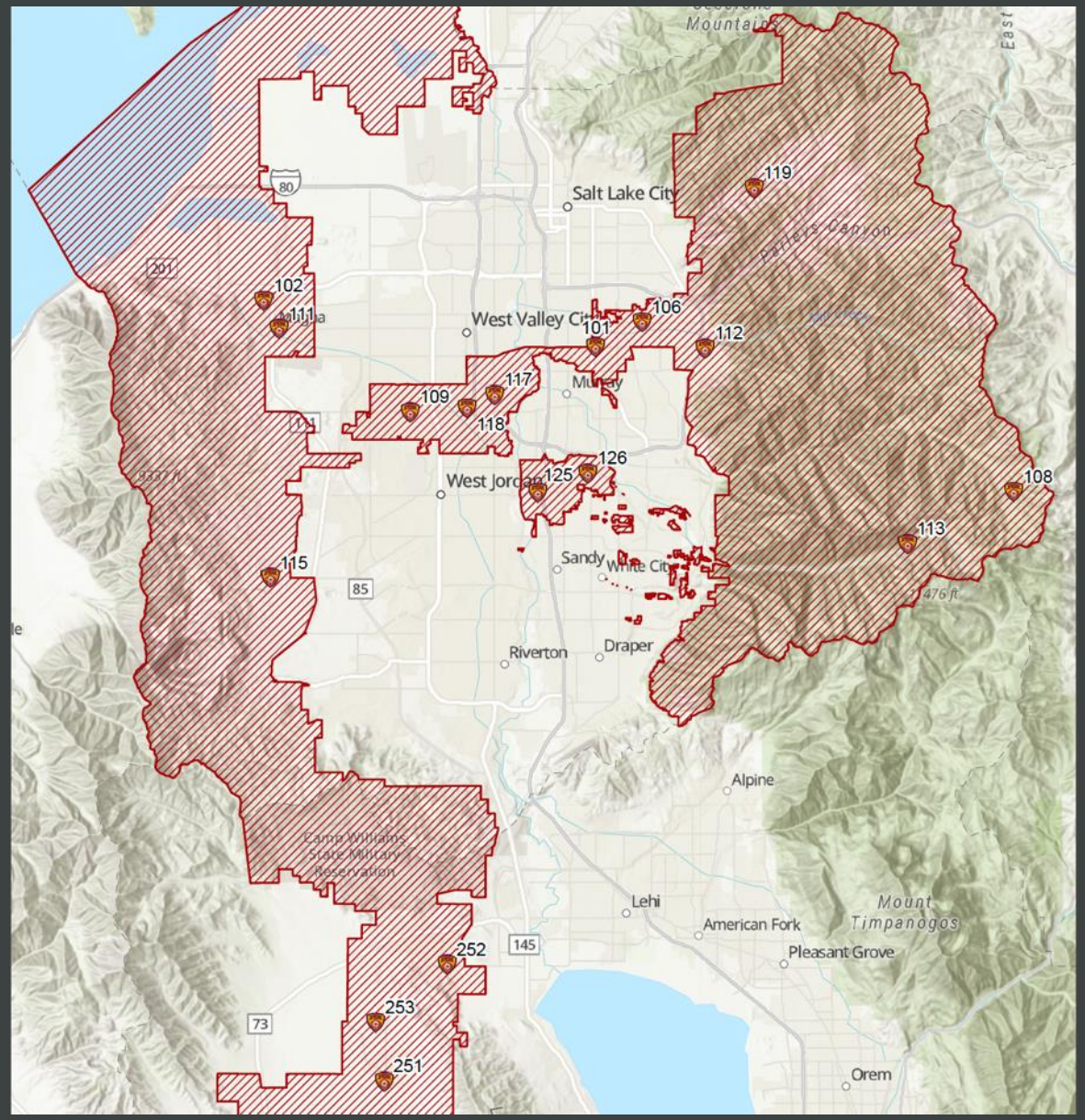
ABOUT UFSA

UNIFIED FIRE SERVICE AREA

Unified Fire Service Area (UFSA) is a taxing entity that uses collected taxes to go directly towards fire service costs. UFSA is a proud member of Unified Fire Authority (UFA). UFA is a governmental entity that provides emergency services on behalf of its member entities.

PROUDLY SERVING 12 JURISDICTIONS

City of Kearns
City of Taylorsville
Copperton Town
Eagle Mountain City
Emigration Canyon City
Magna City
Midvale City
Millcreek City
Town of Alta
Town of Brighton
White City
Unincorporated Salt Lake County



PURPOSE FOR PROPOSED TAX INCREASE

UNIFIED FIRE SERVICE AREA



COST OF SERVICE



UPGRADING FIRE STATIONS



ADDITIONAL STAFFING



MAINTAIN BOARD APPROVED MINIMUM FUND BALANCE

TOTAL COST PER AVERAGE TAXPAYER

UNIFIED FIRE SERVICE AREA



Avg. 2024 residential and commercial value of **$525,300**



2024 UFSA Annual Tax
Residential: **$405.35**
Commercial: **$737.00**

2025 Proposed Annual UFSA Tax	Annual Difference	Monthly Difference
Residential $498.58	$93.23	$7.77
Commercial $906.50	$169.51	$14.13

COST OF PHASE 2 - 2024 TAX INCREASE

UNIFIED FIRE SERVICE AREA



$5,088,123



$41.35
ANNUAL INCREASE
For Average
RESIDENTIAL

$3.45
MONTHLY INCREASE
For Average
RESIDENTIAL



$75.17
ANNUAL INCREASE
For Average
COMMERCIAL

$6.26
MONTHLY INCREASE
For Average
COMMERCIAL

INCREASED COST OF SERVICE FACTORS

GENERAL INFLATION

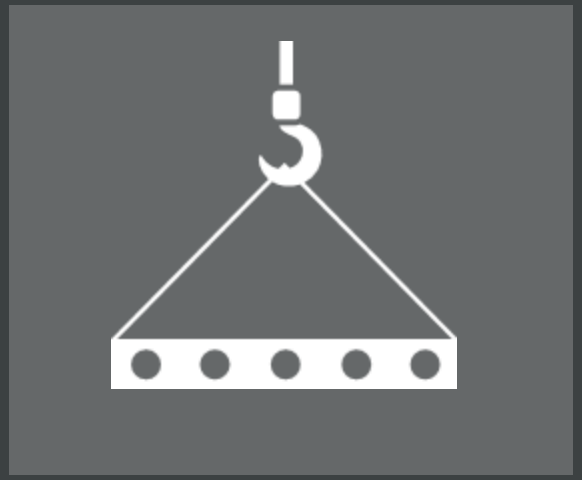




WAGES

CAPITAL REPLACEMENT





BUILDING CONSTRUCTION

GENERAL INFLATION

UNIFIED FIRE SERVICE AREA



TURNOUT SET

86% INCREASE

2018	2024
$2,349	$4,373



FUEL

32% INCREASE

2018	2024
$479,457	$630,577

FY TOTAL



MEDICAL SUPPLIES

21% INCREASE

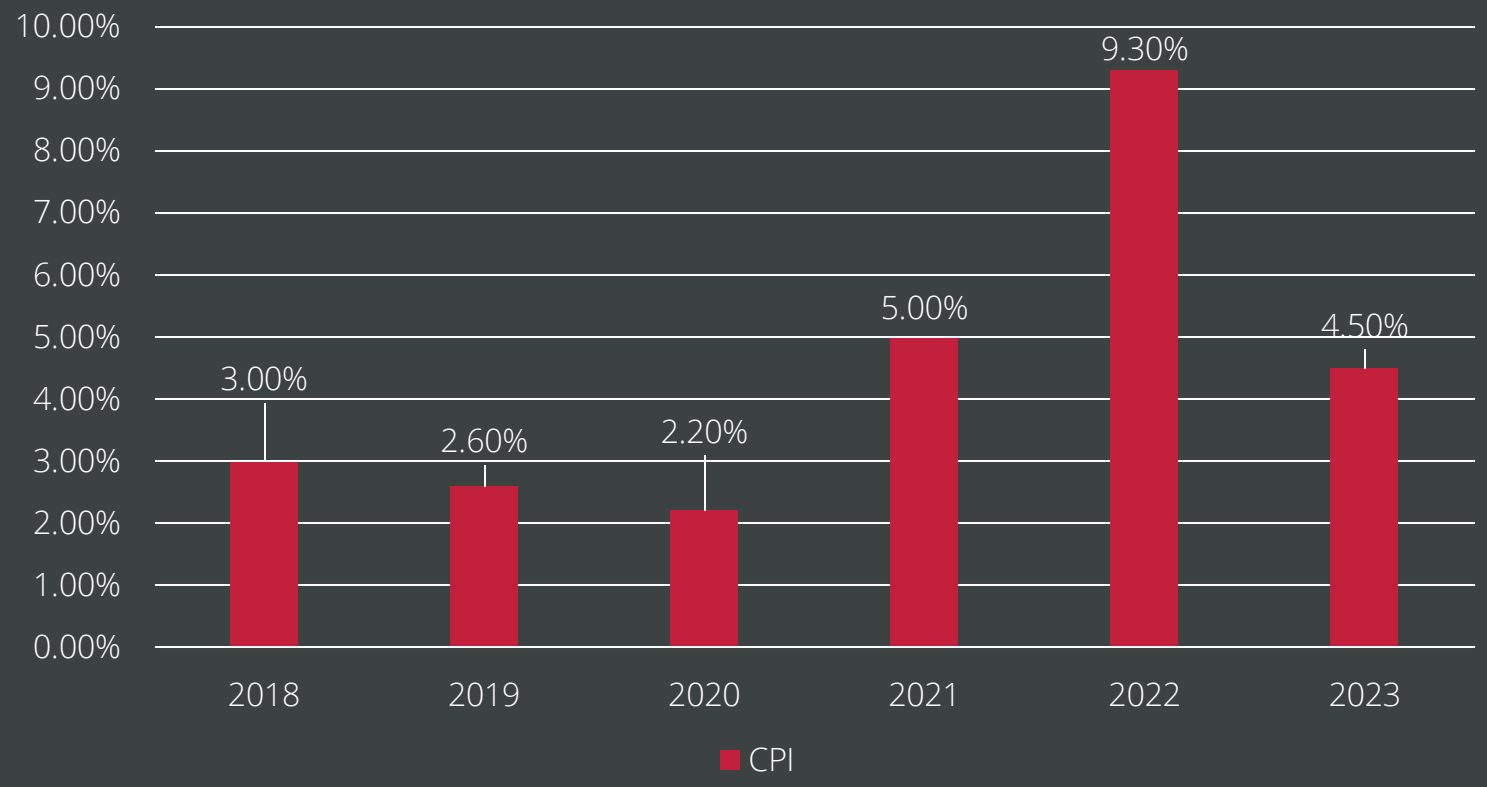
2018	2024
$504,922	$611,734

FY TOTAL

WAGE INFLATION

UNIFIED FIRE SERVICE AREA

CPI HISTORY 2018-2024



TOTAL
26.6%

AVERAGE PER YEAR
4.4%

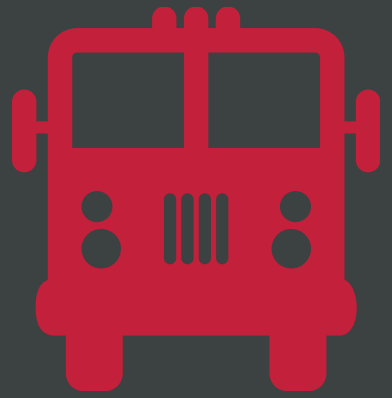
2018
Entry-Level Firefighter
$44,227 Per Year

22.10%
INCREASE

2024
Entry-Level Firefighter
$54,002 Per Year

CAPITAL REPLACEMENT INFLATION

UNIFIED FIRE SERVICE AREA



TYPE 1 ENGINE

32% INCREASE

2018	2023
$621,170	$822,216



AMBULANCE

27% INCREASE

2018	2023
$270,709	$344,209



LADDER TRUCK

69% INCREASE

2018	2023
$1.005M	$1.7M

UPGRADING FIRE STATIONS (2021 BOND)

UNIFIED FIRE SERVICE AREA



OLD FIRE STATION 125



NEW FIRE STATION 125



NEW FIRE STATION 253



OLD FIRE STATION 251



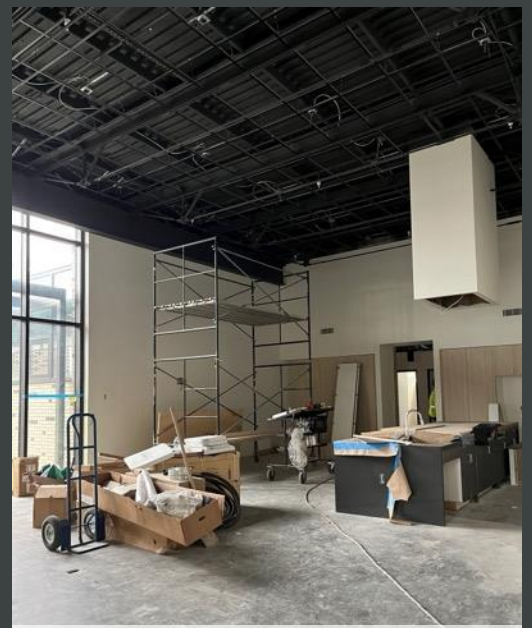
NEW FIRE STATION 251



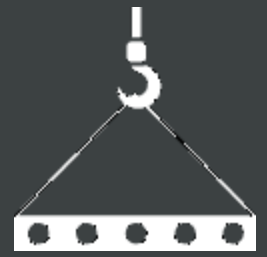
OLD FIRE STATION 102



NEW FIRE STATION 102



SEISMICALLY PROOFING FIRE STATIONS



SEISMICALLY PROOFING FIRE STATIONS

5 Stations received structural retrofits

20 Stations received non-structural retrofits

ADDITIONAL NEW FIRE STATIONS (2016 BOND)



FIRE STATIONS

101 106 108 111 117 123

BUILDING CONSTRUCTION INFLATION

UNIFIED FIRE SERVICE AREA



FIRE STATION 117



NEW FIRE STATION 253

2017

Station 117

$290/sq.ft.

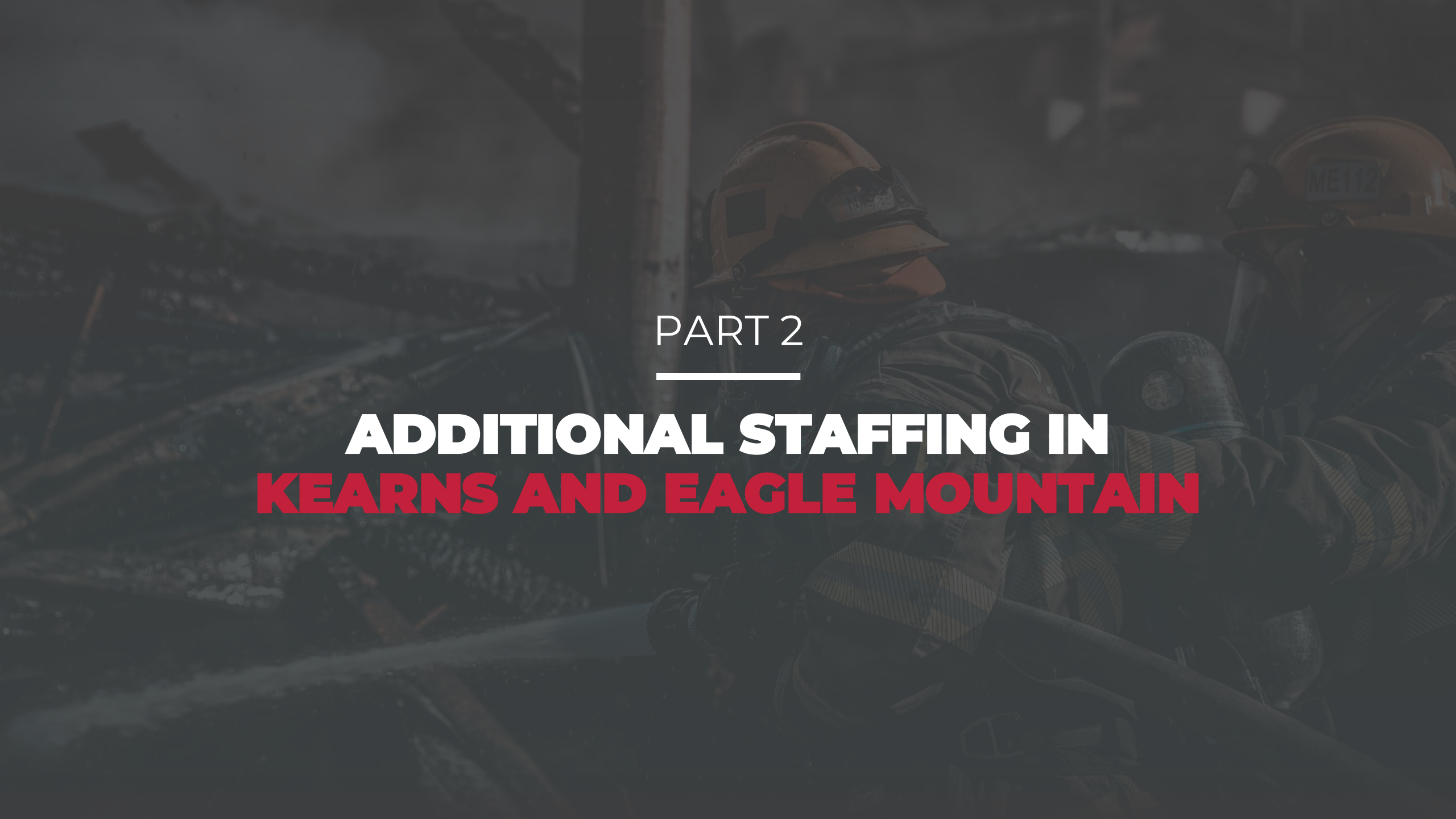
91%

INCREASE

2023

Station 253

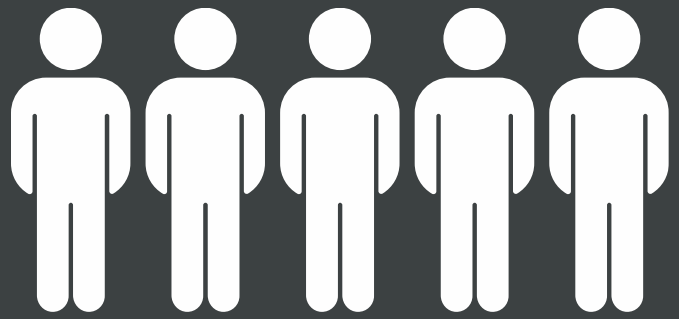
$554/sq.ft.



PART 2

ADDITIONAL STAFFING IN KEARNS AND EAGLE MOUNTAIN

GROWTH & CALL VOLUME



POPULATION GROWTH (UFSA)

2018	2023
270,101	305,126



CALL VOLUME INCREASE (UFA)

2018	2023
54,834	62,064

CALL VOLUME & POPULATION SERVED

UNIFIED FIRE AUTHORITY

Municipality	Population (July 1, 2023)	Stations	Population per Station
Kearns	**36,005**	**1**	**36,005**
Holladay	30,910	1	30,910
Herriman	60,062	2	30,031
Eagle Mountain	**58,192**	**2**	**29,096**
Riverton	44,469	2	22,235
Millcreek	**62,459**	**3**	**20,820**
Taylorsville	**59,275**	**3**	**19,758**
Midvale	**36,681**	**2**	**18,341**
Magna	**34,102**	**2**	**17,051**
Cottonwood Heights	33,354	2	16,677
Emigration Canyon	**1,440**	**1**	**1,440**
Copperton	**793**	**1**	**793**
Brighton	**452**	**1**	**452**
Alta	**218**	**1**	**218**

Municipality	2023 Incidents	Stations	Incidents per Station
Kearns	**2,324**	**1**	**2,324**
Holladay	2,197	1	2,197
Midvale	**3,979**	**2**	**1,990**
Millcreek	**5,775**	**3**	**1,925**
Taylorsville	**5,140**	**3**	**1,713**
Cottonwood Heights	2,245	2	1,123
Magna	**2,160**	**2**	**1,080**
Riverton	2,017	2	1,009
Herriman	1,802	2	901
Eagle Mountain	**1,708**	**2**	**854**
Brighton	**372**	**1**	**372**
Emigration Canyon	**87**	**1**	**87**
Alta	**79**	**1**	**79**
Copperton	**50**	**1**	**50**

RESPONSE TIME & AREA SERVED

UNIFIED FIRE AUTHORITY

MUNICIPALITY SQ. MILES

Municipality (# of stations)	Sq. Miles
Eagle Mountain (2)	**50.42**
Herriman (2)	21.57
Millcreek (3)	12.96
Riverton (3)	12.64
Taylorsville (2)	10.85
Cottonwood Heights (2)	9.22
Holladay (1)	8.49
Magna (2)	7.84
Midvale (2)	5.8
Kearns (1)	4.63

90th PERCENTILE RESPONSE TIME

Municipality (# of heavy apparatus)	90th Percentile
Midvale (2)	6:57
Magna (2)	7:06
Kearns (1)	7:14
Taylorsville (3)	7:18
Millcreek (3)	7:28
Eagle Mountain (2)	**10:44**

COST OF ADDITIONAL STAFFING IN KEARNS AND EAGLE MOUNTAIN

UNIFIED FIRE SERVICE AREA



$6,385,095



$51.88
ANNUAL INCREASE
For Average
RESIDENTIAL

$4.32
MONTHLY INCREASE
For Average
RESIDENTIAL



$94.34
ANNUAL INCREASE
For Average
COMMERCIAL

$7.86
MONTHLY INCREASE
For Average
COMMERCIAL

TOTAL COST PER AVERAGE TAXPAYER

UNIFIED FIRE SERVICE AREA



PART 1

PHASE 2 - 2024 TAX INCREASE

$5,088,123



PART 2

ADDITIONAL STAFFING

$6,385,095

2025 Proposed UFSA Tax



$93.23

TOTAL ANNUAL INCREASE
For Average **RESIDENTIAL**

$7.77

TOTAL MONTHLY INCREASE
For Average **RESIDENTIAL**



$169.51

TOTAL ANNUAL INCREASE
For Average **COMMERCIAL**

$14.13

TOTAL MONTHLY INCREASE
For Average **COMMERCIAL**

$11,473,218

UFSA TAX INCREASE TIMELINE

UNIFIED FIRE SERVICE AREA



2008



2018



2024

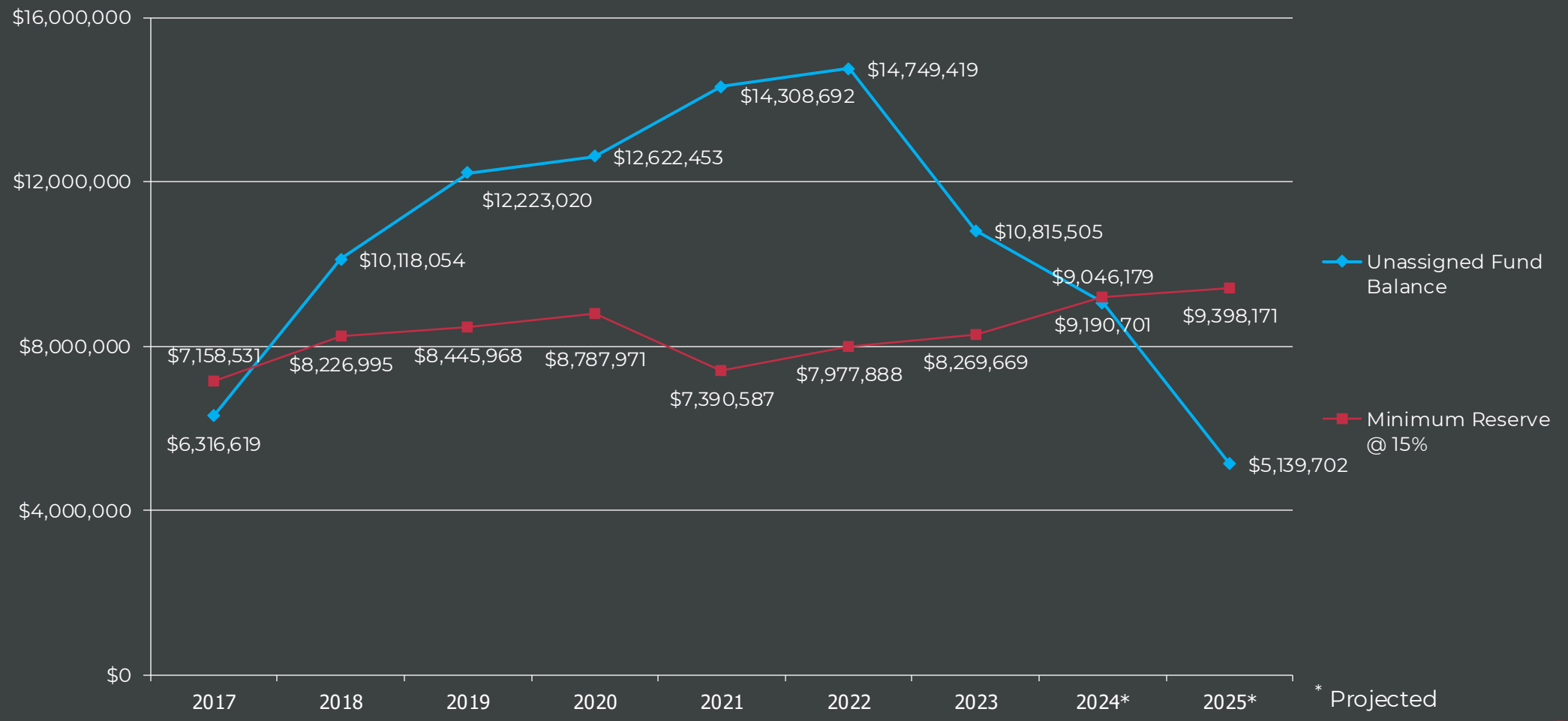


2025

***PROPOSED TAX INCREASE**

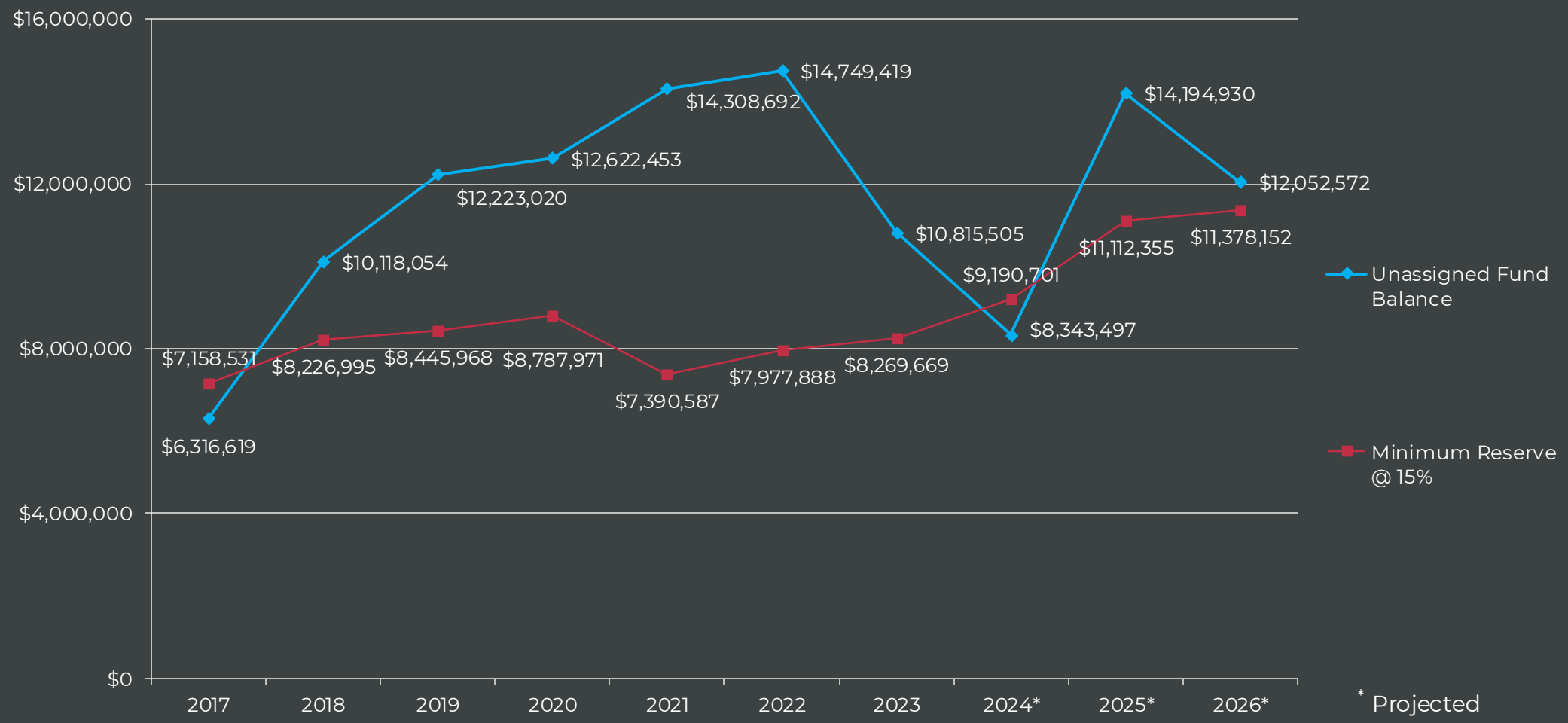
FUND BALANCE WITHOUT INCREASE

UNIFIED FIRE SERVICE AREA



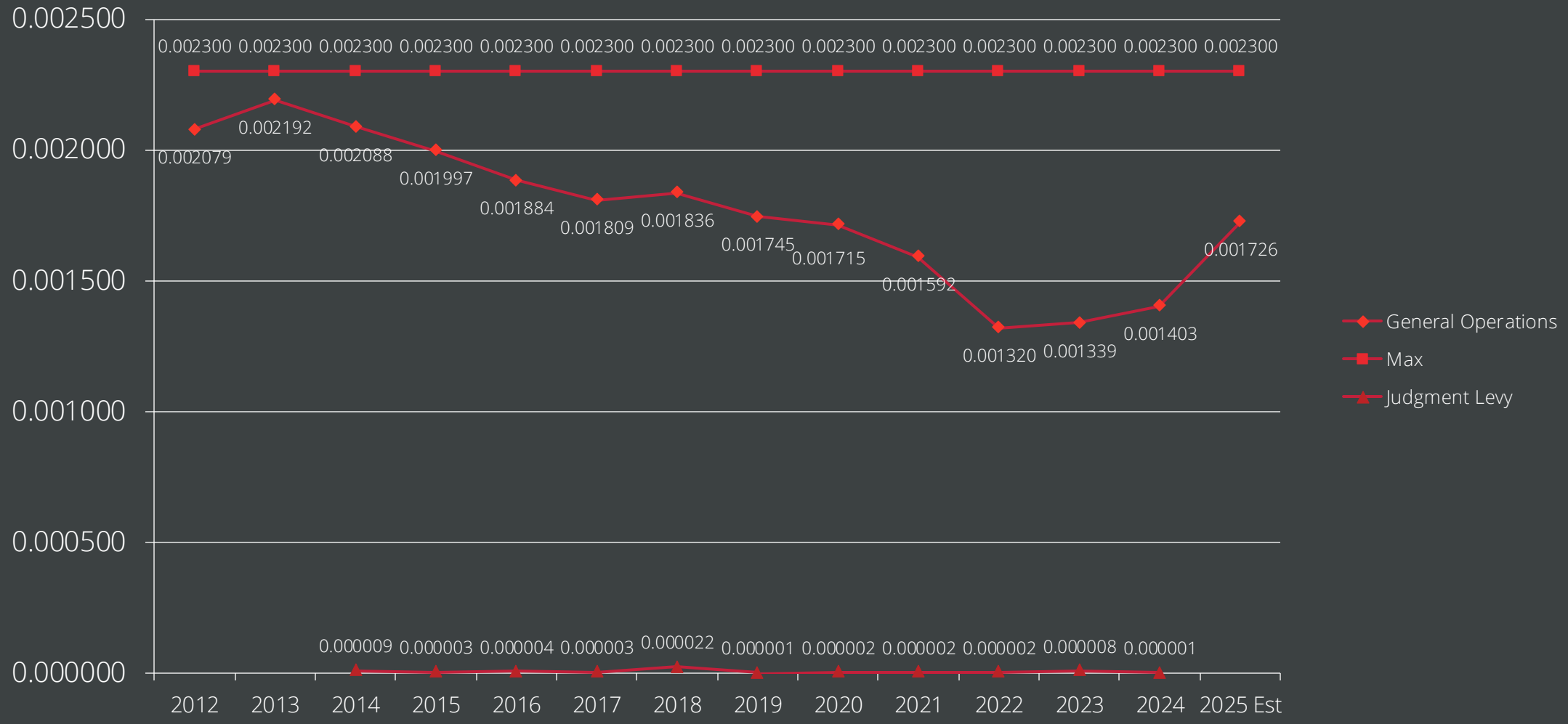
FUND BALANCE WITH INCREASE

UNIFIED FIRE SERVICE AREA



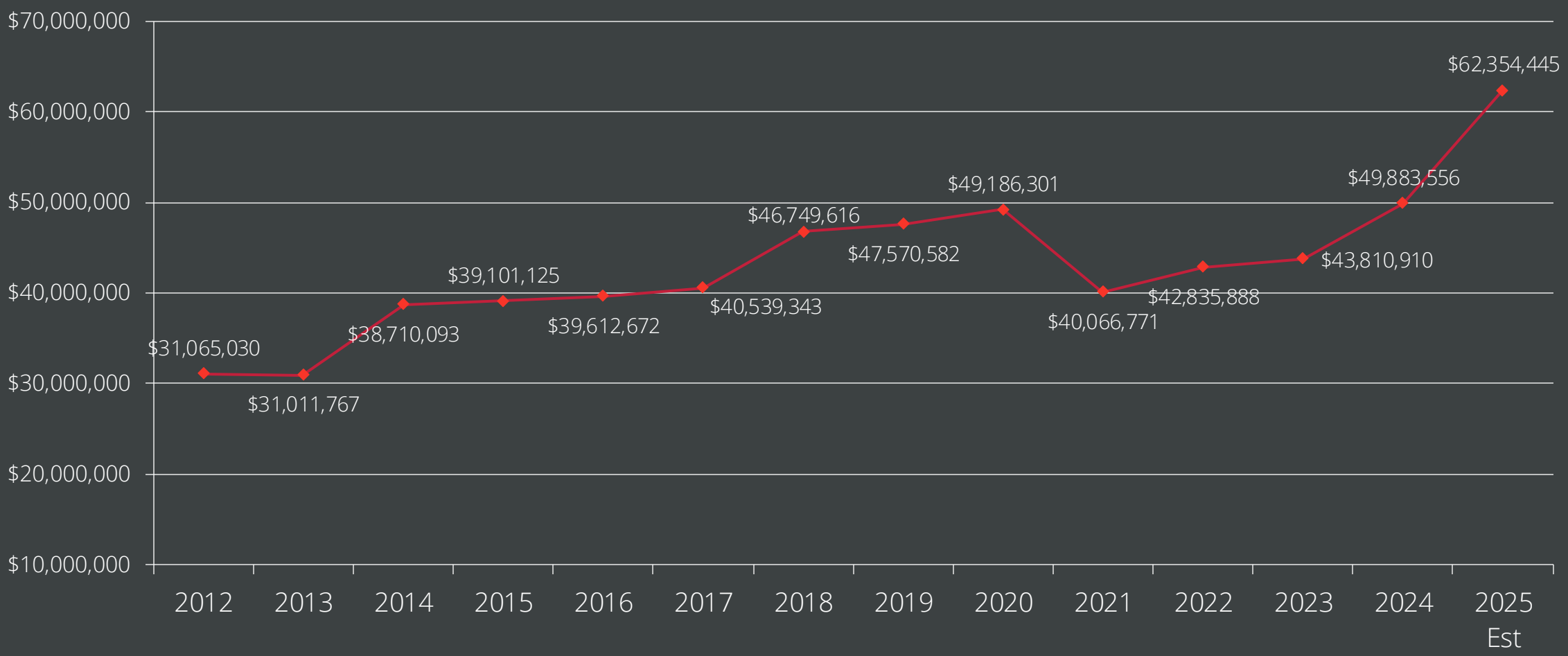
PROPERTY TAX RATES

UNIFIED FIRE SERVICE AREA



PROPERTY TAX REVENUE

UNIFIED FIRE SERVICE AREA



NOTICE OF PUBLIC HEARING

UNIFIED FIRE SERVICE AREA

2025 UFSA PROPOSED TAX INCREASE

PUBLIC HEARING

TUESDAY

DECEMBER 10, 2024

6PM

UNIFIED FIRE AUTHORITY BOARDROOM

3380 S. 900 W. Salt Lake City, Utah 84119



Unified Fire Authority

Zach Robinson

Q3 Stats

- Total Incidents
  - 2023-Q1: 1,401
  - 2023-Q2: 1,499
  - 2023-Q3: 1,476
  - 2023-Q4: 1,400
  - 2024-Q1: 1,339
  - 2024-Q2: 1,463
  - 2024-Q3: 1,505

QUARTER 3

UNIFIED FIRE AUTHORITY QUARTERLY REPORT

CITY OF MILLCREEK

JUL 1, 2024 - SEPT. 30, 2024

QUARTER 3

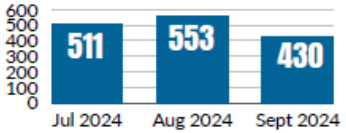
Call Volume

1,505
TOTAL INCIDENTS

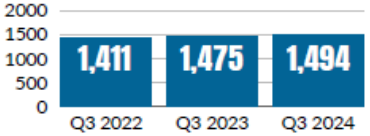
487
EMERGENT

33%
% EMERGENT

Q3 Monthly Incident Counts



Q3 Yearly Total Incident Counts



Count of Total Incidents Last Quarter

1,463

Difference from last Quarter +42

Call Type

TOP **FIRE** CALLS

Vegetation Fire	7
Structure Fire	6
Outside Rubbish Fire	4
Fire, Other	4
Vehicle Fire	2

TOP **EMS** CALLS

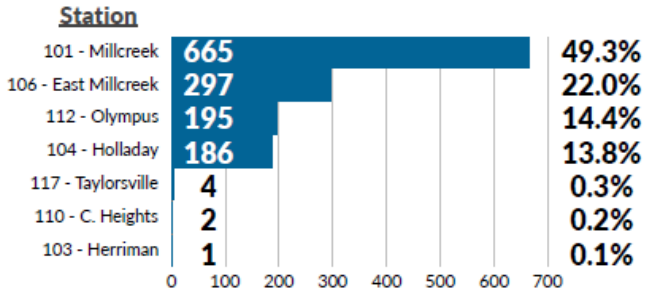
ALS	295
Falls	99
Sick Person	85
Traffic Incidents	42
Psychiatric Problem	33

TOP **OTHER** CALLS

Public Service Assistance	55
False Alarm/False Call	29
Unintentional Detector	28
Wiring/Equipment Problem	20
Detector Malfunction	16

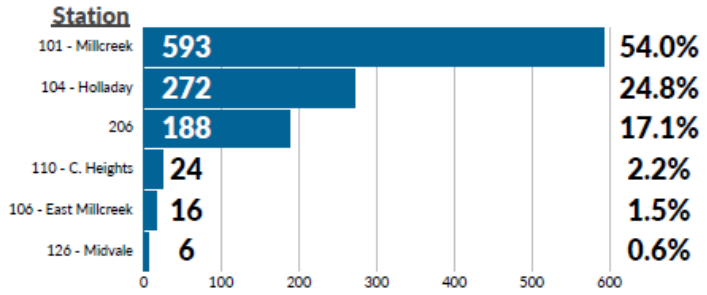
Incoming Units

Top **Engine/Truck** Responses



1,350
TOTAL UNIT RESPONSES

Top **Ambulance** Responses



1,099
TOTAL UNIT RESPONSES

Emergent Total Time

04:44
50th PERCENTILE

07:13
90th PERCENTILE

**Dispatch to Arrival (does not include call processing time)*

UNIFIED FIRE AUTHORITY

Current Updates

- Recruitment:
  - Fall Recruit Camp kicked off on October 16th
  - 17 new hires
    - 11-Part time EMS and Seasonal Wildland employees
    - 6-Top ranked candidates from our recent testing process
  - Planning for an additional 36 new hires planned for our Spring Recruit Camp beginning in February



October Safety Message

- Smoke Alarms
  - Only 74 % of homes have smoke alarms installed
  - 3 of every 5 home fire deaths come from homes with no smoke alarms
  - The death rate of home fires drops by 69 % when smoke alarms are present and functioning
  - We want to encourage our citizens to install and maintain smoke alarms in their homes
  - These devices have proven to be one of the best ways prevent harm to your family in the event of a house fire



End of Report

- Questions?

MILLCREEK COMMON - PHASE 2

PUBLIC OUTREACH SUMMARY

October 28, 2024



In collaboration with the City of Millcreek & prepared by Terracon Consultants

Terracon

MILLCREEK COMMON

PURPOSE & GOALS

The design team and Millcreek City have collaborated successfully through the construction of Millcreek Commons Phase 1 and will continue that approach for Phase 2.

Public input and ownership is critical to building a new city and cannot be taken lightly or ignored.

To help facilitate continued success, goals and objectives were identified:

1. Introduce all stakeholders to the project, including: community members, City employees, local vendors, and Millcreek residents.
2. Gather public comments, concerns, and insights from all stakeholders. Utilize various digital and physical methods of data collection.
3. Inform all participants of the project schedule and provide information on ways to stay involved throughout the project lifecycle

APPROACH

Outreach implementation prioritized meeting “people where they are.” Working closely with the Millcreek City staff to identify events where the community members were already attending allowed critical face-to-face interactions and education opportunities to occur naturally and efficiently.

Millcreek Common Phase 1 provides an inclusive, empowering, and fun gathering space for regular community events. Capitalizing on the successes of Phase 1 to meet with the public was an easy descision

Held at the Public Market at Millcreek City Hall, interactive and engaging ways for public participation were provided to allow all to leave comments, support, or concerns. Members of the design team and Millcreek City staff were there to engage with participants and educate, inform and build relationships with the community.



TOOLS UTILIZED

Multiple formats for collecting data were used to efficiently gather comments from as many participants as possible. Focusing on how each age group would likely provide feedback allowed for creative solutions to ensure an inclusive public event for the community.

Online surveys, visual preference boards, 3D modeled concept renderings and a video walk-through provided participants with an up to date look into the project and provide feedback.

PHYSICAL TOOLS

- 1 Site Plan Rendering Board
- 3 Visual Preference Boards
- 2 3D Concept Rendering Boards

DIGITAL TOOLS

- 2 Laptops w/ Online Survey Options
- 1 TV w/ 3D Model Walk-Through

PUBLIC INPUT RECEIVED

The overall input received was very positive and supportive. Many were drawn to the visual aesthetic of the concept renderings and interested in how the spaces would be used by the community. There was a significant amount of excitement for the Splash Creek, the Treehouse, and Milo the Moose Play Structure. Some expressed frustration that the previously planned pavilion was taken out of the project, and would like to see that be added back to the scope. Stating a lack of local venues for plays/musicals and local performances as one of the biggest needs of the City.

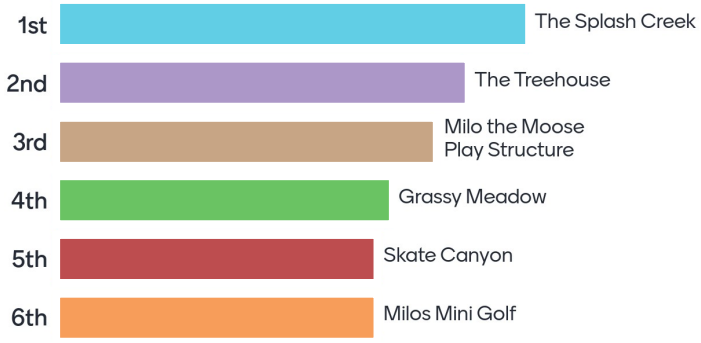
The connectivity of the Common into the surrounding neighborhood and city infrastructure was a frequent concern. Many felt the amount of bike lanes, bus routes, walking paths leading to the Common are severely lacking and preventing the Common from truly being accessible to all residents.

Many are excited about the Skate Canyon, though, some participants stated concerns with the liability of the increased difficulty of the Skate Canyon and some suggested finding ways to limit younger age groups mixing with older more skilled riders.

ONLINE POLL

Participants were asked to rate the program elements they were most excited about. The Splash Creek was voted the top element with The Treehouse barely edging out the Milo the Moose Play Structure. The Grassy Meadow slightly beat the Skate Canyon and followed by Milos Mini Golf.

These results are similar to what the design team staff heard in conversing with the community.



VISUAL PREFERENCE BOARDS

Site Rendering Results		
The Splash Creek	20	5
The Treehouse	24	0
Milo the Moose Play Structure	18	0
Grassy Meadow	9	1
Skate Canyon	18	1
Milos Mini Golf	9	2

Participants were given 8 stickers (4 green and 4 red) and instructed to place green stickers on pictures/ renderings they loved and red stickers on those that they did not. There were **432*** of total stickers placed for a total of **54** participants.

*not all 432 stickers are accounted for in the results, some stickers were not associated with a picture.

Precedent Imagery Results		
Water Play	33	10
Linear Fountain	2	3
Natural Stone Steps	4	6
Shallow Water w/ Stone Slab Bridge	17	0
Shallow Water w/ Natural Stepping Stones	10	1
Skate	52	31
White Concrete Ramps in Forest	20	21
Evergreen Designed Skatepark	11	1
Rollerblading on Concrete Slopes	8	5
Skating w/Trees and Seating	4	0
Flowing, Smooth Concrete Raised Planters	9	4

Precedent Imagery Results		
Connect to Nature	38	15
Angled Concrete Planters	16	0
Tongue and Groove Wood Ceilings	3	0
Millcreek Canyon Habitat Planting	18	5
Angled Wood Seating	1	10
Play	43	1
Earthscapes Monkey Playground	29	1
Earthscapes Bird Play Tower	6	0
Earthscapes Horse Toddler Play	8	0
Mini Golf	36	18
Traditional Mini Golf Course	27	10
Mini Golf Course w/ Natural Boulders	4	1
Lighted Mini Golf Holes	4	0
Colored Gradient Golf Surface	1	0
Hole Challenge Spin Wheel	0	7

ONLINE COMMENT PLATFORM

Participants were asked to provide any other feedback/comments that were not included in the other outreach materials. This format allowed for multiple comments per participant and provided a wide range of comments and concerns.

Need plenty of seating!

I am loving the look and vibe of all the ideas, but I am not supportive of the skate feature.

The paving patterns are a bit much

The playground looks super fun!

Love the Evergreen Skate design. Must have the MOON scape feature!!

Really liked the amphitheater. Make sure that still works in the design

Pedestrian improvements to help people get there from nearby neighborhoods (crossing highland)

Build it fast!!

Love seeing Millcreek common come to life!!

I want an enclosed Pavilion!

Provide stools for kids so they can wash hands in the restroom

I wish Millcreek common to be accessible by active transportation: walking, biking, skating... I want pedestrian connection to the surrounding neighborhoods: sidewalks, signed road crossings.

I want frequent and reliable public transportation for Millcreek common.

Kill the park. Build a Wal*Mart instead. Or a TGI Chili Garden.

I want a crosswalk to Harmon's mid block.

We need a curmudgeon's corner.

lol oks good. Need lots os shade, especially conifers

Increase green space to connect to triangle shape

Limit age groups. If kids are on thr skate area they need to be on wheels. Its dangerous when 3 year olds are with older kids and adults who are going fast. Very dangerous

The moose playground is beautiful! Excited to see it come to life.

Would love to have a protected bike lane on 33rd to safely get to the commons.

I was excited about the previous amphitheater idea, but understand the parking issue. Please make the green space with stage as large as logistically feasible.

People visiting and apartment-dwellers will want to eat. Encourage eateries in the to-be nearby retail spaces. I'd love a locally owned breakfast spot, brew pub, bakery.

I enjoy seeing the skaters in Phase 1, but now maybe too much skating added in Phase 2, with higher skill level needed, . How accident-prone will it be? Liability?

OUTREACH EVENT PHOTOS

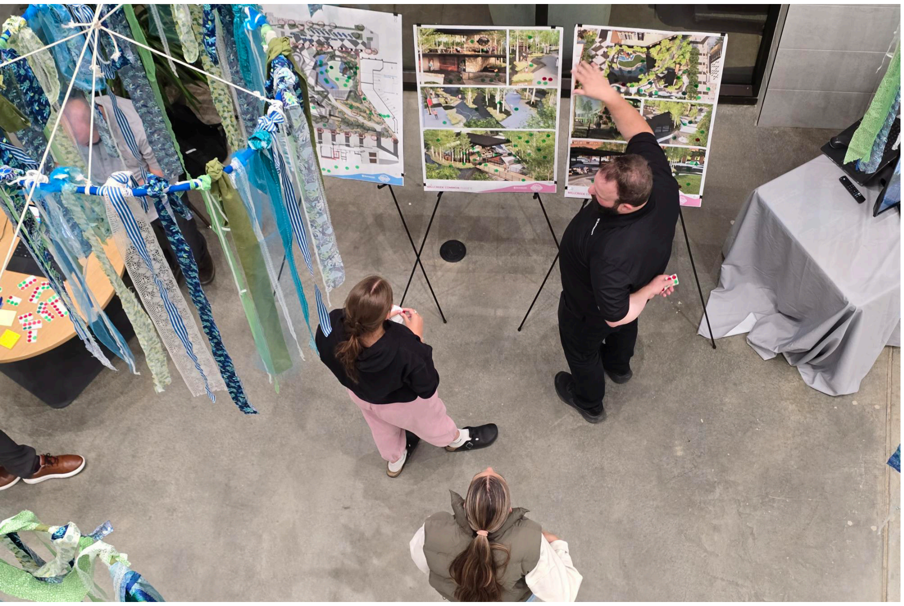


















CONCLUSION

The amount of participation and excitement generated by this event cannot be understated. Planning the event inconjunction with the weekly farmers marked City event allowed for natural opportunities to interact with the community. The format and presentation materials allowed the concept and designs to paint the vision of how this space can become integral to the communities quality of life.

Comments were in a vast majority positive, with few comments questioning the need for some program elements and lamenting the loss of the amphitheater style performance stage. Some questioned the need for more roller skating spaces and very interested in how that space will function to limit potential conflict points. There were very excited community members about the addition of more unique skating spaces within the City.

There were concerns about providing adequate shaded seating areas, while wanting a solution for potential homeless activity on the plaza. Providing adequate seating around the Splash Creek. Milos Playground, Grassy Meadow, and the Skate Canyon were identified as critical for parents and overall comfort.

Some questioned the need for the Milos Mini Golf Course (which is represented by the large amounts of feed back on the visual preference survey), however most input received wanted was about how it would look and function. Many comments were interested in making it unique and not the “typical” mini golf experience.

Getting the planting spaces right with native plants with low water use was brought up many times. Many comments were provided about the Aspen Trees with some questioning their chances to thrive in this space. The majority loved the ‘mountainscape’ planting design and would love to see that come to life.

One of the more excited program elements was the Treehouse and how it added more public space for parties and its relation to the Skate Canyon, very excited about the bridge leading to the Treehouse.

REZONE & GENERAL PLAN AMENDMENT

R-1-10 to R-M

ZM-24-005

4181 S 900 E

APPLICANT: DALE BENNETT

Proposal and Vicinity

The lot is located at 4181 S 900 E and equals .43 acres (18,731 sf). The vicinity is composed of single-family dwellings (R-1-8 & R-1-10) to the East, West and South, residential multifamily (R-M) to the North, and Medium-Density Residential (R-2-10) to the northwest of the subjected parcels.



Historic Zoning



1979

Historic Zoning



1988

Historic Zoning



1993

Historic Zoning

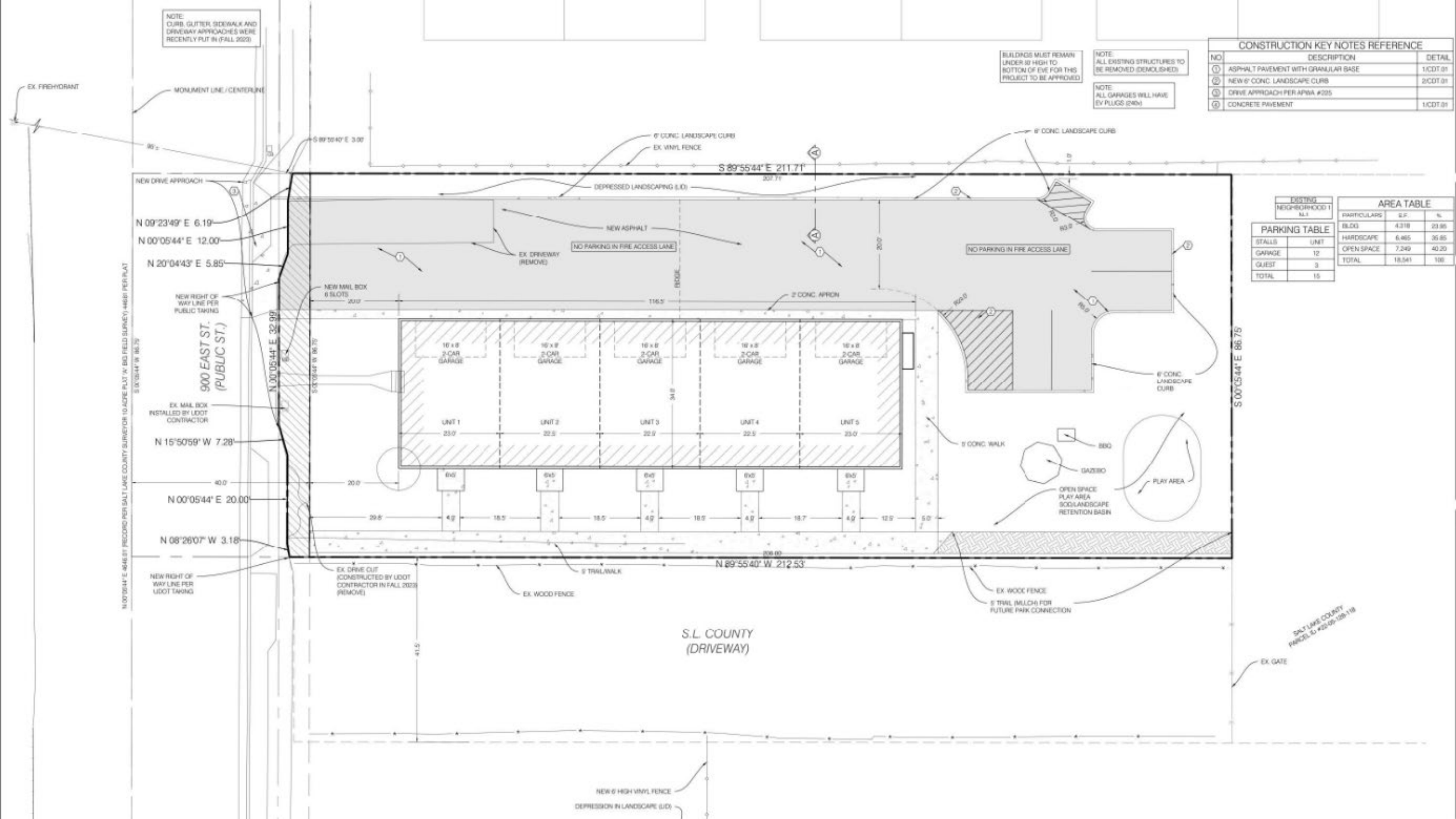


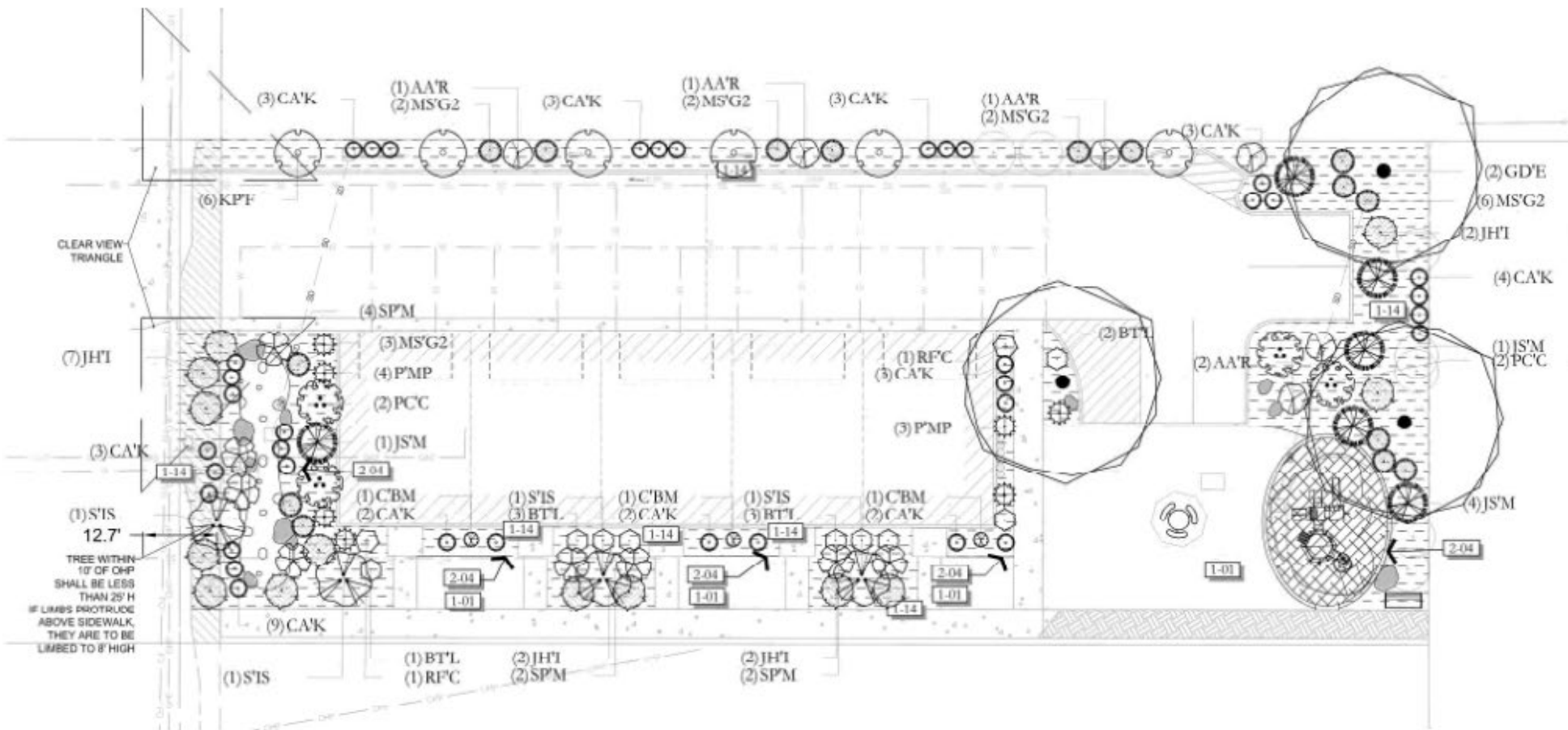
2004

Site Description

- The future project will consist of six (5) townhome units capped at thirty-five (35) feet high, well below the maximum required height in the R-M zone, which is forty-five (45) feet.
- Total area of site is .43 acres (18,731 sf).
- The project's proposed footprint is 24% of the site, meeting the requirements set forth in MKZ 19.44 (Residential Multi-family).
- The project's proposed **open space area** is 40% of the site, meeting the requirements, as per MKZ 19.44 (Residential Multi-family).
- A Playground area, and a gazebo are offered as amenities within the site.

- Every unit will be built with a two-car garage, and four guest parking stalls (5 units x .25 = 1.25 stalls) meeting the parking requirements, as per MKZ 19.80 (Parking and Mobility Standards).
- Water-wise planting is envisioned to compose all landscape, as set forth in MKZ 19.77 (Landscape standards).
- Most architectural requirements have been met, including frontage requirements, as set forth in MKZ 19.44 (Residential Multi-family).


NOTE:
CURB, GUTTER, SIDEWALK AND DRIVEWAY APPROACHES WERE RECENTLY PUT IN (FALL 2023)
EX. FIREHYDRANT
MONUMENT LINE / CENTERLINE
90'±
S 89°55'40" E 3.00'
6' CONC. LANDSCAPE CURB
EX. VINYL FENCE
S 89°55'44" E 211.71'
207.71'
NEW DRIVE APPROACH
DEPRESSED LANDSCAPING (LID)
N 09°23'49" E 6.19'
N 00°05'44" E 12.00'
N 20°04'43" E 5.85'
NEW ASPHALT
EX. DRIVEWAY (REMOVE)
NO PARKING IN FIRE ACCESS LANE
RIDGE
NEW MAIL BOX 6 SLOTS
NEW RIGHT OF WAY LINE PER PUBLIC TAKING
20.0'
116.5'
2' CONC. APRON
900 EAST ST. (PUBLIC ST.)
N 00°05'44" E 32.99'
S 00°05'44" W 86.75'
EX. MAIL BOX INSTALLED BY UDOT CONTRACTOR
N 15°50'59" W 7.28'
10' x 8' 2-CAR GARAGE
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
23.0'
22.5'
22.5'
22.5'
23.0'
34.8'
6'x5'
40.0'
20.0'
N 00°05'44" E 20.00'
N 08°26'07" W 3.18'
29.8'
4.0'
18.5'
18.7'
12.5'
5.0'
208.00'
N 89°55'40" W 212.53'
NEW RIGHT OF WAY LINE PER UDOT TAKING
EX. DRIVE CUT (CONSTRUCTED BY UDOT CONTRACTOR IN FALL 2023) (REMOVE)
5' TRAIL/WALK
EX. WOOD FENCE
NO PARKING IN FIRE ACCESS LANE
6' CONC. LANDSCAPE CURB
5' CONC. WALK
BBQ
GAZEBO
PLAY AREA
OPEN SPACE PLAY AREA SOD/LANDSCAPE RETENTION BASIN
EX. WOOD FENCE
5' TRAIL (MULCH) FOR FUTURE PARK CONNECTION
S 00°05'44" E 86.75'
S.L. COUNTY (DRIVEWAY)
41.5'
SALT LAKE COUNTY PARCEL ID #22-09-328-118
EX. GATE
NEW 6' HIGH VINYL FENCE
DEPRESSION IN LANDSCAPE (LID)
N 00°05'44" E 4646.81' (RECORD) PER SALT LAKE COUNTY SURVEY OF 10 ACRE PLAT 'A' BIG FIELD SURVEY) 4646.81' PER PLAT
BUILDINGS MUST REMAIN UNDER 30' HIGH TO BOTTOM OF EVE FOR THIS PROJECT TO BE APPROVED
NOTE:
ALL EXISTING STRUCTURES TO BE REMOVED (DEMOLISHED)
NOTE:
ALL GARAGES WILL HAVE EV PLUGS (240v)
CONSTRUCTION KEY NOTES REFERENCE
NO. | DESCRIPTION | DETAIL
1 | ASPHALT PAVEMENT WITH GRANULAR BASE | 1/CDT.01
2 | NEW 6" CONC. LANDSCAPE CURB | 2/CDT.01
3 | DRIVE APPROACH PER APWA #225 |
4 | CONCRETE PAVEMENT | 1/CDT.01
EXISTING NEIGHBORHOOD 1 N.T.
PARKING TABLE
STALLS | UNIT
GARAGE | 12
GUEST | 3
TOTAL | 15
AREA TABLE
PARTICULARS | S.F. | %
BLDG | 4,318 | 23.95
HARDSCAPE | 6,465 | 35.85
OPEN SPACE | 7,249 | 40.20
TOTAL | 18,041 | 100



2 HARDSCAPE

	BOULDERS- DECORATIVE 2' ROUND-SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	7	
	BOULDERS- DECORATIVE 3' ROUND-SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	4	
	6" CURB, SEE DETAIL SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	1x2 ft	
	PLAYGROUND SURFACE 3/4" FALL ENGINEERED WOOD FIBER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	17.4 cy	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	KPF	6	Koelreuteria paniculata 'Fastigiata' Columnar Goldenrain Tree 5-6'ht; 2'wd; 45° ATN; nat; cl3; Utah Lake water tolerant; HZ: 2	B & B / 2"Cal
	SYR	4	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25'ht;12-15'; nat; cl3; Utah Lake water tolerant; HZ: 3	B & B / 2"Cal

DECIDUOUS SHRUBS

	AMK	3	Amelanchier alnifolia 'Regent' Regent Serviceberry 5x5'; 5x5; 35° ATN; nat to part shade; cl2; Utah Lake water tolerant; HZ: 2	5 gal
	BUL	7	Berberis thunbergii 'MidTone' TM Limoncello Barberry 5x5'; 4wd; 45°ATN; full to partial sun; cl4 HZ: 3	5 gal
	CHK	3	Caryopteris x clandonensis 'CT-5-12' TM Beyond Midnight Bluebeard 5x5'; 2.5x2.5; 45°ATN; nat; cl3 HZ:2	5 gal
	PCC	4	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12'x8'; nat; cl3 HZ: 2	5 gal
	RFC	2	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x6; nat; cl2; Utah Lake water tolerant HZ 3	5 gal
	SPM	8	Syringa pubsb. 'Miss Kim' Miss Kim Lilac 5x5; 5x5; 45°ATN; nat; cl4; Utah Lake water tolerant HZ 2	5 gal

EVERGREEN SHRUBS

	JHT	13	Juniperus horizontalis 'Monber' TM Icee Blue Juniper GV1; 4" x 8'; 45° SE; nat; cl3; Utah Lake water tolerant; HZ:1	5 gal
	PMP	7	Pinus mugo 'Mops' Mops Mugo Pine Moderate; 5'x5'; nat; cl2; Utah Lake water tolerant; slow HZ: 2	5 gal

GRASSES

	CAK	37	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass 5'x2; 4x3; 45°"; nat; cl4; Utah Lake water tolerant; HZ:2	1 gal
	MSG2	15	Miscanthus sinensis 'Gracillis' Gracillis Maiden Grass 4-5' x 4'; sun low to moderate; cl-5; HZ: 2	1 gal

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/23/2024	UT24064						JTA / ACP / JMA

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTAH NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

THE PRESERVE ON 9TH
4181 S. 900 E.
MILLCREEK, UTAH

WIXACO 401K PLAN,LLC
ATT: BRANDON WIXOM
801-864-2626
BWIXOM@GMAIL.COM

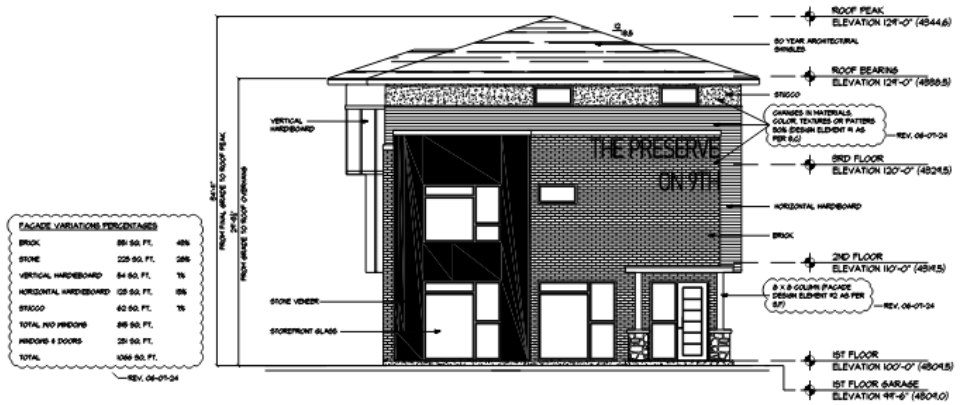
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Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN

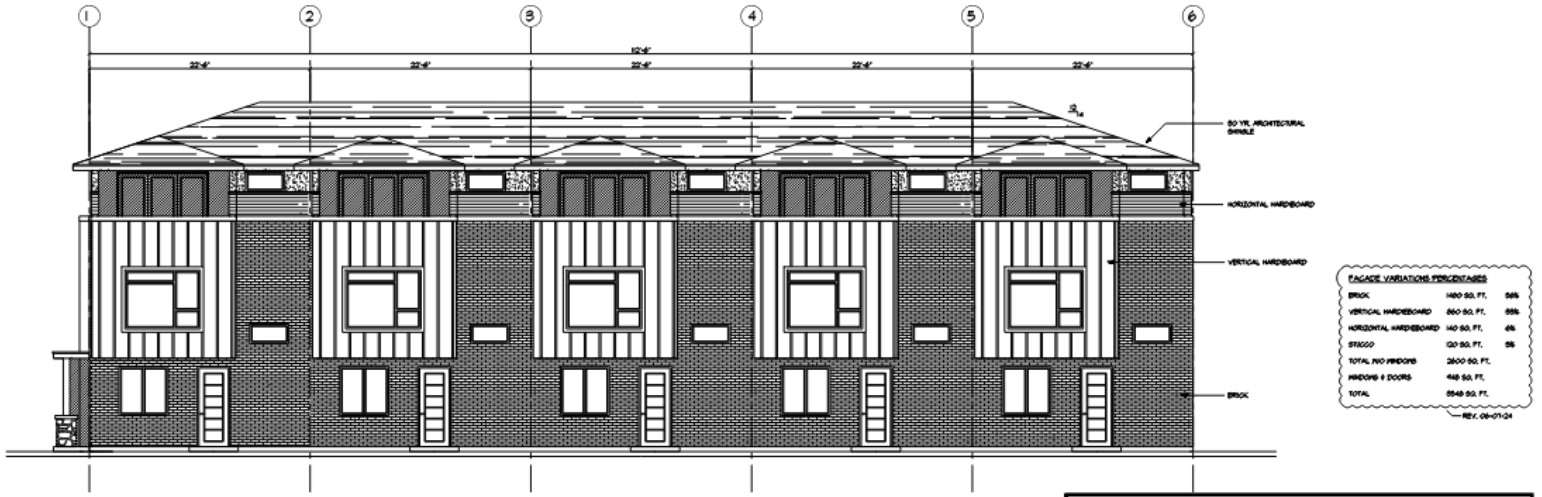
CITY PERMIT SET

LP-100



FRONT EXTERIOR ELEVATION

SCALE 3/16"=1'-0"



SIDE EXTERIOR ELEVATION

SCALE 3/16"=1'-0"

JB DESIGN GROUP

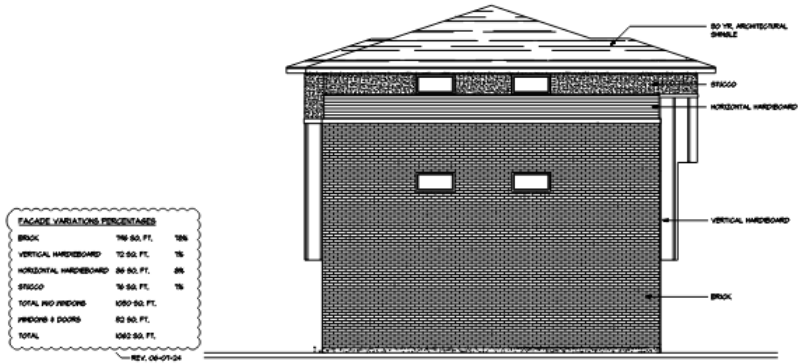
www.jb-designgroup.com 801-668-5852

FRONT & SIDE ELEVATIONS

DATE: 09-23-2024 JOB # 240923

PROJECT:
THE PRESERVE ON 9TH
4181 SOUTH 960 EAST MILLCREEK, UTAH

4

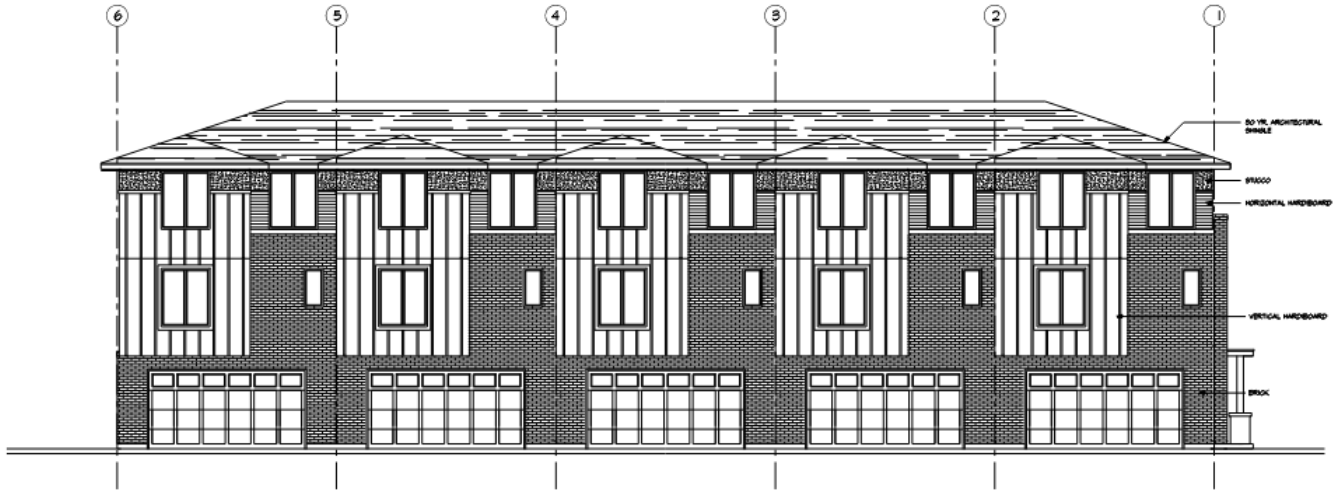


FACADE VARIATIONS PERCENTAGES		
BRICK	746 SQ. FT.	72%
VERTICAL HARDIEBOARD	72 SQ. FT.	7%
HORIZONTAL HARDIEBOARD	86 SQ. FT.	8%
STUCCO	76 SQ. FT.	7%
TOTAL W/O WINDOWS	1050 SQ. FT.	
WINDOWS & DOORS	82 SQ. FT.	
TOTAL	1062 SQ. FT.	

REV. 06-07-24

BACK EXTERIOR ELEVATION

SCALE 3/16"=1'-0"



FACADE VARIATIONS PERCENTAGES		
BRICK	1624 SQ. FT.	42%
VERTICAL HARDIEBOARD	1672 SQ. FT.	44%
HORIZONTAL HARDIEBOARD	54 SQ. FT.	2%
STUCCO	150 SQ. FT.	1%
TOTAL W/O WINDOWS	3260 SQ. FT.	
WINDOWS & DOORS	1358 SQ. FT.	
TOTAL	8648 SQ. FT.	

REV. 06-07-24

SIDE EXTERIOR ELEVATION

SCALE 3/16"=1'-0"

JB DESIGN GROUP
www.jb-designgroup.com 801-668-5852

BACK & SIDE ELEVATIONS

DATE: 05-23-2024 JOB # 240523

PROJECT:
THE PRESERVE ON 9TH
4161 SQ.,TH 900 EAST HILLCREEK, UTAH

5


THE PRESERVE
ON 9TH


THE PRESERVE
ON 9TH






THE PRESERVE
ON 9TH












THE PRESERVE
ON 9TH


THE PRESERVE
ON 9TH

Future Land Use (General Plan)

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.

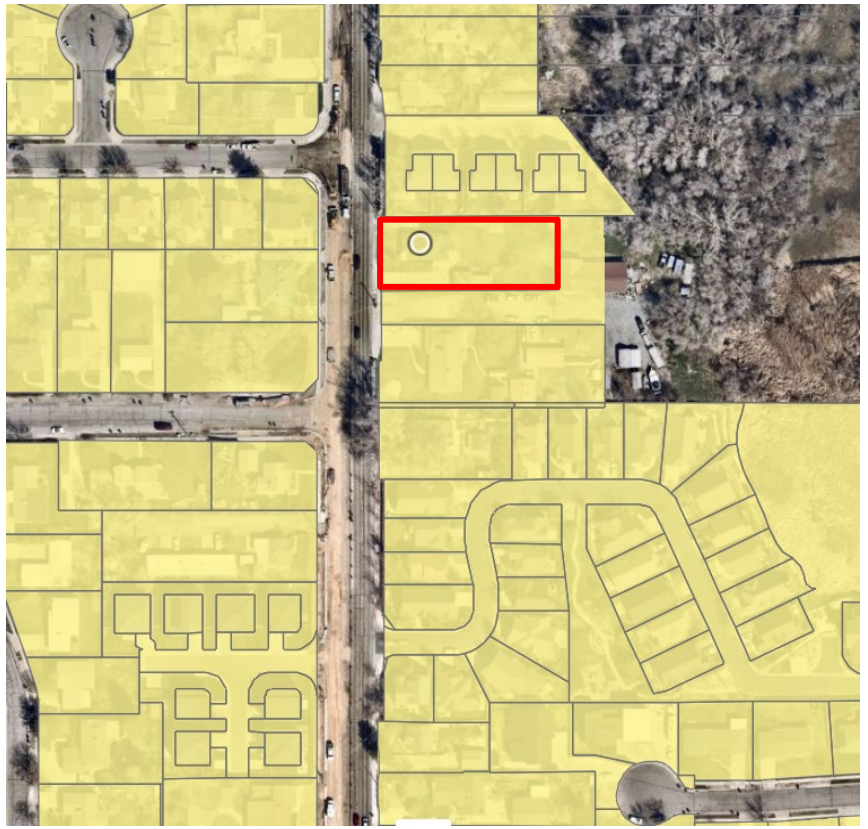
The Subject Property is a new infill development which can be made to be compatible if the zoning change is accompanied by a development agreement which will help ensure comparable densities, building forms, setbacks, buffering, and other factors.

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 six residential units, all three-bedroom units. Different from the stock currently located at the location of the proposal.

General Plan Amendment: **Neighborhood 1 -> Neighborhood 2**



NEIGHBORHOOD 1	***Primary:*** Single-family detached homes. ***Secondary:*** Parks, greenways, recreation, community gardens, schools, places of worship, and other complementary uses.	Typically 1 – 6 dwelling units per acre.	• Includes neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes. • A well-defined pattern of blocks and direct pedestrian and bicycle connections provide residents with direct access to nearby services and amenities.
NEIGHBORHOOD 2	***Primary:*** Single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multifamily buildings. ***Secondary:*** Small scale retail, office, restaurants/ cafes, community gardens, community or public services, parks, recreation facilities, schools, and places of worship. Secondary uses should be along major corridors.	Typically 6 – 18 dwelling units per acre. Building heights range from 2 – 3 stories.	• Provides residents with a mix of housing options and densities within close proximity to services and amenities. • May serves as a transition between single-family neighborhoods and higher density corridors or centers.

Neighborhood Meeting

A neighborhood meeting was held at City Hall on February 27th at 5:30 PM. Neighbors within 600' of the subjected property were notified. An approximate sixteen people showed up with the following comments:

1. Most neighbors just don't want their property values to go down.
2. Density will bring traffic concerns to the neighborhood.
3. Affordability. Neighbors are concern with a potential idea of low-income housing being proposed. This project is not proposing low-income or subsidized housing.
4. Short term rentals (Airbnb) concerns.
5. Long-term rentals concerns.
6. Neighborhood safety and homelessness concerns.
7. Desire for owner occupancy.

Millcreek Community Council

The Millcreek Community Council held a meeting on July 2nd, 2024. Neighbors within 600' of the subjected property were notified.

Roughly 7 residents joined the meeting and voiced concerns about the project, including: 1) construction equipment blocking roads, 2) property values dropping, and 3) increased density. **The MCC voted 7 in favor and 2 against a motion to NOT approve the requested zoning change**

Millcreek Planning Commission

The Millcreek Planning Commission held a meeting on July 17th, whereupon all members unanimously recommended continuation of the application to a later date, to further analyze the information provided by the applicant, regarding neighborhood compatibility, and to contemplate the terms of a potential development agreement. Additionally, the Planning Commission determined to continue the item, to **notice** the community of the potential General Plan Amendment, not noticed in the previous meeting.

Millcreek Community Council

The Millcreek Community Council held a meeting on August 6th, 2024. Neighbors within 600' of the subjected property were notified.

Roughly three (3) residents joined the meeting and voiced concerns about the project, including: 1) construction equipment blocking roads, 2) property values dropping, and 3) increased density. **The MCC voted 6 in favor and 1 against a motion to NOT approve the requested zoning change**

Millcreek Planning Commission

Planning Commission Meeting (Continuance) – The Millcreek Planning Commission held a meeting on August 21st, 2024, whereupon members recommended denial of a future land use map amendment with a vote of 3 in favor of a recommendation of denial to 3 in opposition to a recommendation of denial. The motion did not pass. The commission discussed multiple iterations of a motion that was acceptable to them. Eventually, The Planning Commission, regarding the request for a General Plan amendment from "Neighborhood 1" to "Neighborhood 2", moved to recommended denial to the City Council, and additionally recommend to the City Council that they consider a "Neighborhood 2" designation for a larger portion of the 900 East Corridor. The motion passed unanimously.

The Planning Commission also recommended denial of a zoning map amendment with a vote of 7 in favor of a recommendation of denial to 0 in opposition to a recommendation of denial. The recommendation was made in light that the current General Plan would need to be amended to accommodate the change in zone, as well as a change in its future land use.

Millcreek City Council

Following the City Council's first reading of application ZM-24-005, The City council recommended:

- Reduction of units from six (6) to five (5) total units.
- Provide the site with additional guest parking to abstain from on-street parking.
- Units to be platted for owner occupancy, in an effort to provide "for sale" housing stock.

Conclusions

Based on the findings listed within this report, the following conclusions can be made:

1. A Multifamily residential use would NOT be in harmony with the current land use designation because the general plan designation for this lot is under *"Neighborhood 1",* which its primary intended use is accommodate single-family homes in low-density neighborhoods. This application would need a General Plan Amendment.
2. Additional research has displayed a variety of housing stock, ranging from single-family homes to multi-family, in the 900 E corridor between 3900 S and 4500 S.
3. With multimodal, mobility services, such as UTA's route 209 providing a fifteen-minute service, the now-present bike lane and a repaved road, it could be argued that 900 E (within Millcreek Boundaries) is a corridor that may be able to sustain new, medium density projects, to meet the necessary demand set by a lack of housing in the state of Utah.
4. The proposal will meet the requirements set forth in MKZ 19.44(Multi-family Residential zone), 19.77 (Landscape standards) and 19.80 (Parking and Mobility Standards).
5. A development agreement may best ensure the type, scale, style, materials, orientation, dedication, utilities easements, access, phasing, and other aspects pertaining to the future development of these properties, where the underlying zoning and land use ordinances may be insufficient; Therefore, a development agreement may be in place to ensure development design and layout of the property.
6. All development will be required to meet the minimum zoning and land use ordinances; to which the concept plan may likely evolve from what is currently presented for this rezone application.
7. Applicants have followed the recommendations of the Community Council, Planning Commission and City Council.

Development Agreement

1. A development agreement may best ensure the type, scale, orientation, dedication, utilities easements, access, phasing, and other aspects pertaining to the future development of these properties, where the underlying zoning and land use ordinances may be insufficient; Therefore, a development agreement may be considered to ensure development design and layout of the property. Staff would like the Community Council to discuss the following, potential development agreement items:
    1. Use and Density
    2. Ownership
    3. Height
    4. Setbacks
    5. Parking
    6. Materials
    7. Right-of-way Improvements
    8. Street Improvements
    9. Restrictive-Use Agreement

Restrictive-use Agreement

1. **Restrictive-Use Agreement**. The Developer shall cause the following language to be included in a declaration of covenants, conditions, and restrictions (CC&Rs) against the Property, which is to be recorded by the Developer at the time of recording a subdivision plat and shall apply to each of the five units :

    1. Each of the five units is intended to be owner-occupied, including occupancy by the owner's immediate family members (including parents, siblings, children, and grandchildren) and unrelated persons so long as the owner remains in occupancy.

    2. The foregoing restriction shall not apply, however, to:
        a) Any of the units owned by a person who has ceased occupying such Unit due to military service for the period of the owner's deployment;
        b) To any unit occupied by an owner's parent, child, or sibling;
        c) An owner whose employer has relocated the owner for two (2) years or less;
        d) Any unit owned by an entity that is occupied by an individual who:
            i. has voting rights with respect to the entity and
            ii. has at least 25% ownership of the entity; or
        d) Any unit owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for the estate of:
            i. a current resident of the unit; or

the parent, child, or sibling of the current resident of the unit;

*Deed restrictions apply

Model Motion

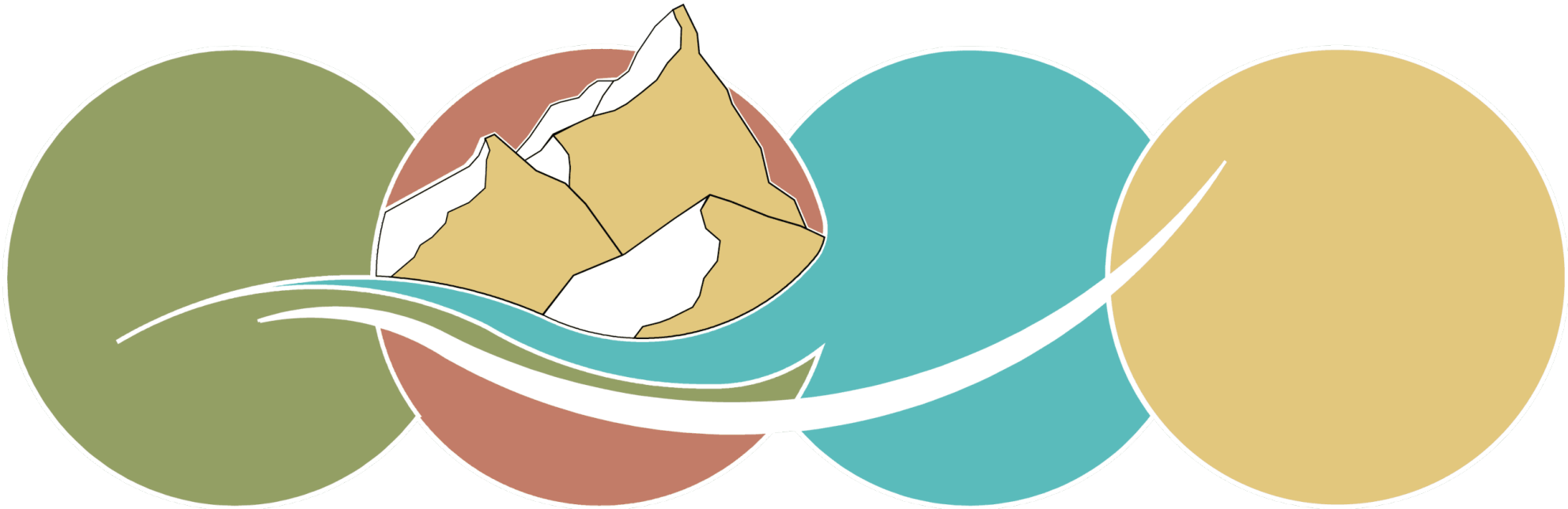
I move that the City Council approve Ordinance 24-49, Rezoning 0.43 Acres of Real Property Located at Approximately 4181 South 900 East from the Residential (R-1-10) Zone to the Multifamily Residential (R-M) Zone, as presented.

I move that the City Council approve Ordinance 24-50, Approving a Development Agreement Concerning 0.43 Acres of Real Property Located at Approximately 4181 South 900 East, as presented.

MILLCREEK CITY COUNCIL

September 2024





MILLCREEK

TOGETHER

CODE UPDATE

Millcreek Together Code Update

Fences and Retaining Walls
ZT-23-017

Prepared by Logan and Simpson
& Millcreek Staff

MILLCREEK
TOGETHER
CODE UPDATE

SUMMARY: FENCE AND RETAINING WALL CODE UPDATE

Main Points (Fences) -

- Any fence and/or walls in existence prior to the adoption date of this ordinance may remain, provided that the fence and/or wall meets all three of the following:
    1. Legally complied with the standards/codes at that time,
    2. Has been properly maintained in good condition,
    3. It does not encroach into a public right-of-way or cause a clear vision safety concern as determined by the City Engineer.

- Consolidated standards (fence height, location and materials) between uses (i.e. residential, commercial, manufacturing, etc.)
- Chain link fences are a prohibited within the front yard areas.
- Clear View Areas are better defined in terms of how they are measured… and include certain exceptions. (Note: Clear View Areas may move to a supplementary section of the code, with only a reference to the section, as Clear View Areas apply to more than just fencing)
- New requirements for recreational fencing (i.e. sports courts), such as materials, heights, location (not allowed within front yard areas and may require a five-foot setback from property line - pending height).
- New standards between new development, incompatible uses and existing uses (min. six-foot-tall decorative masonry fence).
- New requirements between New graphics have been provided (needs further updates) to show the options and restrictions.

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission held a public hearing on 9/18/2024. Upon taking public comment, the Planning Commission recommended in favor the proposed code update, file ZT-23-017 with the following changes:

- Allow a single retaining wall to be as high as 12 feet.
- No limit on the diameter of trees within the clear view area.
- Continue to require the clear view area to be 20 feet as measured from the center of a driveway as per current code, rather than ten feet from the edge of driveway as proposed.
- A clarification to change the figure/exhibit to show the street side yard fence to allow a 6' tall privacy fence once beyond the front plain of the home.

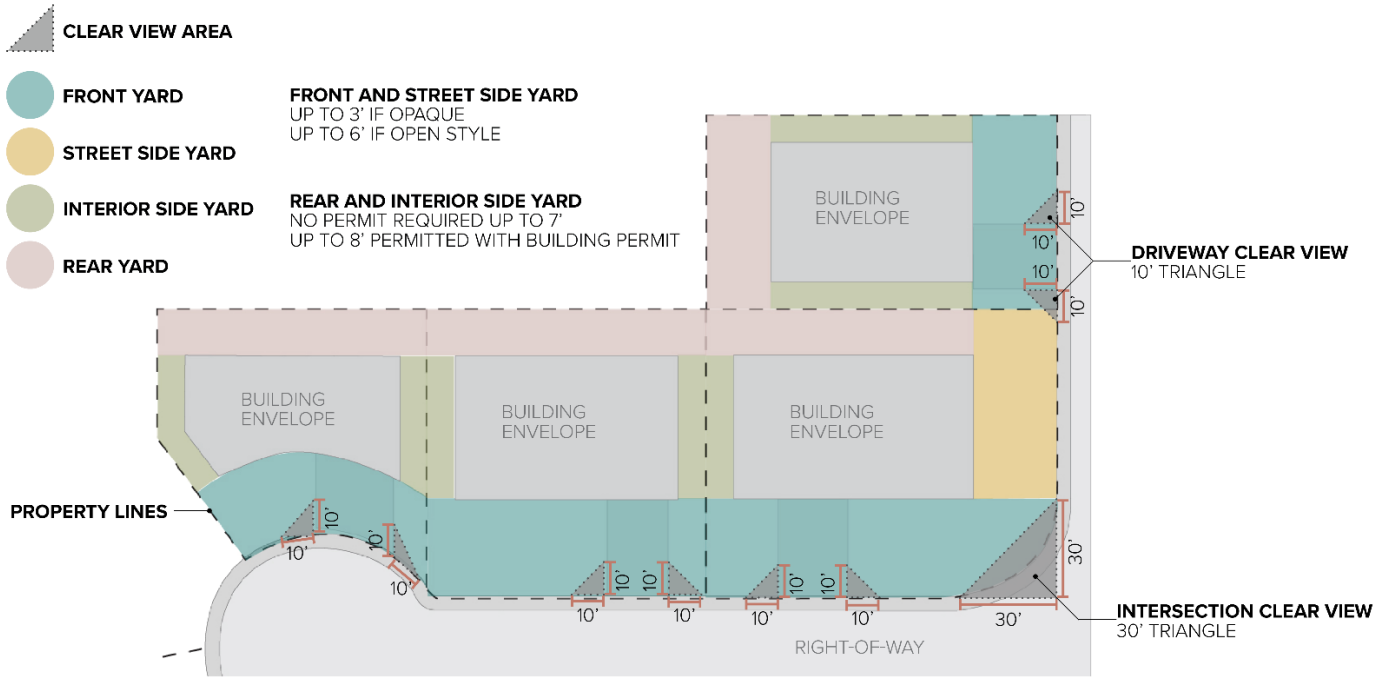
CITY COMPARISON

Residential Fence Code	Height Limit(s)	Permitted Material(s)
Millcreek	Fences in the front and street side yard areas shall not exceed four (4) feet in height if opaque. Open-style fences may be allowed up to six (6) feet in height, if they are non-obscuring. Any fence in the interior side yard and rear yard areas may be erected up to a maximum of eight (8) feet.	Decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry wall materials; Vinyl, polyethylene materials with beige, white or other neutral color; Composite fence materials; Weather tolerant wood materials; Decorative (simulated) wrought iron materials; Chain-link may be allowed for public recreational uses if powder coated or for temporary construction fences.
Salt Lake City	A fence, wall or hedge located between the front property line and front building line of the facade of the principal structure that contains the primary entrance shall not exceed four (4) feet in height. A fence, wall, or hedge located at or behind the primary facade of the principal structure shall not exceed six (6) feet in height. (21A.40.120)	Chain-link, wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite/recycled materials (hardy board) or other manufactured material or combination of materials commonly used for fencing.
Holladay	Any fence in the front yard area and abutting a public street shall be four (4) feet. A six-foot (6) fence may be allowed when directly abutting certain public streets. No obstruction in excess of two feet (2') in height shall be placed within the required clear view area(s). The maximum height of any fence in the rear or side yard area is six (6) feet. The maximum height of a fence in the corner-side yard area shall be five (5) feet. (13.76.710)	No regulations on materials.
Cottonwood Heights	Any fence in the front yard area shall be 4 feet. May erect up to 6 feet under certain conditions. Any fence in the side and rear yard areas shall be six (6) feet. May be erected up to eight (8) feet with a conditional use permit (CUP) and up to twelve (12) feet with a CUP and neighbor consent. (19.76.050E)	Chain link fences which are not vinyl coated or galvanized shall not be allowed. No other regulations on materials.
Sandy	Fences in the front yards shall be allowed provided that solid type fences shall not exceed three (3) feet, and open type fences shall not exceed four (4) feet. In the side yard setback that fronts a street, height up to six (6) feet shall be allowed outside of clear view. In any required side or rear yard on lots, the height of fences shall not exceed six (6) feet. (21-28-3)	Acceptable construction materials for fences shall be lumber, vinyl, chain-link, wrought iron, precast concrete panels, concrete block, or other solid durable materials as the Director may approve.

FENCES: FENCE AND RETAINING WALL CODE UPDATE

Fence Location (applies to all uses)

Interior Side Yard and Rear Yard Fences: A maximum six foot (6') tall fence and/or wall may be installed between abutting properties within a rear or side area and/or property line without a building permit. Rear or side yard area fences and/or walls may extend up to a maximum eight feet (8') in height however, fences and/or walls may require a building permit according to applicable building codes. All rear and side yard fences shall comply with applicable clear sight areas.



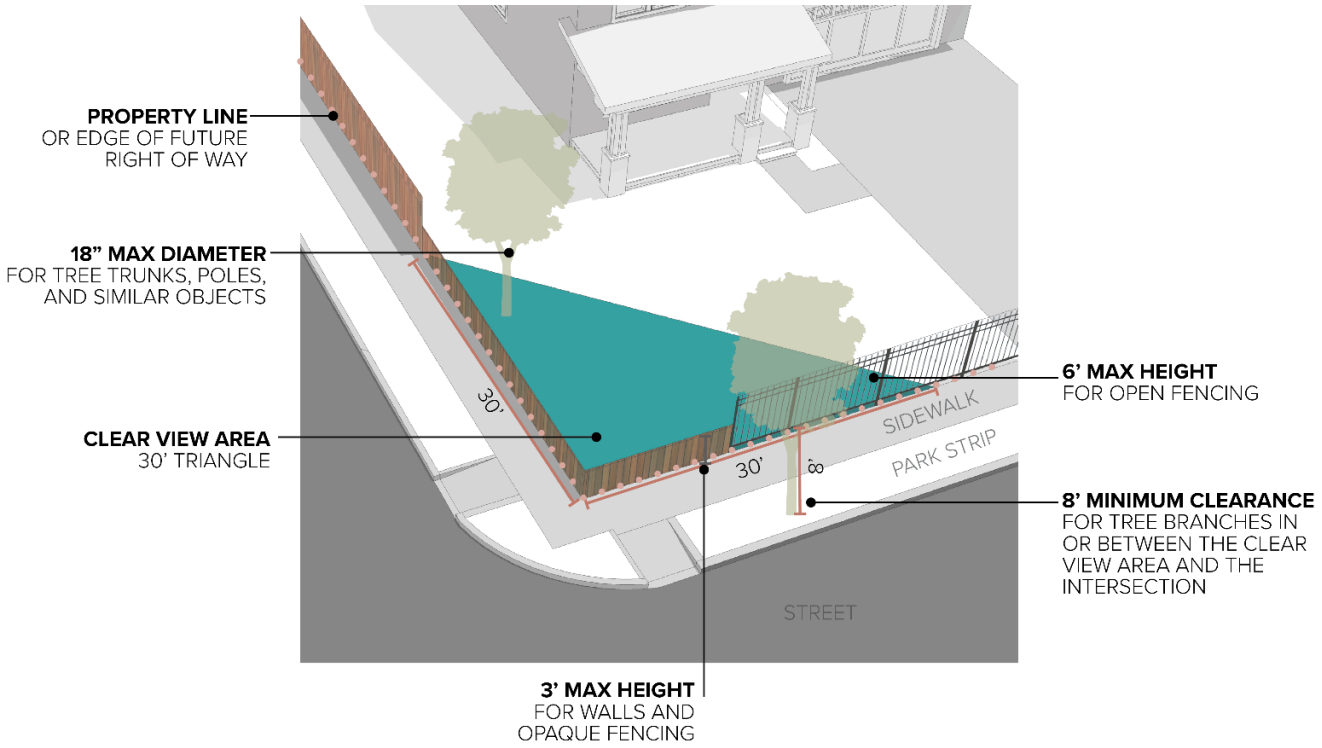
Front Yards and Street Side Yard Fences: Fences and/or walls may be located within the front yard or street side yard setback area along a street right of-way provided that:

1. Fences and walls do not exceed three feet (3') in height, as measured from the nearest sidewalk, top of curb, or asphalt improvements or,
2. Fences may be allowed up to six feet (6') in height, if they are an open-style and non-obscuring design and materials.
3. Chain-link fences are prohibited except for construction and recreation uses.
4. Fences and/or walls shall meet all clear view requirements.
5. Fences shall meet all collector street fencing requirements where applicable.

FENCES: FENCE AND RETAINING WALL CODE UPDATE

Clear View Areas

No fence, wall, or view obscuring object(s), in excess of three feet (3') in height shall be placed within a ten foot (10') triangular area formed by the edge of any driveway or automobile access and the street right-of-way line or within a thirty foot (30') triangular area formed by intersecting street right-of-way lines. (see figure) A lesser or greater clear view triangular area may be approved or required by the City Engineer based upon traffic speeds, flows, volumes and other traffic related variables.



OPEN STYLE FENCING

OPAQUE AREAS COMPOSE LESS THAN 30% OF FENCE AREA



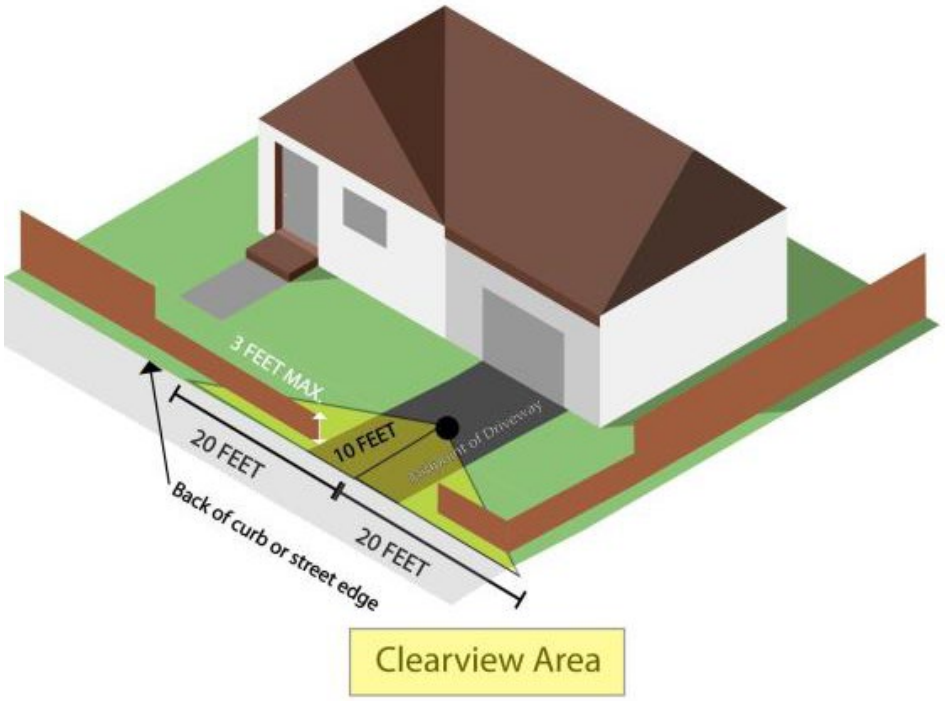
OPAQUE FENCING

OPAQUE AREAS COMPOSE MORE THAN 30% OF FENCE AREA

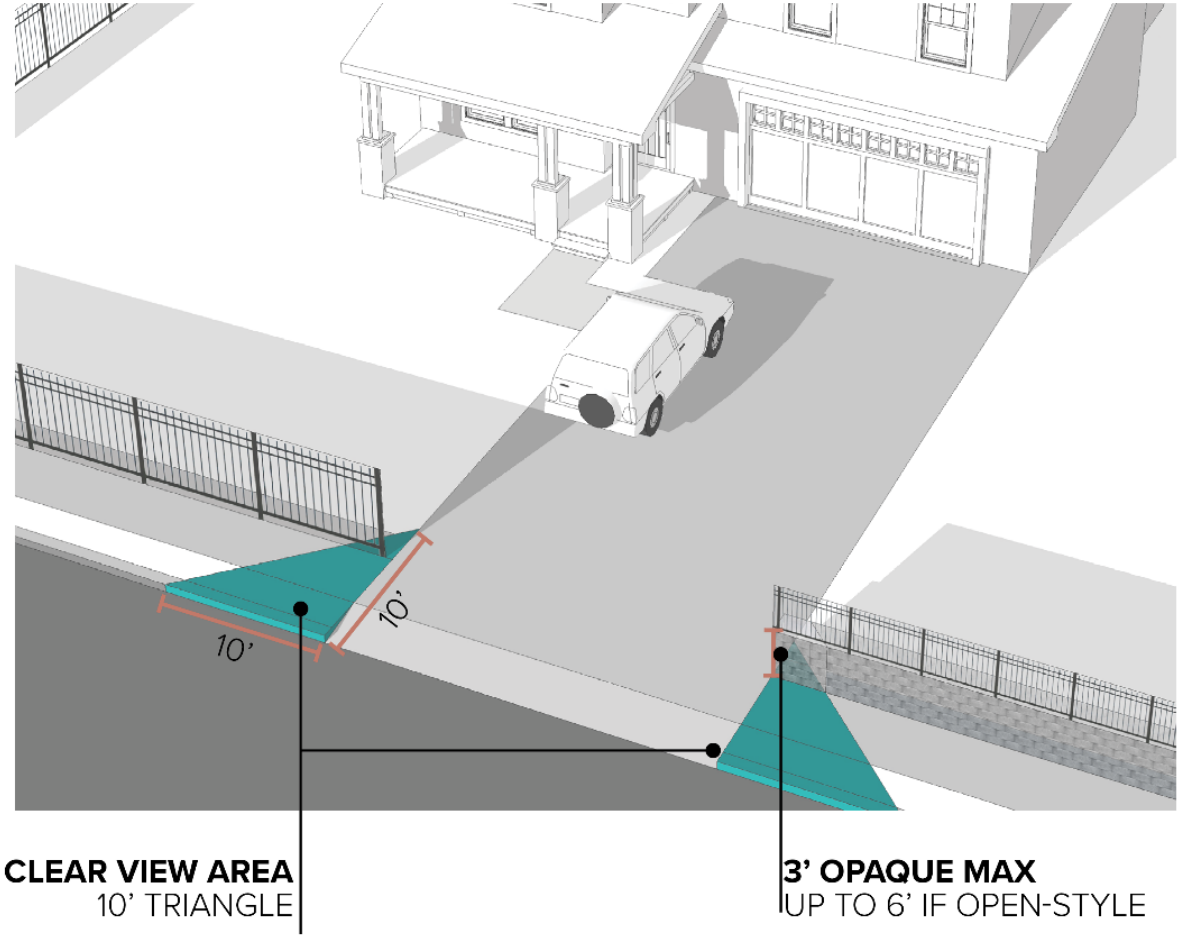


FENCES: FENCE AND RETAINING WALL CODE UPDATE

Existing Driveway Clearview



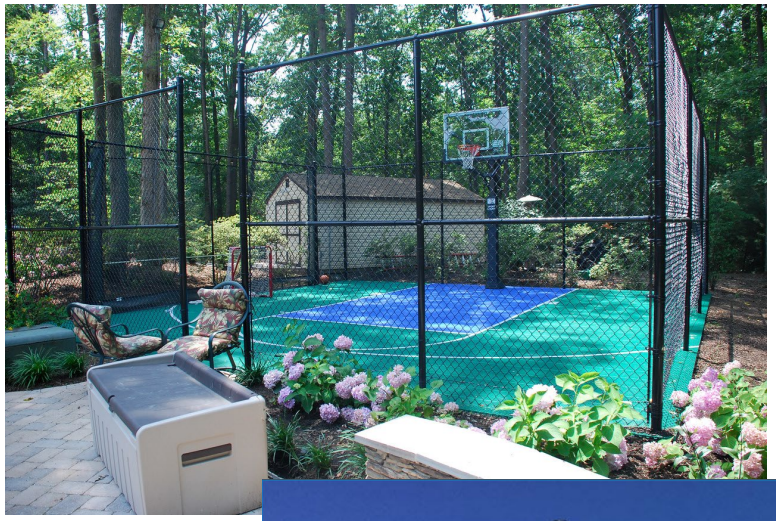
Proposed Driveway Clearview



FENCES: FENCE AND RETAINING WALL CODE UPDATE

General Requirements For Recreation Fencing

- Recreation Fencing. All recreation sports court fences in excess of eight feet in height shall be a dark colored open-style net, mesh, or powder coated chain-link material.
    1. Commercial ball field fences/nets may be allowed up to sixty feet (60') tall when associated with a park, golf course, ball field, or similar commercial recreational facility. Fences/nets more than eight feet (8') tall shall be located a minimum ten feet (10') from property lines.
    2. Residential sports court fence shall only be located within the rear and interior side yard areas. Sports court fences exceeding eight feet (8') in height shall be located a minimum thirty inches (30'') from the property lines. Residential sports court fences may exceed eight feet (8') in height. For each foot of fence height in excess eight feet (8'), the setback shall also increase by one foot. In no case shall a residential sports court exceed fourteen feet (14') in height. .





FENCES: FENCE AND RETAINING WALL CODE UPDATE

Fencing Between Incompatible Uses

- Whenever a property is being developed with a use that is incompatible with a different existing use located on an abutting property, the new development shall install a fence or wall along the property line between the incompatible uses as provided in this section.
    - Residential and Nonresidential Uses: A minimum six foot (6') tall, solid decorative precast and integrally colored and textured block, brick, stone, or other masonry fence shall be installed at the property line between properties containing one or two-household residential uses and, any industrial, manufacturing, commercial, office, or multifamily uses.

        Note: Current code only requires a masonry fences between uses when potential detrimental effect is anticipated as determined by the Planning Director.
    - A minimum six foot (6') tall, solid decorative precast and integrally colored and textured block, brick, stone or other masonry fence, with an approved cap fence, or wall, shall be installed along hazardous areas such as but not limited to railroads, canals, ditches, flood channels, waterways, unless as otherwise directed by the Planning Director.
    - Decorative simulated wrought iron or other decorative non-obscuring fences made of high quality, durable, low maintenance materials shall be required along sidewalks or pathways that cross over and are perpendicular to canals, ditches, flood channels, waterways.
    - Fence Height: Notwithstanding the foregoing provisions, the Planning Director may require a higher fence or wall for property with unusual topography or for a major utility facility.







SUMMARY: FENCE AND RETAINING WALL CODE UPDATE

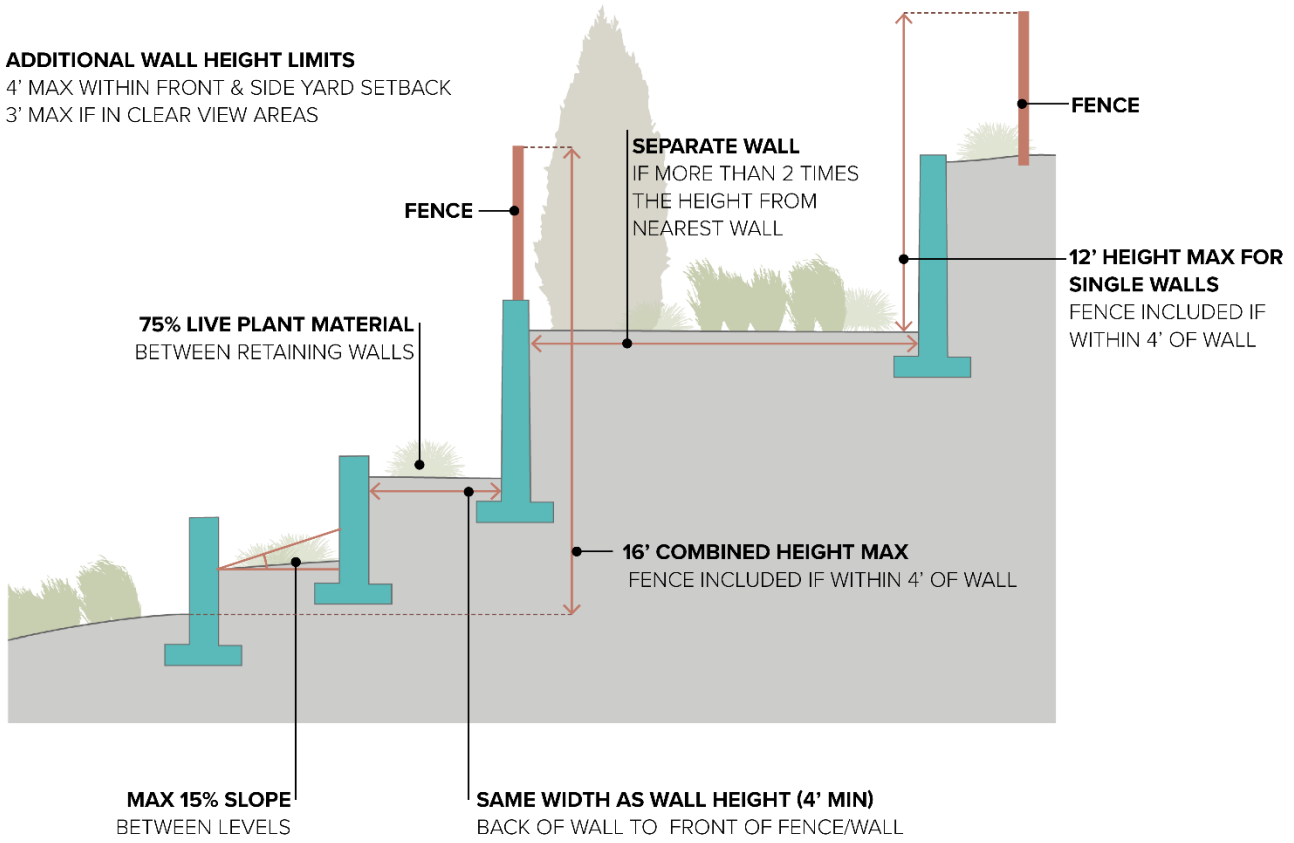
Retaining Walls

- Changed the criteria used to determine if a building permit is required for a retaining wall from measuring from the bottom of the foundation, footing, or wall system to measuring the unbalanced fill height. This change updates the code to be consistent with recent state code amendments to the International Residential Code (IRC).
- Updated submittal and approval requirements to better protect the city from retaining wall failures due to poor design.
- Changed the maximum height of a single wall from 8’ to 12’.
- Allowed more than two walls in a terraced wall system, eliminated a single wall height requirement of 6’, and allowed the terraced wall system to be a max height of 16’.
- New graphics have been provided (needs further updates) to show the options and restrictions.

RETAINING WALLS: FENCE AND RETAINING WALL CODE UPDATE

Height and Terracing

- A single retaining wall shall not exceed twelve feet (12') in height.
- Within the front setback area, each retaining wall shall not exceed four feet (4') in height and three feet (3') within the clear view area.
- Terracing of Retaining Wall System:
    1. The combined height of all walls shall not exceed sixteen feet (16').
    2. Terrace width remains a 1:1 ratio with a 4' minimum.
    3. Terraces created between retaining walls shall be permanently landscaped or revegetated with shrubs and other similar perennials at a minimum of seventy five percent (75%) material.
    4. Walls with a separation of a distance of at least two times (2x) the height of the tallest wall from face of wall to face of wall shall be considered as separate walls.

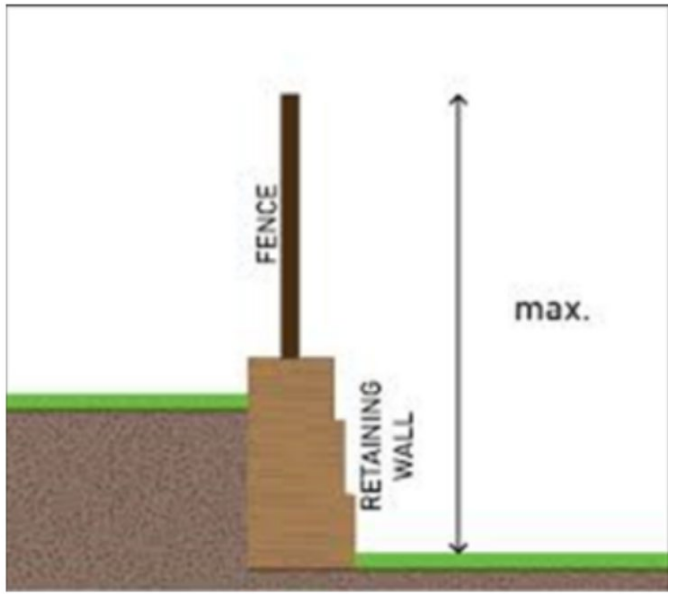


RETAINING WALLS: FENCE AND RETAINING WALL CODE UPDATE

Height and Terracing (continued~)

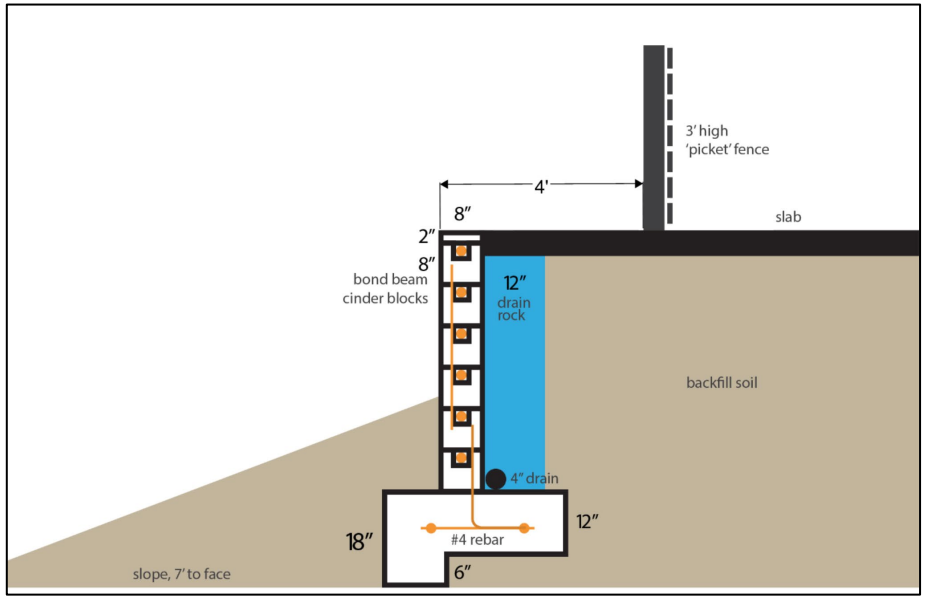
- Retaining walls are considered a part of the fence height unless separated by a minimum of four feet (4').

- Any retaining wall exceeding thirty inches (30") in height and within thirty-six inches (36") of a walking surface or a property line shall provide a minimum forty-two inch (42") tall guardrail, or similar barrier on top of the retaining wall.









RETAINING WALLS: FENCE AND RETAINING WALL CODE UPDATE

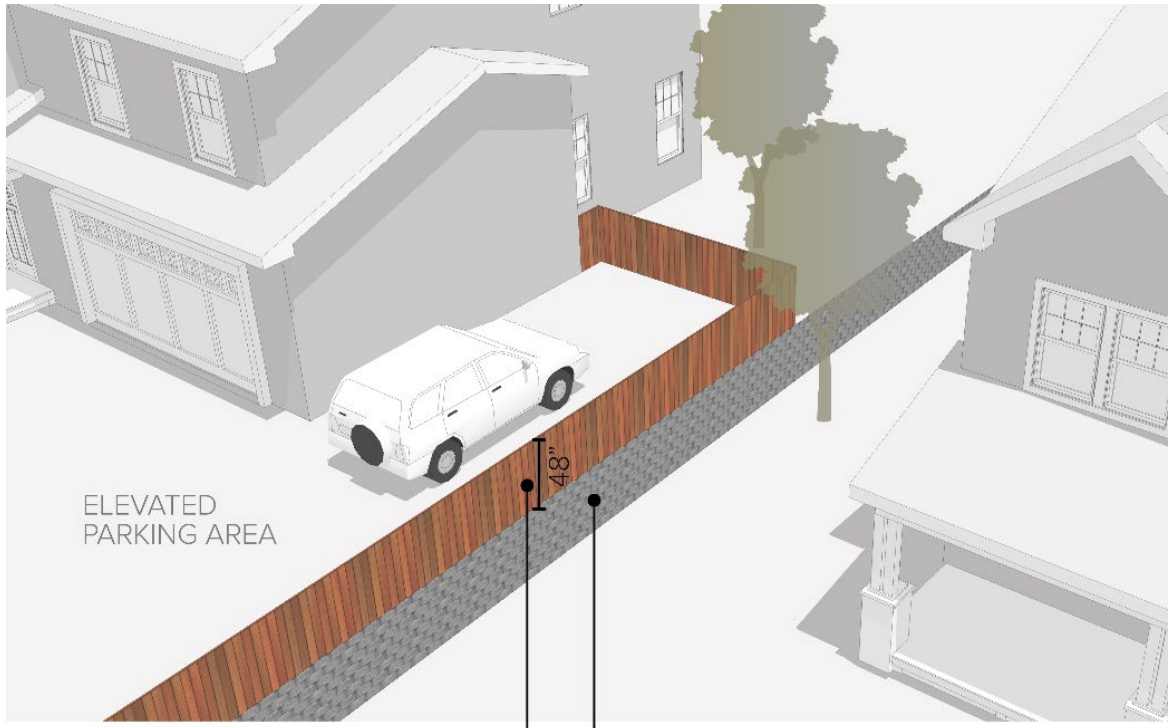
Retaining Walls For Additional Vehicle Access

Existing Code

- Retaining walls may not be used to create additional surface parking or vehicular access on a residential lot.

Proposed Code

- If retaining walls are used to extend driveways or to create additional surface parking or vehicular access when a fill is required to raise the elevation of the property from the original grade, a minimum 48" opaque screening fence shall be utilized.



COMMUNITY COUNCIL RECOMMENDATIONS

Millcreek Community Council. The Millcreek Community Council met on 9/3/2024. They voted unanimously in favor of the adoption of file number ZT-23-017 with the following considerations:

- Exterior Waste Receptacles, as listed under the General Requirement (18.67.040A), be clarified to mean "shared" or "common" and not necessarily individual receptacles and, the waste receptacle gates/doors should not have to be of a "solid steel" material;

- Allow other fencing materials besides decorative solid precast/masonry fences for developing properties which are an incompatible use such as nonresidential and existing residential uses, as listed under Fencing Between Incompatible Uses (18.67.050.A);

- Wood and Chain link should be allowed materials instead of prohibited materials, as proposed under sections 18.67.070.A.3 and 18.67.080.B3. Also, "corrugated sheet metal" should be allowed if it is "decorative".

- Concerns with single retaining walls being changed from 8' to 12' tall.

COMMUNITY COUNCIL RECOMMENDATIONS

Canyon Rim Citizens Association. The Canyon Rim Citizens Association met on 9/4/2024. They did not have enough members present at the time to vote during the meeting but ensured staff that they would discuss and formulate a formal recommendation. No recommendation was given by the date of the planning commission meeting however staff conveyed their understanding of the issues discussed during their regular meeting. The CRCA later gave a recommendation concerning file number ZT-23-017 as follows:

- Unable to support the code update [draft] as it is currently written
- The code is written quite poorly. It is unclear and the syntax is not flowing. This means it is difficult for us, the CRCA, to truly understand the changes being made in the code. Like all code updates, we request that the code being updated be written in clear, concise, and easy to understand language. This code update did not meet that criteria.
- The code update is eliminating wood from potential materials for fencing. The CRCA feels that, while it is true that unmaintained wood fences may not look appealing, wood fencing is the white picket american dream. We recommend that the code should reflect well maintained and good looking wood fencing should be allowed. We recommend the code be updated to include cases where wood fencing may be used.
- Making Fencing unaffordable. Wood fencing is one of the cheaper materials used for fencing. We recommend that this code update considers the needs of our less wealthy residents and provides accommodations for homeowners that may not be able to afford the current proposed fencing materials. Owning a home is expensive, we should try to limit how the code can be cost prohibitive to homeowners. When you read of local or municipal codes that are prohibitively affecting housing prices and availability, I am concerned that this update would fall into that category making it harder for first time homeowners to find a place in Millcreek.
- Additional materials can be used for potential fencing materials. We recommend that the code explore the uses of additional fencing materials, such as TREX fencing materials as suitable fencing.
- 3' height limit in the front yards does not consider the needs of pet ownership, especially on busy streets. We recommend that fencing heights may be tall enough to prevent average sized pets from escaping owner properties into traffic, e.g. removing the 3' height limit in the front yards. Again, I am concerned about this code update negatively affecting homeownership and availability in Millcreek.

COMMUNITY COUNCIL RECOMMENDATIONS

East Mill Creek Community Council. The East Mill Creek Community Council met on 9/5/2024. They voted unanimously in favor of the adoption of file number ZT-23-017 subject to the following considerations:

- Fence Materials, as listed within sections 18.67070.A3 & 18.67.080.B.3, be changed to allow wood and chain link fence materials in front yards with added language to limit wood fences to a more weather resistant wood material (i.e. cedar, redwood, cypress, bamboo etc. Also, added language to prohibit wood panels or sheathing, etc. Front yard fencing needs to remain as an open style as proposed.
- Concerns with single retaining walls being changed from 8' to 12' tall.

Mount Olympus Community Council. The Mount Olympus Community Council met on 9/09/ 2024. They voted unanimously in favor of the adoption of file number ZT-23-017, subject to the following considerations:

- Concerns single retaining walls not being allowed taller than the proposed height of 12' tall.
- Would like the city to consider scalable stepping of retaining wall systems.
- Consider adding setback between retaining walls and property lines.
- Consider adding railing, guardrails, or barrier on top of significantly tall retaining walls along property lines.
- No maximum cap on terraced retaining walls as long as they kept the 2:1 ratio, as proposed.
- Generally, did not like wood, chain link, or vinyl materials - particularly within front yard areas.

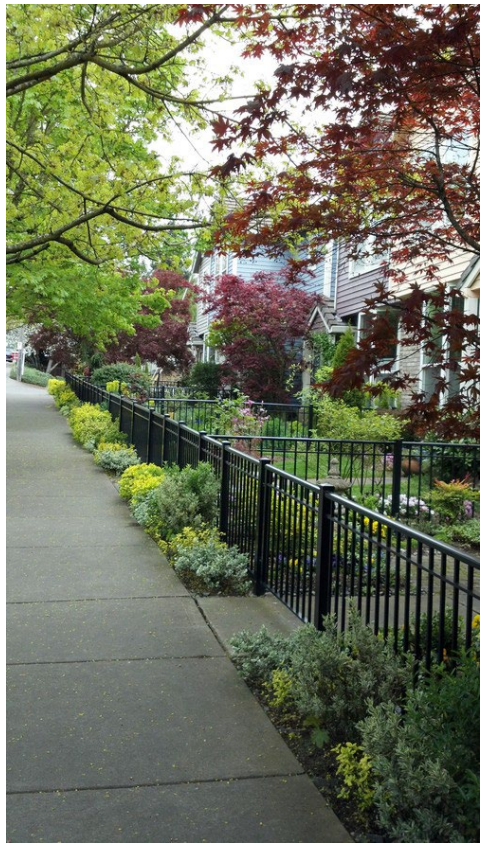


FENCE EXAMPLES



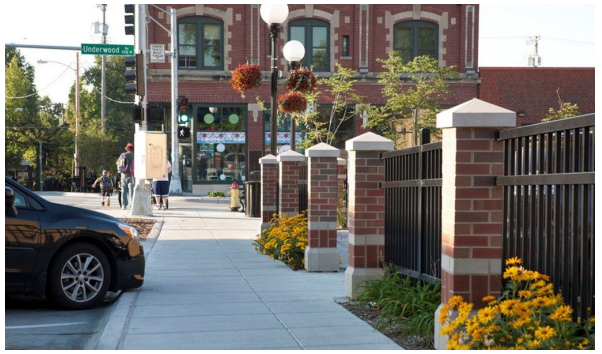










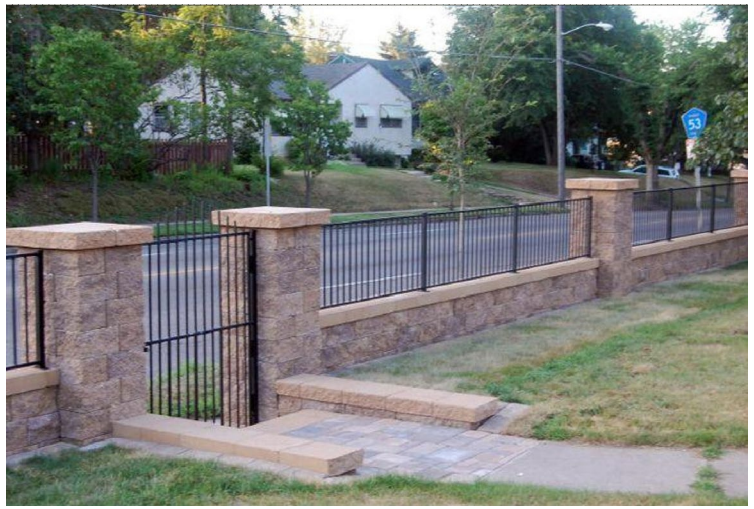

Underwood





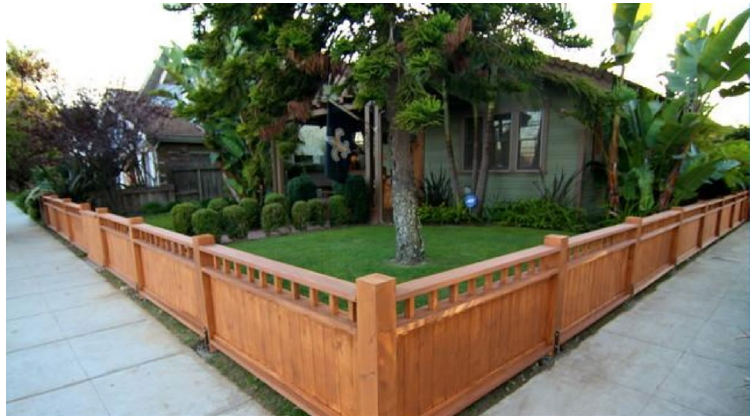




















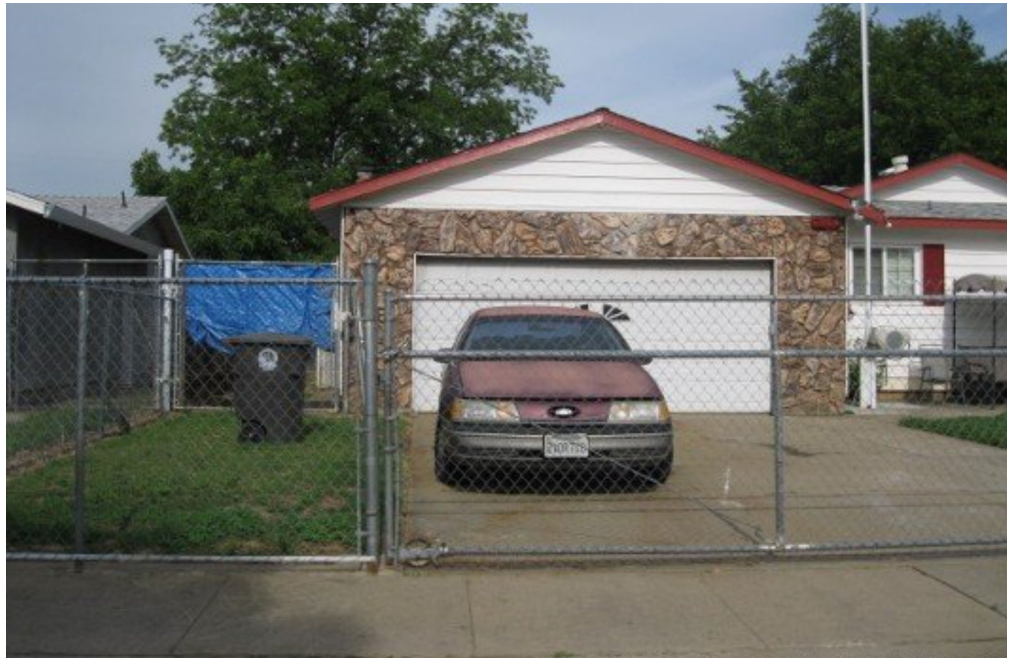
















Thank You

MILLCREEK
TOGETHER
CODE UPDATE

10/28/2024 City Treasurer's Report

given by: Cheri Jackson, Millcreek Treasurer

Date	Shared or Pooled Cash Accounts	Amount
10/28/2024	Operating Account	$ 1,169,981
10/28/2024	PTIF	32,910,732
	Total of Shared Cash	**$ 34,080,712**

Tax revenues have different lag times from collection of the tax to distribution to the City.
With that understanding, my report on the major tax revenues are as follows:

General Revenue Sources Status / any concerns	Received as of 10/28/24	% of Estimated Revenues	Likely to meet or exceed budget
Current Property Taxes Received	$ 245,714	2.06%	Yes
General Sales Taxes (2 months rev)	2,451,171	16.07%	Yes
Building Permits	344,741	27.58%	Yes
Total Gen Fund Revenue	6,236,754	15.08%	Yes
Report Any Revenue Anomalies			

Disbursements for the month of September 2024

General Fund Disbursements Status / any concerns	Quantity	Amount
Checks	147	$ 3,654,253
EFT / Bank Drafts	12	295,746
Direct Deposit	2 Payroll Periods	347,842
Report Any Expenditure Anomalies		
Total Disbursements - September 2024		**$ 4,297,840**

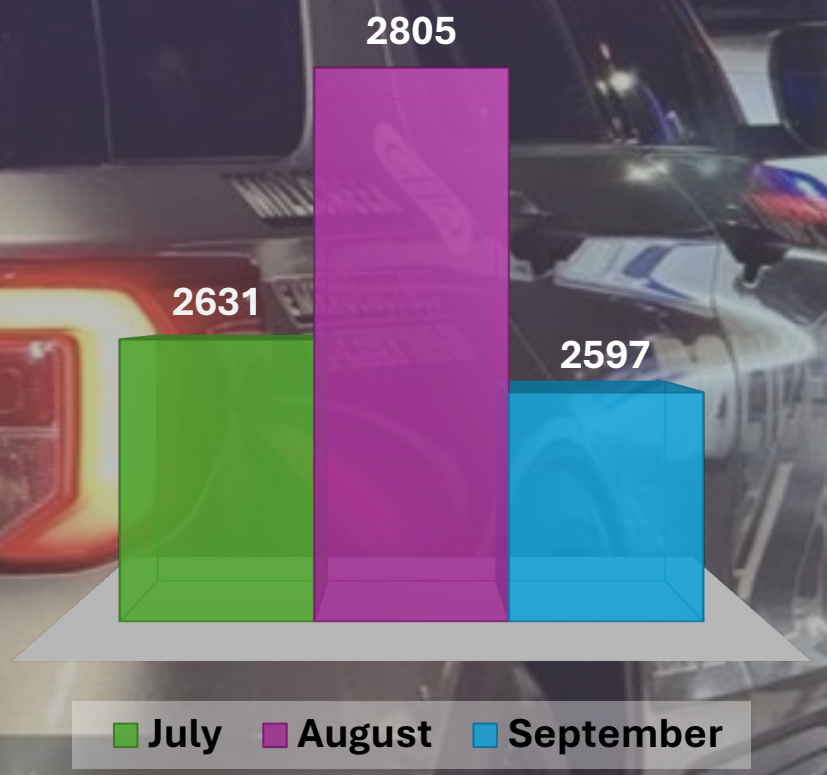
Millcreek City – September 2024

UNIFIED POLIC

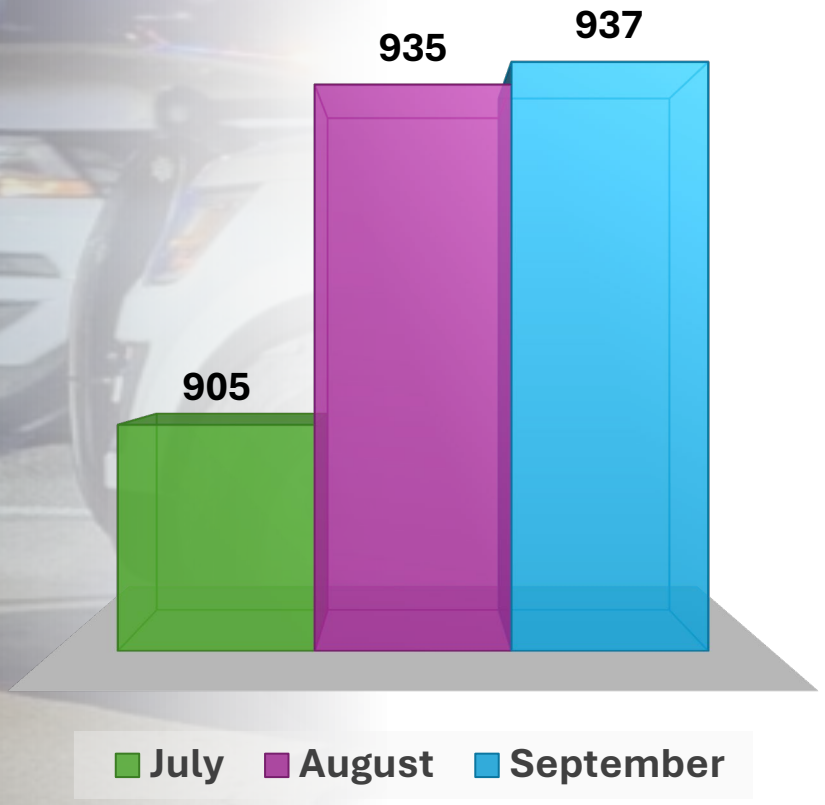
GREATER SALT

Millcreek City

Calls for Service

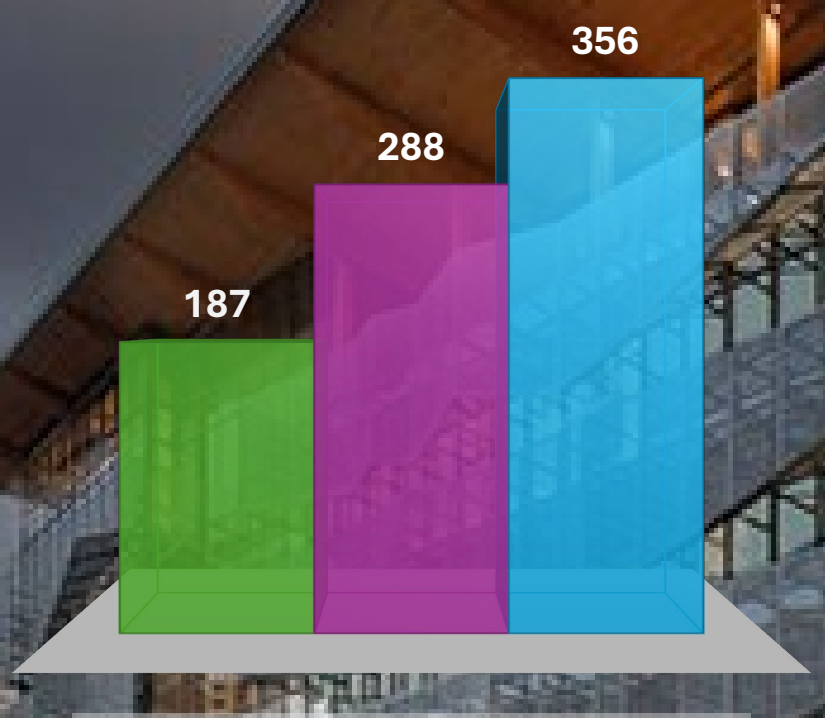


New Police Reports

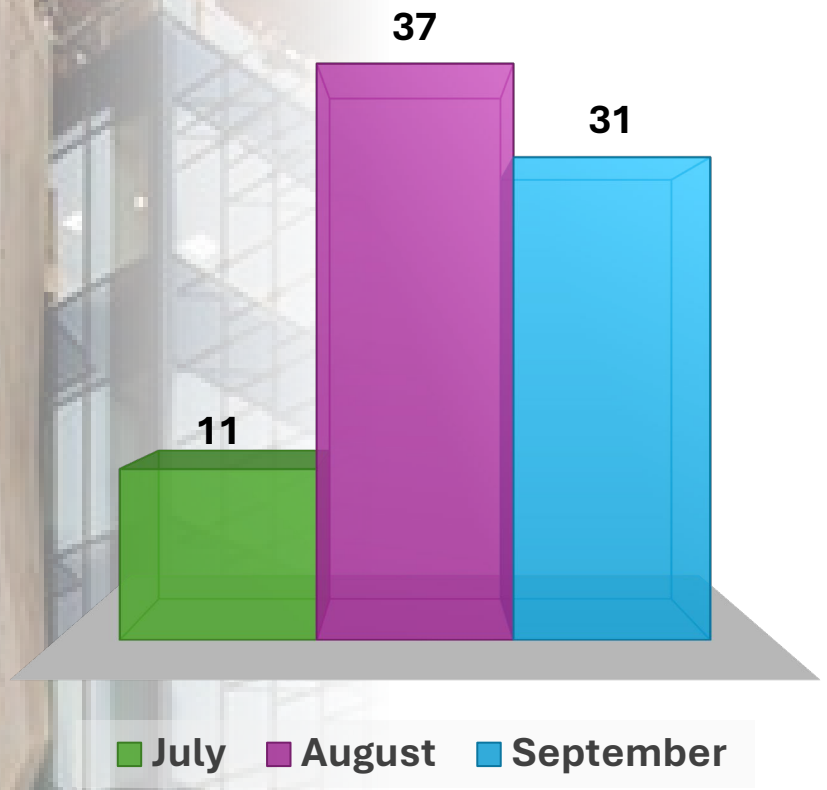


Millcreek City

Citations/Tickets



Booking Arrests



Millcreek Unified Police
September 2024

Directed Enforcement Unit (DEU)

DEU Detectives patrolling the Millcreek area spotted an occupied stolen vehicle. Detectives followed the vehicle while coordinating an arrest plan and waiting for backup. The vehicle traveled to a parking lot, then continued south on State Street, eventually entering I-15 and exiting at 3300 South. When officers attempted to stop the vehicle, the driver fled, and the vehicle was not pursued. A UHP helicopter tracked the vehicle to Weston Avenue, where two occupants fled on foot. A UPD K-9 search led to the suspects being found hiding under a trailer and a car. Both were taken into custody. Further investigation revealed the suspects had committed a burglary earlier in South Salt Lake, and additional stolen property, drugs, and paraphernalia were found in the vehicle. Charges were submitted to the Salt Lake County District Attorney's Office.



15 Arrests
16 Search Warrants
9 Assists
2 Recovered Stolen Vehicles

SIEZED
3 Firearms
2750 Fentanyl Pills
250 Adderall Pills
2 lbs of Methamphetamine



TRAFFIC ENFORCEMENT

Crashes	50
Hit and Run's	11
Citations	215

Millcreek Unified Police

September 2024

Unified Police Motors Unit

September-During a recent Millcreek traffic saturation, the UPD Millcreek Traffic Unit and UPD Motors focused on two school zones and four speed zones. Six motor officers participated from 8:15 AM to 10:30 AM. A total of 31 tickets were issued, including 5 in school zones and 26 for speeding. This enforcement effort demonstrates our ongoing commitment to traffic safety, particularly in high-risk areas such as school and speed zones.

2700 E Craig Dr – 2 tickets
3710 S Highland Dr – 3 tickets
3625 S Wasatch Blvd – 4 tickets
3750 S Wasatch Blvd – 4 tickets
1755 E 3300 S – 4 tickets
4140 S Jupiter Dr - 14 tickets





Unified Police Investigations
September 2024

VIOLENT CRIMES UNIT (VCU)

Total Active Cases:	209
New Cases	7
Homicide/Suspicious Death	0
Death Investigations	2
Felony Assault	3
Misd. Assaults/Threats	1
Robbery	1
Other Suspicious	0

SPECIAL VICTIMS' UNIT (SVU)

Total Active Cases	96
New Cases	10
Adult Sex Cases	3
Child Sex Cases	2
Child Abuse Cases	1
Other	4
Missing	0
Runaway	0

Unified Police Special Operations September2024

SPECIAL WEAPONS AND TACTICS (SWAT)

New Call Outs	4

UPD DRONE UNIT

New Call Outs	2
Hours	7

CRASH ACCIDENT RECONSTRUCTION UNIT (CAR Team)

Call Outs	4

K9 UNIT

NEW	33
Person Crime	2
Family Offense	3
Weapon Offense	4
Traffic Offense	5
Trespassing	1
Medical / Fire Assist	3
Disturbance	1
Lost / Missing Person	1
Juvenile Offense	1
Fugitive / Warrant	2
Welfare Check	3
Suspicious	2
Property Crime	5

Unified Police Investigations
September 2024
Millcreek Precinct

NEW CASES

Assault	28	Homicide	0
Burglary	19	Larceny	55
Drug Offenses	19	Robbery	2
Family Offense	68	Sex Offense	3
Fraud	27	Stolen Vehicles	18

During the month of August, Millcreek Precinct detectives were assigned 58 cases, and 11 of those cases were submitted for charges.

TRANSIENT CALLS

Transient	16



Millcreek Unified Police
September 2024

MENTAL HEALTH CALLS

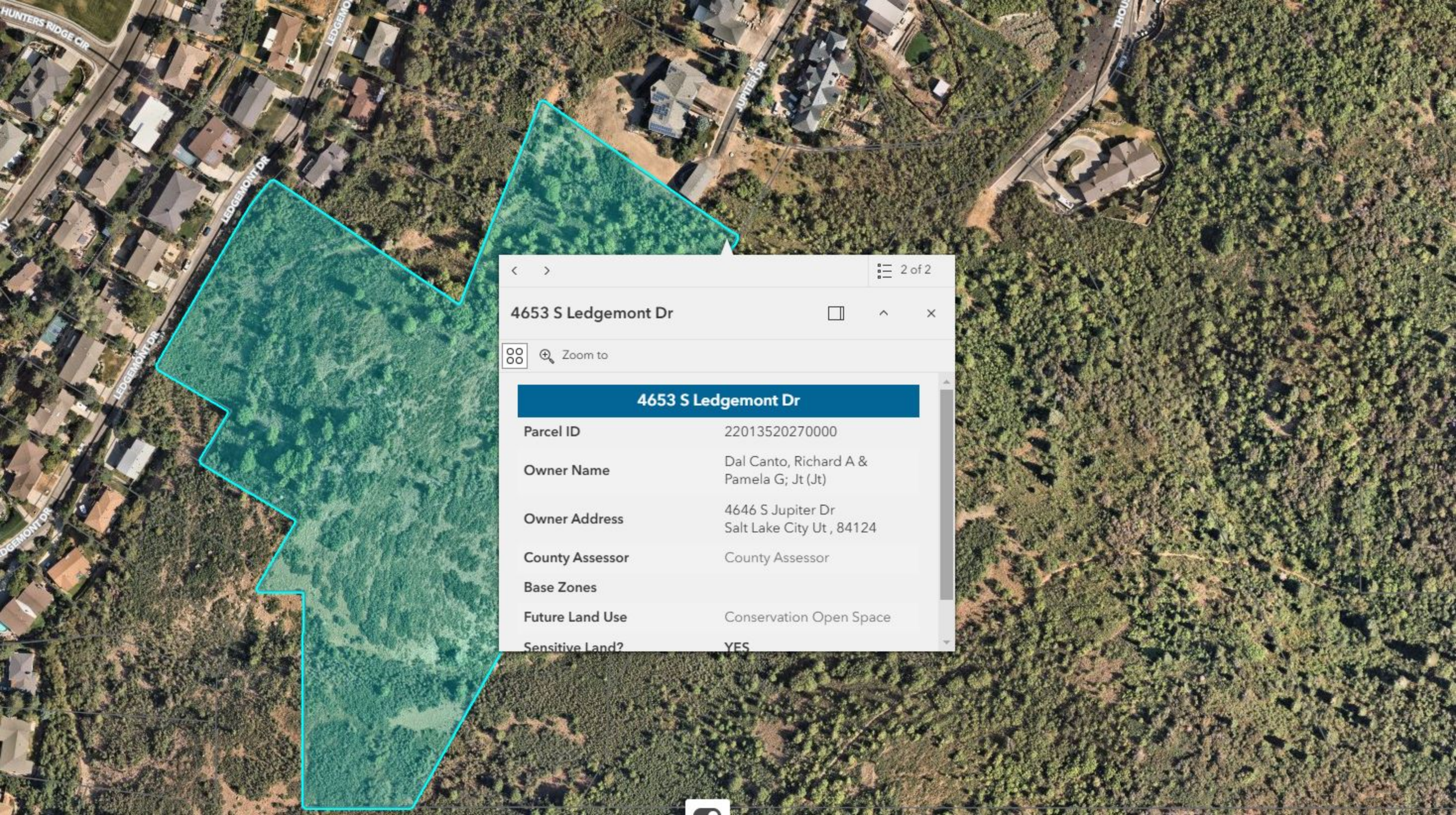
Mental Health Calls	50



Millcreek City Investigations Unit September 2024

- On August 14, 2024, a case involving a fraudulent contractor was assigned for further investigation. A homeowner hired the contractor in October 2023 to build a deck, paying $15,000. Despite the payment, the contractor never started the project or purchased materials. The homeowner attempted to contact the contractor in the spring, but he became unreachable. Further investigation revealed that the contractor had been involved in several similar cases. After legal efforts stalled, charges for theft by deception were filed against the contractor on October 14, 2024.




HUNTERS RIDGE CIR
LEDGEMONT DR
JUPITER DR
2 of 2
4653 S Ledgemont Dr
Zoom to
4653 S Ledgemont Dr
Parcel ID
22013520270000
Owner Name
Dal Canto, Richard A &
Pamela G; Jt (Jt)
Owner Address
4646 S Jupiter Dr
Salt Lake City Ut , 84124
County Assessor
County Assessor
Base Zones
Future Land Use
Conservation Open Space
Sensitive Land?
YES