Quarterly Update

Presented by

Kayla Mayers, Millcreek Promise

Saira Enriquez, Promise Partnership Utah

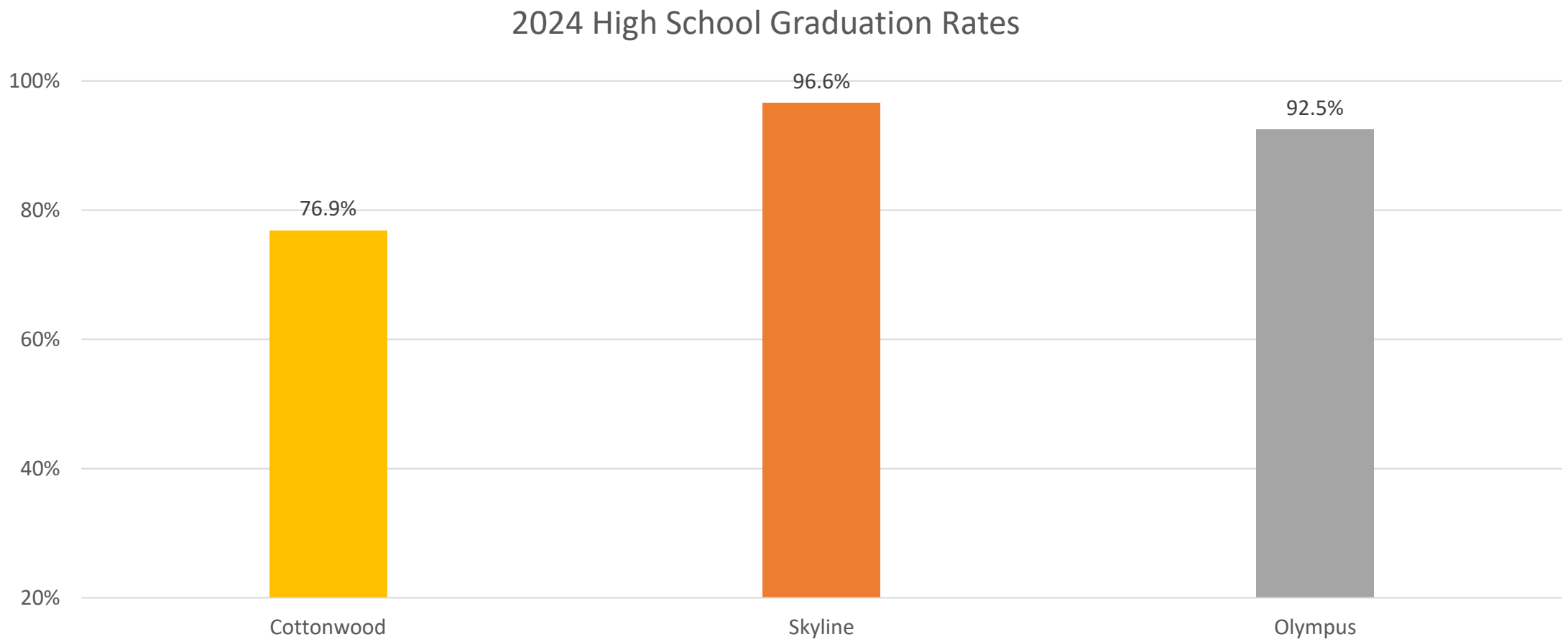
Kelly Noorda, Promise Partnership

Millcreek Youth Council



High School Graduation

Graduating on time with a high school diploma

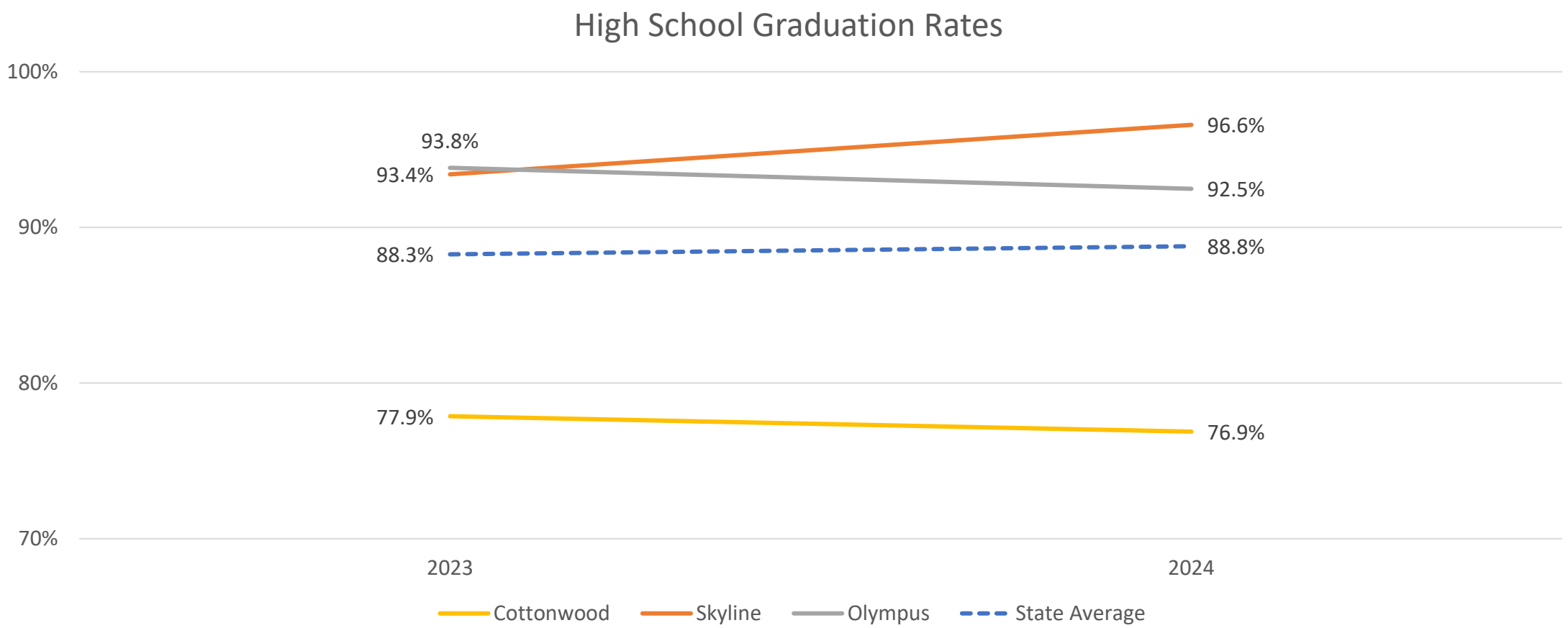


Source: [USBE Superintendant's Annual Report (SAR), Utah 2024 Graduation Rates]

Graduation in 2024 refers to the 2023-2024 school year

High School Graduation

Graduating on time with a high school diploma



Source: [USBE Superintendant's Annual Report (SAR), Utah 2024 Graduation Rates]

Graduation in 2024 refers to the 2023-2024 school year



Last Quarter Updates (September 2024-December 2024)

- Volunteer Child Supervision at Bud Bailey Apartments
- Digital Skills Classes - UICS
- 9/11 Day of Service
- Welcoming Week Event
- Volunteer Appreciation Banquet
- Resume-Building Workshops
- Promise Video Filming
- Spy Hop Classes in Afterschool
- Warm Winter Clothing Drive
- Youth Council Meeting + Holiday Party

Introduction for the Millcreek Youth Council!

MYC has 21 members from

- Skyline
- Olympus
- Cottonwood
- Waterford
- Utah International Charter School

The Council meets twice a month to work on upcoming service projects, fundraisers, and event planning.

- Shift away from Monthly meetings to create more time for planning, and to make better use of resources
- 5-6:30 PM
- Service, Outreach, and Events Committee to delegate tasks





Past Projects

Promise 9/11 Day of Service

- Partnered up with the Other Side Academy and Asian Association of Utah
- Created food kits and sorted clothes for refugees and victims of human trafficking

Food Drive for Olympus pantry

- Created flyers, picked up canned food, and set up food bins for donations

Harvest Market

- Tabled to support local farmers and increase awareness for local businesses

Venture Out Events

- Managed kid's activities and helped with set up/take down

Promise Volunteer Banquet

- Recognition for volunteers who have worked extensively with Millcreek
- Arivan was this year's Youth Volunteer of the year







Current/Upcoming Projects

Sub for Santa

- Partnering with Project Connect to deliver gifts to families in need from their "Christmas Wishlists"

Warm Winter Collection Drive

- Collect winter clothing (jackets, boots, scarves) to distribute to families in need
- Youth Council helped sort and distribute clothing to eleven organizations

Locals Officials Day on Capitol Hill

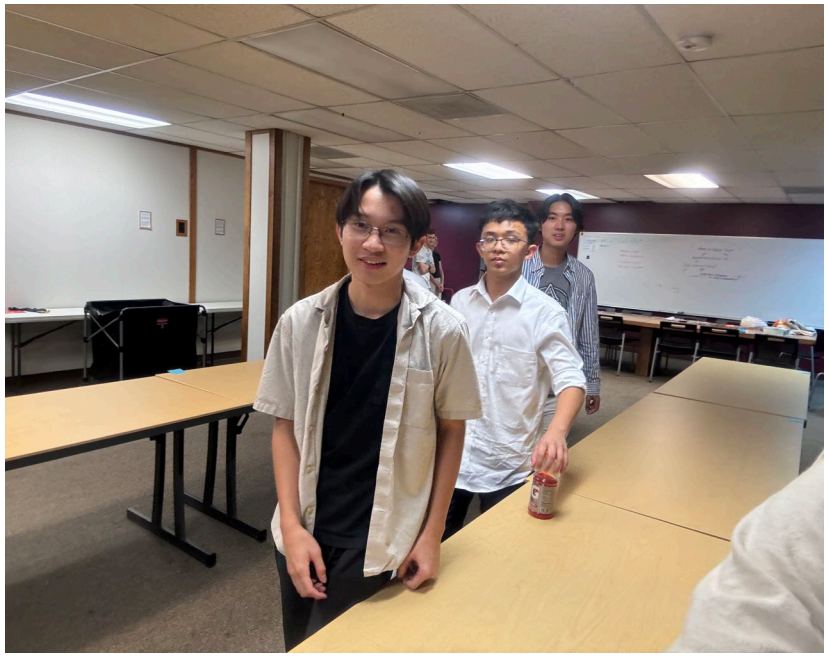
- Meet with youth councils across the State to work on civic projects, participate in mock council meetings, and meet with government officials

MLK Day of Service

- Work on community service projects (drives, gardens, sorting) for MLK day







Impact on the Council

The youth council allows us to give back to the community but also allows our members to become more involved!

- Youth-Based Service Projects- Bike drive, Food and Clothing Drives, Sub for Santa,
- Become more in touch with the community through community events- 9/11 Day of Service (Tour on the AAOU campus) and food drives for students like us

Future careers/crucial resources =

- FAFSA and College Night to educate Seniors about the college process.
- Presentations from community members across Millcreek for civic engagement

Through our experiences with the Youth Council, our members have grown closer to the community and our representatives!







Data Showcase

- Digital Skills Classes
  - 100 individuals served total this year
- 9/11 Day of Service
  - 55 volunteers
- Resume-Building Workshops
  - 12 youth
- Spy Hop Classes
  - 20 youth
- Warm Winter Clothing Drive
  - 1500 items
  - 12 organizations

Next Quarter: What is to Come?

- Art Showcase on 2nd Floor in January
- Moss Elementary Ice Skating Field Trips – Jan. 14 & 21
- Youth Council @ ULCT Local Officials Day on the Hill – Jan. 15
- Interfaith Harmony Day – Feb. 8
- Quarterly Update w/ Strategy Review in March

MILLCREEK, UTAH
ORDINANCE NO. 24-55

AN ORDINANCE REZONING 0.415 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 815 EAST 4200 SOUTH, FROM THE (R-1-10) SINGLE FAMILY RESIDENTIAL ZONE TO THE (R-1-5) SINGLE FAMILY RESIDENTIAL ZONE

WHEREAS, the Millcreek Council ("Council") met in regular session on December 16, 2024, to consider, among other things, an ordinance rezoning a certain portion of real property located at approximately 815 East 4200 South, from the R-1-10 Single Family Residential Zone to the R-1-5 Single Family Residential Zone; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-9a-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on October 28, 2024, the required public hearing notice was published; and

WHEREAS, on November 20, 2024, the planning commission held a public hearing to discuss the rezone proposal; and

WHEREAS, at the planning commission meeting, the Millcreek Planning Commission recommended approval of the proposed rezone; and

WHEREAS, the Millcreek Code of Ordinances, provides, among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on December 11, 2024, the Council caused the required notice to be given; and

WHEREAS, on December 9, 2024, the Council discussed the rezone application, and on December 16, 2024, the Council considered the rezone during a public meeting; and

WHEREAS, Section 19.06.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek; and

WHEREAS, the Council finds that it is in the best interest of the residents of Millcreek to adopt the rezone/map change.

NOW THEREFORE, BE IT ORDAINED by the Council that the property described in File# ZM-24-012 filed by Jake Hone, representing Growth Development LLC, as the applicant acting on behalf of the property located at 815 East 4200 South, as described below, is hereby rezoned/reclassified from the R-1-10 Single Family Residential Zone to the R-1-5 Single Family Residential Zone.

Parcel ID number 22-051-030-22
Boundary Description of a certain portion of the above parcel:

BEGINNING AT A POINT ON THE NORTH SIDE OF 4200 SOUTH STREET, SOUTH 0°12'40" WEST 219.57 FEET AND NORTH 89°49'40" EAST 975 FEET FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 5, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE NORTH 0°04‘33” EAST 140.37 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°49’48” WEST 45.00 FEET;
THENCE NORTH 0°28’52”EAST 168.80 FEET;
THENCE SOUTH 89°57’08” EAST 111.00 FEET;
THENCE SOUTH 0°33’04” 159.14 FEET;
THENCE NORTH 89°54’08” WEST 65.80 FEET;
THENCE SOUTH 0°28’52” WEST 9.81 FEET TO THE POINT OF BEGINNING

CONTAINS 18,083 SQUARE FEET OR 0.415 ACRES

BE IT FURTHER ORDAINED, pursuant to Section 19.06.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 19.06.020.

This Ordinance assigned no. 24-55, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City’s recorder.

PASSED AND APPROVED this 16th day of December 2024.

MILLCREEK COUNCIL

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____

Elyse Sullivan, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 24-55: AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT APPROXIMATELY 815 EAST 4200 SOUTH, FROM THE (R-1-10) SINGLE FAMILY RESIDENTIAL ZONE TO THE (R-1-5) SINGLE FAMILY RESIDENTIAL ZONE, was adopted the 16th day of December, 2024 and that a copy of the foregoing Ordinance 24-55 was posted in accordance with Utah Code 10-3-711 this ____ day of December, 2024.

_____
Elyse Sullivan, City Recorder

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

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

ZM-24-012

City Council Staff Report

(First Reading)

Meeting Date:	**12/9/2024**
Applicant:	**Jake Hone/Growth Development LLC**
Re:	**Request to Rezone Property**
Property Address:	**815 East 4200 South**
Zone:	**From: R-1-10 To: R-1-5**
Prepared By:	**Brad Sanderson, Current Planning Manager**
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

The applicant is proposing to rezone the northern 0.41 acres of an overall 0.65 acre property, generally located at 815 East 4200 South, from the (R-1-10) Single Family Residential Zone to the (R-1-5) Single Family Residential Zone.

If approved, the Applicant intends to combine the 0.41 acres with the adjacent property, located immediately to the east, and then further subdivide both properties into a five-lot, single family residential subdivision. Each proposed lot would be required to meet or exceed the 5,000 square foot minimum lot size, along with all other minimum zone requirements - similar to what is depicted within the attached concept plan. Any subdivision proposal will require a separate application and process, which will require further review for compliance with certain development standards.

GENERAL PLAN STRATEGY CONSIDERATIONS:

1. **Strategy 1.1A:** Build "complete streets" by safely and reasonably incorporating multiple modes in the design of new and redeveloped transportation corridors. Although Complete Streets are the goal,

pursue a "layered" transportation approach that recognizes that while all traveler types need to be accommodated within a community, no single street can accommodate all transportation users at all times.

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

FINDINGS:

1. The adopted future land use map designates both the property and all surrounding properties as Neighborhood 1.
2. The total acreage of the property is 0.65 acres and contains an existing house, which is accessed from 4200 South.
3. The application is to rezone only the northern 0.42 acres of the property.
4. If rezoned, the 0.42 acres can then be combined with the adjacent property to gain access and create more cohesive combined subdivision layout.
5. The remaining 0.28 acres containing the house, would remain within the R-1-10 Zone, and would still meet the 10,000 sqft minimum lot size requirement.
6. The adjacent property is currently under contract and is already within the R-1-5 Zone.
7. The development of properties, according to the concept plan, would further extend the 4170 South public right-of-way to the west toward Grand Cayman Drive (also a public right-of-way), which was apparently and recently extended to further connect the two streets.
8. All properties located along both 4170 south and Grand Caymen Drive are within the R-1-5 zone and have similar single family uses and lot sizes.

CONCLUSIONS:

1. The proposed zone change on the northern portion of the property from the R-1-10 to the R-1-5 Zone, seems to match the intended 'Neighborhood 1' future land use designation.
2. Properties surrounding the subject property have the same R-1-5 Zone and are developed with similar 5,000+ square foot lot sizes.
3. If developed according to the proposed concept plan, the adopted goals and strategies concerning complete street connections, would be further advanced through a subsequent development.

RECOMMENDATIONS:

Neighborhood Meeting – The applicant held a neighborhood meeting on October 10, 2024, wherein 6-8 individuals attended with questions regarding future use and development of the property.

The **Millcreek Community Council** met on November 5th to review and discuss the proposal. After some discussion, a unanimous recommendation (9-0) was made in favor of changing the zone from the R-1-10 to the R-1-5 Zone.

The Planning Commission met on November 20th during a public hearing to review and discuss the proposal. After Some discussion, a unanimous recommendation was made in favor of changing the zone from the R-1-10 to the R-1-5 Zone.

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-24-012, as presented, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

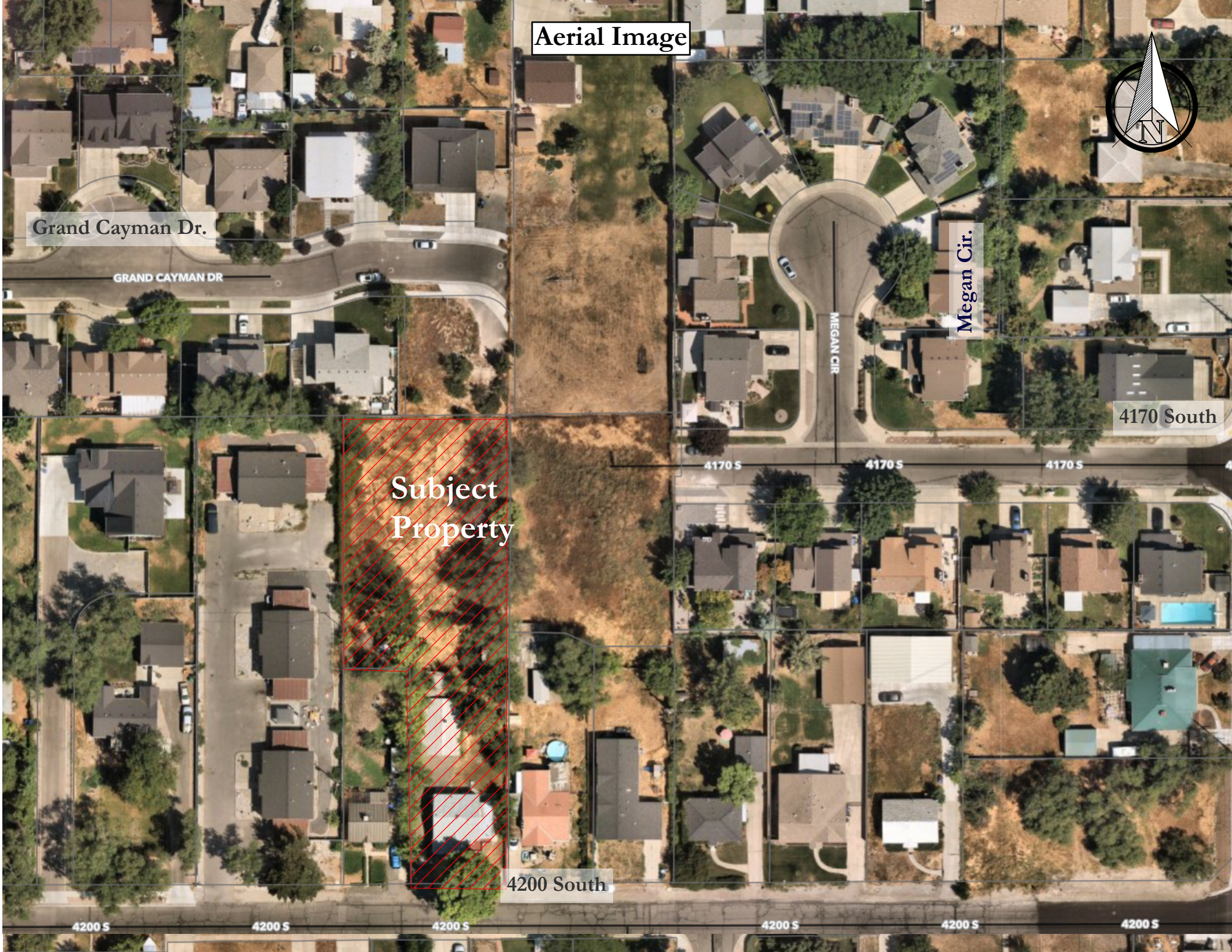
MODEL MOTION

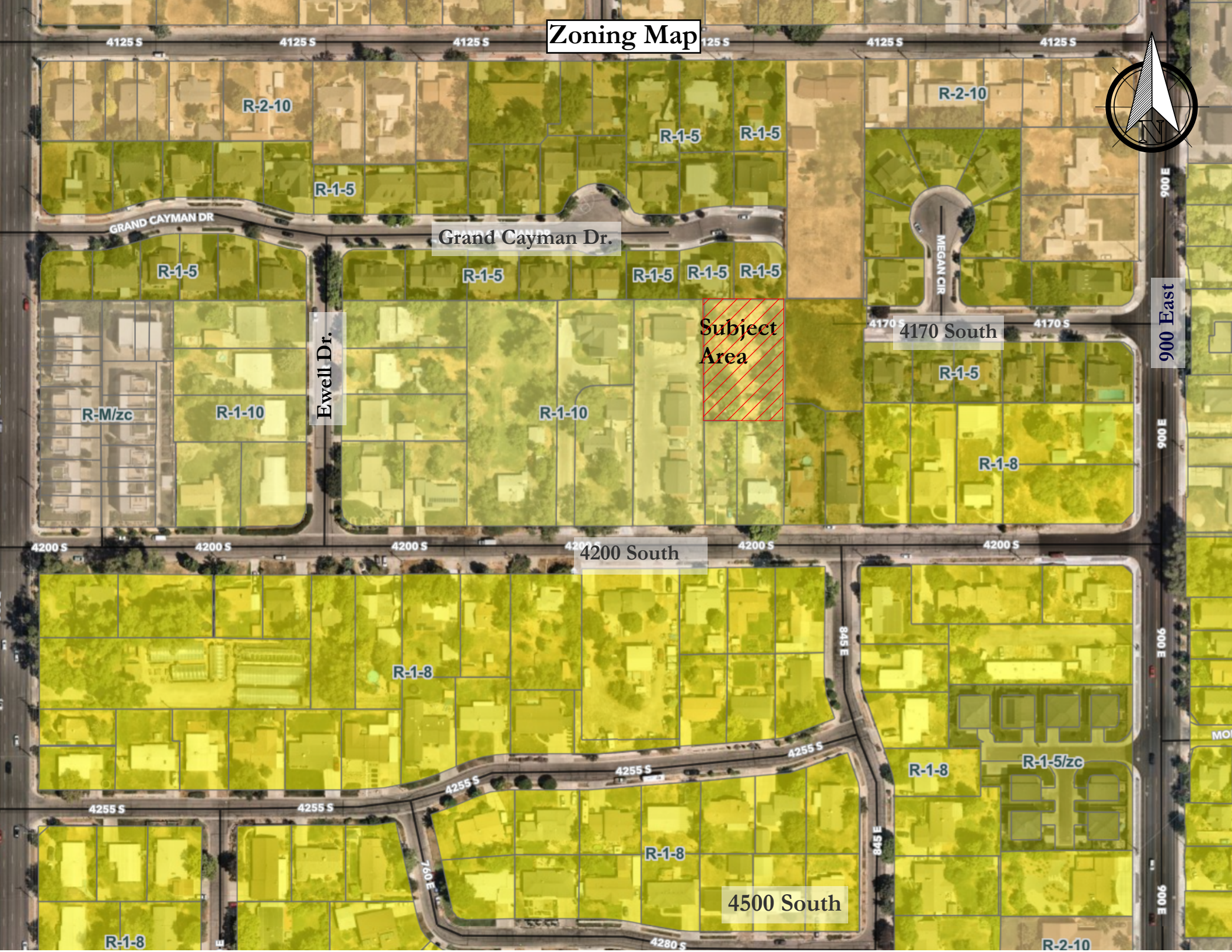
Based on the findings and conclusions listed above:

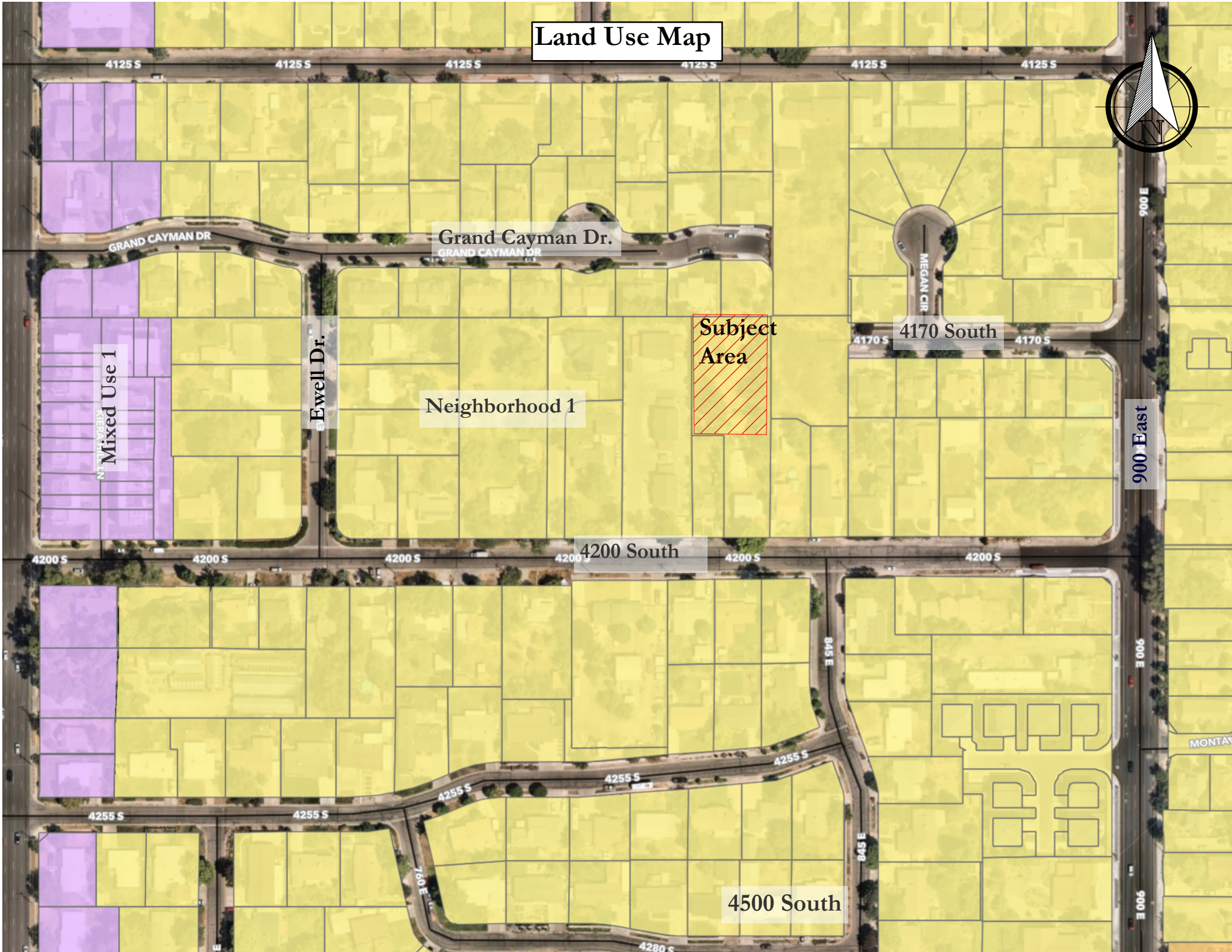
I move that the City Council **approve** of application number ZM-24-012, changing the zone designation on the property from the R-1-10 Zone to the R-1-5 Zone, as presented.

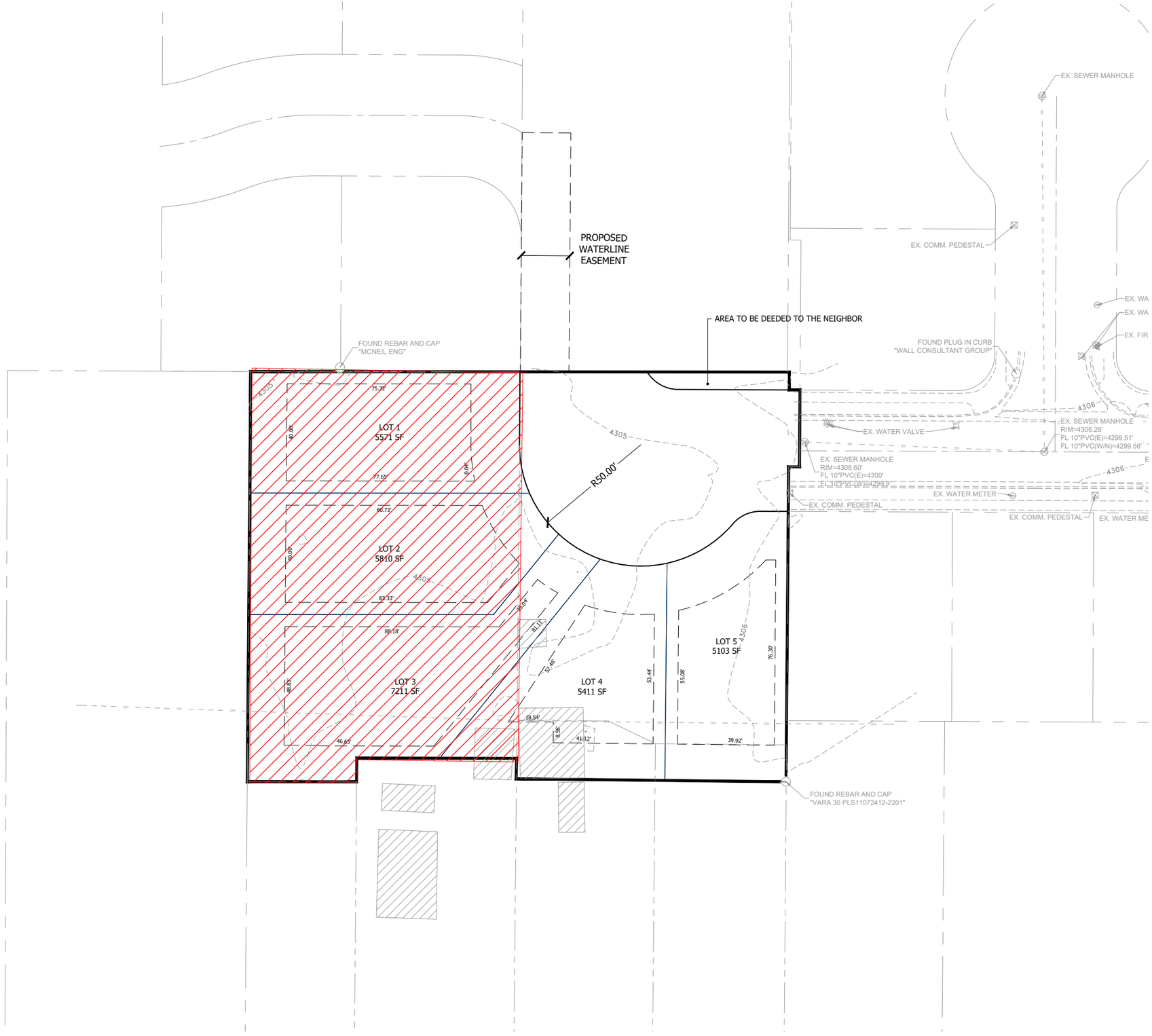
SUPPORTING DOCUMENTS

- **Aerial Map**
- **Land Use Map**
- **Zoning Map**
- **Concept Plan**
- **Ordinance**


Aerial Image
Grand Cayman Dr.
GRAND CAYMAN DR
MEGAN CIR
Megan Cir.
4170 South
4170 S
4170 S
4170 S
Subject Property
4200 South
4200 S
4200 S
4200 S
4200 S
4200 S
4200 S
N


Zoning Map
4125 S
R-2-10
R-1-5
GRAND CAYMAN DR
Grand Cayman Dr.
R-M/zc
R-1-10
Ewell Dr.
Subject Area
MEGAN CIR
4170 S
4170 South
R-1-8
900 East
4200 S
4200 South
845 E
4255 S
R-1-5/zc
760 E
4500 South
4280 S


Land Use Map
4125 S
4125 S
4125 S
4125 S
4125 S
4125 S
GRAND CAYMAN DR
Grand Cayman Dr.
GRAND CAYMAN DR
MEGAN CIR
900 E
Subject Area
4170 S
4170 South
4170 S
Mixed Use 1
HERALD LN
Ewell Dr.
Neighborhood 1
900 East
4200 S
4200 S
4200 S
4200 S
4200 South
4200 S
4200 S
845 E
900 E
4255 S
4255 S
4255 S
4255 S
760 E
845 E
4500 South
4280 S
900 E



Zone & Lot Requirements

ZONING:	R-1-5
LAND USE:	RESIDENTIAL
AREA:	39,212 SF OR 0.90 AC
NO. OF LOTS:	5
DENSITY:	5.55 UNITS/AC
BUILDING HEIGHT:	30'
FRONT YARD:	20'
REAR YARD:	15' W/GARAGE OR 20' W/O GARAGE
SIDE YARD:	5' INTERIOR OR 20' WITH STREET
MIN. LOT AREA:	5,000 SF

N
W E
S

20 0 20 40 60

Scale: 1" = 20'

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

MILLCREEK SUBDIVISION

CONCEPT

CITY OF MILLCREEK, SALT LAKE COUNTY

Drawn: T.PRIDEMORE
Proj. No. 159-05
Date: 11 October 2024
File: 2024.09.20-Concept.pdf

This plan is for illustrative purposes only.

MILLCREEK, UTAH
ORDINANCE NO. 24-56

AN ORDINANCE REZONING REAL PROPERTY LOCATED AT APPROXIMATELY 1624 EAST 4500 SOUTH FROM THE R-2-10 MEDIUM DENSITY RESIDENTIAL ZONE TO THE R-M MULTI-FAMILY RESIDENTIAL ZONE

WHEREAS, the Millcreek Council ("Council") met in regular session on December 16, 2024, to consider, among other things, an ordinance rezoning certain property located at approximately 1624 East 4500 South from the R-2-10 Medium Density Residential Zone to the R-M Multi-Family Residential Zone; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make zoning map amendments; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its land use ordinances unless the amendment was first submitted to the planning commission for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council shall comply with the procedure specified in Utah Code Ann. § 10-9a-502 in preparing and adopting an amendment to a land use regulation; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on October 28, 2024, the required public hearing notice was published; and

WHEREAS, on November 20, 2024, the planning commission held a public hearing to discuss the rezone proposal; and

WHEREAS, at the planning commission meeting, the Millcreek Planning Commission recommended approval of the proposed rezone; and

WHEREAS, the Millcreek Code of Ordinances, provides, among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on December 11, 2024, the Council caused the required notice to be given; and

WHEREAS, on December 9, 2024, the Council discussed the rezone application, and on December 16, 2024, the Council considered the rezone during a public meeting; and

WHEREAS, Section 19.06.020 of the Millcreek Code of Ordinances provides that each of the sections of the City which are amended or zoned be shown on the maps on file with Millcreek; and

WHEREAS, the Council finds that it is in the best interest of the residents of Millcreek to adopt the rezone/map change.

NOW THEREFORE, BE IT ORDAINED by the Council that the property described in File# ZM-24-013 filed by Cheryl Meibos, representing Oasis Ascent Real Estate LLC, as the applicant acting on behalf of the property located at 1624 East 4500 South, that the parcel in its entirety as described below, is hereby rezoned/reclassified from the R-2-10 Medium Density Residential Zone to the R-M Multi-Family Residential Zone, as illustrated on the zoning map as **Exhibit A.**

Parcel ID number 22-043-290-14
Boundary Descriptions of Entire Parcel:

BEG S 89°54'07" E 858.55 FT & S 33 FT & S 00°43'46" E 20 FT FR STREET MONUMENT LOCATED AT 1500 E ST & 4500 S ST, SD MONUMENT LOCATED S 89°57'58" W 264 FT & S 00°04'18" W 283.43FT & S 89°54'07" E 1577.75 FT FR W 1/4 COR SEC 4, T2S, R1E, SLM; S 89°54'07" E 292.08 FT; S 15°05" E 263.63 FT; W 357.48FT; N 00°43'46" W 255.05 FT TO BEG.

BE IT FURTHER ORDAINED, pursuant to Section 19.06.020 of the Millcreek Code of Ordinances that the official zoning map showing the change enacted hereby be filed as provided in Section 19.06.020.

This Ordinance assigned no. 24-56, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 16th day of December 2024.

MILLCREEK COUNCIL

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____

Elyse Sullivan, City Recorder

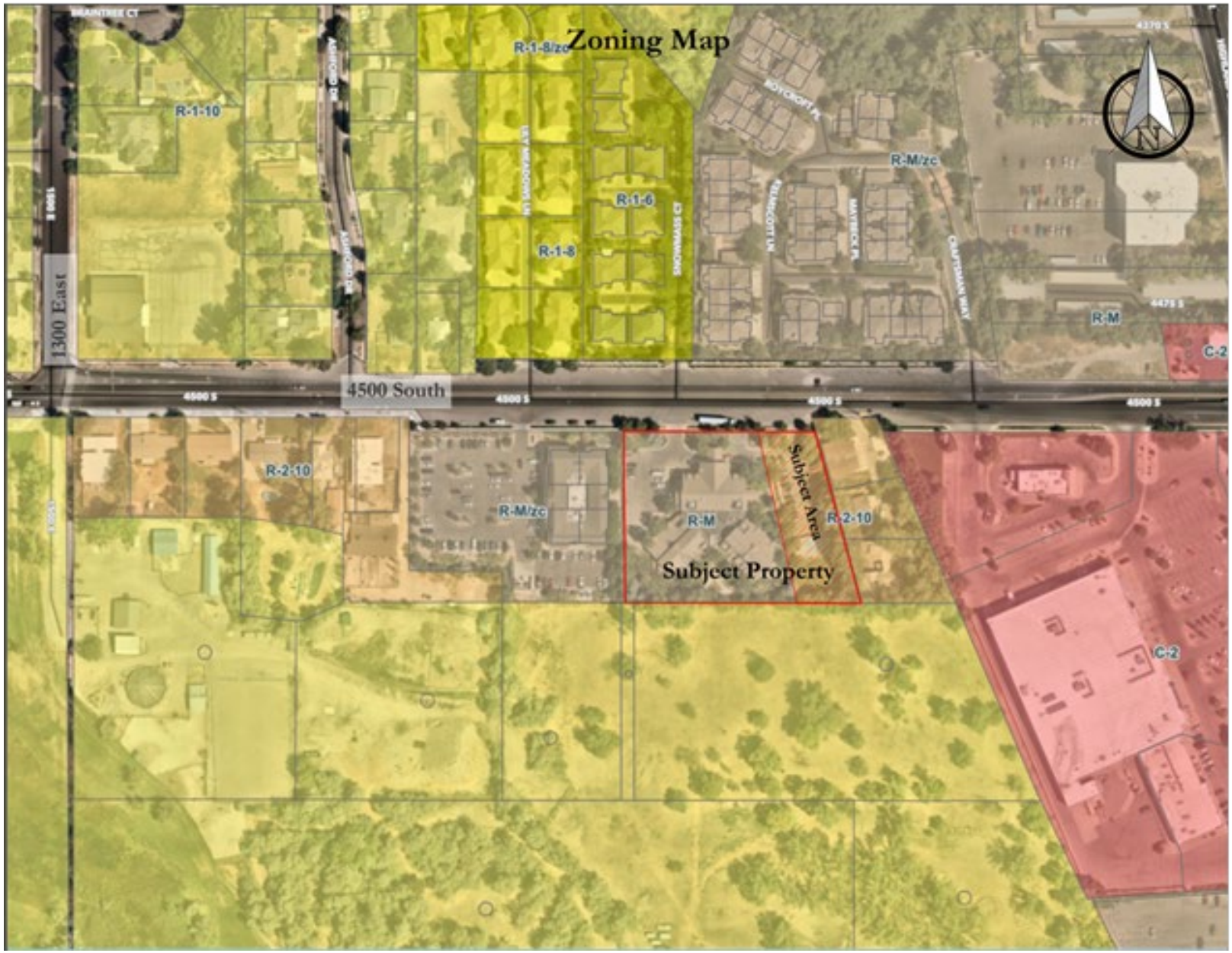
Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 24-56: AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT APPROXIMATELY 1624 EAST 4500 SOUTH, FROM THE R-2-10 MEDIUM DENSITY RESIDENTIAL ZONE TO THE R-M MULTI-FAMILY RESIDENTIAL ZONE was adopted the 16th day of December, 2024 and that a copy of the foregoing Ordinance 24-56 was posted in accordance with Utah Code 10-3-711 this ____ day of December, 2024.

_____
Elyse Sullivan, City Recorder

Exhibit A


Zoning Map
1300 East
4500 South
R-1-10
R-1-8/zc
R-1-6
R-1-8
R-M/zc
R-M
C-2
R-2-10
R-M/zc
R-M
Subject Area
R-2-10
Subject Property
C-2

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

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

ZM-24-013

City Council Staff Report

(Second Reading)

Meeting Date:	**12/16/2024**
Applicant:	**Cheryl Meibos w/Oasis Ascent**
Re:	**Request to Rezone Property**
Property Address:	**1624 East 4500 South**
Zone:	**From: R-2-10 To: R-M**
Prepared By:	**Brad Sanderson, Current Planning Manager**
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

The Applicant is proposing to rezone the eastern 0.54 acres of the overall 1.96-acre property, from the (R-2-10) Medium Density Residential Zone to the (R-M) Multi-Family Residential Zone. The Subject Property is located at 1624 East 4500 South and currently falls within two zones. The eastern portion of the property is primarily contains a parking lot, while the majority remaining portion contains includes the structures.

The Applicant intends to transition the currently operating Oasis Ascent Campus from an intermediate secure care facility to a 'Specialty Hospital'. A Specialty Hospital is already an allowed use within the R-M Zone, as a Conditional Use Permit. Staff is requesting that the applicant apply to have the entire property placed within a single zone so that all uses will be consistently allowed on all portions of the property. The applicant has submitted and 'Operations Plan' describing the intended use, the facility, hours of operation, number of students and employees, etc. (see attached). The operations plan, among other things, will be further considered during a subsequent conditional use permit review, as a separate application.

GENERAL PLAN STRATEGY CONSIDERATIONS:

1. **Strategy 2.9:** Support business growth in innovation, research, development, and emerging technologies by being responsive in the application and adaptation of City processes and requirements.
2. **Strategy 2.5:** Support efforts to attract, expand and retain large, medium and small businesses that offer high quality jobs, generate local tax revenue and/or provide needed goods or services to residents.
3. **Strategy 1.6:** Protect neighborhood character by appropriately controlling home occupations and business activities in residential areas.

FINDINGS:

1. The adopted Future Land Use Map shows the future land use designation of the entire property, as well as the abutting properties to the North, East, and West, as being 'Neighborhood 3'.
2. The facility was previously used as a secure care facility for troubled teens and a Hospice Care Center prior to that.
3. Staff is uncertain why the property originally had and currently has two separate zones.
4. No new development or further site improvements are being proposed at this time.
5. The operations plan, among other things, will be further considered during a subsequent conditional use permit review, as part of a separate application.

CONCLUSIONS:

1. The proposed zone change likely will not have a significant affect to the surround area, since the majority of the property is already within the R-M Zone and a 'Specialty Hospital' is an allowed use through a conditional use permit.
2. The zone change is supported by the adopted Future Land Use Map showing the land use designation as being 'Neighborhood 3'.
3. No development or further site improvements are currently being proposed.
4. A conditional use permit application will need to be processed, to ensure further compliance.

RECOMMENDATIONS:

Neighborhood Meeting – The applicant held a neighborhood meeting on October 3, 2024, wherein some neighbors attended, asked questions, toured the facility, and did not seem to have any significant concerns due to the secure nature of the facility.

The **Millcreek Community Council** met on November 5th to review and discuss the proposal. After some discussion, a unanimous recommendation (9-0) was made in favor of changing the zone from the R-2-10 to the R-M Zone.

The **Planning Commission** held a public hearing on 11/20/2024 to review and discuss the proposal. After some discussion, a unanimous recommendation was made in favor of zone change from the R-2-10 to the R-M Zone.

Staff Recommendation - Based on the findings and conclusions listed above, Staff recommends that the City Council take public comments and approve application file number ZM-24-013, as presented, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

MODEL MOTION

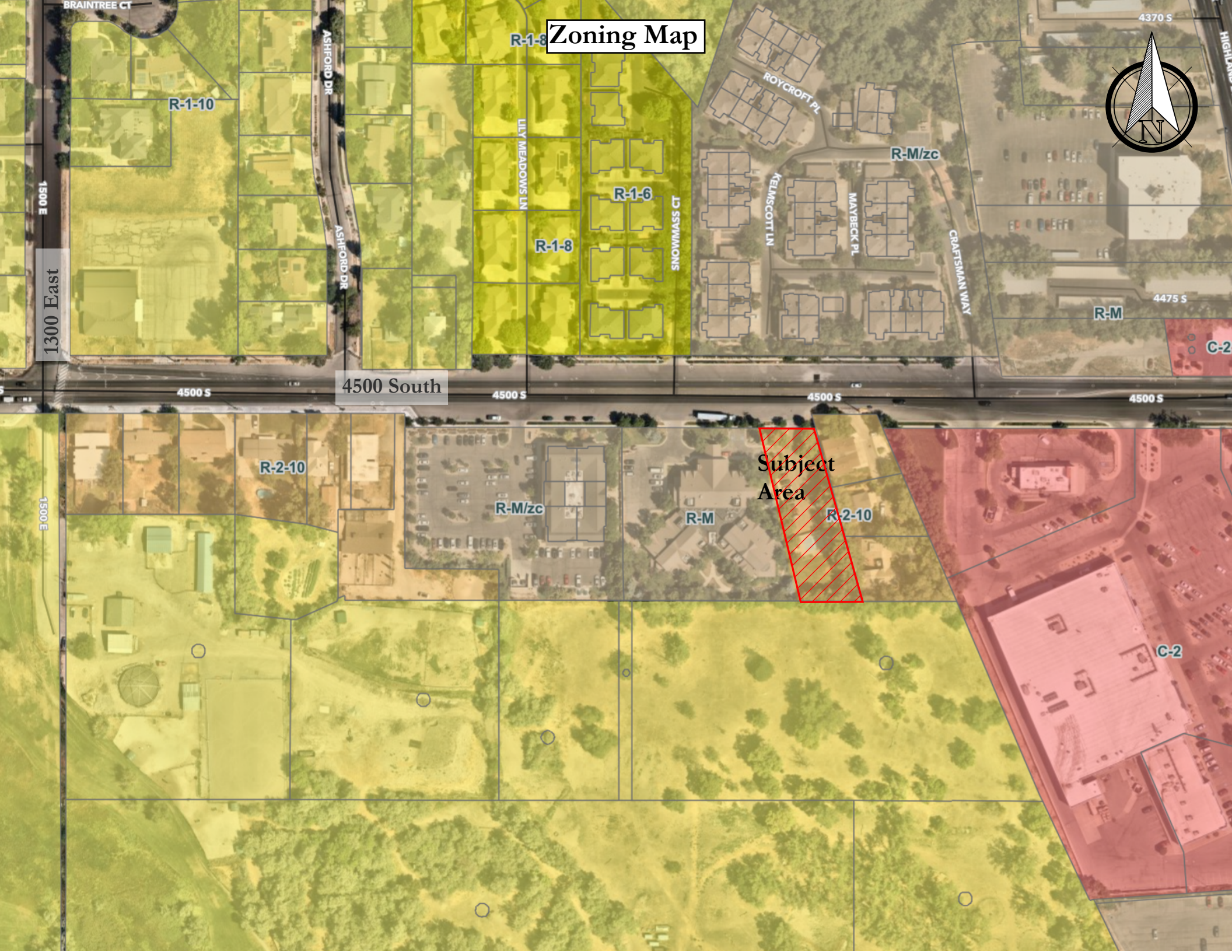
Based on the findings and conclusions listed in the Staff Report;

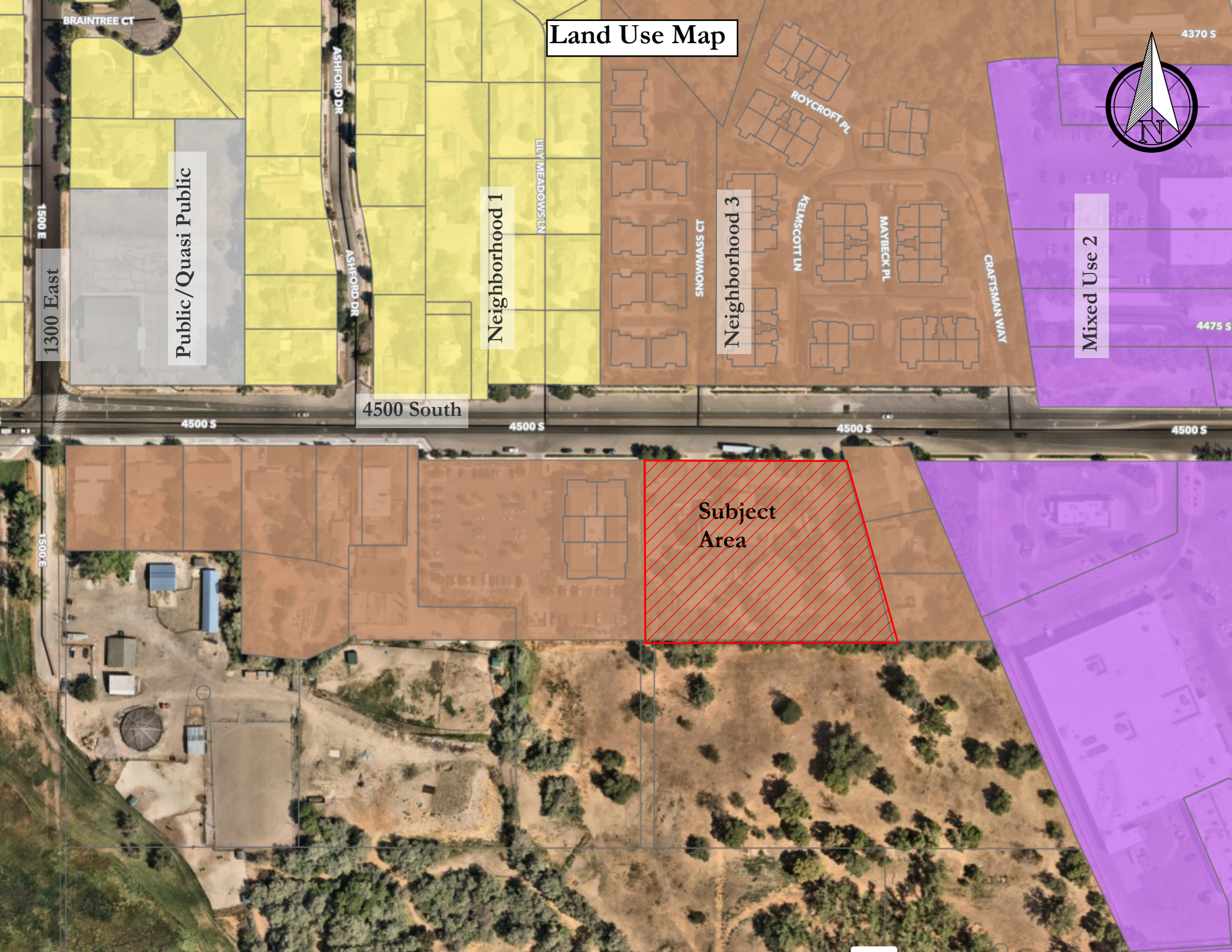
> I move that the City Council **approval** of application number ZM-24-013, changing the zone designation on the property from the R-2-10 Zone to the R-M Zone, as presented.

SUPPORTING DOCUMENTS

- **Aerial Map**
- **Land Use Map**
- **Zoning Map**
- **Operation Plan**
- **Ordianance**


Aerial Image
KELMSCOTT CT
KELMSCOTT CT
KELMSCOTT LN
SNOWMASS CT
4500 South
4500 S
4500 S
4500 S
4500 S
4500 S
4500 S
Subject Area


Zoning Map
BRAINTREE CT
ASHFORD DR
R-1-8
R-1-10
LILY MEADOWS LN
R-1-6
SNOWMASS CT
ROYCROFT PL
R-M/zc
KELMSCOTT LN
MAYBECK PL
CRAFTSMAN WAY
4370 S
4475 S
R-M
C-2
1500 E
1300 East
ASHFORD DR
4500 S
4500 South
4500 S
4500 S
4500 S
R-2-10
R-M/zc
R-M
Subject Area
R-2-10
C-2
1500 E


Land Use Map
BRAINTREE CT
ASHFORD DR
LILY MEADOWS LN
ASHFORD DR
ROYCROFT PL
4370 S
1500 E
1300 East
Public/Quasi Public
Neighborhood 1
SNOWMASS CT
Neighborhood 3
KELMSCOTT LN
MAYBECK PL
CRAFTSMAN WAY
Mixed Use 2
4475 S
4500 South
4500 S
4500 S
4500 S
4500 S
1500 E
Subject Area

ASCENT
BEHAVIORAL HEALTH

September 30, 2024

Millcreek Planning & Zoning
3330 S 1300 E
Millcreek, UT 84106

Operations Plan for 1624 East 4500 South

Thank you for the opportunity to provide information about the OASIS program at 1624 East 4500 South. OASIS Ascent has been operating at this location since September 2021. OASIS treats clients ages 12-18 with a wide variety of disabilities related to mental and behavioral health. We have been able to successfully help hundreds of teens, many of them from the local community, who struggle with these challenges. The OASIS program helps teens in a short-term, secure, assessment and stabilization program where the child's typical length of stay is 30-90 days. The program is licensed as an Intermediate Secure Care facility.

We now have the opportunity to expand the offerings of the Ascent portfolio of treatment programs. We plan to transition the OASIS campus in Millcreek from an Intermediate Secure Care facility to a Specialty Hospital. This change necessitates a zoning adjustment as the property is currently split between two zones. The majority of the property, including the totality of the building, is zoned R-M, while the east side, specifically the east parking area, is zoned R-2-10. Since a specialty hospital is not an approved use in the R-2-10 zone, we are requesting a zoning change to put the entire parcel in the R-M zone. This will allow us to seek a Conditional Use Permit for the Specialty Hospital.

While we will continue to serve a similar student population using very similar treatment modalities, the licensing for a Specialty Hospital is granted through the DHHS Health Facilities division, where the Intermediate Secure Care license runs through the DHHS Human Services division. Making the change to a Specialty Psychiatric Hospital will allow us to treat youth who are at the very beginning of a mental health crisis and will increase the number of mental health beds in the state.

The proposed new program, to be named Ascent Behavioral Hospital, will continue to be a locked-door stabilization program that focuses on treating local youth. The program will support youth in crisis who desperately need care. The hospital will maintain the same number of licensed beds (60) in the 30 existing bedrooms that will house 1-3 patients each, depending on individual patient needs. Lengths of stay at the hospital will be shorter, generally ranging from seven to 14 days. Staffing will include 24-hour

awake staff (psychiatric technicians), 24-hour nursing staff (licensed RNs), and psychiatric providers (either MD or Nurse Practitioner) on-site six days per week, plus 24-7 on-call coverage. Treatment modalities will include psychotropic medication management, individual, group, and family therapy, and recreation therapy activities. Upon its opening, the facility will be accredited by The Joint Commission.

We do not anticipate making any significant changes to the exterior of the building or the landscaping on the property, with the exception of adding a small fenced courtyard area on the south end of the building. There will be minor construction projects on the interior of the building. We will secure appropriate permits from the city as needed. There are currently 44 parking spaces on the property. This exceeds the city code (19.87.080) requirement of 16 stalls for 60 beds plus an additional 28 parking spaces for staff.

Since we will continue to serve the same population as we have for the past several years at OASIS Ascent, we do not anticipate any detrimental effects to the community. We have strived to be good neighbors and will continue to do so. We look forward to working with you on these proposed changes. Please contact us with any additional questions you may have.

	OASIS Ascent (current)	Ascent Behavioral Hospital (proposed)
Population served	Youth ages 12-18 with mental health emergencies	Youth ages 12-18 with mental health emergencies
Length of Stay	30-60 days	7-14 days
Locked doors	yes	yes
Number of licensed beds	60	60
License Type	Intermediate Secure Care, DHHS Human Services	Specialty Hospital, DHHS Health Facilities
Accredited by Joint Commission	yes	yes
# of Administrative staff	10	10
# of line staff/nursing staff with 30 clients	10	15
Hours of operation	24 hours Admin hours 9-5 M-F	24 hours Admin hours 9-5 M-F
Parking demand	Clients do not park vehicles; parking for staff and visitors	Clients do not park vehicles; parking for staff and visitors

Sincerely,

Cheryl Meibos
Ascent Behavioral Health

MILLCREEK, UTAH
ORDINANCE NO. 24-57

AN ORDINANCE OF MILLCREEK VACATING THE WESTERLY THREE FEET OF THE OLYMPUS WAY (3250 EAST) PUBLIC STREET OR RIGHT OF WAY, GENERALLY LOCATED AT 3239 EAST 3900 SOUTH

WHEREAS, the Millcreek City Council ("Council") met in a regular meeting on December 9, 2024, to consider, among other things, approving the vacation of the westerly three feet of the Olympus Way (3250 East) public street or right of way, generally located at 3239 East 3900 South, as depicted within the below map and as described in the below legal description; and

WHEREAS, Utah Code Section 72-5-105 provides in part that all public streets or roads shall continue to be public streets or roads until formally abandoned by ordinance of a highway authority having jurisdiction and the ordinance has been duly recorded in the of the county recorder where the street or road is located; and

WHEREAS, Utah Code Section 10-9a-609.5 provides in part that the City Council may approve a petition to vacate a public street in accordance with the requirements of Utah Code Section 10-9a-609.5 and

WHEREAS, on or about August 3, 2024, a petition to vacate a portion of the Olympus Way (3250 East) public street or right of way was filed by Sue Lui, as the Applicant, and it included all the elements required by Utah Code, Section 10-9a-609.5; and

WHERAS, Utah Code Section 10-9a-609.5 provides that if a petition is submitted containing a request to vacate some or all of a public street or municipal utility easement, the legislative body shall hold a public hearing in accordance with Utah Code Section 10-9a-208 and determine whether good cause exists for the vacation and neither the public interest nor any person will be materially injured by the proposed vacation; and

WHERAS, on November 21, 2024, the City gave notice of the date, place, and time of the required public hearing as required by Section 10-9a-208 council held; and

WHEREAS, on December 9, 2024, the Council held a public hearing in which public comment was received regarding the proposed vacation; and

WHEREAS, staff has advised the Council that good cause exists for the vacation because, among other things, the petition and process do not apply to or affect a public utility easement, and it will result in a more favorable alignment of the Olympus Way (3250 East) public street or right of way and that neither the public interest nor any person will not be materially injured by the proposed vacation because among other things the area of the proposed vacation is not needed as a part of the street right of way or otherwise need for public improvements; and

WHEREAS, based on the public hearing and staff report, the Council finds that good cause exists for the vacation and that neither the public interest nor any person will be materially injured by the proposed vacation.

NOW, THEREFORE, BE IT ORDAINED by the Council that the portion of the Olympus Way (3250 East) public street or right of way generally located at 3239 East near 3900 South is hereby vacated as described within **Exhibit A** and depicted within **Exhibit B**. The same is no longer necessary as a public street, alley, or right of way. The Mayor and Recorder are hereby directed to record a copy of this ordinance in the Salt Lake County Recorder office.

PASSED AND APPROVED this 16th day of December 2024.

MILLCREEK COUNCIL

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 24-57: AN ORDINANCE OF MILLCREEK VACATING THE WESTERLY THREE FEET OF THE OLYMPUS WAY (3250 EAST) PUBLIC STREET OR RIGHT OF WAY, GENERALLY LOCATED AT 3239 EAST 3900 SOUTH was adopted the 16th day of December, 2024 and that a copy of the foregoing Ordinance 24-57 was posted in accordance with Utah Code 10-3-711 this ____ day of December, 2024.

_____
Elyse Sullivan, City Recorder

Exhibit A

Legal Description
(Vacated Area)

A PART OF THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MILLCREEK CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; AND RUNNING THENCE NORTH 0°02'41" EAST 1770.80 FEET ALONG THE MONUMENT LINE OF 3100 EAST STREET TO A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 3900 SOUTH STREET AND 3100 EAST STREET; THENCE SOUTH 89°57'00" EAST 933.91 FEET ALONG THE MONUMENT LINE OF 3900 SOUTH STREET; THENCE NORTH 0°03'00" EAST 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 3900 SOUTH STREET AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE;

THENCE NORTHEASTERLY 39.29 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°03'00" AND A LONG CHORD BEARING NORTH 45°01'30" EAST 35.37 FEET TO A POINT OF TANGENCY;

THENCE NORTH 149.93 FEET;

THENCE EAST 3.00 FEET;

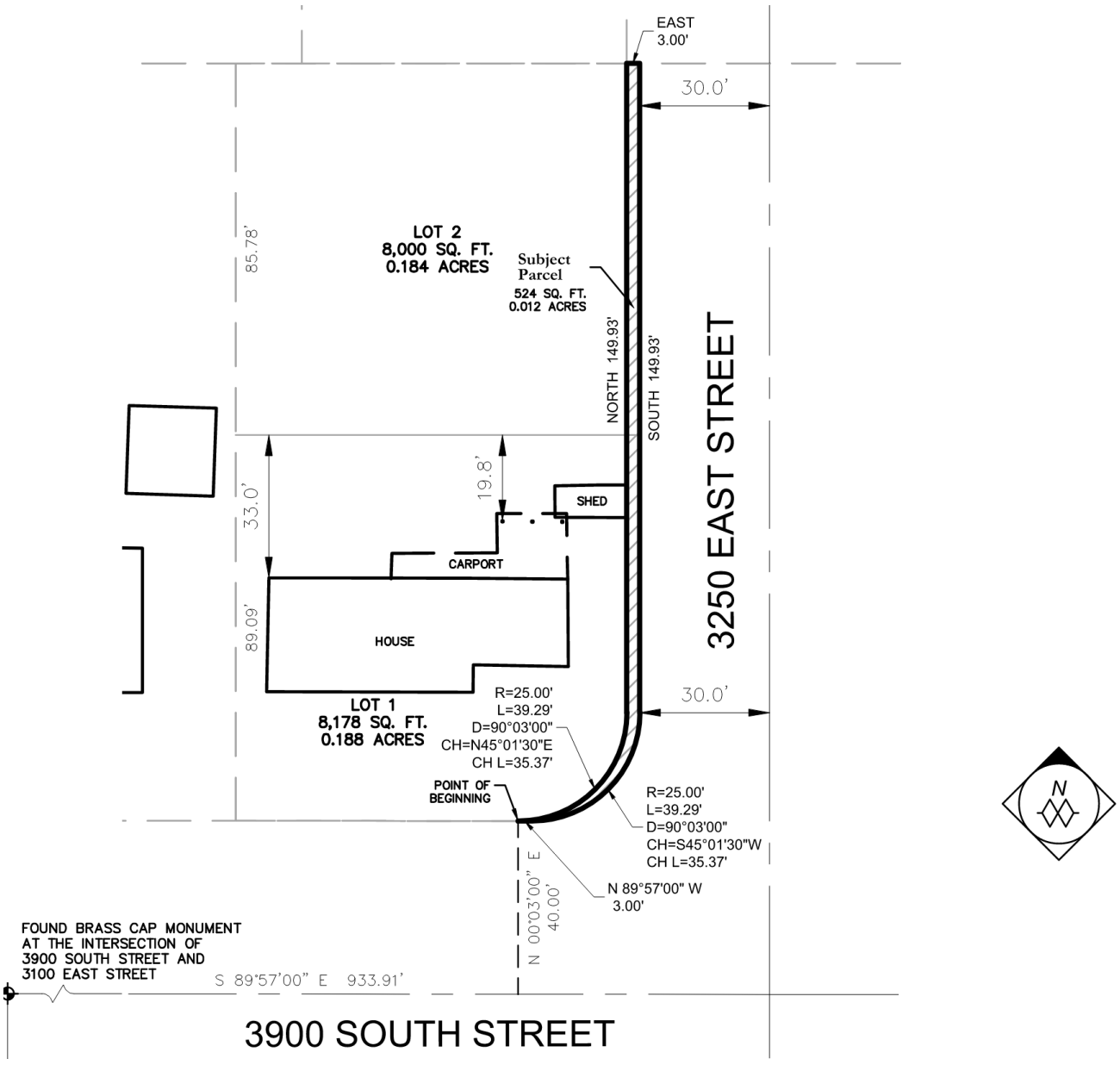
THENCE SOUTH 149.93 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 39.29 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°03'00" AND A LONG CHORD BEARING SOUTH 45°01'30" WEST 35.37 FEET TO A POINT OF TANGENCY AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 3900 SOUTH STREET;

THENCE NORTH 89°57'00" WEST 3.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 524 SQ. FT. OR 0.012 ACRES

Exhibit B


EAST
3.00'
30.0'
LOT 2
8,000 SQ. FT.
0.184 ACRES
Subject
Parcel
524 SQ. FT.
0.012 ACRES
85.78'
NORTH 149.93'
SOUTH 149.93'
3250 EAST STREET
19.8'
SHED
33.0'
CARPORT
89.09'
HOUSE
LOT 1
8,178 SQ. FT.
0.188 ACRES
R=25.00'
L=39.29'
D=90°03'00"
CH=N45°01'30"E
CH L=35.37'
30.0'
POINT OF
BEGINNING
R=25.00'
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CH=S45°01'30"W
CH L=35.37'
N 89°57'00" W
3.00'
N 00°03'00" E
40.00'
FOUND BRASS CAP MONUMENT
AT THE INTERSECTION OF
3900 SOUTH STREET AND
3100 EAST STREET
S 89°57'00" E 933.91'
3900 SOUTH STREET
N

MILLCREEK, UTAH
ORDINANCE NO. 24-58

AN ORDINANCE DECLARING AN AREA OF REAL PROPERTY LOCATED AT OR ALONG 3239 EAST, NEAR 3900 SOUTH, AS SURPLUS; ESTABLISH A MINIMUM BID; AND ESTABLISH A METHOD TO DETERMINE THE HIGHEST AND BEST ECONOMIC RETURN TO THE CITY

WHEREAS, the Millcreek Council ("Council") met in a regular meeting on December 9, 2024, to consider, among other things, declaring an area of real property located at or along 3239 East, near 3900 South, as surplus; establish a minimum bid; and establish a method to determine the highest and best economic return to the City; and

WHEREAS, the City is the owner and/or steward of real property known as the westerly three feet of the Olympus Way (3250 East) public street or right of way located at or along 3239 East near 3900 South, which is identified in the legal descriptions provided in **Exhibit A** and map provided in **Exhibit B** below (Real Property"); and

WHEREAS, the Real Property is no longer needed for City purposes, and

WHEREAS, the adjacent landowner, Sue Liu, of the parcel of real property located at 3239 East 3900 South has offered to purchase the Real Property at fair market value as determined by a third party who is licensed in real estate valuation; and

WHEREAS, the City has obtained a Real Estate Broker's Opinion of Value, a copy of which is attached, which states the current market value of the area of Real Property on a per square footage basis as provided in **Exhibit C**; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the City to declare the area of Real Property surplus, to establish a minimum bid, and to develop a method to determine the highest and best economic return to the City; and

WHEREAS, the staff has advised the Council that the Property is an area of Real Property, not a significant parcel of real property as that term is defined in section 2.22.180 of the Millcreek Code of Ordinances; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the public to declare the Property surplus, establish a minimum bid, and establish a method to determine the highest and best economic returns to the City because, among other things, it is a better alignment of Olympus Way (3250 East) public street or right of way.

NOW, THEREFORE, BE IT ORDAINED, by the Council that it is in the best interest of the public to declare the Real Property as surplus and the Real Property is hereby declared surplus, that the minimum bid for the Real Property shall be $14,148 and that the highest and

best economic return to the City shall be by an evaluation by a qualified and disinterested appraiser.

BE IT FURTHER ORDAINED, the Council finds that the Real Estate Broker's Opinion of Value, attached as **Exhibit C**, is an evaluation by a qualified and disinterested appraiser.

BE IT FURTHER ORDAINED, the Council finds that the Real Property is not a significant parcel of real property, as defined in Section 2.22.180 of the Millcreek Code of Ordinances.

BE IT FURTHER ORDAINED that the Mayor and Recorder are hereby authorized and directed to surplus the Real Property to Sue Liu by quit claim deed.

PASSED AND APPROVED this 16th day of December 2024.

MILLCREEK

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 24-58: AN ORDINANCE DECLARING AN AREA OF REAL PROPERTY LOCATED AT OR ALONG 3239 EAST, NEAR 3900 SOUTH, AS SURPLUS; ESTABLISH A MINIMUM BID; AND ESTABLISH A METHOD TO DETERMINE THE HIGHEST AND BEST ECONOMIC RETURN TO THE CITY was adopted the 16th day of December, 2024 and that a copy of the foregoing Ordinance 24-58 was posted in accordance with Utah Code 10-3-711 this ____ day of December, 2024.

_____
Elyse Sullivan, City Recorder

Exhibit A

Legal Description
(Vacated Area)

A PART OF THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MILLCREEK CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTHEASTERLY 39.29 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°03'00" AND A LONG CHORD BEARING NORTH 45°01'30" EAST 35.37 FEET TO A POINT OF TANGENCY;

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THENCE NORTH 89°57'00" WEST 3.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 524 SQ. FT. OR 0.012 ACRES

Exhibit B

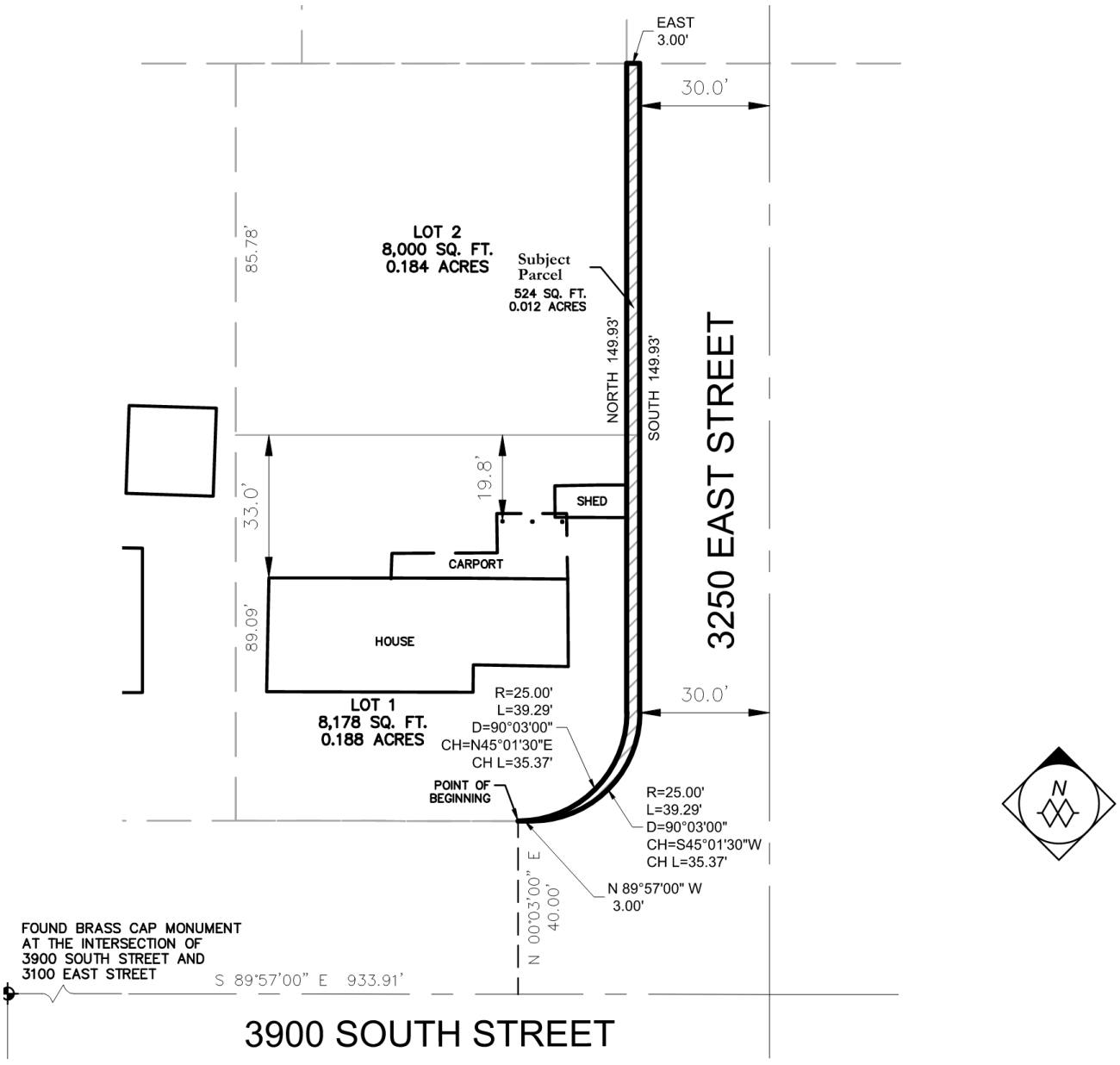
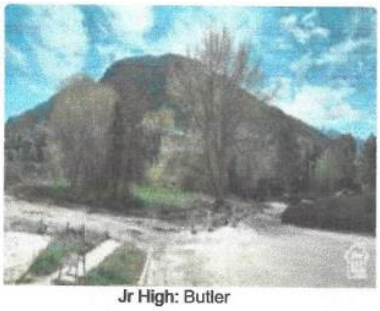

EAST
3.00'
30.0'
LOT 2
8,000 SQ. FT.
0.184 ACRES
Subject
Parcel
524 SQ. FT.
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85.78'
NORTH 149.93'
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FOUND BRASS CAP MONUMENT
AT THE INTERSECTION OF
3900 SOUTH STREET AND
3100 EAST STREET
S 89°57'00" E 933.91'
3900 SOUTH STREET
N

Exhibit C

UtahRealEstate.com - Agent Full Report - Land

MLS# 1994074



List Price: $550,000
Lease Price: $0
DOM: 65
Address: 7657 S Avondale Dr
NS/EW: 7657 S / 3700 E
City: Salt Lake City, UT 84121
County: Salt Lake
Plat:
LOT #:
Tax ID: 22-25-352-034
Zoning Code:

Status: ACTIVE
Price Per:
Entry Date: 04/23/2024

Est. Taxes: $2,514
HOA Fee: $0

School Dist: Canyons
Sr High: Brighton
Acre FT./Share: 0.00 |
Wells: |

Elem: Canyon View
Other Schl: Carden Memorial
Acre FT./Share: 0.00 |
Surface: |

Jr High: Butler
Acre FT./Share: 0.00 |
Dev. Spring: |

Culinary Well Health Inspected:
Prop Type: Residential
Acres: 0.36
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: Yes
Facing:
Drv. Access
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water:
Exterior Feat.:
Irrigation:
Land Use:
Utilities:
Zoning: Single-Family
Possession: Recording
Terms: Cash; Conventional
CCR: Yes
Lot Facts:
Township:
Range:
Section:
Section Desc.:
Driving Dir:

Remarks: Great location: Minutes to the ski areas and recreation for both big and little cottonwood canyons, Alta, Snowbird, Brighton, Solitude and I-215 Belt Route. Upscale are homes are being build next to the lot.

Agt Remarks: If square footage or acreage of the property or improvement concern to buyer, buyer is responsible to verify the square footage/acreage measurements to buyer's own satisfaction.

HOA Remarks:
Clos Remarks:

Showing Requests Available Soon

Owner:
Contact: Klew L Yeh Mori
L/Agent: Klew L. Mori
L/Office: Fathom Realty (Union Park)
BBC: 3%

Special Owner Type:
Contact Type: Agent
Email: klewmori3@gmail.com
Dual/Var: No

Ph 1: 801-573-0676
Ph: 801-573-0676
Ph: 801-441-1950
List Type: Exclusive Right to Sell (ERS)

Ph 2:
Mobile: 801-573-0676
Fax:
Comm Type: Net

©UtahRealEstate.com. All Rights Reserved. Information Not Guaranteed. Buyer to verify all information. [85516]

MLS# 1883595

3207 South Orchard Street (1455 East), Millcreek City

Listed: June 16, 2023 and went under contract on May 3, 2024 and closed on May 14, 2024. The seller was motivated to sell it that he carried the contract on the sale. It was listed the Salt Lake Board of Realtors MLS for 283 days. The original list price was $399,000 and eventually sold for $335,000.

The parcel was a 0.28 of an acre in size or 12,197 square feet. That puts the "Market Value" per square foot at $27.47.

MLS# 1979985

839 East 4200 South ,Salt Lake City

Listed: February 8, 2024 and has been on the Salt Lake Board of Realtors MLS for 140 days. The original list price was $700,000 and has been reduced to $595,000.

The parcel is 0.43 of an acre is size or 18,731 square feet. Based upon the current list price and the size of the lot the per square foot priced is $31.77.

MLS# 1994074

7657 South Avondale Drive (3700 East), Salt Lake City

Listed April 23, 2024 and has been on the Salt Lake Board of Realtors MLS for 65 days. The original list price is $550,000.

The parcel is 0.36 of an acre or15,682 square feet. Based upon the current list price and the size of the lot the per square foot price is %35.07.

Land value Conclusion

The two comparable listings are considered to be in the upper end of the bracket. Most likely either the property owner will lower the price of the lot motivate a buyer to make an offer or buyer will buyer will offer the owner a lower price trying to secure a better purchase price.

After considering the sold listing and the two lot listings, it is my opinion the per square foot valve range for the subject surplus parcel square foot value to be between $27.00 and $31.00. All the properties are residential lots.

Millcreek City
Administrative Compensation Estimate

Project: Valuation of surplus property — Parcel No. (s):
Project Location: 3250 East 3900 South, Millcreek City, Utah

County of Property: Salt Lake — Tax ID / Sidwell No:
Property Address: 3250 East 3900 South, Millcreek City, Utah 84106
Owner / Grantor (s): Millcreek City
Owner's Address: 1330 East Chambers Avenue , Millcreek City, Utah 84106
City's phone number 801-214-2700

Parcel No.	Type	Size	Units	Price per Unit	%	PROPERTY USE	HB	PARCEL ZONING Zoning	Jurisdiction
	Land	300 to 500 square foot	SQFT SQFT	$27.00 to 31.00/sqft	100	Residential	Residential		UTAH

VALUE OF THE ---------->	$27.00 tp $31.00 /SqFt		Factor 100.0	=	$0.00
:					$0.00
IMPROVEMENT					$0.00
OTHER COSTS					$0.00
Rounding					$0.00
TOTAL COMPENSATION:					**$0.00**

ACKNOWLEDGEMENTS

The Compensation Estimate is an appraisal waiver program that administrates an estimate of just compensation for the impacted subject property. Though this form is not an appraisal, the estimated just compensation is derived from market data and information contained within the project file. An inspection with the property owner is recommended, but not required. This form is for internal R/W purposes only. The exempting authority for the Appraisal Waiver Program is found in 49 C.F.R. 24(c) for Federal requirements and in R933-1-1 for State of Utah requirements.

ADMINISTRATIVE APPROVAL

NAME

DATE OF APPROVAL

(CONSULTANT)

TITLE

6/27/2024

DATE OF ESTIMATE

Description and Valuation of the Larger Parcel

The administrative compensative estimate process for determining real estate "Market Value" involves a systematic analysis of the facts which pertain to the supply and demand of the real estate being valued.

Whereas the subject parcel of land being valued is part of the 3250 East located within the Hawker Heights Subdivision, Millcreek City. The subject parcel land generates no income, and there were no road sales that could be found to compare it to, so it will be valued based upon the abutting property which is residential.

Because recent land sales on the Salt Lake Board of Realtors MLS of similar size within the subject neighborhood were scarce, it is necessary to expand the search beyond neighborhood boundaries.

Comparable land listings for sale on the Salt Lake Board of Realtors MLS were found and is used to help estimate the market value of the subject parcel and was also beyond the existing neighborhood boundaries.

The following pages show the details of the one sold listing and two current lots that are listed for sale on the Salt Lake Board of Realtors MLS. The listed lots show the list price, any reduction from the original list price, how long they have been listed, and the size of the parcel.

These comparable sales are summarized, reviewed, and compared to the subject for a variety of characteristics. An equitable market value per square foot is then concluded and used as the basis for computing acquisition costs on a per square foot basis.

The subject parcel is currently part of a 66-foot-wide road (3250 East) which Millcreek City is looking to reduce in size down to a 60-foot-wide road. The city is looking to surplus 3 feet from both the east side and the west side of 3250 East, thus making 3250 East a 60-foot-wide road. This is the reason the City is looking to determine the "Market Value" of the per square foot of the excess property. It is estimated that Millcreek City will have a surplus of approximately 300 to 500 square feet from both the east and west sides of 3250 East.

HAWKER HEIGHTS

A SUBDIVISION IN THE S.E. 1/4 OF SEC. 35, T1S. R1E., S.L.B&M.



ENGINEER'S CERTIFICATE

I George B. Sheppell, a registered Engineer and Land Surveyor, as prescribed under the laws of State of Utah and holding Certificate No. 1980, do hereby certify that the tract of land shown on this map was surveyed by GEORGE H. SMEATH and MARY H. SMEATH his wife, as follows:

Beginning at a point 1329.22 feet N.89°22'48"E. 548.31 feet and North 1249.91 feet from the South 1/4 corner of Sec. 35, T1S., R1E., S.L.B.&M. and running thence South 4.13 feet; thence N.89°22'48"E. 1329.22 feet; thence North 1318.08 feet; thence West 660.62 ft.; thence South 231.92 feet; thence S.89°22'48"W. 1332.60 feet; thence South 81.96 feet; thence East 660.62 feet; thence South 1016.37 feet; thence West 1316.96 feet; thence North 1320 feet; thence East 1320 feet; thence North 660 feet; thence West 1320 feet; thence South 660 feet; thence West 660 feet to the point of beginning.

I further certify that I have by authority of said owners subdivided said tract into lots and streets to be known hereafter as HAWKER HEIGHTS a subdivision, and that the same has been correctly surveyed as shown on this map.

George B. Sheppell
ENGINEER

OWNER'S DEDICATION

Know all men by these presents that GEORGE H. SMEATH and MARY H. SMEATH his wife, owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as HAWKER HEIGHTS a subdivision, do hereby dedicate for the perpetual use of the public all parcels of land shown on this map so intended for public streets.

George H. Smeath
Mary H. Smeath

ACKNOWLEDGEMENT

County of Salt Lake } ss.
State of Utah

On this 23rd day of April A.D. 1952, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, State of Utah GEORGE H. SMEATH and MARY H. SMEATH his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same freely and voluntarily and for the purposes set forth.

Residing in Salt Lake City, Utah
My Commission expires April 6, 1953
Jamie W. Rayner
NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map and the streets in the general and have found the same to be in accordance with information on file in this office, this 25 day of November A.D. 1952.

Mason Peters
COUNTY SURVEYOR

APPROVED

Approved by the East Millcreek Planning Commission
1952
CHAIRMAN

APPROVED

Approved by the Salt Lake County Planning Commission Nov. 25th 1952.
CHAIRMAN

APPROVED

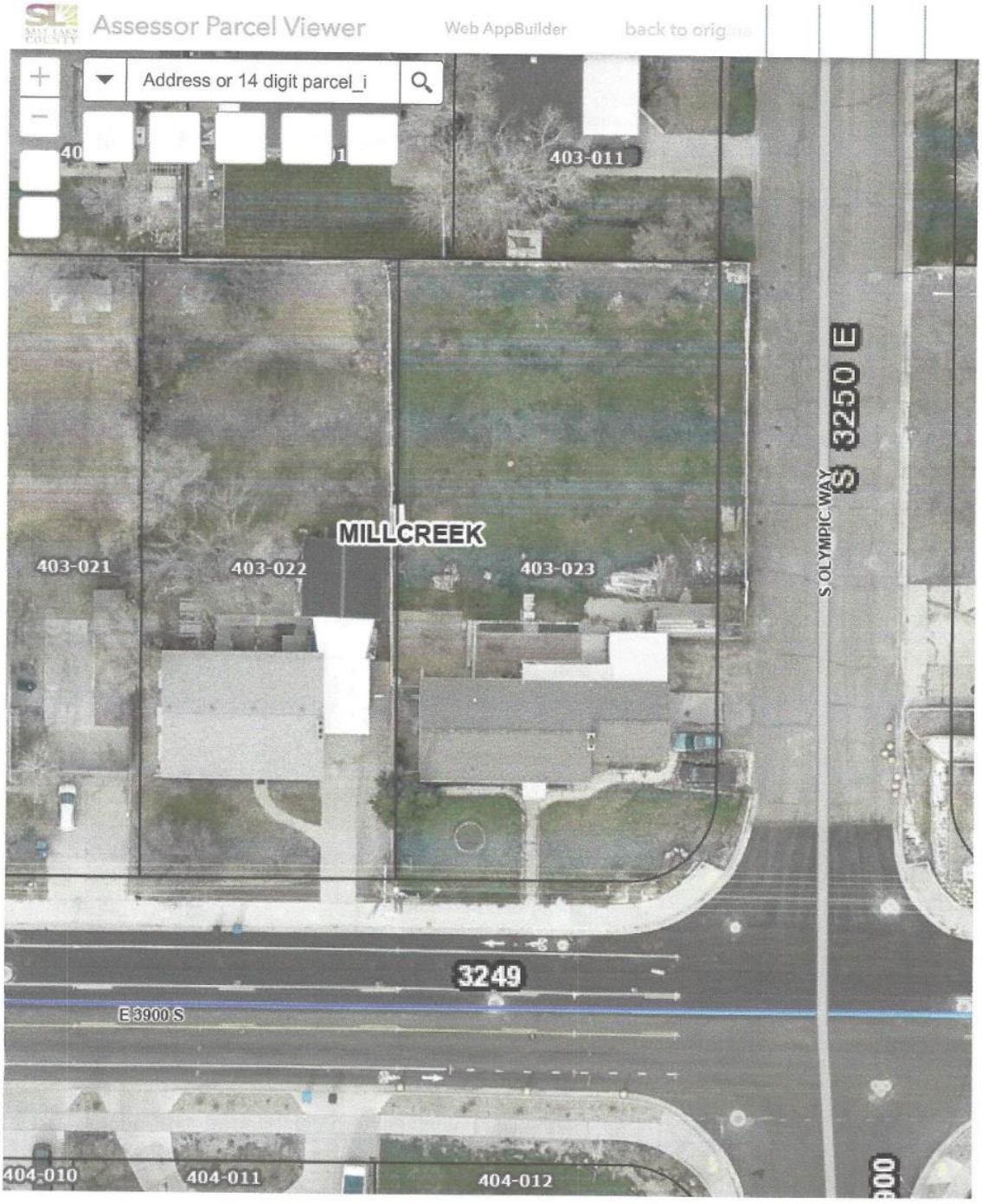
Approved as to form.
COUNTY ATTORNEY

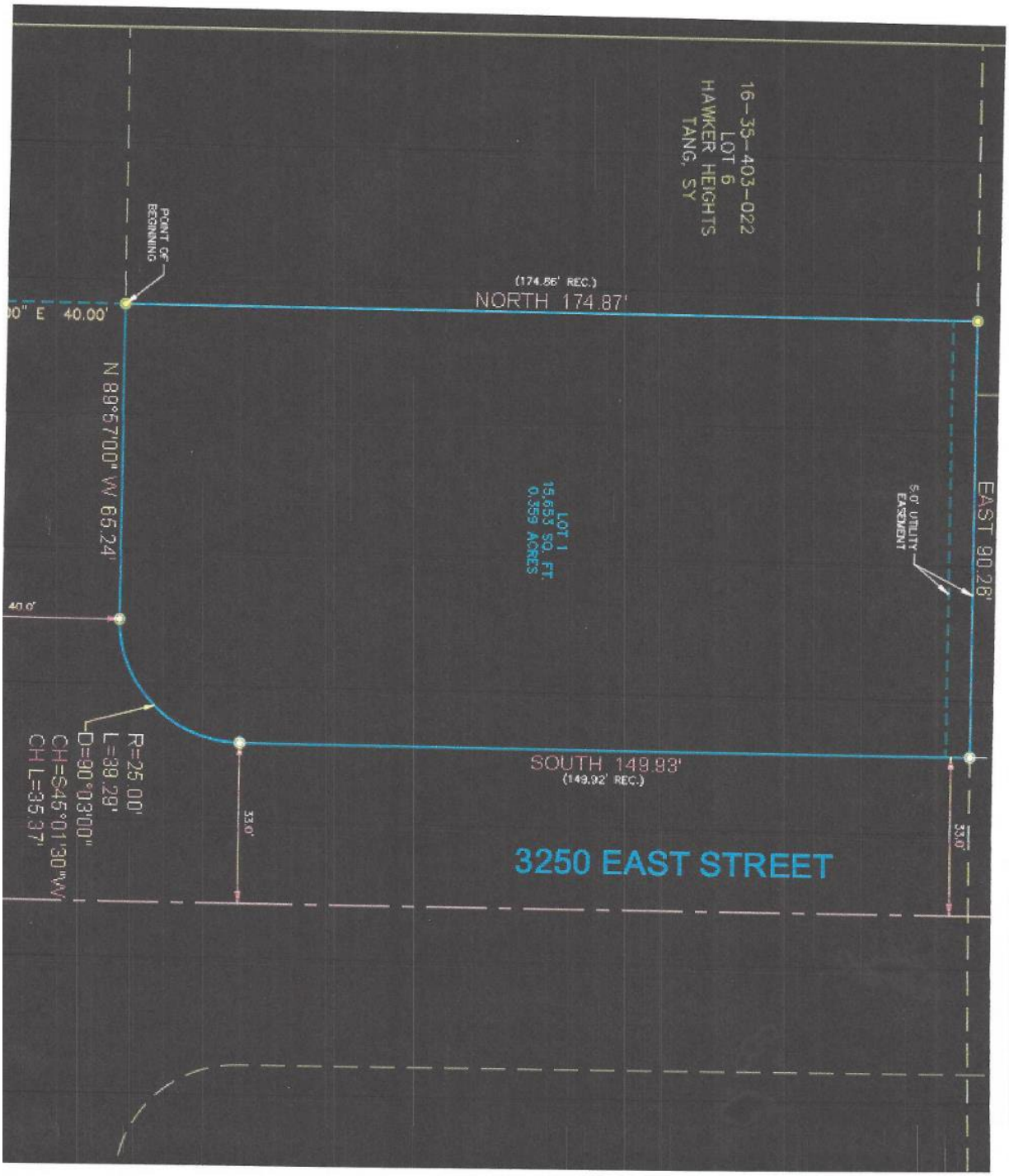
APPROVED

Approved and accepted by the Board of County Commissioners this 26 day of Nov. A.D. 1952.
COUNTY CLERK
CHAIRMAN

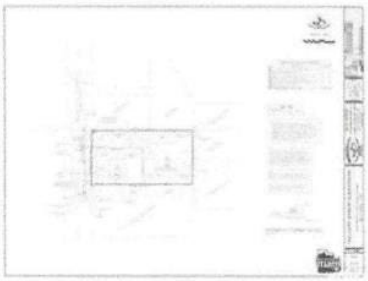
No 1911143
State of Utah,
County of Salt Lake
Recorded at the request of
SMEAT INC.
Fee Paid $18.00

N-2


Assessor Parcel Viewer
Web AppBuilder
back to orig
Address or 14 digit parcel_i
403-011
MILLCREEK
403-021
403-022
403-023
S 3250 E
S OLYMPIC WAY
3249
E 3900 S
404-010
404-011
404-012
40ft
-111.802 40.688 Degrees


16-35-403-022
LOT 6
HAWKER HEIGHTS
TANG, SY
POINT OF BEGINNING
(174.86' REC.)
NORTH 174.87'
00" E 40.00'
N 89°57'00" W 65.24'
LOT 1
15,653 SQ. FT.
0.359 ACRES
5.0' UTILITY EASEMENT
EAST 90.28'
40.0'
R=25.00'
L=39.29'
D=90°03'00"
CH=S45°01'30"W
CH L=35.37'
SOUTH 149.93'
(149.92' REC.)
33.0'
33.0'
3250 EAST STREET

MLS# 1883595



Sold Price:	$335,000	**Status:**	SOLD
Original List Price:	$399,000		
Lease Price:	$0	**Price Per:**	Other
DOM:	283	**Entry Date:**	06/16/2023
Time Under Contract:	11	**Contract Date:**	05/03/2024
		Sold Date:	05/14/2024
Concessions:	$0	**Sold Terms:**	Seller Financing
Address:	3207 S Orchard St		
NS/EW:	3207 S / 1455 E		
City:	Millcreek, UT 84106		
County:	Salt Lake		
Plat:	ORCHARD MANOR		
LOT #:	1		
Tax ID:	16-28-310-023	**Est. Taxes:**	$3,448
Zoning Code:		**HOA Fee:**	$0
School Dist:	Granite	**Elem:**	Rosecrest
Jr High:	Evergreen		
Sr High:	Olympus	**Other Schl:**	
Acre FT./Share:	0.00 |	**Acre FT./Share:**	0.00 |
Acre FT./Share:	0.00 |		
Wells:	|	**Surface:**	|
Dev. Spring:	|		

Culinary Well Health Inspected:
Prop Type: Residential
Acres: 0.28
Frontage: 0.0
Side: 194.0
Back: 91.0
Irregular: No
Facing: NW
Drv. Access Dirt; Gravel
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees: See Remarks
Irrigation Co:
Water: Culinary Available; Not Connected
Exterior Feat.:
Irrigation:
Land Use: See Remarks; Mature Trees
Utilities: See Remarks; Gas: Available; Power: Available; Sewer: Available; Sewer: Public
Zoning: See Remarks; Single-Family
Possession: Recording
Terms: See Remarks; Cash; Conventional
CCR: No
Lot Facts: See Remarks; Fenced: Part; Secluded Yard; Terrain: Flat; Wooded
Township:
Range:
Section:
Section Desc.: Flag Lot off of Orchard Street.
Driving Dir:
Remarks: PRICE REDUCED... Motivated seller... Hard to find single family lot in East Millcreek. Very secluded with large mature trees. This is a flag lot and would give the new owner the option of facing their dream home either west or north. there is a bond on property for existing improvement completion that will need to be incorporated in to final build.
Agt Remarks: Price just reduced. Motivated seller.. Secluded Single Family Flag Lot in hard to find single family lot in East Millcreek. Final recording of plat in process. PLEASE DO NOT disturb owner in home out in front to the south.
HOA Remarks:
Clos Remarks:

Owner: Jonathan ONeal **Special Owner Type:**
Contact: Gary Cannon **Contact Type:** Agent **Ph 1:** 801-573-8282 **Ph 2:**
L/Agent: Gary Cannon **Email:** gary@thecannonteam.com **Ph:** 801-573-8282 **Mobile:** 801-573-8282
L/Office: Cannon & Company **Ph:** 801-753-8226 **Fax:** 801-566-5861

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

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

SV-24-002

City Council Staff Report

(Second Reading)

Meeting Date:	**12/16/2024**
Applicant:	**Sue Liu**
Re:	**A Petition to Vacate a Three Foot (3') Wide Portion of the Olympus Way (3250 East) Public Street/Right of Way**
Property Address:	**Approximately 3239 East 3900 South**
Zone:	**n/a**
Prepared By:	**Brad Sanderson, Current Planning Manager**

Scope of Decision:	**Discretionary.** A petition to vacate a public street is a legislative matter, to be decided by the Millcreek City Council during a public hearing.

REQUEST AND SYNOPSIS

Proposal:

The Applicant has filed a land use application or petition, requesting the Millcreek City Council vacate the westerly three feet (3') of the Olympus Way (3250 East) right of way. The area requested to be vacated is approximately 524 square feet in size and immediately abuts the applicant's property at 3239 East 3900 South. If vacated the former right-of-way property would then be made available for purchase as surplus property. The applicant intends to then acquire the full 524 square feet and consolidate vacated/surplus property as part of their primary lot. The applicant would then be enabled to subdivide their property into a two-lot subdivision and install frontage improvements (e.g., new curb, gutter, park strip and sidewalk, driveways, etc.) along their property that is abutting Olympus Way.

Background:

The applicant approached city staff with a separate proposal to subdivide her abutting property at 3239 East and 3900 South, into a two-lot single family subdivision. Upon conducting a property survey, it was discovered that the Applicant's property was slightly less than what is registered on file with the Office of the Salt Lake County Recorder. As such, the Applicant's property would be a couple of hundred square feet short

of meeting the minimum 8,000 sqft lot size standard of the R-1-8 Zone, to be able to subdivide the property into two individual residential lots.

The survey also affirmed that the abutting Olympus Way (3250 East) public right-of-way is abnormally wide for a local or residential public street right-of-way. The Olympus Way right-of-way is equivalent to a collector street right-of-way width of sixty-six feet (66') wide. A standard residential or local public street right-of-way is fifty feet (50') wide.

Upon further discussion with the City's Public Works/Engineering, it was determined that Olympus Way could adequately function as a minor collector street, which has a width of sixty feet (60'). A minor collector street would be sufficient for both today and any anticipated future demands for the Olympus Way Street. It is therefore proposed that three feet from each side of Olympus Way be vacated and used as surplus property as each abutting property is ready to install improvements or at such a time when the city is in a position to complete any necessary frontage improvements in this particular area.

GENERAL PLAN CONSIDERATIONS

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.*

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.*

FINDINGS, CONCLUSION, AND RECOMMDATION:

1. Olympus Way (3250 East) is within a neighborhood that is zoned as R-1-8 and has a future land use designation of 'Neighborhood 1' or low-density residential neighborhood.

2. Although a relatively short thru street with only four abutting residential corner lot, Olympus Way connects Del Mar Drive with 3900 South and is one of a few other connecting streets servicing the nearby surrounding residential neighborhood.

3. Utah Code Sections 10-9a-609.5 requires that if a petition is submitted containing a request to vacate some or all of a public street… the legislative body shall hold a public hearing to determine whether 1) **good cause exists** for the vacation and, 2) **neither the public interest nor any person will be materially injured** by the vacation.

4. Utah Code Section 10-9a-208 requires the City to give notice of the date, place, and time of the required public hearing at least 10 days before the public hearing, notifying by mail to; 1) the

owner of each parcel that is access by the public street and, 2) each affected entity and, 3) provided notice is given as a Class A [type] notice.

5. A notice for the proposed vacation of the portion of Olympus Way (3250 East) was posted as a 'Class A' notice which was mailed November 20, 2024, to all affected entities, and all property owners abutting and within 500 feet of area proposed as vacated right of way.

6. The property being considered for the vacation and surplus is three (3) feet wide by 175 feet long and is approximately 524 sqft. in area.

7. The public right-of-way known as Olympus Way (3250 East) appears to have been originally dedicated by subdivision plat as part of the Hawker Heights Subdivision. This plat was recorded in 1952, as a sixty-six-foot-wide public right-of-way.

8. The surrounding neighborhood may not have likely been fully developed in the early 1950's, wherein a wider access may have been contemplated, in anticipation of serving as a single collector street access. Over time, the surrounding properties were eventually fully developed as low-density housing with multiple access points in and out of the neighborhood, reducing the demand for a wider collector street. All streets within the surrounding neighborhood are 50 feet wide and are otherwise designed according to the local or residential public street right-of-way standards.

9. If vacated, the 524 square feet of property could then be surplus property to then be consolidated with the abutting property which would then allow the Applicant to further subdivide and install frontage improvements along the newly alighted portion of the Olympus Way (3250 East right-of-way.

CONCLUSIONS:

1. A public notice was posted on the property and city website as well as sent out to all affected entities and property owners abutting and within 500 feet of the proposed vacated area, who might reasonably use Olympus Way (3250 East) as frequent access.

2. Olympus Way (3250 East) is the only street within and accessing the neighborhood with a right-of-way width larger than a standard local or residential street.

3. Vacating three feet of width from the Olympus Way (3250 East) would, 1) potentially slow traffic speeds, 2) reduce surface storm water and maintenance, and 3) allow the adjacent property to potential subdivide and develop one additional lot/residence which subsequently would require installment of frontage improvements along their portion of the west side of the street, all of which would result in "good cause" for the three feet of public right-of-way vacation.

4. There are no known utilities within the area, being proposed as vacated right-of-way.

5. Reducing the right of way width of Olympus Way (3250 East) from a sixty-six (66) foot wide collector street width to a sixty (60) foot minor collector street width would maintain more than adequate width beyond the standard local residential street right-of-way width needed to accommodate any future potential demand, in which case neither the public interest nor any person will be materially injured by the vacation.

6. The proposal coincides with and is supported by the Goals and Strategies listed within the city's Adopted General Plan.

RECOMMENDATIONS:

Staff Recommendation - Based on the findings and conclusions listed above, Staff recommends that the City Council take public comments and **approve** application file number SV-24-002 vacating a three foot (3') portion of the Olympus Way (3250 East) public right-of-way generally located at 3239 East near 3900 South, as presented, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

MODEL MOTION

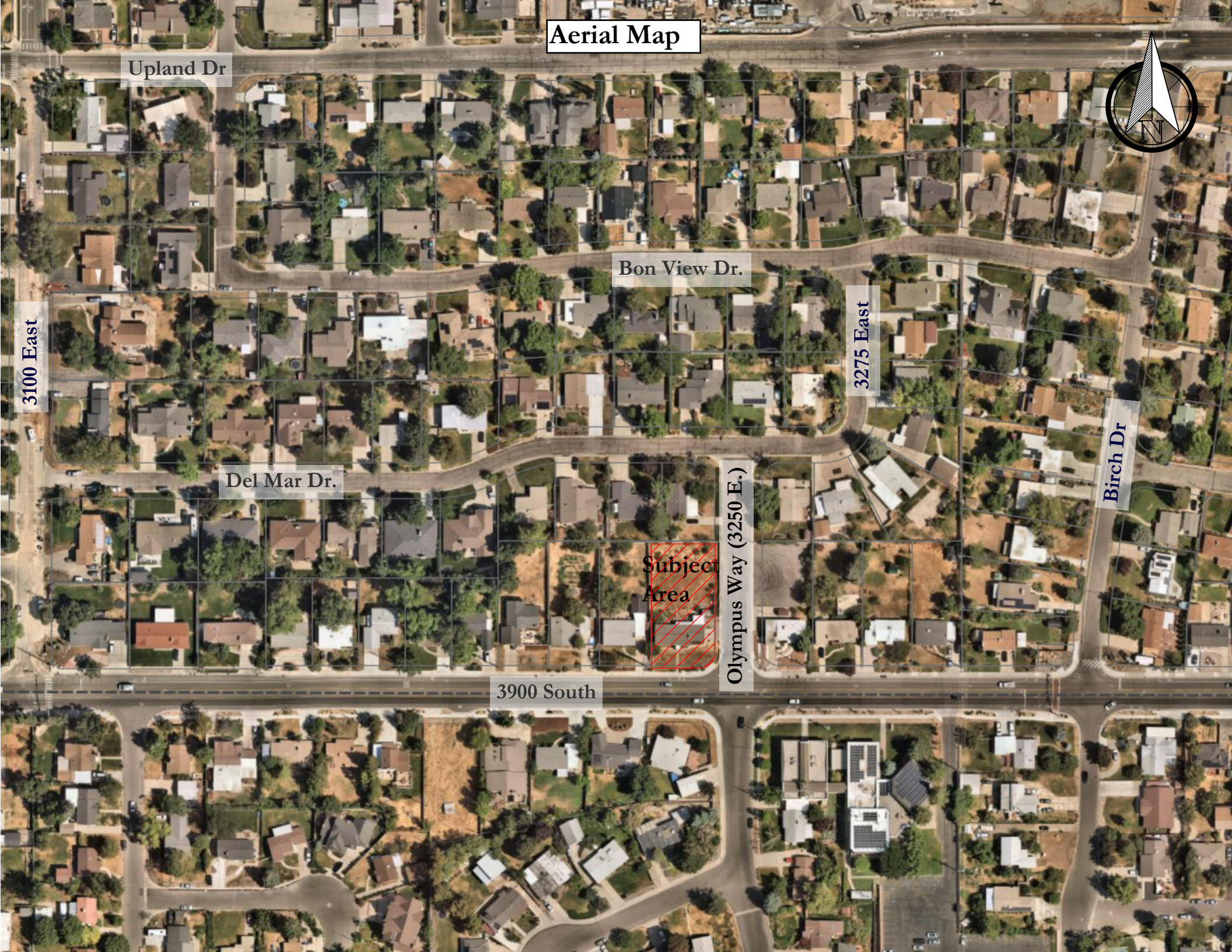
Based on the findings and conclusions listed above:

I move that the City Council **approve** application File Number SV-24-002 by way of an ordinance, to vacate a three-foot (3') portion of the Olympus Way (3250 East) public street right-of-way located near 3239 East and 3900 South, as depicted and described within the provided ordinance, as presented.

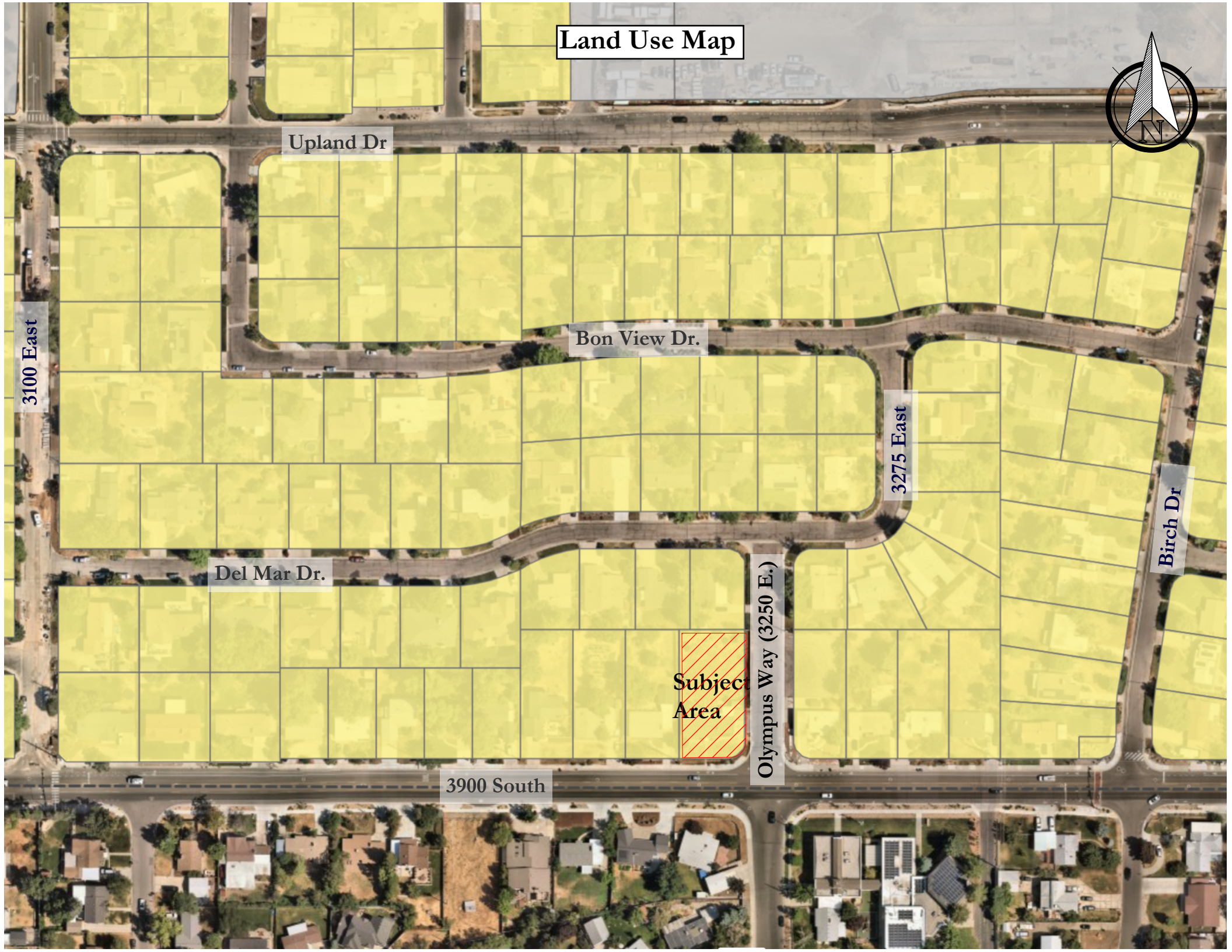
I move that the City Council **approve** the surplus a three-foot (3') portion of the Olympus Way (3250 East) public street right-of-way located near 3239 East and 3900 South, as depicted and described within the provided ordinance, as presented.

SUPPORTING DOCUMENTS

- **Aerial Map**
- **Land Use Map**
- **Zoning Map**
- **Hawker Heights Subdivision Plat**
- **Proposed area of right-of-way vacation/surplus**
- **Ordinance - Vacating a portion of the Olympus Way (3250 East) right-of-way.**
- **Ordinance - To surplus a portion of the Olympus Way (3250 East) right-of-way.**

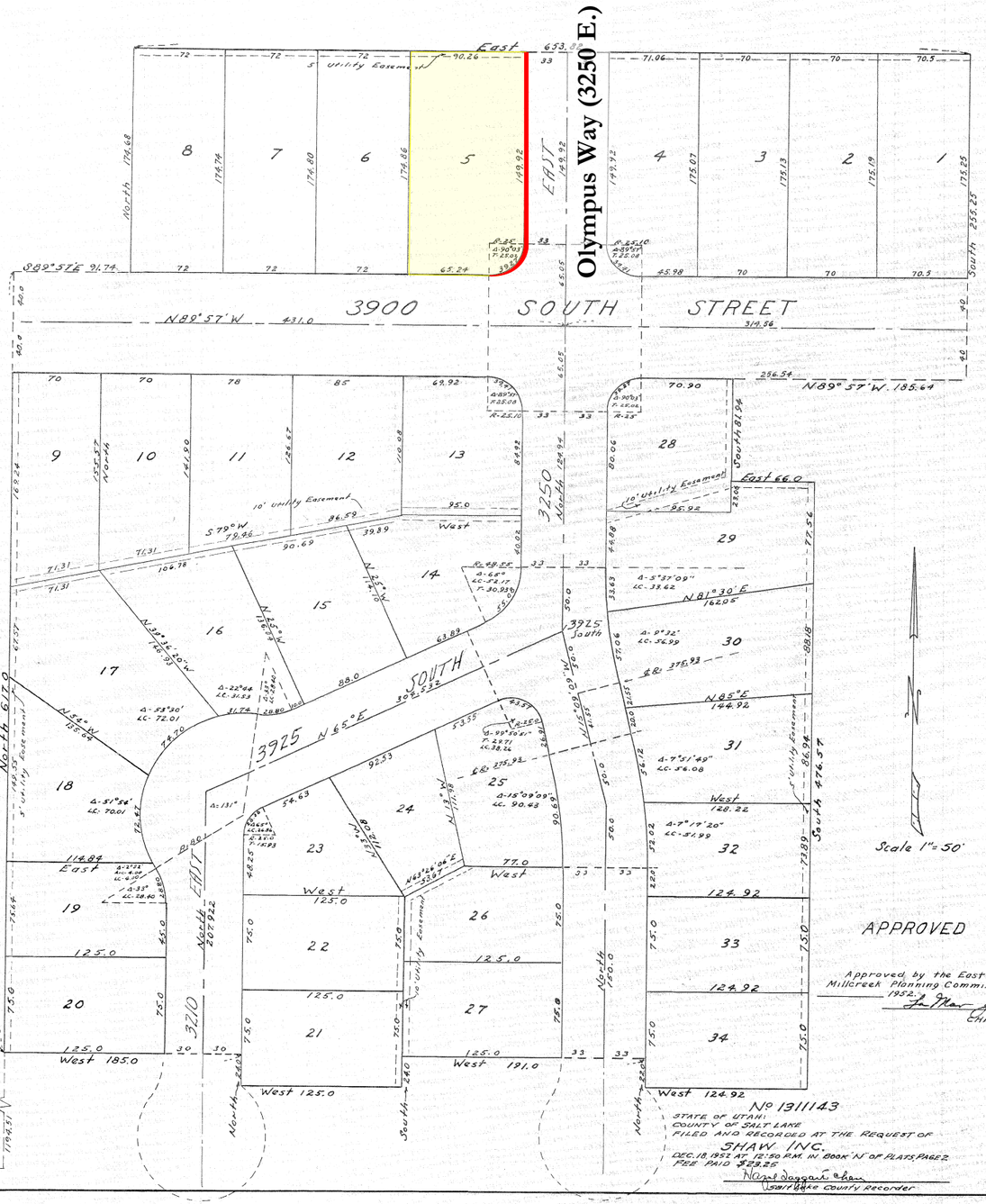

Aerial Map
Upland Dr
Bon View Dr.
3100 East
3275 East
Birch Dr
Del Mar Dr.
Subject Area
Olympus Way (3250 E.)
3900 South
N


Zoning Map
N
Upland Dr
3100 East
R-1-8
Bon View Dr.
Del Mar Dr.
R-1-8
3275 East
Birch Dr
R-1-8
R-1-8
Olympus Way (3250 E.)
Subject Area
R-1-8
3900 South


Land Use Map
N
Upland Dr
3100 East
Bon View Dr.
3275 East
Birch Dr
Del Mar Dr.
Subject Area
Olympus Way (3250 E.)
3900 South

HAWKER HEIGHTS

A SUBDIVISION IN THE S.E. 1/4 OF SEC. 35, TIS. RIE., S.L.B&M.



Scale 1"=50'

ENGINEER'S CERTIFICATE

I George B. Gudgell, a registered Engineer and Land Surveyor as prescribed under the laws of State of Utah and holding Certificate No. 1860. do hereby certify that the tract of land shown on this map and owned by GEORGE H. SMEATH and MARY H. SMEATH his wife, is described as follows:

Beginning at a point S89°55'48"E 562.35 feet and North 1194.51 feet from the South 1/4 corner of Sec. 35, T1S, R1E, S.L.B.& M. and running thence North 617.0 feet; thence S89°57'E 91.74 feet; thence North 174.68 feet; thence East 653.82 ft; thence South 255.25 feet; thence N89°57'W 185.64 feet; thence South 81.94 feet; thence East 66.0 feet; thence South 476.57 feet; thence West 124.92 feet; thence North 22.0 feet; thence West 191.0 feet; thence South 242.0 Feet; thence West 125.0 feet; thence North 242.0 feet; thence West 185.0 feet to the point of beginning.

I further certify that I have by authority of said owners subdivided said land into lots and streets to be known hereafter as HAWKER HEIGHTS a subdivision, and that the same has been accurately surveyed as shown on this map.

George B. Gudgell
ENGINEER

OWNER'S DEDICATION

Know all men by these presents that GEORGE H. SMEATH and MARY H. SMEATH his wife, owners of the above described tract of land, having caused same to be subdivided into lots and streets to be known hereafter as HAWKER HEIGHTS a subdivision, do hereby dedicate for the perpetual use of the public all parcels of land shown on this map as intended for public streets.

George H. Smeath
Mary H. Smeath

ACKNOWLEDGEMENT

County of Salt Lake } S.S.
State of Utah

On this 23rd day of April A.D. 1952, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, State of Utah, GEORGE H. SMEATH and MARY H. SMEATH, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same freely and voluntarily and for the purposes set forth.

Residing in Salt Lake City, Utah
My Commission expires 10/2/53

Jane W. Payne

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map and the stakes in the ground and have found the same to be in accordance with information on file in this office, this 15 th day of December A.D. 1952.

Bonnie Bodrero
COUNTY SURVEYOR

APPROVED

Approved by the East Millcreek Planning Commission. 1952.

La Mar L. Gardner
CHAIRMAN

APPROVED

Approved by the Salt Lake County Planning Commission Apr. 15th 1952.

Horace B. Boreno
CHAIRMAN

APPROVED

Approved as to form.

Jay E. Banks
for COUNTY ATTORNEY

APPROVED

Approved and accepted By the board of County Commissioners this 17th day of Dec A.D. 1952

Thom Mills
COUNTY CLERK

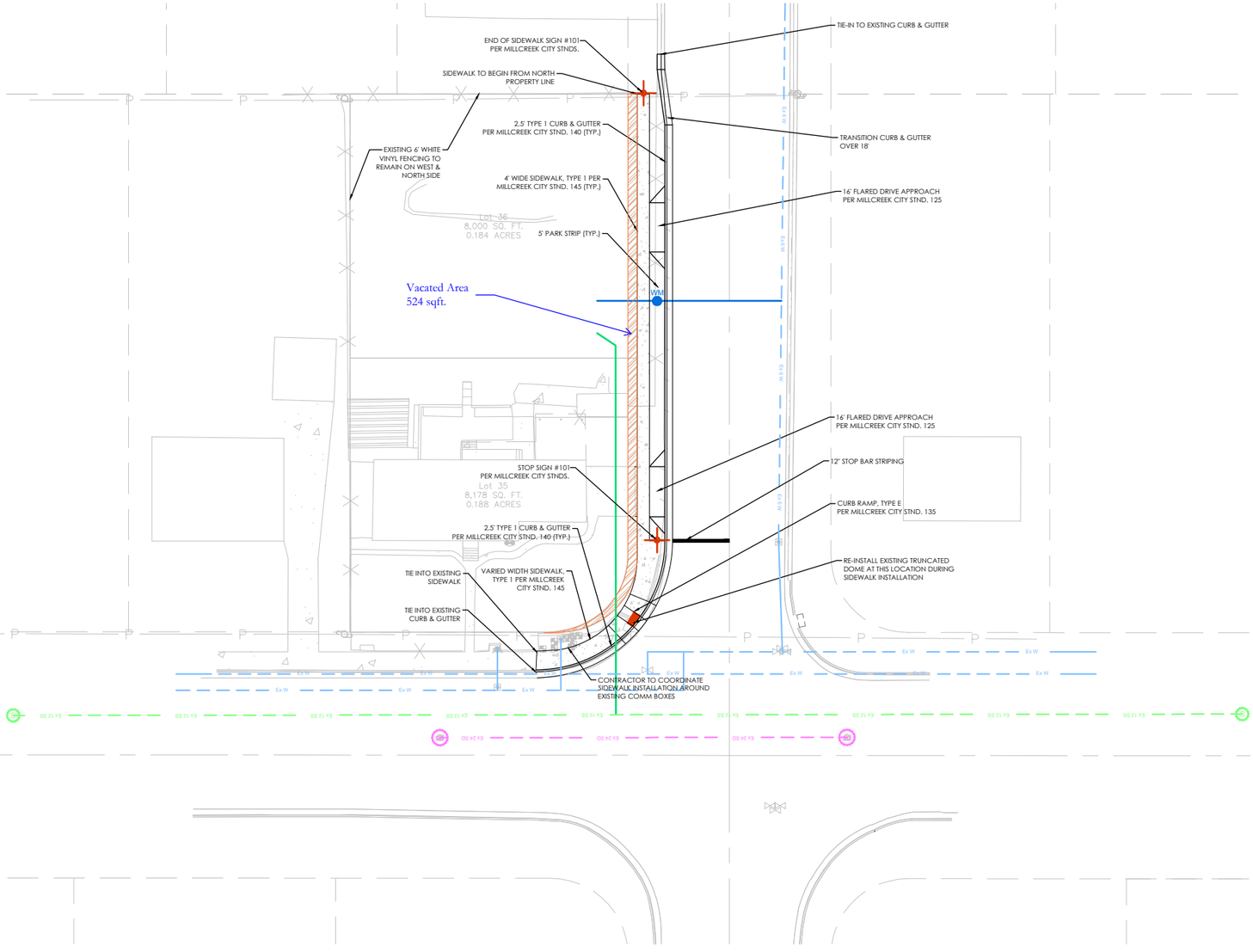
Ray Greenwood
CHAIRMAN

No 1311143

STATE OF UTAH:
COUNTY OF SALT LAKE
FILED AND RECORDED AT THE REQUEST OF
SHAW, INC.
DEC. 18 1952 AT 12:50 P.M. IN BOOK "N" OF PLATS, PAGE 2
FEE PAID $28.25

Ward Doggett Clerk
Salt Lake County Recorder

N-2



LEGEND

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

NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY , THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

3239 E 3900 S LOT SPLIT
MILLCREEK CITY, UT
SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=20'	Drawn:	CRP
Date:	11/25/24	Job #:	24-0285
Sheet:	C3.1		

Z:_2024\24-0285-3239 E 3900 S Lot Split\design 24-0285\dwg\sheets\C3.1 - SITE PLAN.dwg

MILLCREEK, UTAH
ORDINANCE NO. 24-59

AN ORDINANCE AMENDING TITLE 19 ("ZONING") OF THE MILLCREEK CODE OF ORDINANCES; REVISING CHAPTER 19.62A ("OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT") BY MAKING CERTAIN ADDITIONS AND DELETIONS PERTAINING TO BUILDING HEIGHT, SETBACKS, DESIGN, AND, AMONG OTHER THINGS, OVERALL SITE LANDSCAPING, LIGHTING, FENCING, AND SIGNAGE

WHEREAS, the Millcreek Council ("Council") met in a regular session on December 16, 2024, to consider among other things, approving an ordinance amending Title 19 ("Zoning") of the Millcreek Code of Ordinances, revising Chapter 19.62A ("Olympus Hills West Village Center Special District") by making certain additions and deletions pertaining to building height, setbacks, design, and among other things, overall site landscaping, lighting, fencing, and signage; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may amend any provision of a land use regulation; and

WHEREAS, Millcreek ("City") has adopted a comprehensive zoning ordinance ("Zoning Ordinance"); and

WHEREAS, City staff has recommended that the Council amend the Millcreek Code of Ordinances to revise the Olympus Hills West Village Center Special District as a Text Amendment; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides the planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on September 25, 2024, the required notice was published; and

WHEREAS, on October 16, 2024, the planning commission held the required public hearing with respect to amending Title 19 of the Millcreek Code of Ordinances; and

WHEREAS, on November 13, 2024, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, at the November 20, 2024, planning commission meeting, the Millcreek Planning Commission recommended amending Title 19 of the Millcreek Code of Ordinances, revising Chapter 19.62A by making certain additions and deletions pertaining to building height, setbacks, design, and, among other things, overall site landscaping, lighting, fencing, signage, otherwise known as the Olympus Hills West Village Center Special District Zone Text Amendment; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such amendment, the Council shall consider the application during a public

meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on December 11, 2024, the Council caused the required notice to be given; and

WHEREAS, on December 9, 2024, the Council discussed the amendments; and

WHEREAS, on December 16, 2024, the Council considered additional amendments to Title 19 of the Millcreek Code of Ordinances, revising Chapter 19.62A by making certain additions and deletions pertaining to building height, setbacks, design, and, among other things, overall site landscaping, lighting, fencing, and signage, otherwise known as the Olympus Hills West Village Center Special District, Zone Text Amendment; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Special District Zone Text Amendment does not conflict with any applicable policy and guidance of the General Plan; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Special District Zone Text Amendment provides for better development than would be possible under the strict application of the city's zoning ordinances; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Special District Zone Text Amendment does not adversely impact existing public utilities, including but not limited to power, gas, telecommunications, storm water, culinary water, or sanitary sewer.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the Council that Chapter 19.62A by amended as set forth in attached Exhibit "A" (designated by highlighting/underlining the words to be added)

This Ordinance assigned Ordinance No. 24-59, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 16th day of December 2024.

MILLCREEK

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____

Elyse Sullivan, City Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 24-59: AN ORDINANCE AMENDING TITLE 19 (" ZONING") OF THE MILLCREEK CODE OF ORDINANCES; REVISING CHAPTER 19.62A ("OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT ZONE") BY MAKING CERTAIN ADDITIONS AND DELETIONS PERTAINING BUILDING HEIGHT, SETBACKS, DESIGN, AND, AMONG OTHER THINGS, OVERALL SITE LANDSCAPING, LIGHTING, FENCING, SIGNAGE; OTHERWISE KNOWN AS THE OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT ZONE TEXT AMENDMENT was passed and adopted the 16th day of December, 2024 and certifies that a copy of the foregoing Ordinance 24-59 was posted in accordance with Utah Code 10-3-711 this ____ day of December 2024.

_____

Elyse Sullivan, City Recorder

EXHIBIT A

Chapter 19.62A OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT

19.62A.030 Development Standards

A. Automobile Sales. The primary commercial use in the Olympus Hills West-VCSD shall be the sales and leasing of new automobiles. Automobile Sales shall be located in the southernmost four acres of the Olympus Hills West-VCSD and shall be configured as shown on the site plan located in Exhibit B in MKZ 19.62A.050.

1. All buildings including accessory structures shall incorporate a similar architectural theme as depicted in Exhibit C in MKZ 19.62A.050 and shall be predominantly metal panel and glass. Design elements shall be used to add interest on all visible sides of buildings.
2. All building facades facing Wasatch Boulevard shall consist of at least 10 percent glass. Stucco is prohibited on any façade.
3. One auto dealership building that shall not exceed 46,000 square feet in footprint that includes office spaces, service area and bays, and auto display areas. The auto dealership building shall include a showroom that does not exceed 20,000 square feet in area.
4. The minimum setback as measured from the Wasatch Boulevard right-of-way shall be no less than 25 feet. All other setbacks are described in the Exhibit B in MKZ 19.62A.050.
5. The showroom portion of the building shall be no taller than 36 feet as measured from the final engineered grade of the grading and drainage plan.
6. The service portion of the dealership building shall be no taller than 28 feet as measured from the final engineered grade of the grading and drainage plan.
7. Maximum lot coverage shall not exceed 30% of the site.
8. Vehicle displays. No car displays shall block minimum required clear vision areas at driveway intersections or block lanes for public safety, egress or fire access. No vehicles may be displayed on elevated pedestals.
9. Security For Display Vehicles. To the extent deemed necessary by individual dealers, curb walls no higher than sixteen inches (16"), closely spaced concrete bollards, berms, low security fencing and rails may be used. Design must be compatible with project theme and architectural detailing in other parts of the site.
10. Parts Storage Areas. Parts storage areas shall be provided within buildings.
11. Storage for lithium-ion batteries is subject to standards of an approval by the Unified Fire Authority and must be stored outside the main building.
12. Access and Internal Circulation.
    a. Driveway Access: Except where otherwise required for compliance with applicable codes and for fire lanes, driveways shall be a minimum of twenty-four feet (24') wide and all drives shall have a minimum 12.5-foot radius.
    b. Service Area Access: Service areas shall have sufficient stacking lanes on site to stack a minimum of one vehicle per service lane. Stacking lanes shall not block flow of traffic or fire access lanes.

13. All mechanical equipment shall be screened from view, either by enclosure or parapet wall.

14. Dumpsters shall be enclosed within a decorative masonry enclosure designed to be compatible with overall project building and fence materials.

15. No portion of the site devoted to automobile sales may be sold or leased for any other purpose.

B. Mixed Use Including Retail, Restaurant, and Plaza. Village Retail and Restaurant uses will function as a buffer and transition between the automobile sales use and a multifamily or office use and are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). Village retail and restaurant uses shall be either a predominant feature along Wasatch Boulevard or shall flank a public plaza located between the automobile sales use and the multifamily use. A public plaza must be at least 10,000 square feet in area. Public Plazas shall follow the applicable design standards as set forth in MKZ 19.73.070(O).

1. Except as provided below, village retail and restaurants shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N)(4).

2. Village retail may be located on the ground floor of a multifamily building. Retail and restaurant uses combined must be a minimum of 3,000 square feet in area, and restaurant uses shall be at least 1,500 square feet in area.

3. Retail spaces shall be a minimum of 30 feet in depth as measured perpendicular to the right-of-way or plaza.

4. Transparent windows or doors are required for at least 50 percent of the retail frontage.

5. Restaurant uses adjacent to public plaza must include at least 300 sf of outdoor seating area. Seating area may be within public plaza area.

6. No portion of the site devoted to village retail, restaurant, or plaza uses may be sold or leased for any other purpose.

C. Mixed Use Including Multifamily and Office. Multifamily and Office uses are allowed on a portion of the property as part of a mixed use development, within 700 feet of the south right-of-way line of 3900 South. Multifamily and office uses are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). ~~Multifamily uses in the Olympus Hills West VCSD Multifamily development shall be constructed in a manner that facilitates conversion to a residential condominium in the future.~~ Any approval of a Planned Unit Development or Condominium will require review of a site plan by the Millcreek Planning Commission.

1. Except as provided below, multifamily and office buildings shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N).

~~2.~~ No building may be taller than three stories. The ~~M~~maximum building height shall not exceed ~~42~~ 44 feet as measured from original ground surface at the ~~northeast~~ southeast corner of Parcel 2 ~~as depicted in Exhibit A in MKZ 19.62A.050.~~

3. The following features may exceed the maximum building height but in no case be over 7 feet from the highest point of the coping of a flat roof or the highest gable of a pitched roof.

   a. Elevators, stairways, ventilating fans, or similar equipment and related screening elements required to operate and maintain the building.

   b. No space above the height limit shall be allowed for the purpose of providing additional habitable floor space.

4. ~~Buildings shall not exceed 200 feet in length.~~

5. Façade articulation. All buildings shall be designed with the following articulation:

   a. ~~Visual breaks along the street-facing façade such as horizontal articulation in the plane of the façade by at least 2 feet.~~

   b. Change in height at the top of the building by at least 3 feet for every 50 feet of façade length, or similar, as approved by the planning commission. Changes in materials, color, texture or pattern for greater than 50% of the building facade.

   c. Indentations/recesses at least 3 feet in depth along the street facing facades at 50-foot intervals~~, or similar, as approved by the planning commission.~~

   d. Building lengths greater than 200 feet in length shall include indentations/recesses of at least 6 feet in depth along the street facing facades at 50-foot intervals~~, or similar, as approved by the planning commission.~~

6. Setbacks. ~~With the exception of the Public Plaza area~~, T~~t~~he following minimum setbacks shall apply to all buildings:

   a. Wasatch Boulevard right-of-way line shall be ~~20~~15 feet.

   b. 3900 South right-of-way line shall be 15 feet.

   c. All interior and side property lines shall be 10 feet.

   d. Rear property line shall be ~~10~~ 4 feet.

7. Windows shall constitute at least 50 percent of first floor ~~street-facing~~ commercial facades along local street right of ways, or 40% of those facades if uses include residential. Windows shall constitute at least ~~and~~ 25 percent of all upper story facades.

8. Residential amenities shall include any of the following:

   a. Balconies or Patios of at least 40 square feet in area.

   b. Shared Public Plaza

   c. Indoor Amenities

9. No portion of the site devoted to multifamily or office uses may be sold or leased for any other purpose.

D. Building Materials and Color. Building materials and color are limited to the materials and colors described below.

1. Permitted primary materials for street facing facades, including facades facing plaza area include architectural metal panel, glass, composite plank siding, ~~carbonized wood~~, brick~~ or~~ stone, or treated mass timber. ~~or other durable natural wood siding.~~

2. Permitted accent materials include any permitted primary material; board-formed concrete; corrugated metal panels or siding; and weathered steel panels or siding.

3. Building materials such as integrally colored concrete masonry, fiber panel and architectural tile may be used for facades that do not face a street or plaza.

4. The use of stucco or EIFS is prohibited as use as a material.

5. Materials and colors used for the Automobile Sales building and accessory structures shall be substantially as depicted in the Exhibits.

E. ~~Materials and colors for the village retail and office or multifamily buildings shall be substantially as depicted in Exhibit D in MKZ 19.62A.050.~~Fencing.

1. Fencing is required to screen any utilities or vehicle service or inventory areas.
2. Excluding frontages along vehicle service inventory areas, no fencing of any kind will be allowed along Wasatch Boulevard or 3900 South frontage. Gates and railings on an above grade residential porch/patio/entry landing accessible from Wasatch Boulevard or 3900 South frontages shall not be considered fencing.
3. Permitted materials for fencing include pre-cast masonry, stone, metal or weathering steel.

F. Lighting.

1. The applicant must submit a photometric plan for review which indicates the type and location of lights in relation to the development and designed for pedestrian safety.
2. Direct lighting shall not exceed the boundaries of the premises.
3. Lighting fixtures shall be oriented to focus light within the property lines and shall not cause light spillage onto adjacent properties, interfering with the lawful use and enjoyment of those properties.
4. Fixture height shall not exceed 25 feet.
5. All interior streets and parking lots including travel lanes shall be dark sky compliant and shall be designed to achieve appropriate illumination levels for safety and security while minimizing light pollution.
6. Fixtures shall be designed and installed to minimize direct glare into adjacent properties, roadways, and pedestrian areas.
7. All outdoor lighting fixtures shall be shielded or directed in a way that prevents light spillage beyond the property boundaries and reduces skyglow.
8. All outdoor lighting shall be equipped with timers, motion sensors, or other automated control mechanisms that allow for dimming.
9. For the purposes of this chapter, “Average Foot Candle” is the unit of measurement representing the amount of light falling on a surface from a standard candle placed one foot away over a specified area.
    a. Average Foot Candle measurement shall be taken at ground level from the outside boundaries of the premises.
    b. The maximum allowed “Average Foot Candle” shall not exceed 0.2 as measured from the outside boundaries of the premises.
    c. Operational Requirements. The following operational requirements shall apply:
        (1) Exterior Surface (uncovered) Parking Lot Area Lighting: Dimmed to 50% at 9:00pm to 6am.
        (2) Building Facade Lighting: Dimmed to 50% at 9:00pm to 6am.

G. Landscaping

1. Landscaping of parking lots and required buffers shall follow the requirements of MKZ 19.77.
2. Landscaping shall incorporate plant species that are native or endemic to northern Utah.
3. ~~3.~~ Turf grass is limited to 25% of overall landscaping ~~and shall not be installed along any streetscape.~~
4. The Planning Director or designee can reduce planter bed widths and lengths up to 25% to accommodate unusual circumstances.
5. ~~5. Landscaping shall be installed substantially as depicted in Exhibit E in MKZ 19.62A.050.~~

H. Wasatch Boulevard Streetscape

1. The project shall include a consistent species of trees, planted every 30 feet on center. Trees shall be planted at a minimum of ~~2~~3 ~~-~~inch caliper. Species of street trees in the public way shall be determined~~approved~~ by Millcreek. Millcreek may approve variations in street tree spacing to facilitate fire apparatus access from the public way.
2. Turf grass shall not be installed within any streetscape right of way. Ground materials shall include bark and/or rock mulch and live plant material to the amount of 75% as measured at maturity.
3. Streetlights. The project shall include street lighting as approved by the City Engineer.

I. Signs

1. Automobile Sales
    a. Ground Signs. The automobile sales use may be allowed one ground sign, not to exceed eight 32 sf in area and 8 feet in height.
    b. Wall signs. The automobile sales use may be allowed up to one sign on the east and west facades, each sign not to exceed 132 sf in area. Wall signs must consist of logos or individual pan channel letters.
    c. Design. The design and locations of the signs shall be substantially as depicted in the Exhibit F in MKZ 19.62A.050.

2. ~~Village Retail and Restaurant. Signage is limited to wall signs. A sign package shall be included as part of a site plan/CUP/Development Agreement approval, showing the location, type, and size of each sign. The sign package shall be included as an exhibit to any Development Agreement and to MKZ 19.62A.050~~
3. Mixed Use. ~~Signage is limited to wall signs.~~ A sign package shall be included depicting wall, ground, blade, directional and shared signage as part of a ~~site plan/CUP/~~Development Agreement approval, showing the location, type, and size of each sign. ~~The sign package shall be included as an exhibit to any Development Agreement and to MKZ 19.62A.050~~
    a. Shared On-site District Ground Sign. One additional ground sign is allowed for the Olympus Hills West VCSD, for the purposes of identifying and branding the district itself. The ground sign may not exceed 64 sf in area and may be eight (8) feet in height.
    b. Ground Signs. One ground (monument) sign may be allowed along Wasatch Blvd, not to exceed 32 sf in area and 8 feet in height.
4. ~~4. General Requirements.~~
    ~~a. Wall signs must consist of logos or individual pan channel letters.~~
    ~~b. Any sign not expressly listed in this section is prohibited.~~

c. ~~Temporary signage is prohibited, except for A-frame signs serving the village retail and restaurant uses.~~

5. Comprehensive Sign Plan Required. Any application for a development agreement approval of a future third phase of development shall be accompanied by a complete comprehensive sign plan showing the location and sign type of all proposed signs. The comprehensive sign plan shall also include conceptual renderings of each sign.

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

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

ZT-24-017

City Council Staff Report

(Second Reading)

Meeting Date:	**12/16/2024**
Applicant:	**Chris Zarek w/Cowboy Partners**
Re:	**Rezone, Development Agreement, & Text Amend.**
Property Address:	**4074 South Wasatch Blvd.**
Zone:	**Olympus Hills West -Village Special District**
Prepared By:	**Brad Sanderson, Current Planning Manager**
Scope of Decision:	**Discretionary.** This is a legislative matter, to be decided by the Millcreek City Council upon receiving a recommendation from the Community Council(s) and the Millcreek Planning Commission. Your recommendation can be broad in scope, but should consider prior adopted policies, especially the Millcreek General Plan.

REQUEST AND SYNOPSIS

In 2023, Millcreek adopted the Olympus Hills West -Village Special District (OHW-VSD) along with a Master Development Agreement (MDA) outlining the future development on property located at 4074 South Wasatch Blvd. At the time when the agreement and zone were both adopted, it was known that the Porche Dealership would be developed on the south portion of the property. However, it was not known at the time who or exactly what development would occur on the northern portion of the overall development site. It was only contemplated that the northern portion of the property would be developed later as an Office, Restaurant, and Residential Mixed-Use development, and that a more specific layout, design, and developer would be later selected.

Cowboy Partners, as the Applicant, has selected the northern portion of property as a future mixed use development site and has been engaged in a public process beginning in June 2023. The Applicant has selected a preferred design and use which they feel responds to the current market demands while also incorporating/responding to comments from the public.

While the Applicant is in the process of further designing their concepts, they have requested a text

amendment to the OHW-VSD Zoning Code with proposed changes pertaining to and among other things; building height materials, and design, site elevation, and setbacks, in an effort to produce the best overall design and layout for the site area.

Other minor text changes being proposed by both Millcreek Staff and Cowboy Partners which are not specifically addressed by way of this text amendment, pertaining to building materials, colors, glazing quantities, and overall lighting, landscaping, signage, etc. will be presented via a development agreement amendment which will come back through the public process in the form of a rezone application at a later date.

RECOMMENDATIONS:

The **Mount Olympus Community Council** met on November 4th and the **East Mill Creek Community Council** met on November 7th to review and discuss the proposal. There were some questions pertaining to overall height, setbacks. Additionally, signage, landscaping, lighting, building elevations including materials and colors were also mentioned but it was acknowledged that these would be further discussed in greater detail as part of development agreement application. Ultimately, a unanimous recommendation was made in favor of amending the zone text language of the Olympus Hills West -Village Special District, as presented.

The Planning Commission met on November 20th and made a unanimous recommendation to the City Council to approve the changes being proposed to the Olympus Hills West -Village Special District zone, as proposed.

Staff Recommendation - Based on the findings and conclusions listed above, Staff recommends that the City Council take public comments and approve application file number ZT-24-017, as presented, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

MODEL MOTION

Based on the findings and conclusions listed above:

I move that the City Council **approve** of application number ZT-24-017, to amend the Olympus Hills West -Village Special District Zone, as presented.

SUPPORTING DOCUMENTS

- **Text Amendment (w/Changes)**
- **Text Amendment (Clean)**
- **Ordinance**

Chapter 19.62A OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT

19.62A.010 Purpose
19.62A.020 Permitted And Conditional Uses And Use Limitations
19.62A.030 Development Standards
19.62A.040 Minimum Lot Size And Land Lease Size
19.62A.050 Exhibits

19.62A.010 Purpose

The Olympus Hills West Village Center Special District contains approximately 8 acres of land located between I-215 and Wasatch Boulevard, from 3900 South to the I-215 offramp at approximately 4100 South Wasatch Boulevard. The Olympus Hills West VCSD will include any land that the Utah Department of Transportation may surplus as part of a reconfiguration of the 3900 South interchange. The Olympus Hills West VCSD is intended to promote a mixed-use village center district, including a new car dealership, restaurant and neighborhood retail and service uses. The Olympus Hills West- VCSD will feature architecturally compatible buildings, retail and restaurant uses flanking a public plaza, and an updated Wasatch Boulevard Streetscape. The Olympus Hills West-VCSD will be designed to further the goals for village centers identified in the Millcreek General Plan, to include a height transition requirement with the shortest buildings on the south side of the project in order to protect critical viewsheds and an updated Wasatch Boulevard Streetscape to enhance safety and utility for pedestrians and cyclists. The boundaries of the Olympus Hills West-VCSD are indicated in Exhibit A in MKZ 19.62A.050 and shall be designated on the Millcreek Zoning Map.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.020 Permitted And Conditional Uses And Use Limitations

Table 19.62A-1: Olympus Hills West-VCSD Permitted and Conditional Uses lists permitted and conditional uses for the commercial zoning districts. "P" indicates that a use is permitted. "DA" indicates that a use is subject to a phased development agreement. Any use listed “DA” may be further limited or eliminated by a development agreement in a future phase. The absence of the use from the table indicates that use is neither a permitted use nor a conditional use within that zoning district.

Prohibited uses include:

A. Sales of retail tobacco as a principal use.

B. Non-Depository Financial Institutions.

C. Secondhand Stores.

D. Self-storage facilities of all types, including mini-storage units, neighborhood storage and temperature controlled storage facilities.

USE		Specific Use Standards and Limitations

Automobile Sales or Leasing	P	Must be on a site at least 4 acres in area. Vehicle sales inventories must include new vehicles. Sales of moving trucks, watercraft, mobile homes, travel trailers, campers, motorcycles, and other recreational vehicles is prohibited. Vehicle sales inventories must include hybrid or electric vehicles.
Automobile Repair	P	Must be an accessory use to automobile sales and leasing. Automobile service and repair must be conducted entirely inside a building.

Office Uses	DA	See MKZ 19.04. Approval of this use in a subsequent phase is subject to a development agreement.
Restaurant	DA	Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Retail Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Services Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Residential Condominiums or PUDs	DA	Condominiums or PUDs may be approved as part of a mixed use development. Condominiums are subject to MKZ 18.30, and PUDs are subject to MKZ 19.78. Approval of this use in a subsequent phase is subject to a development agreement.
Mixed Use	DA	Mixed use developments may include residential uses, but must include office, restaurant, neighborhood retail, or neighborhood service uses on the ground floor of a mixed use building. Maximum density of residential units allowed is determined by applicable development standards. Approval of this use in a subsequent phase is subject to a development agreement.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.030 Development Standards

A. Automobile Sales. The primary commercial use in the Olympus Hills West-VCSD shall be the sales and leasing of new automobiles. Automobile Sales shall be located in the southernmost four acres of the Olympus Hills West-VCSD and shall be configured as shown on the site plan located in Exhibit B in MKZ 19.62A.050.

1. All buildings including accessory structures shall incorporate a similar architectural theme as depicted in Exhibit C in MKZ 19.62A.050 and shall be predominantly metal panel and glass. Design elements shall be used to add interest on all visible sides of buildings.
2. All building facades facing Wasatch Boulevard shall consist of at least 10 percent glass. Stucco is prohibited on any façade.

3. One auto dealership building that shall not exceed 46,000 square feet in footprint that includes office spaces, service area and bays, and auto display areas. The auto dealership building shall include a showroom that does not exceed 20,000 square feet in area.
4. The minimum setback as measured from the Wasatch Boulevard right-of-way shall be no less than 25 feet. All other setbacks are described in the Exhibit B in MKZ 19.62A.050.
5. The showroom portion of the building shall be no taller than 36 feet as measured from the final engineered grade of the grading and drainage plan.
6. The service portion of the dealership building shall be no taller than 28 feet as measured from the final engineered grade of the grading and drainage plan.

7. Maximum lot coverage shall not exceed 30% of the site.
8. Vehicle displays. No car displays shall block minimum required clear vision areas at driveway intersections or block lanes for public safety, egress or fire access. No vehicles may be displayed on elevated pedestals.
9. Security For Display Vehicles. To the extent deemed necessary by individual dealers, curb walls no higher than sixteen inches (16"), closely spaced concrete bollards, berms, low security fencing and rails may be used. Design must be compatible with project theme and architectural detailing in other parts of the site.
10. Parts Storage Areas. Parts storage areas shall be provided within buildings.
11. Storage for lithium-ion batteries is subject to standards of an approval by the Unified Fire Authority and must be stored outside the main building.
12. Access and Internal Circulation.
    a. Driveway Access: Except where otherwise required for compliance with applicable codes and for fire lanes, driveways shall be a minimum of twenty-four feet (24') wide and all drives shall have a minimum 12.5-foot radius.
    b. Service Area Access: Service areas shall have sufficient stacking lanes on site to stack a minimum of one vehicle per service lane. Stacking lanes shall not block flow of traffic or fire access lanes.
13. All mechanical equipment shall be screened from view, either by enclosure or parapet wall.
14. Dumpsters shall be enclosed within a decorative masonry enclosure designed to be compatible with overall project building and fence materials.
15. No portion of the site devoted to automobile sales may be sold or leased for any other purpose.

B. Mixed Use Including Retail, Restaurant, and Plaza. Village Retail and Restaurant uses will function as a buffer and transition between the automobile sales use and a multifamily or office use, and are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). Village retail and restaurant uses shall be either a predominant feature along Wasatch Boulevard or shall flank a public plaza located between the automobile sales use and the multifamily use. A public plaza must be at least 10,000 square feet in area. Public Plazas shall follow the applicable design standards as set forth in MKZ 19.73.070(O).
    1. Except as provided below, village retail and restaurants shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N)(4).
    2. Village retail may be located on the ground floor of a multifamily building. Retail and restaurant uses combined must be a minimum of 3,000 square feet in area, and restaurant uses shall be at least 1,500 square feet in area.
    3. Retail spaces shall be a minimum of 30 feet in depth as measured perpendicular to the right-of-way or plaza.
    4. Transparent windows or doors are required for at least 50 percent of the retail frontage.
    5. Restaurant uses adjacent to public plaza must include at least 300 sf of outdoor seating area. Seating area may be within public plaza area.

6. No portion of the site devoted to village retail, restaurant, or plaza uses may be sold or leased for any other purpose.

C. Mixed Use Including Multifamily and Office. Multifamily and Office uses are allowed on a portion of the property as part of a mixed use development, within 700 feet of the south right-of-way line of 3900 South. Multifamily and office uses are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). ~~Multifamily uses in the Olympus Hills West VCSD Multifamily development shall be constructed in a manner that facilitates conversion to a residential condominium in the future.~~ Any approval of a Planned Unit Development or Condominium will require review of a site plan by the Millcreek Planning Commission.

1. Except as provided below, multifamily and office buildings shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N).

~~2.~~ No building may be taller than three stories. The ~~M~~maximum building height shall not exceed ~~42~~ 44 feet as measured from original ground surface at the ~~northeast~~ southeast corner of Parcel 2 ~~as depicted in Exhibit A in MKZ 19.62A.050.~~

3. The following features may exceed the maximum building height but in no case be over 7 feet from the highest point of the coping of a flat roof or the highest gable of a pitched roof.

   a. Elevators, stairways, ventilating fans, or similar equipment and related screening elements required to operate and maintain the building.

   b. No space above the height limit shall be allowed for the purpose of providing additional habitable floor space.

~~4. Buildings shall not exceed 200 feet in length.~~

5. Façade articulation. All buildings shall be designed with the following articulation:

   ~~a. Visual breaks along the street-facing façade such as horizontal articulation in the plane of the façade by at least 2 feet.~~

   b. Change in height at the top of the building by at least 3 feet for every 50 feet of façade length, or similar, as approved by the planning commission. Changes in materials, color, texture or pattern for greater than 50% of the building facade.

   c. Indentations/recesses at least 3 feet in depth along the street facing facades at 50-foot intervals~~, or similar, as approved by the planning commission.~~

   d. Building lengths greater than 200 feet in length shall include indentations/recesses of at least 6 feet in depth along the street facing facades at 50-foot intervals~~, or similar, as approved by the planning commission.~~

6. Setbacks. ~~With the exception of the Public Plaza area~~, T~~t~~he following minimum setbacks shall apply to all buildings:

   a. Wasatch Boulevard right-of-way line shall be ~~20~~15 feet.

   b. 3900 South right-of-way line shall be 15 feet.

   c. All interior and side property lines shall be 10 feet.

   d. Rear property line shall be ~~10~~ 4 feet.

7. Windows shall constitute at least 50 percent of first floor ~~street facing~~ commercial facades along local street right of ways, or 40% of those facades if uses include residential. Windows shall constitute at least ~~and~~ 25 percent of all upper story facades.

8. Residential amenities shall include any of the following:

    a. Balconies or Patios of at least 40 square feet in area.

    b. Shared Public Plaza

    c. Indoor Amenities

9. No portion of the site devoted to multifamily or office uses may be sold or leased for any other purpose.

D. Building Materials and Color. Building materials and color are limited to the materials and colors described below.

1. Permitted primary materials for street facing facades, including facades facing plaza area include architectural metal panel, glass, composite plank siding~~carbonized wood~~, brick ~~or~~ stone, or treated mass timber. ~~or other durable natural wood siding.~~

2. Permitted accent materials include any permitted primary material; board-formed concrete; corrugated metal panels or siding; and weathered steel panels or siding.

3. Building materials such as integrally colored concrete masonry, fiber panel and architectural tile may be used for facades that do not face a street or plaza.

4. The use of stucco or EIFS is prohibited as use as a material.

5. Materials and colors used for the Automobile Sales building and accessory structures shall be substantially as depicted in the Exhibit (?).

~~6. Materials and colors for the village retail and office or multifamily buildings shall be substantially as depicted in Exhibit D in MKZ 19.62A.050.~~

E. Fencing.

1. Fencing is required to screen any utilities or vehicle service or inventory areas.

2. Excluding frontages along vehicle service inventory areas, no fencing of any kind will be allowed along Wasatch Boulevard or 3900 South frontage. Gates and railings on an above grade residential porch/patio/entry landing accessible from Wasatch Boulevard or 3900 South frontages shall not be considered fencing.

3. Permitted materials for fencing include pre-cast masonry, stone, metal or weathering steel.

F. Lighting.

1. The applicant must submit a photometric plan for review which indicates the type and location of lights in relation to the development and designed for pedestrian safety.

2. Direct lighting shall not exceed the boundaries of the premises.

3. Lighting fixtures shall be oriented to focus light within the property lines and shall not cause light spillage onto adjacent properties, interfering with the lawful use and enjoyment of those properties.

4. Fixture height shall not exceed 25 feet.

5. All interior streets and parking lots including travel lanes shall be dark sky compliant and shall be designed to achieve appropriate illumination levels for safety and security while minimizing light pollution.

6. Fixtures shall be designed and installed to minimize direct glare into adjacent properties, roadways, and pedestrian areas.
7. All outdoor lighting fixtures shall be shielded or directed in a way that prevents light spillage beyond the property boundaries and reduces skyglow.
8. All outdoor lighting shall be equipped with timers, motion sensors, or other automated control mechanisms that allow for dimming.
9. For the purposes of this chapter, “Average Foot Candle” is the unit of measurement representing the amount of light falling on a surface from a standard candle placed one foot away over a specified area.
    a. Average Foot Candle measurement shall be taken at ground level from the outside boundaries of the premises.
    b. The maximum allowed “Average Foot Candle” shall not exceed 0.2 as measured from the outside boundaries of the premises.
    c. Operational Requirements. The following operational requirements shall apply:
        (1) Exterior Surface (uncovered) Parking Lot Area Lighting: Dimmed to 50% at 9:00pm to 6am.
        (2) Building Facade Lighting: Dimmed to 50% at 9:00pm to 6am.

G. Landscaping

1. Landscaping of parking lots and required buffers shall follow the requirements of MKZ 19.77.
2. Landscaping shall incorporate plant species that are native or endemic to northern Utah.
3. Turf grass is limited to 25% of overall landscaping ~~and shall not be installed along any streetscape.~~
4. The Planning Director or designee can reduce planter bed widths and lengths up to 25% to accommodate unusual circumstances.
5. ~~Landscaping shall be installed substantially as depicted in Exhibit E in MKZ 19.62A.050.~~

H. Wasatch Boulevard Streetscape

1. The project shall include a consistent species of trees, planted every 30 feet on center. Trees shall be planted at a minimum of 2~~3~~-inch caliper. Species of street trees in the public way shall be determined~~approved~~ by Millcreek. Millcreek may approve variations in street tree spacing to facilitate fire apparatus access from the public way.
2. Turf grass shall not be installed within any streetscape right of way. Ground materials shall include bark and/or rock mulch and live plant material to the amount of 75% as measured at maturity.
3. ~~Wasatch Boulevard streetscape shall be installed substantially as depicted in the Exhibit E in MKZ 19.62A.050.~~
4.3. Streetlights. The project shall include street lighting as approved by the City Engineer.

I. Signs

1. Automobile Sales

a. Ground Signs. The automobile sales use may be allowed one ground sign, not to exceed eight 32 sf in area and 8 feet in height.

b. Wall signs. The automobile sales use may be allowed up to one sign on the east and west facades, each sign not to exceed 132 sf in area. Wall signs must consist of logos or individual pan channel letters.

c. Design. The design and locations of the signs shall be substantially as depicted in the Exhibit F in MKZ 19.62A.050.

~~2. Village Retail and Restaurant. Signage is limited to wall signs. A sign package shall be included as part of a site plan/CUP/Development Agreement approval, showing the location, type, and size of each sign. The sign package shall be included as an exhibit to any Development Agreement and to MKZ 19.62A.050~~

3. Mixed Use. ~~Signage is limited to wall signs.~~A sign package shall be included depicting wall, ground, blade, directional and shared signage as part of a ~~site plan/CUP/~~Development Agreement approval, showing the location, type, and size of each sign ~~The sign package shall be included as an exhibit to any Development Agreement and to MKZ 19.62A.050~~

a. Shared On-site District Ground Sign. One additional ground sign is allowed for the Olympus Hills West VCSD, for the purposes of identifying and branding the district itself. The ground sign may not exceed 64 sf in area and may be eight (8) feet in height.

~~a.~~b. Ground Signs. One ground (monument) sign may be allowed along Wasatch Blvd, not to exceed 32 sf in area and 8 feet in height.

~~4. General Requirements.~~

~~a. Wall signs must consist of logos or individual pan channel letters.~~

~~b. Any sign not expressly listed in this section is prohibited.~~

~~c. Temporary signage is prohibited, except for A-frame signs serving the village retail and restaurant uses.~~

5. Comprehensive Sign Plan Required. Any application for a development agreement approval of a future third phase of development shall be accompanied by a complete comprehensive sign plan showing the location and sign type of all proposed signs. The comprehensive sign plan shall also include conceptual renderings of each sign.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.040 Minimum Lot Size And Land Lease Size

Except for residential and commercial condominiums, the minimum lot size for any development or any land lease in the Olympus Hills West VCSD shall be 1.5 acres.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.050 Exhibits

(see attached ordinance)

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

Chapter 19.62A OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT

19.62A.010 Purpose
19.62A.020 Permitted And Conditional Uses And Use Limitations
19.62A.030 Development Standards
19.62A.040 Minimum Lot Size And Land Lease Size
19.62A.050 Exhibits

19.62A.010 Purpose

The Olympus Hills West Village Center Special District contains approximately 8 acres of land located between I-215 and Wasatch Boulevard, from 3900 South to the I-215 offramp at approximately 4100 South Wasatch Boulevard. The Olympus Hills West VCSD will include any land that the Utah Department of Transportation may surplus as part of a reconfiguration of the 3900 South interchange. The Olympus Hills West VCSD is intended to promote a mixed-use village center district, including a new car dealership, restaurant and neighborhood retail and service uses. The Olympus Hills West- VCSD will feature architecturally compatible buildings, retail and restaurant uses flanking a public plaza, and an updated Wasatch Boulevard Streetscape. The Olympus Hills West-VCSD will be designed to further the goals for village centers identified in the Millcreek General Plan, to include a height transition requirement with the shortest buildings on the south side of the project in order to protect critical viewsheds and an updated Wasatch Boulevard Streetscape to enhance safety and utility for pedestrians and cyclists. The boundaries of the Olympus Hills West-VCSD are indicated in Exhibit A in MKZ 19.62A.050 and shall be designated on the Millcreek Zoning Map.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.020 Permitted And Conditional Uses And Use Limitations

Table 19.62A-1: Olympus Hills West-VCSD Permitted and Conditional Uses lists permitted and conditional uses for the commercial zoning districts. "P" indicates that a use is permitted. "DA" indicates that a use is subject to a phased development agreement. Any use listed “DA” may be further limited or eliminated by a development agreement in a future phase. The absence of the use from the table indicates that use is neither a permitted use nor a conditional use within that zoning district.

Prohibited uses include:

A. Sales of retail tobacco as a principal use.

B. Non-Depository Financial Institutions.

C. Secondhand Stores.

D. Self-storage facilities of all types, including mini-storage units, neighborhood storage and temperature controlled storage facilities.

USE		Specific Use Standards and Limitations
Automobile Sales or Leasing	P	Must be on a site at least 4 acres in area. Vehicle sales inventories must include new vehicles. Sales of moving trucks, watercraft, mobile homes, travel trailers, campers, motorcycles, and other recreational vehicles is prohibited. Vehicle sales inventories must include hybrid or electric vehicles.
Automobile Repair	P	Must be an accessory use to automobile sales and leasing. Automobile service and repair must be conducted entirely inside a building.
Office Uses	DA	See MKZ 19.04. Approval of this use in a subsequent phase is subject to a development agreement.
Restaurant	DA	Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Retail Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Services Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Residential Condominiums or PUDs	DA	Condominiums or PUDs may be approved as part of a mixed use development. Condominiums are subject to MKZ 18.30, and PUDs are subject to MKZ 19.78. Approval of this use in a subsequent phase is subject to a development agreement.
Mixed Use	DA	Mixed use developments may include residential uses, but must include office, restaurant, neighborhood retail, or neighborhood service uses on the ground floor of a mixed use building. Maximum density of residential units allowed is determined by applicable development standards. Approval of this use in a subsequent phase is subject to a development agreement.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.030 Development Standards

A. Automobile Sales. The primary commercial use in the Olympus Hills West-VCSD shall be the sales and leasing of new automobiles. Automobile Sales shall be located in the southernmost four acres of the Olympus Hills West-VCSD and shall be configured as shown on the site plan located in Exhibit B in MKZ 19.62A.050.

1. All buildings including accessory structures shall incorporate a similar architectural theme as depicted in Exhibit C in MKZ 19.62A.050 and shall be predominantly metal panel and glass. Design elements shall be used to add interest on all visible sides of buildings.
2. All building facades facing Wasatch Boulevard shall consist of at least 10 percent glass. Stucco is prohibited on any façade.

3. One auto dealership building that shall not exceed 46,000 square feet in footprint that includes office spaces, service area and bays, and auto display areas. The auto dealership building shall include a showroom that does not exceed 20,000 square feet in area.
4. The minimum setback as measured from the Wasatch Boulevard right-of-way shall be no less than 25 feet. All other setbacks are described in the Exhibit B in MKZ 19.62A.050.
5. The showroom portion of the building shall be no taller than 36 feet as measured from the final engineered grade of the grading and drainage plan.
6. The service portion of the dealership building shall be no taller than 28 feet as measured from the final engineered grade of the grading and drainage plan.
7. Maximum lot coverage shall not exceed 30% of the site.
8. Vehicle displays. No car displays shall block minimum required clear vision areas at driveway intersections or block lanes for public safety, egress or fire access. No vehicles may be displayed on elevated pedestals.
9. Security For Display Vehicles. To the extent deemed necessary by individual dealers, curb walls no higher than sixteen inches (16"), closely spaced concrete bollards, berms, low security fencing and rails may be used. Design must be compatible with project theme and architectural detailing in other parts of the site.
10. Parts Storage Areas. Parts storage areas shall be provided within buildings.
11. Storage for lithium-ion batteries is subject to standards of an approval by the Unified Fire Authority and must be stored outside the main building.
12. Access and Internal Circulation.
    a. Driveway Access: Except where otherwise required for compliance with applicable codes and for fire lanes, driveways shall be a minimum of twenty-four feet (24') wide and all drives shall have a minimum 12.5-foot radius.
    b. Service Area Access: Service areas shall have sufficient stacking lanes on site to stack a minimum of one vehicle per service lane. Stacking lanes shall not block flow of traffic or fire access lanes.
13. All mechanical equipment shall be screened from view, either by enclosure or parapet wall.
14. Dumpsters shall be enclosed within a decorative masonry enclosure designed to be compatible with overall project building and fence materials.
15. No portion of the site devoted to automobile sales may be sold or leased for any other purpose.

B. Mixed Use Including Retail, Restaurant, and Plaza. Village Retail and Restaurant uses will function as a buffer and transition between the automobile sales use and a multifamily or office use, and are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). Village retail and restaurant uses shall be either a predominant feature along Wasatch Boulevard or shall flank a public plaza located between the automobile sales use and the multifamily use. A public plaza must be at least 10,000 square feet in area. Public Plazas shall follow the applicable design standards as set forth in MKZ 19.73.070(O).
    1. Except as provided below, village retail and restaurants shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N)(4).

2. Village retail may be located on the ground floor of a multifamily building. Retail and restaurant uses combined must be a minimum of 3,000 square feet in area, and restaurant uses shall be at least 1,500 square feet in area.
3. Retail spaces shall be a minimum of 30 feet in depth as measured perpendicular to the right-of-way or plaza.
4. Transparent windows or doors are required for at least 50 percent of the retail frontage.
5. Restaurant uses adjacent to public plaza must include at least 300 sf of outdoor seating area. Seating area may be within public plaza area.
6. No portion of the site devoted to village retail, restaurant, or plaza uses may be sold or leased for any other purpose.

C. Mixed Use Including Multifamily and Office. Multifamily and Office uses are allowed on a portion of the property as part of a mixed use development, within 700 feet of the south right-of-way line of 3900 South. Multifamily and office uses are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6).. Any approval of a Planned Unit Development or Condominium will require review of a site plan by the Millcreek Planning Commission.

1. Except as provided below, multifamily and office buildings shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N).
2. No building may be taller than three stories. The Maximum building height shall not exceed 44 feet as measured from original ground surface at the southeast corner of Parcel 2
3. The following features may exceed the maximum building height but in no case be over 7 feet from the highest point of the coping of a flat roof or the highest gable of a pitched roof.
    a. Elevators, stairways, ventilating fans, or similar equipment and related screening elements required to operate and maintain the building.
    b. No space above the height limit shall be allowed for the purpose of providing additional habitable floor space.
4. Façade articulation. All buildings shall be designed with the following articulation:
    a. Change in height at the top of the building by at least 3 feet for every 50 feet of façade length, or similar, as approved by the planning commission.Changes in materials, color, texture or pattern for greater than 50% of the building facade.
    b. Indentations/recesses at least 3 feet in depth along the street facing facades at 50-foot intervals, or similar, as approved by the planning commission.
    c. Building lengths greater than 200 feet in length shall include indentations/recesses of at least 6 feet in depth along the street facing facades at 50-foot intervals, or similar, as approved by the planning commission.
5. Setbacks. The following minimum setbacks shall apply to all buildings:
6. Windows shall constitute at least 50 percent of first floor commercial facades along local street right of ways, or40% of those facades if uses include residential. Windows shall constitute at least 25 percent of all upper story facades.
7. Residential amenities shall include any of the following:

a. Balconies or Patios of at least 40 square feet in area.

b. Shared Public Plaza

c. Indoor Amenities

8. No portion of the site devoted to multifamily or office uses may be sold or leased for any other purpose.

D. Building Materials and Color. Building materials and color are limited to the materials and colors described below.

1. Permitted primary materials for street facing facades, including facades facing plaza area include architectural metal panel, glass, composite plank siding, brick, stone, or treated mass timber.
2. Permitted accent materials include any permitted primary material; board-formed concrete; corrugated metal panels or siding; and weathered steel panels or siding.
3. Building materials such as integrally colored concrete masonry, fiber panel and architectural tile may be used for facades that do not face a street or plaza.
4. The use of stucco or EIFS is prohibited as use as a material.
5. Materials and colors used for the Automobile Sales building and accessory structures shall be substantially as depicted in the Exhibit (?).

E. Fencing.

1. Fencing is required to screen any utilities or vehicle service or inventory areas.
2. Excluding frontages along vehicle service inventory areas, no fencing of any kind will be allowed along Wasatch Boulevard or 3900 South frontage. Gates and railings on an above grade residential porch/patio/entry landing accessible from Wasatch Boulevard or 3900 South frontage shall not be considered fencing.
3. Permitted materials for fencing include pre-cast masonry, stone, metal or weathering steel.

F. Lighting.

1. The applicant must submit a photometric plan for review which indicates the type and location of lights in relation to the development and designed for pedestrian safety.
2. Direct lighting shall not exceed the boundaries of the premises.
3. Lighting fixtures shall be oriented to focus light within the property lines and shall not cause light spillage onto adjacent properties, interfering with the lawful use and enjoyment of those properties.
4. Fixture height shall not exceed 25 feet.
5. All interior streets and parking lots including travel lanes shall be dark sky compliant and shall be designed to achieve appropriate illumination levels for safety and security while minimizing light pollution.
6. Fixtures shall be designed and installed to minimize direct glare into adjacent properties, roadways, and pedestrian areas.
7. All outdoor lighting fixtures shall be shielded or directed in a way that prevents light spillage

beyond the property boundaries and reduces skyglow.

8. All outdoor lighting shall be equipped with timers, motion sensors, or other automated control mechanisms that allow for dimming.
9. For the purposes of this chapter, “Average Foot Candle” is the unit of measurement representing the amount of light falling on a surface from a standard candle placed one foot away over a specified area.
    a. Average Foot Candle measurement shall be taken at ground level from the outside boundaries of the premises.
    b. The maximum allowed “Average Foot Candle” shall not exceed 0.2 as measured from the outside boundaries of the premises.
    c. Operational Requirements. The following operational requirements shall apply:
        (1) Exterior Surface (uncovered) Parking Lot Area Lighting: Dimmed to 50% at 9:00pm to 6am.
        (2) Building Facade Lighting: Dimmed to 50% at 9:00pm to 6am.

G. Landscaping

1. Landscaping of parking lots and required buffers shall follow the requirements of MKZ 19.77.
2. Landscaping shall incorporate plant species that are native or endemic to northern Utah.
3. Turf grass is limited to 25% of overall landscaping
4. The Planning Director or designee can reduce planter bed widths and lengths up to 25% to accommodate unusual circumstances.

H. Wasatch Boulevard Streetscape

1. The project shall include a consistent species of trees, planted every 30 feet on center. Trees shall be planted at a minimum of 2-inch caliper. Species of street trees in the public way shall be approved by Millcreek. Millcreek may approve variations in street tree spacing to facilitate fire apparatus access from the public way.
2. Turf grass shall not be installed within any streetscape right of way. Ground materials shall include bark and/or rock mulch and live plant material to the amount of 75% as measured at maturity.
3. Streetlights. The project shall include street lighting as approved by the City Engineer.

I. Signs

1. Automobile Sales
    a. Ground Signs. The automobile sales use may be allowed one ground sign, not to exceed eight 32 sf in area and 8 feet in height.
    b. Wall signs. The automobile sales use may be allowed up to one sign on the east and west facades, each sign not to exceed 132 sf in area. Wall signs must consist of logos or individual pan channel letters.

c. Design. The design and locations of the signs shall be substantially as depicted in the Exhibit F in MKZ 19.62A.050.

2. Mixed Use. A sign package shall be included depicting wall, ground, blade, directional and shared signage as part of a Development Agreement approval, showing the location, type, and size of each sign.

    a. Shared On-site District Ground Sign. One additional ground sign is allowed for the Olympus Hills West VCSD, for the purposes of identifying and branding the district itself. The ground sign may not exceed 64 sf in area and may be eight (8) feet in height.

    b. Ground Signs. One ground (monument) sign may be allowed along Wasatch Blvd, not to exceed 32 sf in area and 8 feet in height.

3. Comprehensive Sign Plan Required. Any application for a development agreement approval of a future third phase of development shall be accompanied by a complete comprehensive sign plan showing the location and sign type of all proposed signs. The comprehensive sign plan shall also include conceptual renderings of each sign.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.040 Minimum Lot Size And Land Lease Size

Except for residential and commercial condominiums, the minimum lot size for any development or any land lease in the Olympus Hills West VCSD shall be 1.5 acres.

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

19.62A.050 Exhibits

(see attached ordinance)

HISTORY
Adopted by Ord. 23-37 on 10/23/2023

MILLCREEK, UTAH
ORDINANCE NO. 24-XX

AN ORDINANCE AMENDING TITLE 19. ("ZONING") OF THE MILLCREEK CODE OF ORDINANCES; REVISING CHAPTER 19.62A ("OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT") BY MAKING CERTAIN ADDITIONS AND DELETIONS PERTAINING TO BUILDING HEIGHT, SETBACKS, DESIGN AND, AMONG OTHER THINGS, OVERALL SITE LANDSCAPING, LIGHTING, FENCING, AND SIGNAGE.

WHEREAS, the Millcreek Council ("Council") met in a regular session on December 9, 2024, to consider among other things, approving an ordinance amending Title 19 ("Zoning") of the Millcreek Code of Ordinances, revising Chapter 19.62A ("Olympus Hills West Village Center Special District") by making certain additions and deletions pertaining to building height, setbacks, design, and, among other things, overall site landscaping, lighting, fencing, and signage; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may amend any provision of a land use regulation; and

WHEREAS, Millcreek ("City") has adopted a comprehensive zoning ordinance ("Zoning Ordinance"); and

WHEREAS, City staff has recommended that the Council amend the Millcreek Code of Ordinances to revise the Olympus Hills West Village Center Special District as a Text Amendment; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides the planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on September 25, 2024, the required notice was published; and

WHEREAS, on November 13, 2024, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on November 20, 2024, the planning commission held the required public hearing with respect to amending Title 19 of the Millcreek Code of Ordinances; and

WHEREAS, at the November 20, 2024, planning commission meeting, the Millcreek Planning Commission recommended amending Title 19 of the Millcreek Code of Ordinances, revising Chapter 19.62A by making certain additions and deletions pertaining to building height, setbacks, design, and, among other things, overall site landscaping, lighting, fencing, signage, otherwise known as the Olympus Hills West Village Center Special District Zone Text Amendment; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such amendment, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on September 25, 2024, the Council caused the required notice to be given; and

WHEREAS, on December 16, 2024, the Council considered additional amendments to Title 19 of the Millcreek Code of Ordinances, revising Chapter 19.62A by making certain additions and deletions pertaining to building height, setbacks, design, and, among other things, overall site landscaping, lighting, fencing, and signage, otherwise known as the Olympus Hills West Village Center Special District, Zone Text Amendment; and

WHEREAS, December 16, 2024, the Council amended Title 19 of the Millcreek Code of Ordinances, revising Chapter 19.62A by making certain additions and deletions pertaining to building height, setbacks, design, and, among other things, overall site landscaping, lighting, fencing, signage for the Olympus Hills West Village Center Special District, Zone Text Amendment; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Special District, Zone Text Amendment does not conflict with any applicable policy and guidance of the General Plan; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Special District, Zone Text Amendment better development than would be possible under the strict application of the city's zoning ordinances; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Special District Zone Text Amendment does not adversely impact existing public utilities, including but not limited to power, gas, telecommunications, storm water, culinary water, or sanitary sewer.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the Council that Chapter 19.62A by amended as set forth in attached Exhibit "A" (designated by highlighting/underlining the words to be added)

This Ordinance assigned Ordinance No. 24 -XX, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 16th day of December 2024.

MILLCREEK

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____

Elyse Sullivan, City Recorder

Roll Call Vote:

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

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
AN ORDINANCE AMENDING TITLE 19 (“ ZONING”) OF THE MILLCREEK CODE OF ORDINANCES; REVISING CHAPTER 19.62A (“OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT ZONE”) BY MAKING CERTAIN ADDITIONS AND DELETIONS PERTAINING BUILDING HEIGHT, SETBACKS, DESIGN, AND, AMONG OTHER THINGS, OVERALL SITE LANDSCAPING, LIGHTING, FENCING, SIGNAGE; OTHERWISE KNOWN AS THE OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT ZONE TEXT AMENDMENT was passed and adopted the 16th day of December, 2024 and certifies that a copy of the foregoing Ordinance 24-XX was posted in accordance with Utah Code 10-3-711 this ____ day of December 2024.

_____

Elyse Sullivan, City Recorder

EXHIBIT A

Chapter 19.62A OLYMPUS HILLS WEST VILLAGE CENTER SPECIAL DISTRICT

19.62A.010 Purpose
19.62A.020 Permitted And Conditional Uses And Use Limitations
19.62A.030 Development Standards
19.62A.040 Minimum Lot Size And Land Lease Size
19.62A.050 Exhibits

19.62A.010 Purpose

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HISTORY

Adopted by Ord. 23-37 on 10/23/2023

19.62A.020 Permitted And Conditional Uses And Use Limitations

Table 19.62A-1: Olympus Hills West-VCSD Permitted and Conditional Uses lists permitted and conditional uses for the commercial zoning districts. "P" indicates that a use is permitted. "DA" indicates that a use is subject to a phased development agreement. Any use listed “DA” may be further limited or eliminated by a development agreement in a future phase. The absence of the use from the table indicates that use is neither a permitted use nor a conditional use within that zoning district.

Prohibited uses include:

A. Sales of retail tobacco as a principal use.

B. Non-Depository Financial Institutions.

C. Secondhand Stores.

D. Self-storage facilities of all types, including mini-storage units, neighborhood storage and temperature-controlled storage facilities.

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Office Uses	DA	See MKZ 19.04. Approval of this use in a subsequent phase is subject to a development agreement.
Restaurant	DA	Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Retail Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Services Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Residential Condominiums or PUDs	DA	Condominiums or PUDs may be approved as part of a mixed use development. Condominiums are subject to MKZ 18.30, and PUDs are subject to MKZ 19.78. Approval of this use in a subsequent phase is subject to a development agreement.
Mixed Use	DA	Mixed use developments may include residential uses, but must include office, restaurant, neighborhood retail, or neighborhood service uses on the ground floor of a mixed use building. Maximum density of residential units allowed is determined by applicable development standards. Approval of this use in a subsequent phase is subject to a development agreement.

HISTORY

Adopted by Ord. 23-37 on 10/23/2023

19.62A.030 Development Standards

A. Automobile Sales. The primary commercial use in the Olympus Hills West-VCSD shall be the sales and leasing of new automobiles. Automobile Sales shall be located in the southernmost four acres of the Olympus Hills West-VCSD and shall be configured as shown on the site plan located in Exhibit B in MKZ 19.62A.050.

1. All buildings including accessory structures shall incorporate a similar architectural theme as depicted in Exhibit C in MKZ 19.62A.050 and shall be predominantly metal panel and glass. Design elements shall be used to add interest on all visible sides of buildings.

2. All building facades facing Wasatch Boulevard shall consist of at least 10 percent glass. Stucco is prohibited on any façade.
3. One auto dealership building that shall not exceed 46,000 square feet in footprint that includes office spaces, service area and bays, and auto display areas. The auto dealership building shall include a showroom that does not exceed 20,000 square feet in area.
4. The minimum setback as measured from the Wasatch Boulevard right-of-way shall be no less than 25 feet. All other setbacks are described in the Exhibit B in MKZ 19.62A.050.
5. The showroom portion of the building shall be no taller than 36 feet as measured from the final engineered grade of the grading and drainage plan.
6. The service portion of the dealership building shall be no taller than 28 feet as measured from the final engineered grade of the grading and drainage plan.
7. Maximum lot coverage shall not exceed 30% of the site.
8. Vehicle displays. No car displays shall block minimum required clear vision areas at driveway intersections or block lanes for public safety, egress or fire access. No vehicles may be displayed on elevated pedestals.
9. Security For Display Vehicles. To the extent deemed necessary by individual dealers, curb walls no higher than sixteen inches (16"), closely spaced concrete bollards, berms, low security fencing and rails may be used. Design must be compatible with project theme and architectural detailing in other parts of the site.
10. Parts Storage Areas. Parts storage areas shall be provided within buildings.
11. Storage for lithium-ion batteries is subject to standards of an approval by the Unified Fire Authority and must be stored outside the main building.
12. Access and Internal Circulation.
    a. Driveway Access: Except where otherwise required for compliance with applicable codes and for fire lanes, driveways shall be a minimum of twenty-four feet (24') wide and all drives shall have a minimum 12.5-foot radius.
    b. Service Area Access: Service areas shall have sufficient stacking lanes on site to stack a minimum of one vehicle per service lane. Stacking lanes shall not block flow of traffic or fire access lanes.
13. All mechanical equipment shall be screened from view, either by enclosure or parapet wall.
14. Dumpsters shall be enclosed within a decorative masonry enclosure designed to be compatible with overall project building and fence materials.
15. No portion of the site devoted to automobile sales may be sold or leased for any other purpose.

B. Mixed Use Including Retail, Restaurant, and Plaza. Village Retail and Restaurant uses will function as a buffer and transition between the automobile sales use and a multifamily or office use and are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). Village retail and restaurant uses shall be either a predominant feature along Wasatch Boulevard or shall flank a public plaza located between the automobile sales use and the multifamily use. A public plaza must be at least 10,000 square feet in area. Public Plazas shall follow the applicable design standards as set forth in MKZ 19.73.070(O).

1. Except as provided below, village retail and restaurants shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N)(4).
2. Village retail may be located on the ground floor of a multifamily building. Retail and restaurant uses combined must be a minimum of 3,000 square feet in area, and restaurant uses shall be at least 1,500 square feet in area.
3. Retail spaces shall be a minimum of 30 feet in depth as measured perpendicular to the right-of-way or plaza.
4. Transparent windows or doors are required for at least 50 percent of the retail frontage.
5. Restaurant uses adjacent to public plaza must include at least 300 sf of outdoor seating area. Seating area may be within public plaza area.
6. No portion of the site devoted to village retail, restaurant, or plaza uses may be sold or leased for any other purpose.

C. Mixed Use Including Multifamily and Office. Multifamily and Office uses are allowed on a portion of the property as part of a mixed use development, within 700 feet of the south right-of-way line of 3900 South. Multifamily and office uses are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). ~~Multifamily uses in the Olympus Hills West VCSD Multifamily development shall be constructed in a manner that facilitates conversion to a residential condominium in the future.~~ Any approval of a Planned Unit Development or Condominium will require review of a site plan by the Millcreek Planning Commission.

1. Except as provided below, multifamily and office buildings shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N).
2. ~~2.~~ No building may be taller than three stories. The ~~M~~maximum building height shall not exceed ~~42~~ 44 feet as measured from original ground surface at the ~~northeast~~ southeast corner of Parcel 2 ~~as depicted in Exhibit A in MKZ 19.62A.050.~~
3. The following features may exceed the maximum building height but in no case be over 7 feet from the highest point of the coping of a flat roof or the highest gable of a pitched roof.
    a. Elevators, stairways, ventilating fans, or similar equipment and related screening elements required to operate and maintain the building.
    b. No space above the height limit shall be allowed for the purpose of providing additional habitable floor space.
4. ~~Buildings shall not exceed 200 feet in length.~~
5. Façade articulation. All buildings shall be designed with the following articulation:
    a. ~~Visual breaks along the street-facing façade such as horizontal articulation in the plane of the façade by at least 2 feet.~~
    b. Change in height at the top of the building by at least 3 feet for every 50 feet of façade length, or similar, as approved by the planning commission. Changes in materials, color, texture or pattern for greater than 50% of the building facade.
    c. Indentations/recesses at least 3 feet in depth along the street facing facades at 50-foot intervals~~, or similar, as approved by the planning commission.~~
    d. Building lengths greater than 200 feet in length shall include indentations/recesses of at

least 6 feet in depth along the street facing facades at 50-foot intervals~~, or similar, as approved by the planning commission.~~

6. Setbacks. ~~With the exception of the Public Plaza area~~, T~~t~~he following minimum setbacks shall apply to all buildings:
    a. Wasatch Boulevard right-of-way line shall be ~~20~~15 feet.
    b. 3900 South right-of-way line shall be 15 feet.
    c. All interior and side property lines shall be 10 feet.
    d. Rear property line shall be ~~10~~ 4 feet.
7. Windows shall constitute at least 50 percent of first floor ~~street-facing~~ commercial facades along local street right of ways, or 40% of those facades if uses include residential. Windows shall constitute at least ~~and~~ 25 percent of all upper story facades.
8. Residential amenities shall include any of the following:
    a. Balconies or Patios of at least 40 square feet in area.
    b. Shared Public Plaza
    c. Indoor Amenities
9. No portion of the site devoted to multifamily or office uses may be sold or leased for any other purpose.

D. Building Materials and Color. Building materials and color are limited to the materials and colors described below.
1. Permitted primary materials for street facing facades, including facades facing plaza area include architectural metal panel, glass, composite plank siding, ~~carbonized wood~~, brick~~ or~~ stone, or treated mass timber. ~~or other durable natural wood siding.~~
2. Permitted accent materials include any permitted primary material; board-formed concrete; corrugated metal panels or siding; and weathered steel panels or siding.
3. Building materials such as integrally colored concrete masonry, fiber panel and architectural tile may be used for facades that do not face a street or plaza.
4. The use of stucco or EIFS is prohibited as use as a material.
5. Materials and colors used for the Automobile Sales building and accessory structures shall be substantially as depicted in the Exhibits.

E. ~~Materials and colors for the village retail and office or multifamily buildings shall be substantially as depicted in Exhibit D in MKZ 19.62A.050.~~Fencing.
1. Fencing is required to screen any utilities or vehicle service or inventory areas.
2. Excluding frontages along vehicle service inventory areas, no fencing of any kind will be allowed along Wasatch Boulevard or 3900 South frontage. Gates and railings on an above grade residential porch/patio/entry landing accessible from Wasatch Boulevard or 3900 South frontages shall not be considered fencing.
3. Permitted materials for fencing include pre-cast masonry, stone, metal or weathering steel.

F. Lighting.

1. The applicant must submit a photometric plan for review which indicates the type and location of lights in relation to the development and designed for pedestrian safety.
2. Direct lighting shall not exceed the boundaries of the premises.
3. Lighting fixtures shall be oriented to focus light within the property lines and shall not cause light spillage onto adjacent properties, interfering with the lawful use and enjoyment of those properties.
4. Fixture height shall not exceed 25 feet.
5. All interior streets and parking lots including travel lanes shall be dark sky compliant and shall be designed to achieve appropriate illumination levels for safety and security while minimizing light pollution.
6. Fixtures shall be designed and installed to minimize direct glare into adjacent properties, roadways, and pedestrian areas.
7. All outdoor lighting fixtures shall be shielded or directed in a way that prevents light spillage beyond the property boundaries and reduces skyglow.
8. All outdoor lighting shall be equipped with timers, motion sensors, or other automated control mechanisms that allow for dimming.
9. For the purposes of this chapter, "Average Foot Candle" is the unit of measurement representing the amount of light falling on a surface from a standard candle placed one foot away over a specified area.
    a. Average Foot Candle measurement shall be taken at ground level from the outside boundaries of the premises.
    b. The maximum allowed "Average Foot Candle" shall not exceed 0.2 as measured from the outside boundaries of the premises.
    c. Operational Requirements. The following operational requirements shall apply:
        (1) Exterior Surface (uncovered) Parking Lot Area Lighting: Dimmed to 50% at 9:00pm to 6am.
        (2) Building Facade Lighting: Dimmed to 50% at 9:00pm to 6am.

G. Landscaping

1. Landscaping of parking lots and required buffers shall follow the requirements of MKZ 19.77.
2. Landscaping shall incorporate plant species that are native or endemic to northern Utah.
3. ~~3.~~ Turf grass is limited to 25% of overall landscaping ~~and shall not be installed along any streetscape.~~
4. The Planning Director or designee can reduce planter bed widths and lengths up to 25% to accommodate unusual circumstances.
5. ~~5. Landscaping shall be installed substantially as depicted in Exhibit E in MKZ 19.62A.050.~~

H. Wasatch Boulevard Streetscape

1. The project shall include a consistent species of trees, planted every 30 feet on center. Trees shall be planted at a minimum of 2~~3~~-inch caliper. Species of street trees in the public way shall be

determined~~approved~~ by Millcreek. Millcreek may approve variations in street tree spacing to facilitate fire apparatus access from the public way.

2. Turf grass shall not be installed within any streetscape right of way. Ground materials shall include bark and/or rock mulch and live plant material to the amount of 75% as measured at maturity.

3. Streetlights. The project shall include street lighting as approved by the City Engineer.

I. Signs

1. Automobile Sales

   a. Ground Signs. The automobile sales use may be allowed one ground sign, not to exceed eight 32 sf in area and 8 feet in height.

   b. Wall signs. The automobile sales use may be allowed up to one sign on the east and west facades, each sign not to exceed 132 sf in area. Wall signs must consist of logos or individual pan channel letters.

   c. Design. The design and locations of the signs shall be substantially as depicted in the Exhibit F in MKZ 19.62A.050.

~~2. Village Retail and Restaurant. Signage is limited to wall signs. A sign package shall be included as part of a site plan/CUP/Development Agreement approval, showing the location, type, and size of each sign. The sign package shall be included as an exhibit to any Development Agreement and to MKZ 19.62A.050~~

3. Mixed Use. ~~Signage is limited to wall signs. A~~ sign package shall be included depicting wall, ground, blade, directional and shared signage as part of a ~~site plan/CUP/~~Development Agreement approval, showing the location, type, and size of each sign. ~~The sign package shall be included as an exhibit to any Development Agreement and to MKZ 19.62A.050~~

   a. Shared On-site District Ground Sign. One additional ground sign is allowed for the Olympus Hills West VCSD, for the purposes of identifying and branding the district itself. The ground sign may not exceed 64 sf in area and may be eight (8) feet in height.

   b. Ground Signs. One ground (monument) sign may be allowed along Wasatch Blvd, not to exceed 32 sf in area and 8 feet in height.

~~4. General Requirements.~~

   ~~a. Wall signs must consist of logos or individual pan channel letters.~~

   ~~b. Any sign not expressly listed in this section is prohibited.~~

   ~~c. Temporary signage is prohibited, except for A-frame signs serving the village retail and restaurant uses.~~

5. Comprehensive Sign Plan Required. Any application for a development agreement approval of a future third phase of development shall be accompanied by a complete comprehensive sign plan showing the location and sign type of all proposed signs. The comprehensive sign plan shall also include conceptual renderings of each sign.

HISTORY

Adopted by Ord. 23-37 on 10/23/2023

19.62A.040 Minimum Lot Size And Land Lease Size

Except for residential and commercial condominiums, the minimum lot size for any development or any

land lease in the Olympus Hills West VCSD shall be 1.5 acres.

HISTORY

Adopted by Ord. 23-37 on 10/23/2023

19.62A.050 Exhibits

(see attached ordinance)

HISTORY

Adopted by Ord. 23-37 on 10/23/2023

Millcreek City – November 2024

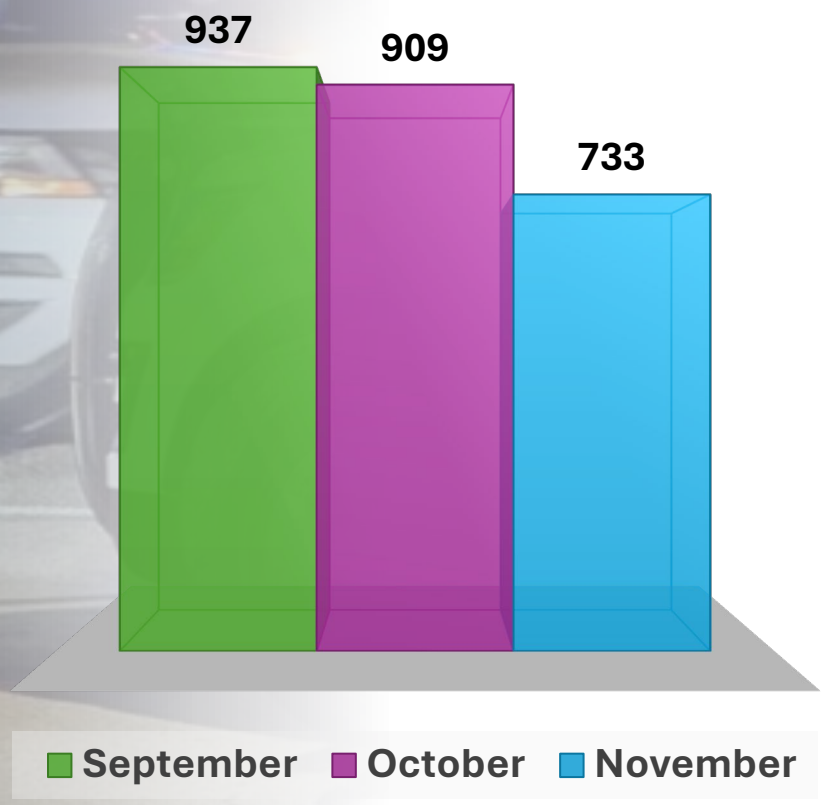


Millcreek City

Calls for Service

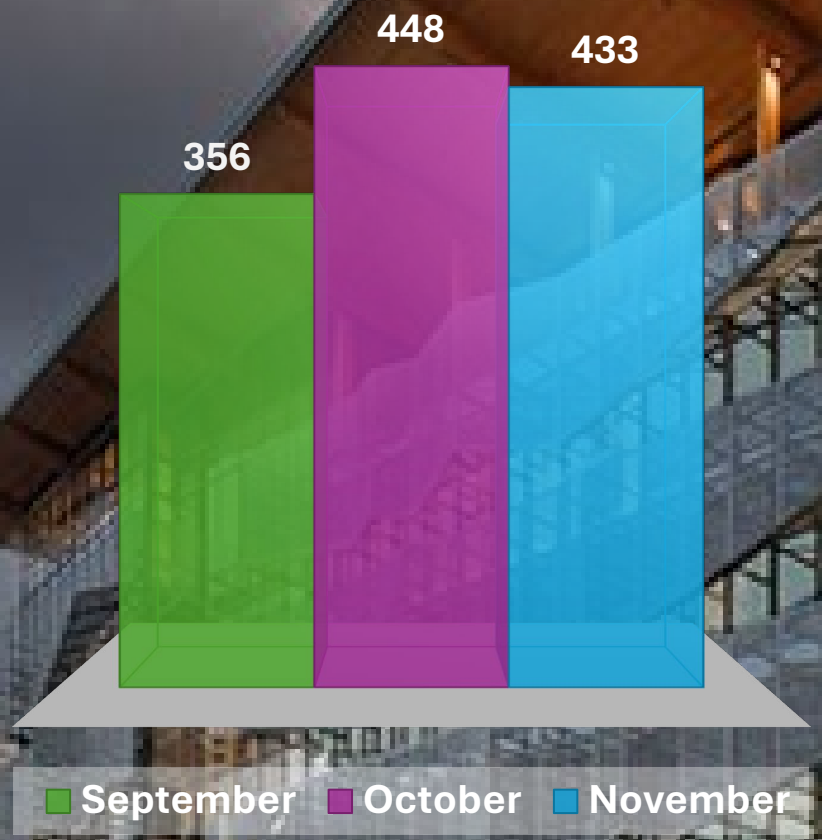


New Police Reports

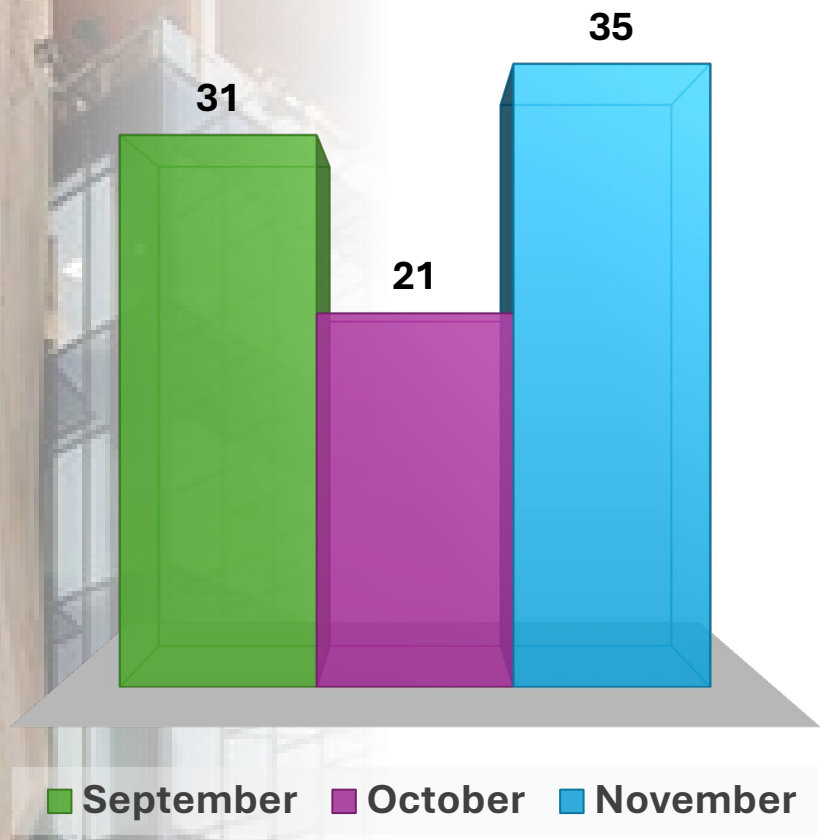


Millcreek City

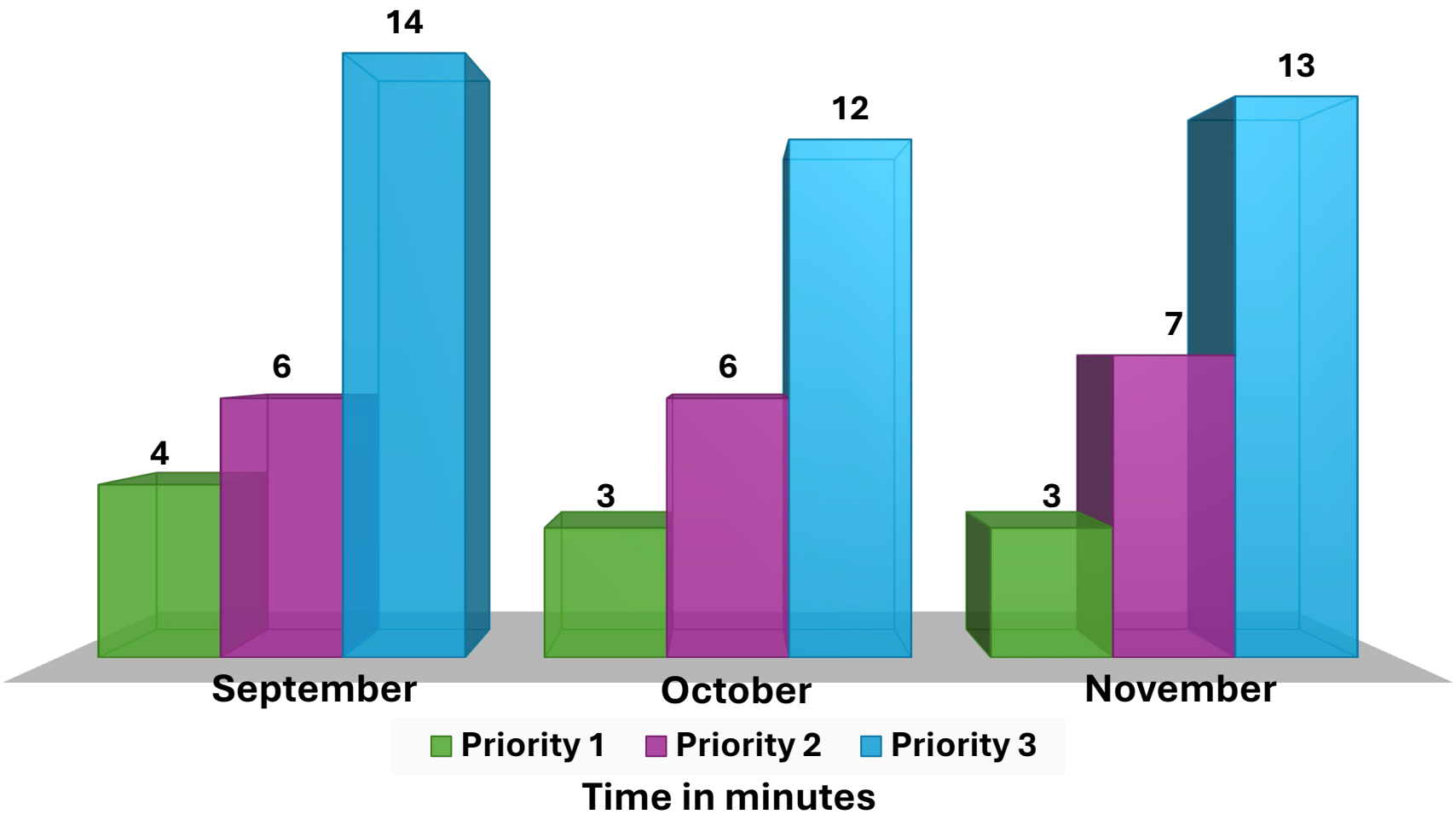
Citations/Tickets



Booking Arrests



Response Times Millcreek



Salt Lake City Response Times

- **Priority 1: 9:19**
- **Priority 2: 14:24**
- **Priority 3: 32:18**

*June 2023

- **Priority 1 (Emergency)** Immediate threats to life, safety, or serious property damage.
- **Priority 2: (Urgent)** Situations requiring a quick response but not posing an immediate danger to life.
- **Priority 3: (Routine)** Non-urgent calls that do not involve immediate risks.

Millcreek Unified Police
November 2024



Directed Enforcement Unit (DEU)

18 Arrests	**SIEZED**
13 Search Warrants	1 Firearm
4 Assists	$1,927 Cash
7 Recovered Stolen Vehicles	29 G Heroin
	1187 Fentanyl Pills
	6.7 G Crack Cocaine
	9.5 oz Meth



Millcreek Unified Police
November 2024
Unified Police Motors Unit



TRAFFIC ENFORCEMENT

Crashes	38
Hit and Run's	14
Citations	309



Unified Police Investigations
November 2024

VIOLENT CRIMES UNIT (VCU)	
Total Active Cases:	160
New Cases	2
Homicide/Suspicious Death	0
Death Investigations	1
Felony Assault	0
Misd. Assaults/Threats	0
Robbery	1
Other Suspicious	0

SPECIAL VICTIMS' UNIT (SVU)	
Total Active Cases	94
New Cases	10
Adult Sex Cases	2
Child Sex Cases	3
Child Abuse Cases	2
Other	3
Missing	0
Runaway	0

Unified Police Special Operations
November 2024

SPECIAL WEAPONS AND TACTICS (SWAT)

New Call Outs	5

CRASH ACCIDENT RECONSTRUCTION UNIT (CAR Team)

Call Outs	0

K9 UNIT

NEW	21
Person Crime	2
Unclassified Offense	2
Weapon Offense	1
Traffic Offense	2
Trespassing	2
Traffic Accident	2
Disturbance	1
Lost / Missing Person	1
Juvenile Offense	1
Fugitive / Warrant	1
Suspicious	1
Property Crime	5

Unified Police Investigations
November 2024
Millcreek Precinct

NEW CASES

Assault	23	Homicide	0
Burglary	8	Larceny	69
Drug Offenses	16	Robbery	1
Family Offense	63	Sex Offense	3
Fraud	26	Stolen Vehicles	21

During the month of August, Millcreek Precinct detectives were assigned 51 cases, and 13 of those cases were submitted for charges.

Millcreek City Investigations Unit November 2024

A Millcreek apartment complex was the victim of numerous A/C unit thefts, totaling 14,000 dollars in loss. Det. Warner was assigned the investigation and contacted victims, residents and managers from the apartment complex. Det. Warner learned there were several additional A/C unit thefts not reported. A photo of the suspect was obtained by Det. Warner and quickly distributed to detectives around the Salt Lake Valley and a person of interest was identified. Through photo comparison, very distinct tattoos could clearly be seen. With the suspect positively identified charges were successfully filed.



TRANSIENT CALLS

Transient	18



Millcreek Unified Police
November 2024

MENTAL HEALTH CALLS

Mental Health Calls	45



Unified Police – Millcreek
2024 Officer of the Year



Detective Tracey Creno

Detective Creno is assigned as the Mental Health Detective for the Millcreek Precinct. She is tasked with investigating, assisting and providing resources for those in mental health crisis. Detective Creno is the only Mental Health Detective in the Millcreek Precinct and is responsible for a very significant case load. She regularly assists other precincts with their mental health cases and often conducts follow-up in those cases. In addition to her primary assignment, Detective Creno is always the first to assist patrol with calls for service and will generally reassign the call to herself and follow the case through to its conclusion.

During the 2024-2025 training period, Detective Creno developed and taught a Mental Health training class for the entire Unified Police Department. The preparation and teaching of the class took a considerable amount of time and effort. She had to accommodate each precinct and every shift department wide. Detective Creno not only managed to take on this very large extra task, but also did so while maintaining her current work queue with no drop off in service to the community.

The Unified Police Department is also beginning a new chapter in helping those with mental illness by hiring a Licensed Clinical Social Worker. Detective Creno's expertise and experience is relied on heavily as we take on this new challenge. She has been instrumental in developing what the program will entail, what the policies will be and was involved in the selection of the LCSW.

Minutes of the
Millcreek City Council
November 25, 2024
6:00 p.m.
Work Meeting
7:00 p.m.
Regular Meeting

The City Council of Millcreek, Utah, met in a public work meeting and regular meeting on November 25, 2024, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had an option for online public comment.

PRESENT:

Council Members
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2 (excused)
Cheri Jackson, District 3 (electronic)
Bev Uipi, District 4

City Staff
Mike Winder, City Manager
Elyse Sullivan, City Recorder
Francis Lilly, Assistant City Manager
John Brems, City Attorney (electronic)
Kurt Hansen, Facilities Director
Rita Lund, Communications Director
Lisa Dudley, HR-Finance Director
John Miller, Public Works Director

Attendees: Chief Petty-Brown, Rick Hansen, Laura Renshaw, Steven Kuhlmeier, Bryce Albrecht, Marty Asay

WORK MEETING – 6:00 p.m.
TIME COMMENCED: 6:03 p.m.

Mayor Silvestrini called the work meeting to order. He excused Council Member DeSirant.

1. **Wasatch Boulevard Multi-Use Path and Bike Lane Project Design Update; John Miller, City Engineer and WGC Project Team**
   John Miller said the multi-use path on Wasatch Boulevard came about through a TLC grant from Wasatch Front Regional Council for a study in conjunction with Holladay. The study recommended separated bike lines and a multi-use path. The cities then approached the county and got transportation choice funds, about $4.3 million. He then explained the design phase of the project and the typical cross section of Wasatch Boulevard from 4500 S to 3800 S, including center turn lanes, travel lanes, buffered bike lanes, and the multi-use path, highlighting the differences between the southern and northern sections of Wasatch Boulevard.

Mayor Silvestrini asked if the bike lanes would exist in addition to the multi-use path. Miller said there would be both. Miller showed the proposed design lines of Wasatch Boulevard over an aerial image of the street. Mayor Silvestrini asked how much it would cost to restripe Wasatch Boulevard to the Mt. Olympus trailhead. Miller said Holladay would seamlessly meet Millcreek's border and run the path to 6200 S and that they had received $800,000 for the project from the county. Council Member Uipi asked if the bike lane would be phased so bicyclists would know they were no longer in a dedicated bike lane. Miller highlighted how that would look. The Porsche dealership would install the multi-use path in front of their property and would follow the same design.

Council Member Uipi asked if the same contractor was doing the Holladay portion. Miller said no. Council Member Uipi asked about the timelines for completion. Miller said the timelines were not yet determined but the project team was aware of the various parties at play.

2. **Salt Lake County Public Works Operations Snowplow Presentation; Steven Kuhlmeier, Division Director**

Steven Kuhlmeier said the operations team consisted of 81 department employees operating 60 large plow trucks. The team is on standby 24 hours a day to address snow and ice events within 36 hours after the end of a storm. The county's snow control policy establishes priority roads: major arterials, minor arterials, collector streets, remaining streets, and cul-de-sacs and dead ends. Dispatch monitors weather for prompt action. Personnel are dispatched when a roadway hazard is anticipated (pre-storm brine, plowing, and salt distribution). He showed the plow routes map and schedule for Millcreek with a main shift (12am-3pm), night shift (3pm-12am), and sidewalks (12am-3pm). The night operations focus on critical routes and are comprised of reduced crews.

Kulhmeier addressed the many challenges plow drivers face: cars parked on the road, people blowing snow back into the road, timing of storms and traffic, trees that are not trimmed, garbage day, and storage space for snow. If cars are parked on the road, the drivers will not plow it. He showed a video highlighting the difficulty of storing snow in cul-de-sacs. He asked residents to not park on the street, understand smaller roads are lower priority, be patient in large snow events, not blow snow in the road, put snow downhill when cleaning driveways, and understand emergency plowing versus "pretty" plowing. There are online tools for tracking snowplows and to report concerns. He reported in 2023, 17,500 tons of salt was used for snow and ice removal. In 2022, it was 35,000.

Mayor Silvestrini appreciated the county's work. He asked about employee turnover. Kulhmeier said it was a challenge getting drivers and they put new drivers on simpler streets and experienced drivers in difficult areas. They do an annual training for drivers. Council Member Catten asked for the best placement of garbage cans for the snowplows. Kulhmeier would get back to her. Council Member Uipi wondered if there were repeat offenders of people putting snow back in the road. Kulhmeier had not heard. Mayor Silvestrini noted that violated city ordinance and could be reported.

3. **Staff Reports**

Mike Winder reported the 50/50 sidewalk program had been allocated $50,000 for the fiscal year and it had already been expended. The council was in favor of allocating an additional

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$50,000 for the program that fiscal year. Winder described the pole banner program. Often the local high school wanted banners for athletic programs. He highlighted a map of the city and the location of the poles. They were along 3900 S, 2300 E, 900 E, 300 E, and Highland Drive. The schools did not want to participate in the program.

Council Member Uipi asked if Holladay was open to the program. Winder said the city was not. Council Member Catten suggested a lottery system for the schools for a part of the year. Council Member Uipi wanted to have a banner policy. She expressed concern for minors' pictures and names on public banners. Mayor Silvestrini wanted the city to be more equitable. He suggested spotlighting the Mayor's Star of Excellence Award recipients for high academic achievement. Council Member Uipi suggested offering banner space in Millcreek Common for all the schools. Council Member Jackson liked having student banners on city streets because it created a hometown feel and she wanted more banner poles installed where the students would see them. Council Member Catten suggested there be funding to support the lottery system she had proposed. Winder would look to draft a policy. Council Member Uipi asked about liability with minors be considered.

4. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items
There was none.

Council Member Catten moved to adjourn the work meeting at 7:06 p.m. Council Member Uipi seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:08 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance
Mayor Silvestrini called the meeting to order and led the pledge of allegiance. He excused Council Member DeSirant.

1.2 Unified Police Department Millcreek Precinct Officer of the Month for October 2024
Chief Petty-Brown announced Officer Mark Curley as the Officer of the Month for October 2024. Officer Curley investigated a hit and run and arrested the suspect.

1.3 Public Comment
Laura Renshaw, Millcreek Library Manager, announced the library reopened from their temporary closure. She announced upcoming events and programs.

2. Business Matters

2.1 Discussion and Consideration of Ordinance 24-52, Adding Chapter 3.10 to Title 3 of the Millcreek Code of Ordinances, Thereby Establishing a Tax on the Gross

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Receipts of Telecommunications Service Providers, Setting the Rate for Such Tax, and Establishing the Effective Date of the Tax
Mayor Silvestrini said the council had a presentation of the item at their last meeting on November 12th.

Council Member Uipi moved to approve item 2.1, Ordinance 24-52. Council Member Catten seconded. Council Member Catten noted the council had discussed the topic multiple times throughout the year and so she hoped people who wanted to comment on it had the opportunity to do so. Council Member Uipi noted the council may hear from residents once the tax was in effect. The city had advertised it in the electronic and printed newsletter. Mayor Silvestrini said it was wise for the city to broaden its revenue base and lower the property tax rate. Nearly every city in the state had adopted this tax, which spreads to more users. The revenue would help fund the police service contract.
The Recorder called for the vote. Council Member Catten voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

2.2 Discussion and Consideration of Resolution 24-24, Approving an Interlocal Cooperative Agreement with The Utah State Tax Commission and Millcreek that has Imposed the Municipal Telecommunications License Tax

Council Member Uipi moved to approve item 2.2, Resolution 24-24. Council Member Catten seconded. The Recorder called for the vote. Council Member Catten voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

3. Reports

3.1 Mayor's Report
Mayor Silvestrini reported he had met with the Division of Outdoor Recreation which had granted Millcreek funding for the climbing wall on City Hall and Millcreek Common. The city would be applying for additional funding for Millcreek Common Phase II in the coming year. The legislative interim committee positively voted for a legislative change Millcreek was seeking which would enable cities to use the same collection mechanism that special districts use for amounts that are owed to the city, like the storm water utility fee, in the form of a real property lien. He wished the council a happy Thanksgiving.

3.2 City Council Member Reports
There were none.

3.3 Treasurer's Report
Council Member Jackson reported as of that day the total amount of shared cash, which is the combination of the operating account and state fund account, was $34,147,569. The current property taxes received for this year were 18.74% in the amount of $2,232,559, the general sales tax revenue for the first three months of the year was almost 25% in the amount of $3,798,399. The city had received $637,354 in building permits. The total general fund revenue was $10,437,504. For disbursement, the city had written 207 checks in the amount of $4,186,667, 18 EFT bank drafts in the amount of $1,341,941, and three

payroll periods in the amount of $518,857, for a total disbursement of $6,047,465. She reminded residents of the importance of sales taxes and to shop locally.

3.4 Staff Reports
Mike Winder showed the council a "welcome to the neighborhood" packet with coupons to offer to apartment complexes around Millcreek Common for new tenants.

3.5 Unified Police Department Report
Chief Petty-Brown reported the October 2024 crime statistics. There were 2,744 calls for service, 909 new police reports, 448 citations/tickets issued, and 21 booking arrests. She presented a bar graph of Millcreek response times to priority 1 (3 minutes), 2 (6 minutes), and 3 (12 minutes) calls. The Directed Enforcement Unit had 15 arrests, 10 search warrants, 5 assists, 3 recovered stolen vehicles, and seized 1 firearm. The Motors Unit had 55 crashes, 11 hit and runs, and 286 citations. The Violent Crimes Unit had 10 new cases, and the Special Victims Unit had 8 new cases. The SWAT team had 4 new call outs, CAR team had 5 new call outs, and K9 Unit had 26 new callouts. In Millcreek, there were 37 assaults, 12 burglaries, 11 drug offenses, 79 family offenses, 75 larcenies, 5 robberies, 5 sex offenses, and 18 stolen vehicles. Millcreek detectives were assigned 44 cases and 16 were submitted for charges. There were 27 transient calls and 53 mental health calls.

Chief Petty-Brown relayed that during a graveyard shift, several Millcreek patrol officers responded swiftly to a burglary alarm at a local bike shop. Upon arrival, officers observed signs of forced entry and noted that property inside had been moved and was missing. Assisting officers located a male suspect at a nearby gas station riding what appeared to be a brand-new bike. The suspect was detained, read his Miranda rights, questioned, and found to be in possession of burglary tools and additional stolen items. Thanks to the quick response of the officers, the burglary was identified, the suspect apprehended, and the case resolved efficiently. The stolen property was returned to its rightful owner, and the suspect was charged. Furthermore, Millcreek detectives are actively investigating this case to determine potential connections to similar burglaries that occurred around the same time.

Mayor Silvestrini noted a non-uniform social worker was being hired to work with the mental health officer.

4. New Items for Subsequent Consideration
There were none.

5. Calendar of Upcoming Meetings
- Mt. Olympus Community Council Mtg., 12/2/24, 6:00 p.m. (not meeting)
- Millcreek Community Council Mtg., 12/3/24, 6:30 p.m. (December 9th)
- City Council Special Mtg., 12/4/24, 9:00 a.m.
- Canyon Rim Citizens Association Mtg., 12/4/24, 6:30 p.m. (not meeting)
- East Mill Creek Community Council Mtg., 12/5/24, 7:00 p.m.
- City Council Mtg. 12/9/24 7:00 p.m.

DRAFT

Rita Lund reported that some of the community councils were not meeting or had changed meeting dates for December.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 7:37 p.m. Council Member Catten seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

APPROVED: _____ Date
Jeff Silvestrini, Mayor

_____
Attest: Elyse Sullivan, City Recorder

DRAFT

Minutes of the
Millcreek City Council
December 4, 2024
9:00 a.m.
Special Meeting

The City Council of Millcreek, Utah, met in a special public meeting on December 4, 2024, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106.

PRESENT:

Council Members
Jeff Silvestrini, Mayor (arrived at 9:17am)
Silvia Catten, District 1
Thom DeSirant, District 2 (excused)
Cheri Jackson, District 3
Bev Uipi, District 4 (arrived at 9:43am)

City Staff
Mike Winder, City Manager
Elyse Sullivan, City Recorder
Francis Lilly, Assistant City Manager
John Miller, Public Works Director
Jim Hardy, Building Official
Rita Lund, Communications Director
Lisa Dudley, HR-Finance Director

Attendees: Ashley Mirabelli, Dave Spatafore, County Council Member Laurie Stringham, Representative Doug Owens, Representative Carol Spackman-Moss

TIME COMMENCED: 9:02 a.m.

Mike Winder welcomed legislators and introductions were made.

County Council Member Laurie Stringham said the county was looking at a new housing and zoning ordinance that would require the zoning to be for owner-only occupied low-income housing. Each property within it would be deed restricted. There would be no rentals. She said there was a lot of interest in it. There would be specific zoned islands in areas. Francis Lilly asked who would manage the deed restriction long-term. County Council Member Stringham said the zone change would go through the county and code enforcement would do that. They may beta test the zone using county owned property initially to control prices and lease it to developers, then sale the property. She noted there was some criticism of the county council because members did not feel the county should be in the development industry. The goal is to create available housing. She reported that the county would be closing its justice court and ending municipal services. At the end of 2026, the unincorporated county population will go from 12,000 to 1,200 people. She acknowledged some challenges with the current justice court. Dave Spatafore noted local municipalities did not make money with courts.

1. Millcreek Report
Mike Winder showed the elected officials the plans for Millcreek Common Phase II, which has been a catalyst for outdoor recreation. More than 2/3 of Millcreek residents are farther that a 10

minute walk to a park or open space. The city center is Millcreek's most intense development area (1,600 residential units). It is envisioned as a regional center for commerce and culture. He described the proposed amenities including a miniature golf course, skate park, shade structure, playground, grass, and creek/water feature. The funding sources include a Tourism, Recreation, Culture, and Convention (TRCC) grant from Salt Lake County, General Fund, park impact fees, and Woodland Avenue Community Reinvestment Area funds from Millcreek, Coronavirus State and Local Fiscal Recovery Funds (SLFRF) and a Utah Division of Outdoor Recreation grant from the State of Utah, and National Park Service, Land and Water Conservation Fund (NPS) from the federal government. Mayor Silvestrini said Millcreek had a good record of quickly putting money to good use. Winder said ground would be broken for Phase II by May 2025 and the project would be done by August 2026. Representative Owens asked about developers funding some of Phase II. Winder said they would through park impact fees. Lilly brought up tax increment from the community reinvestment agency being used in developers' "front yards" without providing them with any incentives. Mayor Silvestrini said the existing Millcreek Common has attracted development.

Mayor Silvestrini brought up having satellite county offices throughout the county and Millcreek hosting a small store front. Council Member Stringham said it was confusing for people to figure out where all the county offices were at the current county buildings. She said the county headquarters would be moving to Midvale soon. They are readjusting for a customer service model. A committee spent a couple of years finding a new location for the county offices. The goal for the current space is to keep the land and lease it to pay for the long term maintenance of the new building.

Winder said Millcreek was interested in a particular bill this coming legislative session. State code currently does not allow cities to lien property for delinquent utility bills though special districts have the authority. The bill would give cities the authority to lien property for delinquent bills. Mayor Silvestrini said when the city does not have its own utilities, they go through third parties. Millcreek bills its stormwater maintenance fee through Rocky Mountain Power. But when people do not pay it, the power company does not have any authority to enforce the fee. The expense to the city to sue for the fee is prohibitive. Mayor Silvestrini reported it would help other cities like Taylorsville, Holladay, and Cottonwood Heights, too.

Winder said another bill of interest is about building officials and inspectors. Ashley Mirabelli said the original bill would have gotten rid of licensure for building inspectors. The current bill is to maintain licensure and put more guardrails around building officials. Complaints against building officials would be filed with the Uniform Building Code Commission. Spatafore felt the bill would change before the legislative session. Jim Hardy said building officials did not currently have licensure, and that was an improvement since that person should be qualified. He wants qualified, licensed inspectors to ensure buildings are built properly. He hears from home builders about problems with cities, but it is not on a grand scale but rather with particular cities. Mayor Silvestrini said the building community has wanted to privatize inspections through anecdotal evidence. He wanted data collected. Inspections protect the public from unsound construction. The best example is housing sliding off the hill in Draper a couple of years back. He did not want to see the privatization of inspections. He said some cities may be slow to inspect, but the legislature addressed that the prior year to have two back up agencies conduct inspections if needed. The building code is set by the state, and the inspectors just enforce it, but some builders feel the code is not great. Hardy said there is an appeals judge to hear building

complaints. He feels going through a state appeal process would be harder for a builder than a city process.

2. Capstone Strategies Report
None.

3. Legislator Reports
Representative Spackman Moss announced she would be running a bill for the Utah Sign Association. The Division of Occupation and Professional Licensing feels electric signs should be installed by licensed electricians. Others feel that it is another government regulation. She said this would primarily affect YESCO.

Representative Owens is focusing on water conservation and preserving the life of the Great Salt Lake. He was looking to expand the concept of water efficiency to commercial, industrial, and institutional uses. The idea is, if you do not walk on it, you do not have turf but a drip system with other kinds of vegetation. Representative Owens would like to limit the amount of square footage of turf on a new house. A lot of municipalities have been proactive with water conservation ordinances but 88 municipalities in the drainage of the Great Salt Lake have no water efficiency requirements. Mayor Silvestrini said the Utah League of Cities and Towns had a survey about restricting non-functional turf and converting existing non-functional turf into more water wise landscaping. Representative Owens noted the 88 municipalities contained 40% of the population in the drainage of the Great Salt Lake. He said people have expressed interest in having licensure for water efficient landscape design and installation and requiring pressure reduced sprinkler heads. Lisa Dudley asked if invasive species were part of the problem. Representative Owens said yes, eliminating all the phragmites would bring about 80,000 gallons back into the Great Salt Lake. Council Member Catten noted the Jordan River Commission has had phragmites as a point of concern for a long time.

Representative Owens said air monitors were also needed. Mayor Silvestrini said there would be legislation relating to the Parley's mine. The bill says that local control be maintained with respect to zoning. He noted there were no air monitoring stations close to Parley's Canyon. He brought up that the Air Quality Board considered imposing a possible sunset clause on two cycle leaf blowers and offer a buyback program, but the legislature did not want that regulation. He acknowledged the state losing highway funding from the federal government for not following EPA requirements. Dudley asked how the inland port would impact air quality. Representative Owens said a $150 million grant was received from the EPA to install clean, electrified equipment in the warehouses. He felt the port would still have a lot of negative impacts.

Spackman Moss mentioned she was running two bills for the Holladay police chief, one on crosswalk citations and another on domestic violence. Spatafore said there was a recent bill on speeding in school zones that he would look into.

4. Questions, Comments, and Closing Remarks
The mayor thanked the elected officials for attending.

The meeting ended at 10:07am

DRAFT

Minutes of the
Millcreek City Council
December 9, 2024
5:00 p.m.
Work Meeting
7:00 p.m.
Regular Meeting

The City Council of Millcreek, Utah, met in a regular public meeting on December 9, 2024, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was recorded for the City's website and had an option for online public comment.

PRESENT:

Council Members
Jeff Silvestrini, Mayor
Silvia Catten, District 1 (excused)
Thom DeSirant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4

City Staff
John Brems, City Attorney
Elyse Sullivan, City Recorder
Sean Murray, Planner
Francis Lilly, Assistant City Manager
Brad Sanderson, Current Planning Manager
Rita Lund, Communications Director

Attendees: Brooke Moore, Chris Zarek, Kreg Gillman, Andrei Tarassov, Jett Gale, Jaymi Gale, Chief Petty-Brown, Chief Mazuran

WORK MEETING – 5:00 p.m.
TIME COMMENCED: 5:01 p.m.

The mayor called the work meeting to order.

1. Planning Matters First Readings; Brad Sanderson, Current Planning Manager
a. *SV-24-002*, A Petition to Vacate a Three Foot Wide Portion of the Olympus Way (3250 East) Public Street/Right-of-Way at Approximately 3239 E 3900 S
Brad Sanderson said the city received a two-lot single family subdivision application. Upon conducting a property survey, the county record differed from the surveyed record. The subject property would be a couple hundred square feet short of meeting the 8,000 square foot lot requirement for the R-1-8 Zone. The right-of-way on 3250 S is 66 feet wide though the surrounding roads are 50 feet wide. Sanderson showed the council the site plan with the section to be vacated highlighted and the subdivision plat. He showed an image illustrating how the existing street did not have improvements on either side. The existing house would stay on the south lot. The 3 feet along Olympus Way (approximately 524 square feet) would be vacated, surplussed, and sold to this property owner so they could subdivide their property. It was appraised at $27 a square foot. The single family zoning would stay intact. No other surrounding property owner could subdivide their property. Sanderson said the state code requirement was for the council to determine whether "good cause" exists for the vacation and

neither the public interest nor any person will be materially injured by the vacation. He reported a public comment was received inquiring about the use of the property and stating that the vacation notice was unclear.

b. *ZM-24-013*, Request to Rezone from R-2-10 to R-M at Approximately 1624 E 4500 S
Sanderson said the property has two zones, R-2-10 and R-M. The rezone would be to get the entire property under the same R-M zone. The R-M zone was needed to get proper licensing for the proposed business use in the existing building onsite.

c. *ZM-24-012*, Request to Rezone from R-1-10 to R-1-5 at Approximately 815 E 4200 S
Sanderson said the applicant was seeking a rezone on the northern portion of the property to accommodate a future subdivision. The property would combine with the easterly neighboring property to be able to create five new building lots and connect to 4170 S. The eastern lot is already zoned R-1-5. The hope is that 4170 S will connect to Grand Cayman Drive in the future. Mayor Silvestrini asked if the Fire Marshal had reviewed the proposed subdivision. Sanderson said there had been preliminary communication with the Fire Marshal and affected entities. The applicant was working on getting water service to the property. There was a neighborhood meeting held on October 10, 2024, where residents questioned the future use and development of the property. The Millcreek Community Council and Planning Commission recommended approval of the application.

Brooke Moore, applicant, said Jordan Valley Water Conservancy District had given approval to Salt Lake City Public Utilities to service the property. The applicant is under contract on both properties (to be rezoned and the adjacent eastern lot).

d. *ZT-24-017*, Request to Amend Code 19.62A Olympus Hills West Village Special District
Sanderson noted the zone was created before a concept for the property was proposed. There are items that prevent Cowboy Partners from optimizing the design for the project. He showed the council the proposed concept for property on Wasatch Boulevard. The two major changes proposed for the code were height and setbacks. The code sets the height measuring anchor at the northeast corner of the property, but it was proposed to change it to the southeast corner, which is the highest corner on the lot.

Chris Zarek, Cowboy Partners, said the elevation on the property drops to the west and to the north. The code maximum building height was currently at 42 feet, but it was proposed to change it to 44 feet to allow for roof expression. He felt it made more sense to keep the property at the level of the intersection. The community councils recommended approval of the new height. The proposed building height would still be about 6 feet below the height of Macey's across the street. The majority of the proposed parking would be below the grade of Wasatch Boulevard. Sanderson showed the council the proposed building elevations. The concept plan included an event plaza, restaurant, village green, plaza, public parking, luxury housing, and retail.

Another proposed code change was to reduce the front yard setback from 20 feet to 15 feet and the rear yard setback from 10 feet to 4 feet. The front yard setback change would allow two feet of articulation on the property and three feet of property dedication for the public pedestrian path. The rear yard setback would allow the parking structure to meet the retaining

wall on the Porsche dealership site, and the additional six feet would allow for a more efficient parking layout. Zarek also proposed edits on the rules around massing and facades with the commercial and residential. Sanderson said proposed design elements would be addressed in a development agreement. The proposed code text amendments would enable Cowboy Partners to build the proposed concept.

Francis Lilly gave a staff report on the Point in Time Count. Salt Lake County had requested Millcreek's help in hosting volunteers and items for the event.

John Brems brought up the rezone/development agreement process for the proposed Cowboy Partners' plans. Zarek hoped to bring the project to the city council in February.

Council Member Uipi moved to adjourn the work meeting at 5:55 p.m. Council Member DeSirant seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

Council Member Uipi moved to reconvene the work meeting at 5:56pm. Council Member Jackson seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

Council Member DeSirant moved to recess the work meeting at 5:58pm. Council Member Uipi seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

Council Member Uipi moved to reconvene the work meeting at 6:25pm. Council Member DeSirant seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

2. Tour of Millcreek Common with Congressman-Elect Mike Kennedy
The council visited with the Youth Council, then ate dinner at Millcreek Pizza House with Congressman-Elect Mike Kennedy.

Council Member Uipi moved to adjourn the work meeting at 7:06 p.m. Council Member DeSirant seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

REGULAR MEETING – 7:00 p.m.
TIME COMMENCED: 7:06 p.m.

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance
Mayor Silvestrini called the meeting to order and led the pledge of allegiance.

1.2 Public Comment
There were none.

2. Planning Matters

2.1 Public Hearing to Consider Vacating the Westerly Three Feet of the Olympus Way (3250 East) Right-of-Way Near 3239 East 3900 South
Mayor Silvestrini noted the council heard a presentation on the matter in the work meeting. The existing street only uses part of the right-of-way, the rest was not needed. A property owner would like to subdivide their existing lot into two lots and to purchase the city's surplussed, vacated right-of-way property. Brad Sanderson said the criteria for the vacation was whether "good cause" exists for the vacation and neither the public interest nor any person will be materially injured by the vacation. He said that notice was provided to surrounding property owners within 600 feet and affected entities. Mayor Silvestrini acknowledged a public comment was received via the city's website by Clinton Stewart.

Council Member Uipi moved to open the public hearing. Council Member Jackson seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

Elyse Sullivan read the online comment received from Clinton Stewart. *"The Notice of Public Meeting & Hearing does not specify the street frontage improvements that would be required along Olympic Way, or what the applicant intends to construct on the two subdivided lots. I have no objection to construction of a new sidewalk on the vacated right of way. I would however, oppose construction of any new improvements on the subdivided lots other than single-story single-familiy residential structures that comply fully with existing zoning and construction ordinances. I am particularly concerned about any new stuctures that would exceed existing legal height limits, or uses other than single family residences. Taller structures, or other types of uses, would be detrimental to the existing residential neighborhood character, and would have a negative impact on property values on Olympic Way and Del Mar Drive. That would constitute a material injury to owners of nearby properties on Olympic Way and Del Mar Drive. I believe that the Notice of Public Meeting & Hearing is inadequate notice for any proposed improvements other than construction of a new sidewalk in the vacted right of way."*

Mayor Silvestrini noted Sanderson had emailed Stewart in response to the comment. The proposed development was single family homes, consistent with the zoning.

Council Member Uipi moved to close the public hearing. Council Member Jackson seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

3. Business Matters

3.1 Discussion and Consideration of Ordinance 24-53, Adopting Millcreek's 2025 Regular Meeting Schedule

Mayor Silvestrini said state law requires the council to adopt a regular meeting schedule and publish it publicly. The council is planning to cancel the March 10th meeting but included it on the schedule anyway. The recorder felt it was easier to cancel a single meeting than explain why it was not listed on the schedule.

Council Member Jackson moved to adopt Ordinance 24-53, Adopting Millcreek's 2025 Regular Meeting Schedule. Council Member DeSirant seconded. The Recorder called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

Mayor Silvestrini excused Council Member Catten as she was chairing the South Salt Lake Valley Mosquito Abatement District Board meeting.

3.2 Discussion and Consideration of Ordinance 24-54, Amending Financial Administration Code Sections 2.22.040 and 2.22.050, Amending Purchase Approval Thresholds

John Brems said staff was requesting to raise the procurement financial limits for acquisition of services and supplies. The new limits would be $10,000 or less which could be approved by a Department Director, $20,000-$10,000 could be approved by the mayor, city manager, or assistant city manager, $20,000-$40,000 needed three independent bids and approval of the city manager, and $40,000 or more required a request for proposals. Mayor Silvestrini said when the city was incorporated, the adopted limits were conservative. Since then, prices have gone up with inflation and a lot more business is being conducted within the city. The guidelines were not extraordinary or inconsistent with other municipalities.

Council Member Uipi moved to approve item 3.2, Ordinance 24-54. Council Member DeSirant seconded. Mayor Silvestrini asked for public comment. There was none.
The Recorder called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

4. Reports

4.1 Mayor's Report

The mayor reported that Millcreek City Hall was awarded the Best Civic Building by Utah Construction and Design Magazine. He congratulated Kurt Hansen, Facilities Director, for his work on the building. The Millcreek Business Council and Promise Program collected 1,500 items of winter clothing to distribute to those in need. Mayor Silvestrini was able to attend the annual Unified Police Department party and awarded Officer of the Year to Detective Tracey Creno.

4.2 City Council Member Reports

Council Member Jackson reported the third annual ice skating show was well attended. Council Member Uipi reported on the legislative breakfast held with state legislators the prior week. Council Member DeSirant attended the city's tree lighting event.

4.3 Staff Reports

Chief Petty-Brown expounded on Detective Tracey Creno's achievements for the year to be awarded Officer of the Year. Mayor Silvestrini noted Millcreek and Holladay would be hiring a joint social worker to assist in certain police calls. Francis Lilly reported that he met with representatives from Switchpoint (residential support program), and they currently house 34 residents.

5. Consent Agenda

5.1 Approval of November 12, 2024 Work Meeting and Regular Meeting Minutes

Council Member Uipi moved to approve item 5.1. Council Member Jackson seconded. Mayor Silvestrini called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

6. New Items for Subsequent Consideration

There were none.

7. Calendar of Upcoming Meetings

- Historic Preservation Commission Mtg. 12/12/24 6:00 p.m. - CANCELLED
- City Council Mtg. 12/16/24 7:00 p.m.

8. Closed Session

Council Member Jackson moved to go into closed session as provided by Utah Code Ann. §52-4-205(c) strategy sessions to discuss pending or reasonably imminent litigation at 7:29 p.m. Council Member Uipi seconded. The Recorder called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

Council Member Jackson moved to come out of closed session at 7:42 p.m. Council Member DeSirant seconded. The Recorder called for the vote. Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

ADJOURNED: Council Member Uipi moved to adjourn the meeting at 7:42 p.m. Council Member Jackson seconded. Mayor Silvestrini called for the vote. Council Member Catten voted yes, Council Member DeSirant voted yes, Council Member Jackson voted yes, Council Member Uipi voted yes, and Mayor Silvestrini voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Jeff Silvestrini, Mayor

_____
Attest: Elyse Sullivan, Recorder