

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

Roll Call Vote:

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

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 17 day of December, 2024.

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