

# PLANNING COMMISSION

August 20, 2025





4261 S 700 E

MAJOR SUBDIVISION

FILE# SD-25-008

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MILES MAYNES (APPLICANT)

Presented by Carlos  
Estudillo, Planner II



# ZONING MAP







# Subdivision Plat

[illegible]

## CONCLUSIONS

Based on the findings listed above, the following conclusions can be made:

- The subdivision of property will effectively create four (4) units aimed at owner-occupancy.
  - There were no changes to the original plans, and all conditions of approval are met per the technical review conducted by City Staff.
  - The major subdivision will not create remnants or otherwise unusable lots or parcels.
  - The subdivision will not limit the city's ability to effectively provide facilities or services.
  - The proposal meets all city and state requirements pertaining to subdivisions.
  - The proposed plat shows all existing and proposed shared access, parking, and utility easements, which will be recorded as part of the subdivision plat; along with all other private governing documents commonly associated with condominium (i.e., bylaws, CC&R's, etc.).
  - The project is subject to further review and final approval.
-



## RECOMMENDATIONS:

**Staff Recommendation** - Based on the findings and conclusions listed above, Staff recommends that the Planning Commission take public comments and approve application file number SD-25-008, 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

I move that the Planning Commission **approves** application file number SD-25-008.

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# WOODS AT ROSECREST P.U.D.

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REZONE  
FROM: R-1-8, TO: R-1-6

FILE# ZM-25-005

WOODS AT ROSECREST HOMEOWNER'S ASSOCIATION (APPLICANT)

Presented by Brad  
Sanderson, AICP



# Zoning Map



Lambourne Ave

Lambourne Ave

Two-Household Residential (R-2-8)

Single-House

Subject Area

Walnut Park Cv

Young Haven Cir.

Harmony Cir.

3225 S

3225 South

3225 S

3225 S



# Land Use Map



Lambourne Ave

Lambourne Ave

"Neighborhood 1"

Subject Area

Walnut Park Cv

Young Haven Cir.

Harmony Cir.

3225 S

3225 South

3225 S

3225 S





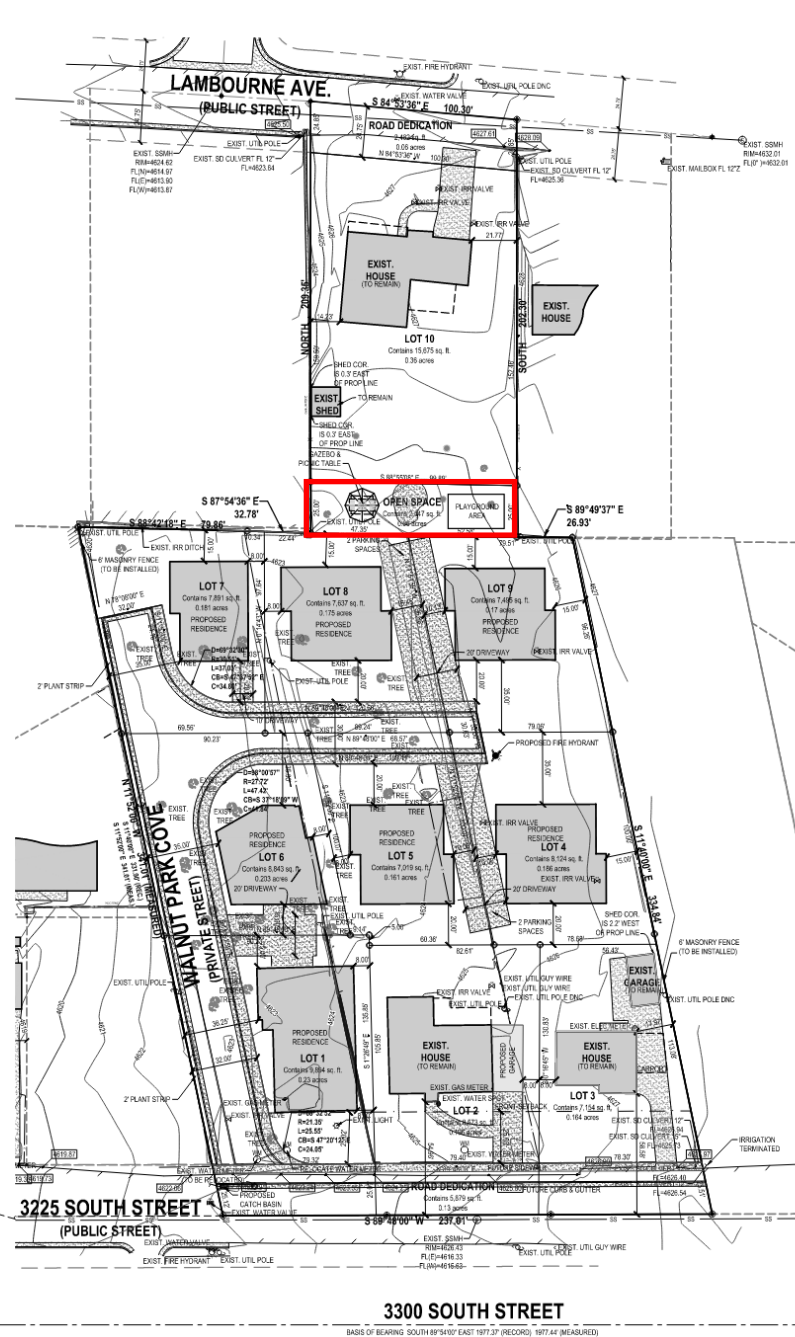
CALL BLUESTAKES  
@ 1.800.482.4111 AT LEAST 48  
HOURS PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

CENTERLINE ROAD MONUMENT AT  
3300 SOUTH & 2300 EAST  
ELEVATION = 4586.72'

LEGEND

SECTION CORNER

MONUMENT

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 288862 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of the survey is to provide a Site Concept Plan to air clear. The Basis of Bearing is the line between a found Street Monument at the Intersection of 3300 South Street and 2300 East Street and a found Street Monument at the Intersection of 3300 South Street and Oakwood Street measuring South 89°34'07" East 1977.44' (RECORD) 1977.44' (MEASURED).

**PROPERTY DESCRIPTION**

Beginning at a point east point being North 97°32'21" East 342.24 feet along the center line of 2300 East Street and North 89°48'07" East 971.02 feet from a found Street Monument at the Intersection of 3300 South Street and east 2300 East Street and running:

thence North 11°12'57" West 341.01 feet to and along the east line to the Northeast Corner of Young Haven Circle Subdivision, Book V, Page 63 of official records on file in the Office of the Salt Lake County Recorder;

thence South 89°42'07" East 79.88 feet;

thence South 87°54'30" East 32.78 feet;

thence North 209.35 feet;

thence South 84°12'07" East 100.30 feet;

thence South 202.30 feet;

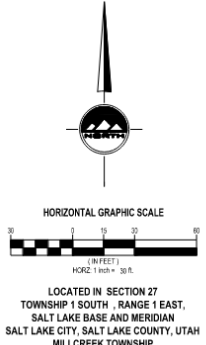
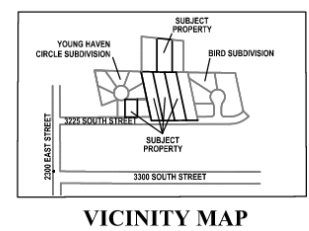
thence South 89°48'07" East 26.88 feet;

thence South 11°42'07" East 304.84 feet;

thence South 89°48'07" West 237.01 feet to the point of beginning.

Contains 95.146 square feet or 2.276 acres and 10 Lots.

**SITE DATA:**  
HARD SURFACE/BUILDING AREA = 44,572 SQ. FT. (45%)  
OPEN SPACE/LANDSCAPE AREA = 54,574 SQ. FT. (55%)  
TOTAL AREA = 99,146 SQ. FT. (100%)



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3990

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:  
3049 REALTY GROUP  
3202 EAST 3300 SOUTH #639  
SALT LAKE CITY, UTAH 84108

CONTACT:  
RUSSELL SORENSON  
PHONE: 801.301.4104  
FAX:

**THE WOODS AT ROSECREST P.U.D.**  
**PRELIMINARY SUBMITTAL**  
2467 EAST 3225 SOUTH  
MILL CREEK TOWNSHIP, SALT LAKE COUNTY, UTAH

REL. SUBMITTAL 11-4-13

PRELIMINARY PLAT

PROJECT NUMBER: 5725  
DATE: 11/4/2013  
DRAWN BY: B. Greenleaf  
CHECKED BY: P. Harris

LOCATED IN SECTION 27  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
SALT LAKE COUNTY, SALT LAKE COUNTY, UTAH  
MILL CREEK TOWNSHIP

**C-100**



CALL BLUESTARCS  
@ 1-800-462-4111 AT LEAST 48  
HOURS PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

CENTERLINE ROAD MONUMENT AT  
3300 SOUTH & 2300 EAST  
ELEVATION = 4596.72



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**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.590.0187  
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FOR:  
BOAR REALTY GROUP  
387 EAST 200 SOUTH #30  
SALT LAKE CITY, UT 84103

DESIGNED BY:  
RUSS SORENSON  
PHONE: 801-301-4104  
FAX:

**THE WOODS AT ROSECREST P.U.D.**  
**PRELIMINARY SUBMITTAL**  
2467 EAST 3225 SOUTH  
MILLCREEK TOWNSHIP, SALT LAKE COUNTY, UTAH

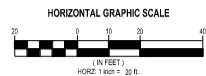
PREL. SUBMITTAL 11-4-13

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

**PRELIMINARY  
GRADING PLAN**

PROJECT NUMBER: 5725  
DATE: 1/4/2013  
DRAWN BY: J. CHRISTENSEN  
DESIGNED BY: P. HARRIS  
PROJECT MANAGER: P. HARRIS

**C-200**



# RECOMMENDATIONS:



August 11, 2025

To: Millcreek Planning Commission  
Millcreek Planning and Zoning

Subject: ZM-25-005 Application for a Rezone from R-1-8 to R-1-6 for the Woods at Rosecrest P.U.D.

At the August 7, 2025 meeting of the East Mill Creek Community Council, Planning Director Francis Lilly presented application ZM-25-005, The Woods at Rosecrest Homeowner's Association's request to rezone from R-1-8 to R-1-6 all lots within the current P.U.D Subdivision. See the Staff Memo for the nature of the REQUEST AND SYNOPSIS, FINDINGS, CONCLUSIONS, PLANNING STAFF RECOMMENDATIONS, and SUPPORTING DOCUMENTS.

The presentation by Mr. Lilly and statements by the President of the H.O.A. focused on the following:

- ~the fact that the 2,539 sq ft Open Space Common Area had never been improved by the developer and had only recently been turned over to the H.O.A.
- ~that the square footage in question had been incorporated by use into two of the abutting lots of the subdivision and has remained as Open Space.
- ~that the present use of the square footage in question would continue to be used as it is currently.
- ~that a rezone to R-1-6 would bring the subdivision into partial conformity with the current Land Use Code which has removed P.U.D.'s as a new development option. (Roadway standards and some setbacks would be non-conforming).
- ~that all ten property owners and the H.O.A. have affirmed support for the proposed rezone.

In light of these and other considerations a motion was made, seconded, and passed, 7-1, for the EMCCC to forward a positive recommendation on the application to the Planning Commission.

In light of the morass caused due to non-performance by the original developer, the dissenting member:

- ~was in agreement with respect to the allocation to the abutting property owners of the 2,539 sq ft open space common area as currently used.
- ~was, however, not in favor of the rezone as a vehicle to facilitate that accomplishment due to the intended removal of the P.U.D. designation.

/s/

Jamie Allyn  
Vice Chair | Land Use, EMCCC

CC: Brad Sanderson  
Francis Lilly  
EMCCC

[Ext] Motion from CRCA for ZM-25-005



CanyonRim Communications <canyonrimcommunications@gmail.com>  
To ● Brad Sanderson; ○ rush.miked@gmail.com

Motion: The CRCA recommends the ZM-25-005 to rezone the 10 lots of Woods at Rosecrest PUD to R-1-6 from R-1-8.

Mike

## RECOMMENDATIONS:

**Staff Recommendation** - Based on the findings and conclusions listed above, Staff recommends that the Planning Commission hold and take comments at a public hearing and make a positive recommendation to the City Council to approve File ZM-25-005 to rezone the properties contained within TheWoods at Rosecrest PUD Subdivision, changing the zone from the R-1-8 Zone to the R-1-6 Zone.

## MODEL MOTION

I move that the Planning Commission **approve** application file number ZM-25-005.

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# ST. MARK'S CAMPUS EXPANSION

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REZONE & DEVELOPMENT AGREEMENT  
FROM: RM, TO: I-F

FILE# ZM-24-015

MIKE WEST (APPLICANT)

Presented by Brad  
Sanderson, AICP

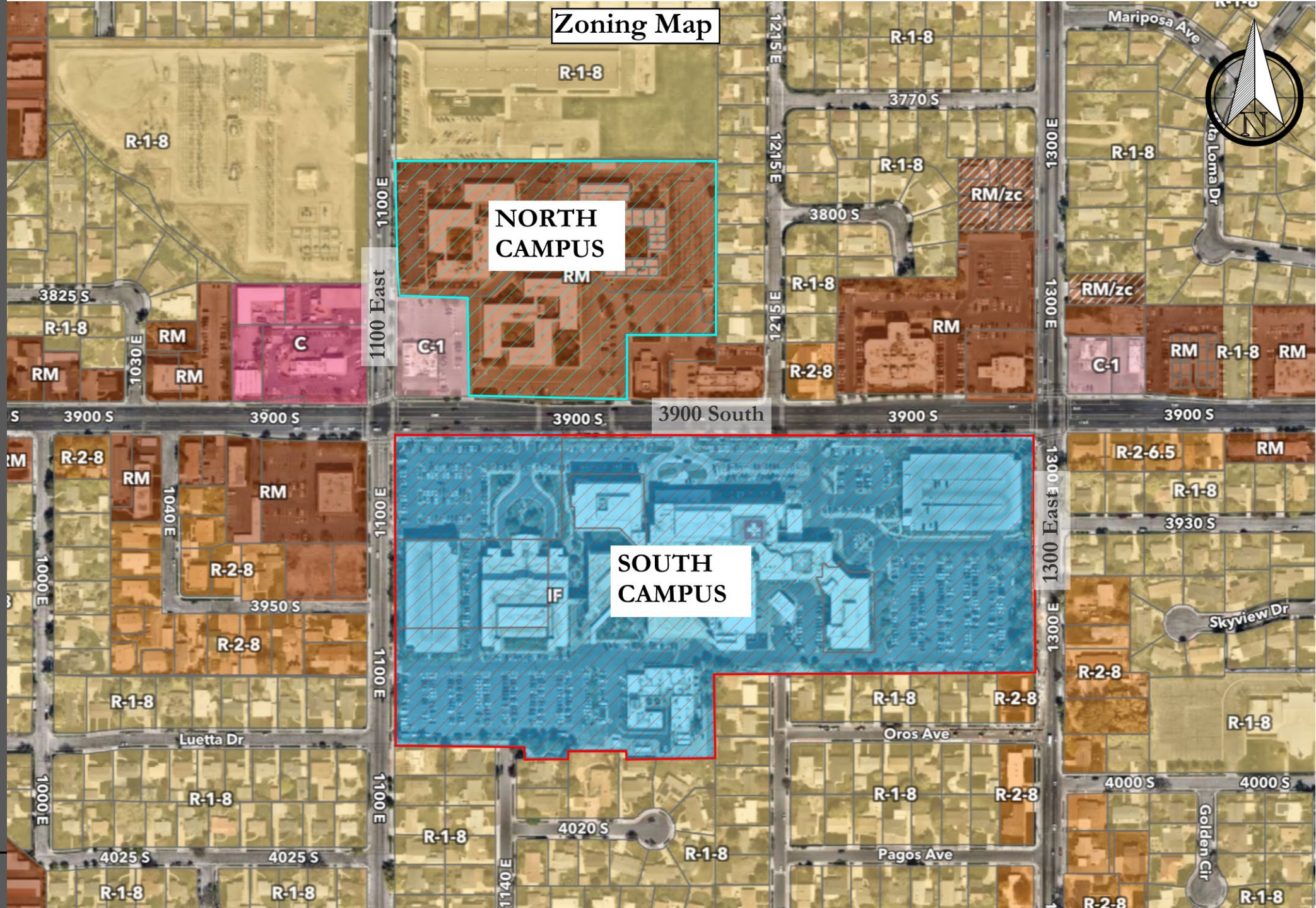


# Zoning Map



NORTH  
CAMPUS

SOUTH  
CAMPUS



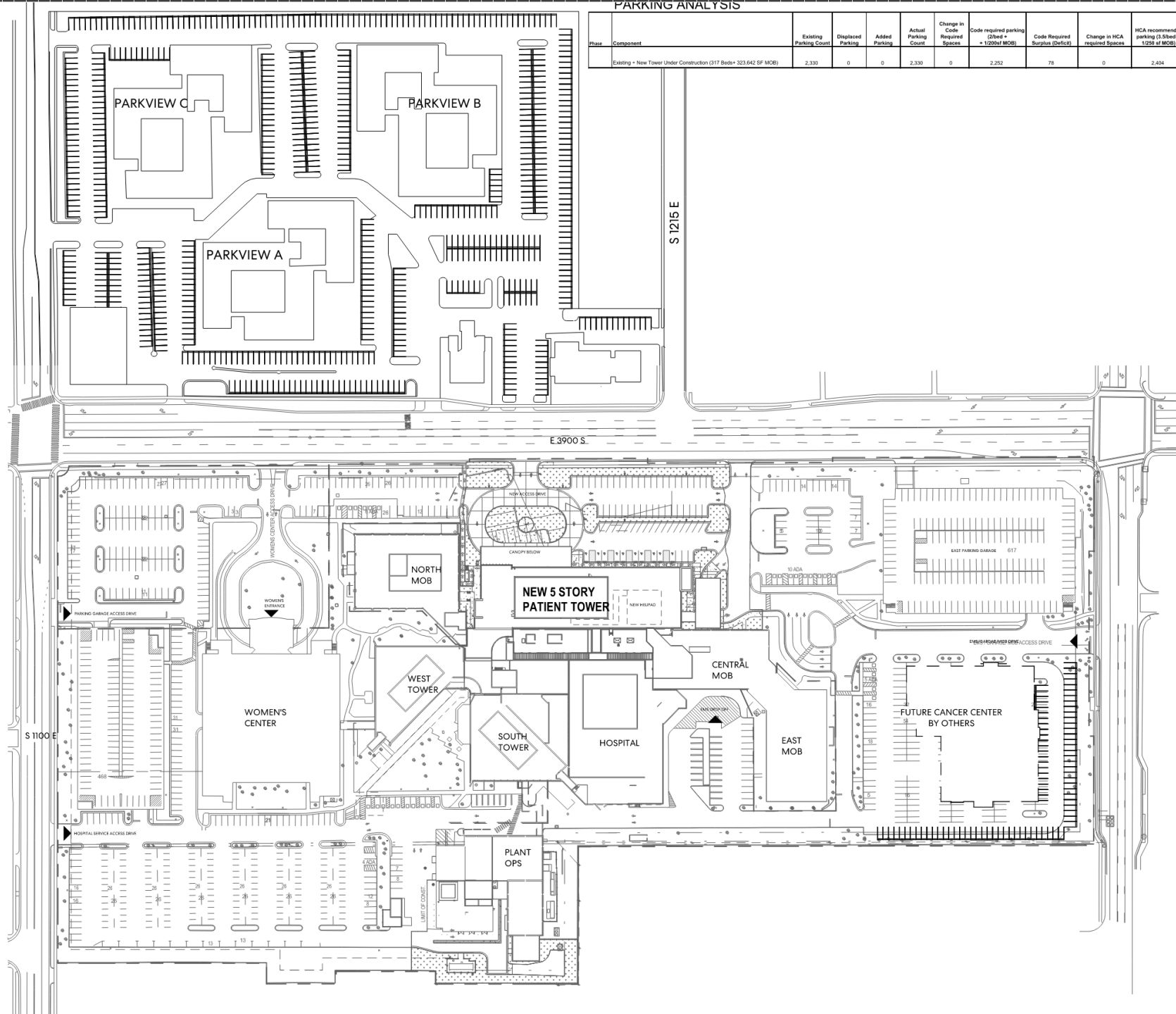


Future Land  
Use Map



NORTH  
CAMPUS

SOUTH  
CAMPUS



PARKING ANALYSIS											
Phase	Component	Existing Parking Count	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code required parking (2bed + 1,225sf MOB)	Code Required Surplus (Deficit)	Change in HCA Required Spaces	HCA recommended parking (3.5bed & 1,225 sf MOB)	HCA Recommended Parking Surplus (Deficit)
Existing + New Tower Under Construction (317 Beds+ 323,642 SF MOB)		2,330	0	0	2,330	0	2,252	78	0	2,404	(74)



St Mark's Hospital  
Master Plan

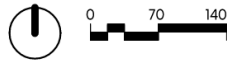
LEGEND:

- NEW CONSTRUCTION
- MAJOR RENOVATION
- MINOR RENOVATION
- COSMETIC RENOVATION

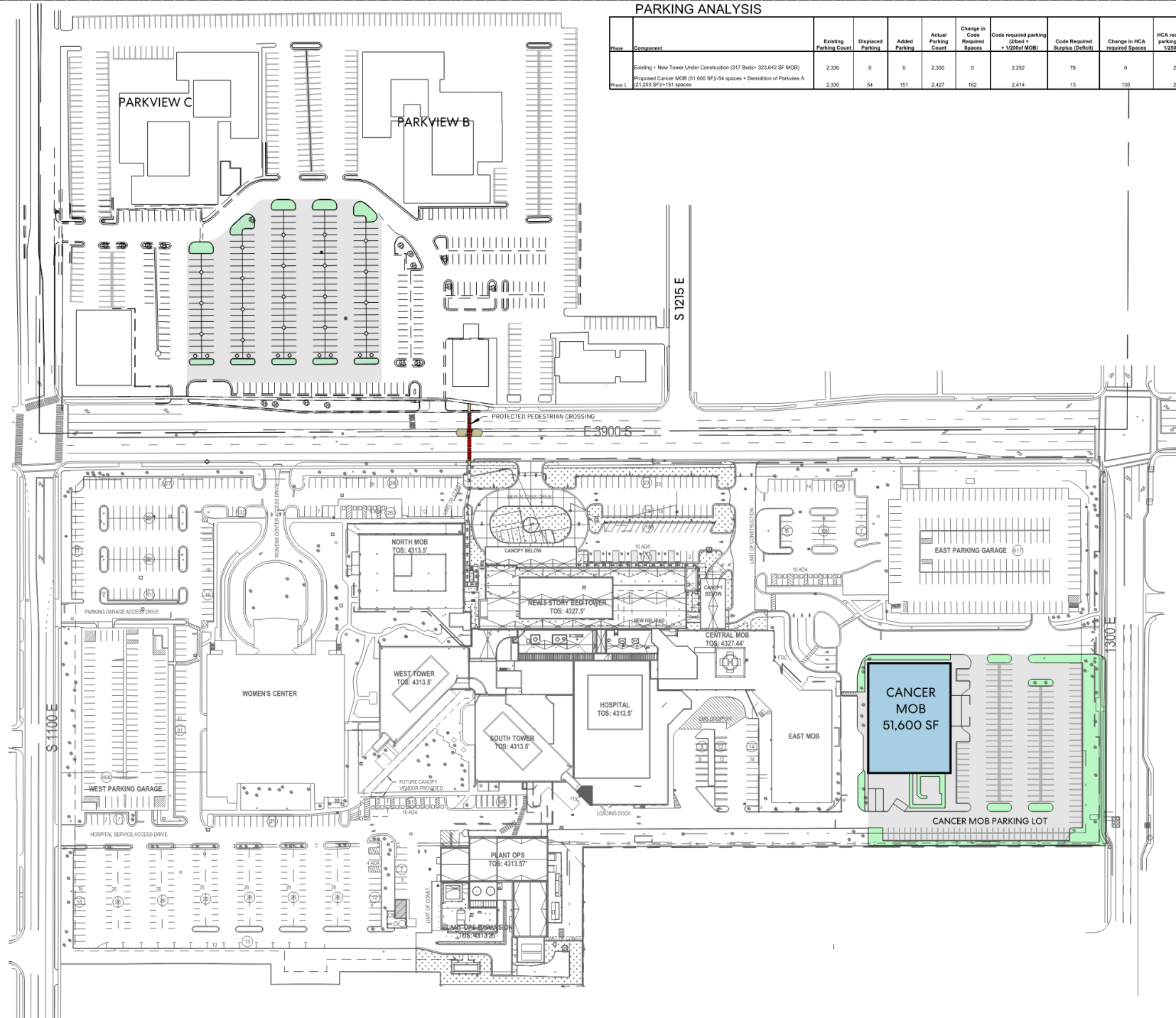
EXISTING SITE PLAN

Date: 05/01/2025  
Scale: 1" = 140'-0"

NOTE: DO NOT SCALE OR SCAN DRAWINGS. REFER TO SPACE PROGRAM FOR SQUARE FOOTAGES.







PARKING ANALYSIS											
Phase	Component	Existing Parking Count	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code required parking (2bed + 1/200sf MOB)	Code Required Surplus (Deficit)	Change in HCA required Spaces	HCA recommended parking (3.5bed + 1/200 sf MOB)	HCA Recommended Parking Surplus (Deficit)
Phase 1	Existing + New Tower Under Construction (317 Beds+ 323,642 SF MOB)	2,330	0	0	2,330	0	2,252	78	0	2,404	(74)
	Proposed Cancer MOB (51,600 SF)+54 spaces + Detention of Parkview A (21,203 SF)+151 spaces	2,330	54	151	2,427	162	2,414	13	130	2,034	(107)



## St Mark's Hospital Master Plan

### LEGEND:

- NEW CONSTRUCTION
- MAJOR RENOVATION
- MINOR RENOVATION
- COSMETIC RENOVATION

### HEALTHPARK CAMPUS PHASE I

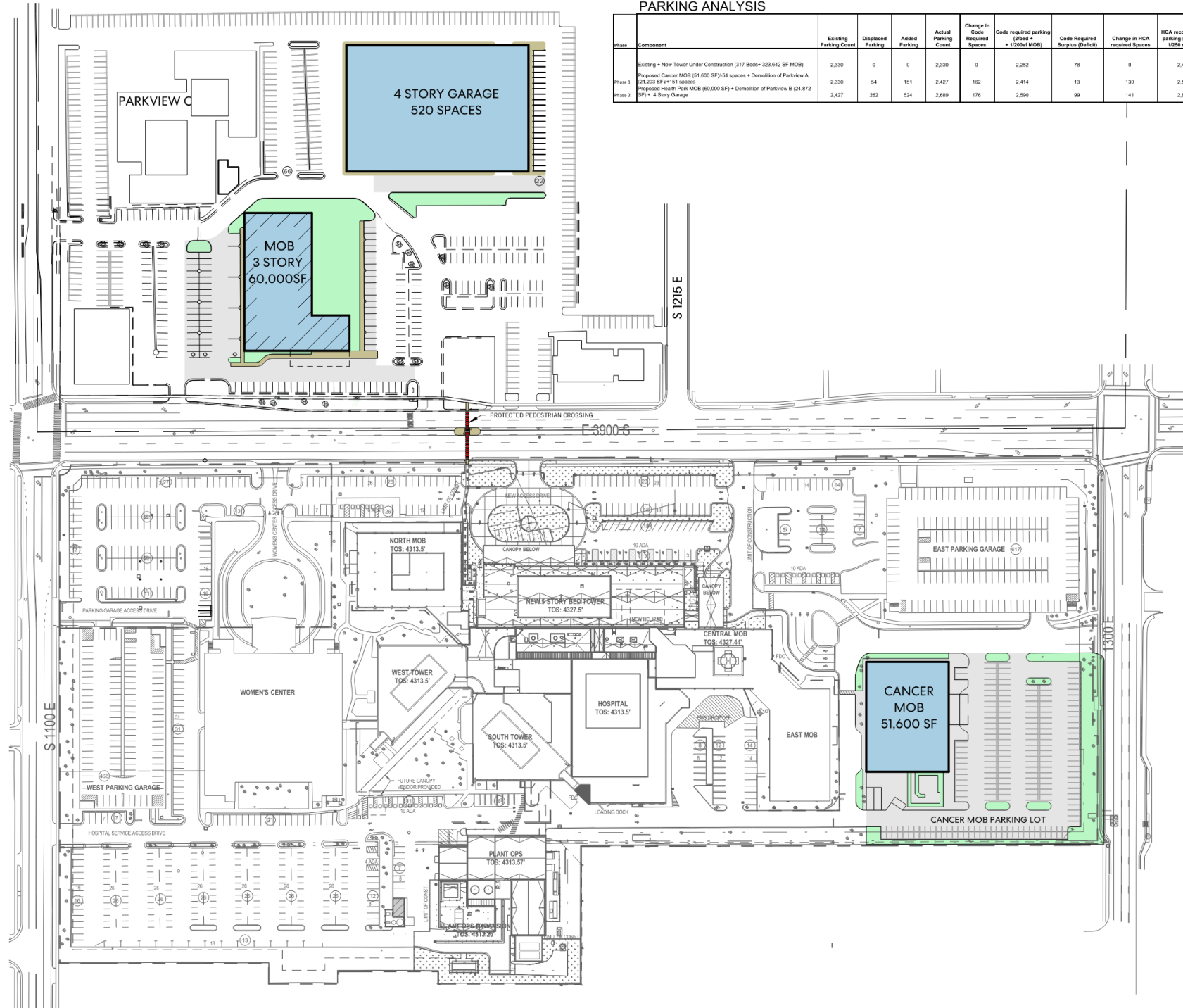
Date: 05/01/2025  
Scale: 1" = 140'-0"

NOTE: DO NOT SCALE OR SCAN DRAWINGS. REFER TO SPACE PROGRAM FOR SQUARE FOOTAGES.



Perkins&Will





PARKING ANALYSIS											
Phase	Component	Existing Parking Count	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code required parking (2bed + 1.25bed MOB)	Code Required Surplus (Deficit)	Change in HCA required Spaces	HCA recommended parking (3.5bed & 1.25bed of MOB)	HCA Recommended Parking Surplus (Deficit)
Phase 1	Existing + New Tower Under Construction (317 Beds+ 323,642 SF MOB)	2,330	0	0	2,330	0	2,252	78	0	2,404	(74)
	Proposed Cancer MOB (51,600 SF)+54 spaces + Demolition of Parkview A (21,203 SF)+151 spaces	2,330	54	151	2,427	162	2,414	13	130	2,534	(107)
	Proposed Health Park MOB (60,000 SF) + Demolition of Parkview B (24,872 SF) + 4 Story Garage	2,427	262	524	2,689	176	2,590	99	141	2,674	15



St Mark's Hospital  
Master Plan

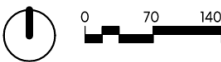
LEGEND:

- NEW CONSTRUCTION
- MAJOR RENOVATION
- MINOR RENOVATION
- COSMETIC RENOVATION

HEALTHPARK CAMPUS  
PHASE II

Date: 05/01/2025  
Scale: 1" = 140'-0"


NOTE: DO NOT SCALE OR SCAN DRAWINGS. REFER TO SPACE PROGRAM FOR SQUARE FOOTAGES.



Phase	Component	Existing Parking Count	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code required parking (2,100sf MOB)	Code Required Surplus (Deficit)	Change in HCA required Spaces	HCA recommended parking (2,000 sf + 1/2sf of MOB)	HCA Recommended Parking Surplus (Deficit)
Phase 1	Existing + New Tower (Under Construction (317 Beds - 323,642 SF MOB)	2,330	0	0	2,330	0	2,252	78	0	2,404	(74)
Phase 1	Proposed Health Park MOB (81,500 SF) + Demolition of Parkview A (21,203 SF) + 161 spaces	2,330	54	151	2,427	162	2,414	13	130	2,534	(107)
Phase 2	Proposed Health Park MOB (80,000 SF) + Demolition of Parkview A (24,872 SF) + 4 Story Garage	2,427	262	524	2,689	176	2,590	99	141	2,674	15
Phase 3	Proposed Health Park MOB (50,000 SF) + 4 Story Garage Horizontal Exp.	2,689	119	355	2,689	300	2,890	39	240	2,914	15



**LEGEND:**

- NEW CONSTRUCTION 
- MAJOR RENOVATION 
- MINOR RENOVATION 
- COSMETIC RENOVATION 

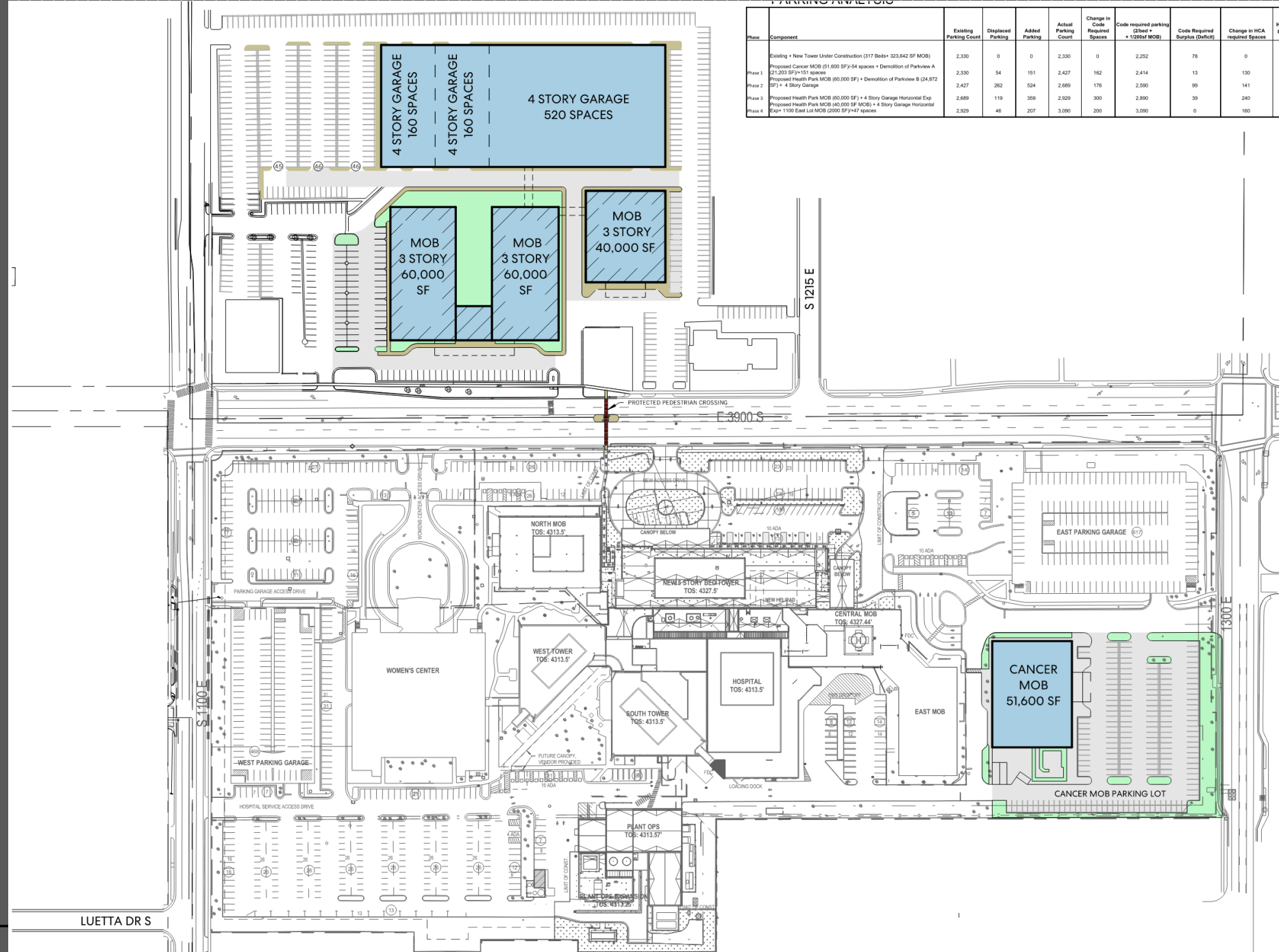
Date: 05/01/2025  
Scale: 1" = 140'-0"

**NOTE:** DO NOT SCALE OR SCAN DRAWINGS. REFER TO SPACE PROGRAM FOR SQUARE FOOTAGES.



Perkins&amp;Will





PARKING ANALYSIS											
		Existing Parking Count	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code required parking (2000 + 1/200sf MOB)	Code Required Surplus (Deficit)	Change in HCA required Spaces	HCA recommended parking (2,000 + 1/200 sf MOB)	HCA Recommended Parking Surplus (Deficit)
Phase	Component										
Phase 1	Existing + New Tower Under Construction (217 Beds+ 323,642 SF MOB)	2,330	0	0	2,330	0	2,252	78	0	2,404	(74)
	Proposed Cancer MOB (51,600 SF)+54 spaces + Demolition of Parkview A (21,203 SF)+151 spaces	2,330	54	151	2,427	162	2,414	13	130	2,534	(107)
	Proposed Health Park MOB (60,000 SF) + Demolition of Parkview B (24,872 SF) + 4-Story Garage	2,427	262	524	2,689	178	2,590	99	141	2,674	15
	Proposed Health Park MOB (60,000 SF) + 4-Story Garage Horizontal Exp	2,689	119	358	2,929	300	2,890	39	240	2,914	15
Phase 4	Proposed Health Park MOB (40,000 SF MOB) + 4-Story Garage Horizontal Exp+ 1100 East Lot MOB (2000 SF)+47 spaces	2,929	46	207	3,080	200	3,000	0	160	3,074	16

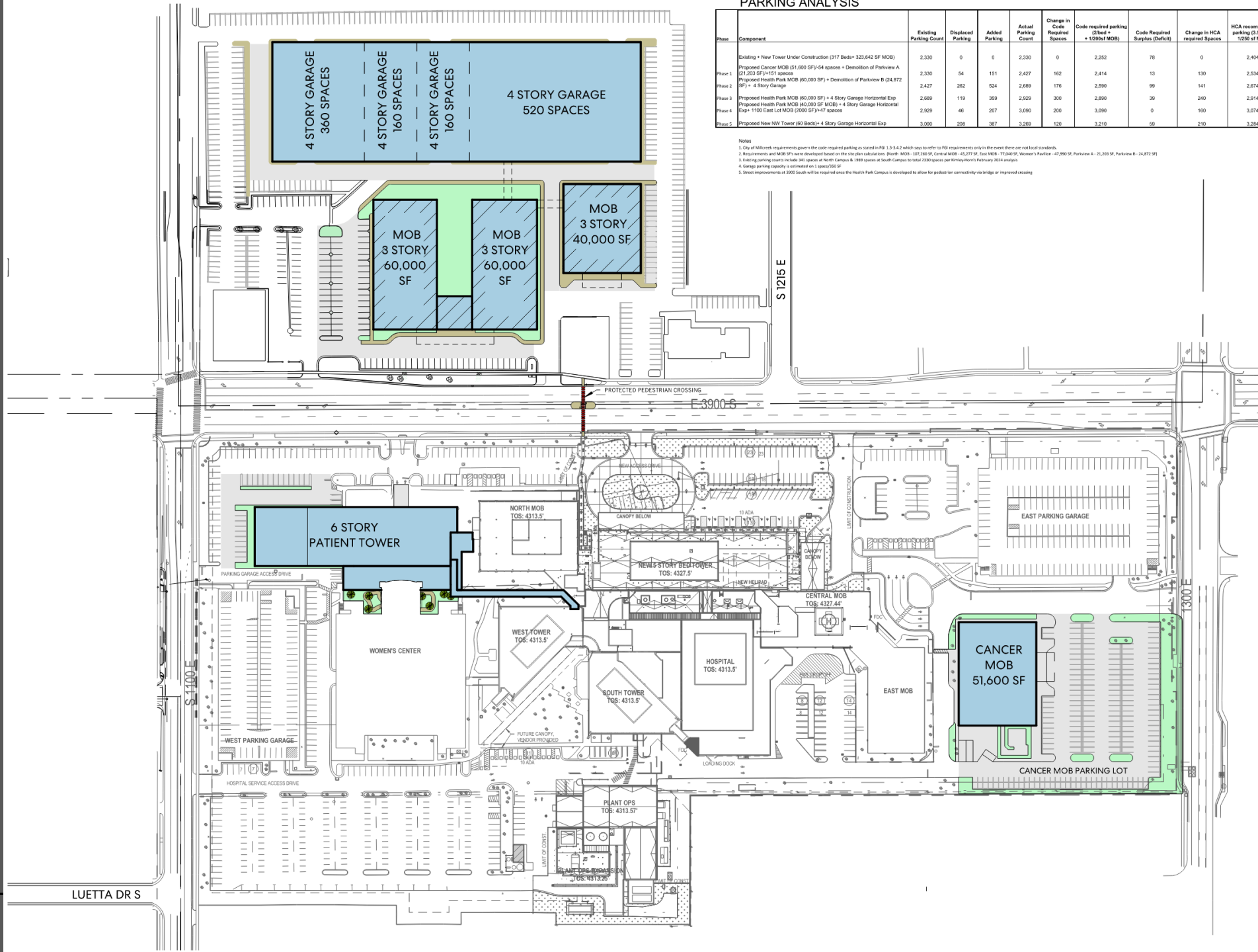
LEGEND:

NEW CONSTRUCTION

MAJOR RENOVATION

MINOR RENOVATION

COSMETIC RENOVATION



PARKING ANALYSIS

Phase	Component	Existing Parking Count	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code required parking (Sheet + 1/200sf MOB)	Code Required Surplus (Deficit)	Change in HCA required Spaces	HCA recommended parking (1 Sheet & 1/200sf MOB)	HCA Recommended Parking Surplus (Deficit)
	Existing + New Tower Under Construction (317 Beds+ 322,642 SF MOB)	2,330	0	0	2,330	0	2,252	78	0	2,404	(74)
Phase 1	Proposed Cancer MOB (51,600 SF)+54 spaces + Demolition of Parkview A (21,033 SF)+151 spaces	2,330	54	151	2,427	162	2,414	13	130	2,534	(197)
Phase 2	Proposed Health Park MOB (60,000 SF) + Demolition of Parkview B (24,872 SF) + 4 Story Garage	2,427	262	524	2,889	176	2,590	99	141	2,674	15
Phase 3	Proposed Health Park MOB (60,000 SF) + 4 Story Garage Horizontal Exp	2,889	119	359	2,929	300	2,890	39	240	2,914	15
Phase 4	Proposed Health Park MOB (40,000 SF MOB) + 4 Story Garage Horizontal Exp+ 1100 East Lot MOB (2000 SF)+47 spaces	2,929	46	207	3,090	200	3,090	0	160	3,074	16
Phase 5	Proposed New NW Tower (60 Beds)+ 4 Story Garage Horizontal Exp	3,090	208	387	3,269	120	3,210	69	210	3,284	(15)

Notes

1. City of Milwaukee requirements govern the code required parking as stated in R-1, 3.3.4.3 which says to refer to R-10 requirements only in the event there are not local standards.

2. Requirements and MOB SF were developed based on the site plan calculations. (North MOB - 107,260 SF, Central MOB - 43,277 SF, East MOB - 77,040 SF, Women's Pavilion - 47,590 SF, Parkview A - 21,033 SF, Parkview B - 24,872 SF)

3. Existing parking counts include 341 spaces at North Campus & 1989 spaces at South Campus to total 2330 spaces per Kimley-Horn's February 2024 analysis.

4. Garage parking capacity is estimated on 1 space/200 SF.

5. Street improvements at 3900 South will be required once the Health Park Campus is developed to allow for pedestrian connectivity via bridge or improved crossing.



St Mark's Hospital  
Master Plan

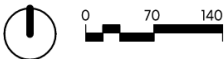
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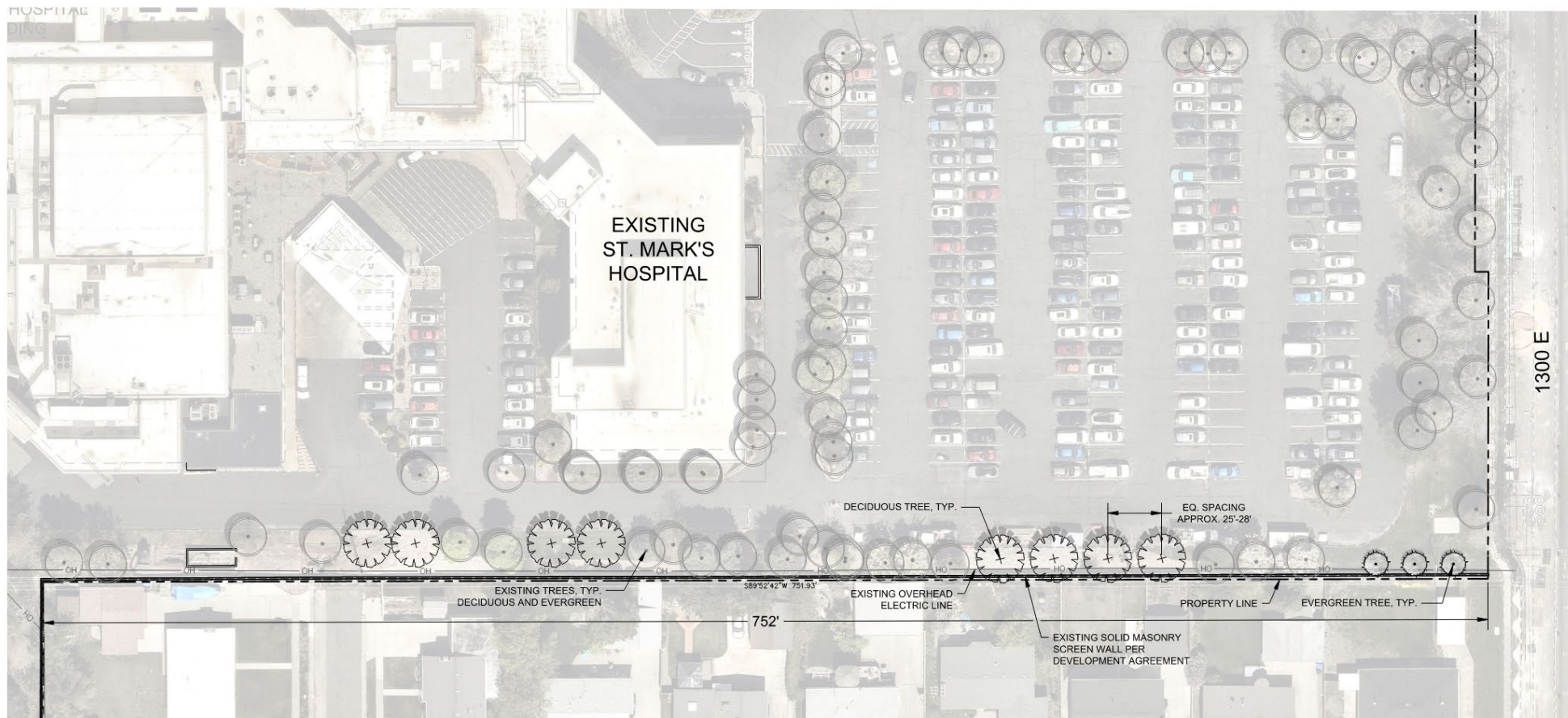
HEALTHPARK CAMPUS  
PHASE V

Date: 05/01/2025  
Scale: 1" = 140'-0"

NOTE: DO NOT SCALE OR SCAN DRAWINGS. REFER TO SPACE PROGRAM FOR SQUARE FOOTAGES.







#### CONCEPT PLANT SCHEDULE



**BUFFER TREE - DECIDUOUS**  
2" Cal. Minimum 20' Ht x 20' Spr at Maturity\*



**BUFFER TREE - EVERGREEN**  
6" Ht. Minimum 20' Ht x 15' Spr at Maturity\*



**EXISTING TREE**

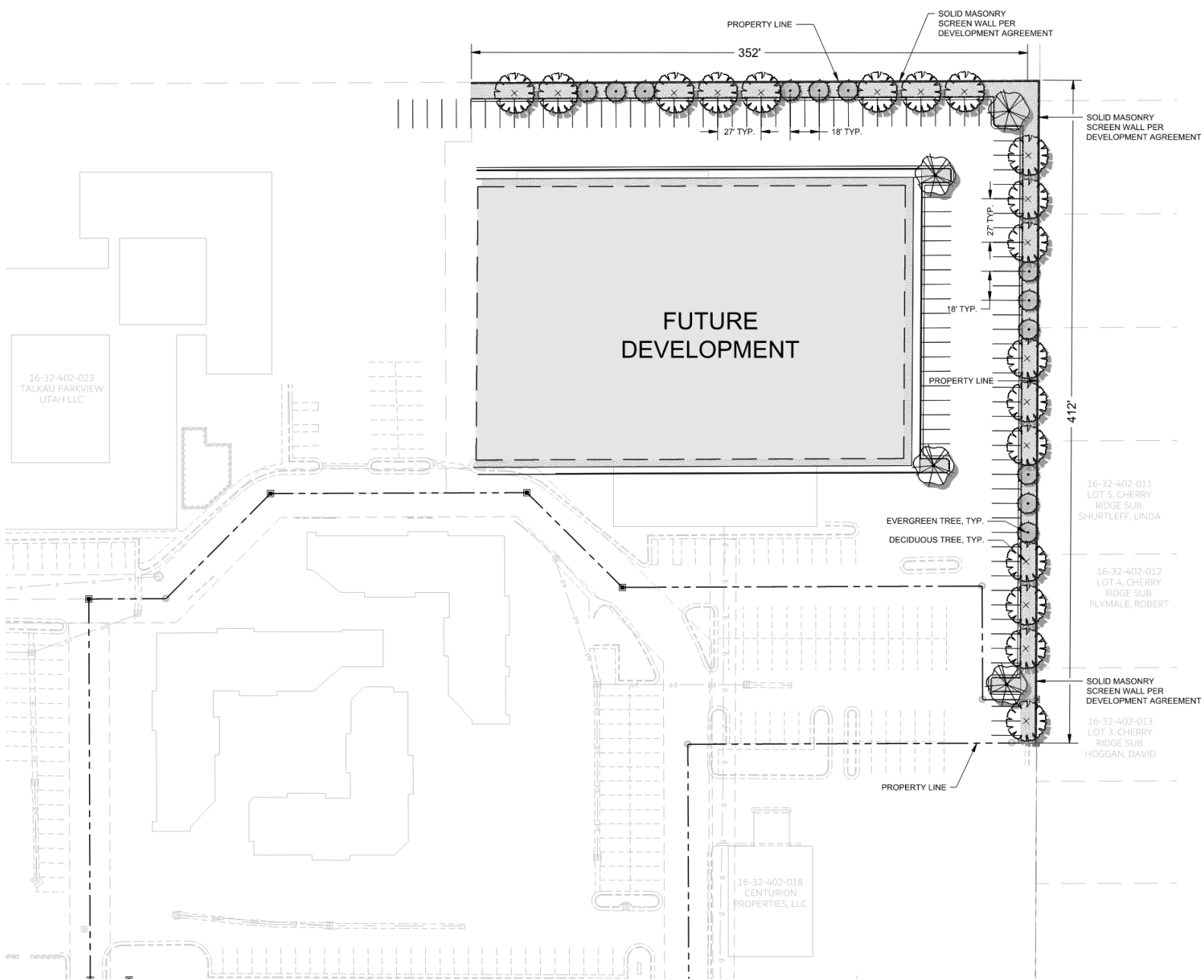
\*Tree species and size selection as permitted by utility companies

#### LANDSCAPE BUFFER REQUIREMENTS

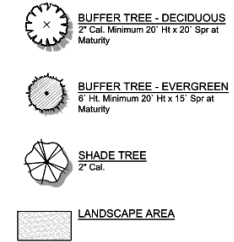
18.64.050 SCREENING AND BUFFERING	REQUIRED	PROVIDED
<b>NORTH PROPERTY LINE (752 LF)</b>		
TREES REQUIRED (4/ 100 LF)	30 TREES	31 TREES
(AVERAGE 25' O.C.)		
MINIMUM 20% EVERGREEN (EVG)	10 EVG	10 EVG
SOLID MASONRY WALL	REQUIRED	EXISTING
(18.64.050.C.2.b.(3))		

#### 18.64.050.C. Buffer Design Standards

- Buffer Type B, shall be placed within 10 feet of the property line as site conditions permit and shall consist of trees, shrubs, and ornamental grasses at the following rates per 100 lineal feet of buffer:
  - Four (4) trees with a minimum mature height of 20 feet with at least 20 percent being evergreen;
  - One of the following is required:
    - 20 large shrubs with a minimum mature height of five feet (5'), up to 30 percent can be large ornamental grasses with a minimum mature height of five feet (5') and 10 small shrubs or ornamental grasses with a minimum mature height of two feet (2').
    - A six-foot (6') high ornamental fence with 10 large shrubs with a minimum mature height of five feet (5'), up to 30 percent can be large ornamental grasses with a minimum mature height of five feet (5') and five (5) small shrubs or ornamental grasses with a minimum mature height of two feet (2').
    - A six-foot (6') high wall.



#### CONCEPT PLANT SCHEDULE LANDSCAPE BUFFER



#### LANDSCAPE BUFFER REQUIREMENTS

18.64.050 SCREENING AND BUFFERING	REQUIRED	PROVIDED
<b>NORTH PROPERTY LINE (352 LF)</b>		
TREES REQUIRED (4/ 100 LF)	14 TREES	14 TREES
[AVERAGE 25' O.C.]		
MINIMUM 20% EVERGREEN (EVG)	3 EVG	6 EVG
SOLID MASONRY WALL [18.64.050 C.2 b(3)]	REQUIRED	PROVIDED
<b>EAST PROPERTY LINE (412 LF)</b>		
TREES REQUIRED (4/ 100 LF)	16 TREES	16 TREES
[AVERAGE 25' O.C.]		
MINIMUM 20% EVERGREEN (EVG)	3 EVG	6 EVG
SOLID MASONRY WALL [18.64.050 C.2 b(3)]	REQUIRED	PROVIDED

#### 18.64.050.C. Buffer Design Standards

- Buffer Type B shall be placed within 10 feet of the property line as site conditions permit and shall consist of trees, shrubs, and ornamental grasses at the following rates per 100 linear feet of buffer:
  - Four (4) trees with a minimum mature height of 20 feet with at least 20 percent being evergreen;
  - One of the following is required:
    - 20 large shrubs with a minimum mature height of five feet (5'), up to 30 percent can be large ornamental grasses with a minimum mature height of five feet (5') and 10 small shrubs or ornamental grasses with a minimum mature height of two feet (2').
    - A six-foot (6') high ornamental fence with 10 large shrubs with a minimum mature height of five feet (5'), up to 30 percent can be large ornamental grasses with a minimum mature height of five feet (5') and five (5) small shrubs or ornamental grasses with a minimum mature height of two feet (2').
    - A six-foot (6') high wall.









# DEVELOPMENT CRITERIA & CONSIDERATIONS (1 of 2)

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**Uses.** The use of the property shall be limited to Hospital, Medical Dental, Eating and drinking Establishments, along with associated accessory uses, buildings, and structures (including surface and structured parking).

**Height and Setbacks.** All structures shall be located a minimum 60 feet from a residential property line as depicted within the Phasing Plan. All structures located within 100 feet of a residential property line, shall be limited to 4-stories. All other structures shall meet the height and setbacks according to standards listed within Millcreek Code 18.45.070, as of the date of this agreement.

**Parking.** The location and number of parking stalls shall be according to the phasing plan provided. New medical office buildings shall not be occupied until adequate parking can be provided as outlined in the phasing plan.

**Lighting.** The developer shall install:

Streetlights, according to Millcreek's typical streetlight collector standards, along all abutting streets 3900 S. 1100 E. 1300 E. unless as otherwise directed by the City Engineer.

The minimum exterior lighting on the property, which shall be shielded and/or directed downward to prevent significant outward glare onto neighboring properties, as recommended by a photometric study and as determined by the City Planning Director.

**Fencing.** Prior to constructing new buildings, the Developer shall install a new eight-foot-tall masonry or precast fence along the east property line of the north campus abutting existing single family residential properties.

**Landscaping.** Additional trees shall be provided along the perimeter of the north and east property lines as shown in the attached landscape plan, Exhibit "D". All landscaping surrounding new development and along all streets abutting the entire campus, shall adhere to standards found in MKC 18.64 of the Millcreek zoning code.

# DEVELOPMENT CRITERIA & CONSIDERATIONS (2 of 2)

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**Landscaping.** Additional trees shall be provided along the perimeter of the north and east property lines as shown in the attached landscape plan, Exhibit "D". All landscaping surrounding new development and along all streets abutting the entire campus, shall adhere to standards found in MKC 18.64 of the Millcreek zoning code.

**Materials.** The exterior materials of all new structures shall closely resemble those materials used on other buildings within the St Marks main (south) campus as provided within the architecture design guidelines.

**UTA Bus Route.** Developer shall provide property and/or easements necessary for UTA approved bus shelters (Pending coordination with UTA)

**Pedestrian Crossing Improvements.** The Developer shall provide the required pedestrian safety improvements for the midblock crossing along 3900 South per the phasing plan, as recommended by a third-party traffic study (Pending) and as directed by the City Engineer.

**Temporary Parking Lot.** The North Campus temporary parking lot as, depicted in Phase I of the Phasing Plan, is only intended as a temporary parking area during construction of Phase I and shall only remain for a period of two (2) years. The Developer agrees to remove and commence Phase II improvements, prior to January 1, 2028. Such improvements primarily include construction of a minimum 60,000 square foot, 3-story medical office building as depicted in Phase II of the Phasing Plan.

In lieu of permanent landscape, lighting, and other site and building improvements, the Developer agrees to post an escrow bond with Millcreek, to the amount of \$\_\_\_\_\_ as an incentive for the removal of the temporary parking lot improvements.



## RECOMMENDATIONS:

**Staff Recommendation** - Based on the findings and conclusions listed above, Staff recommends that the Planning Commission hold and take comments at a public hearing and make a positive recommendation to the City Council to approve File ZM-24-015 to rezone properties within the proposed North Campus area, changing the zone from the Residential Mixed (RM) Zone to the Institution Facility (IF) Zone subject to a Development Agreement (Pending)

## MODEL MOTION

I move that the Planning Commission **Continue** application file number ZM-24-015 until completion of the Traffic Impact Study, further direction from UTA concerning future transportation needs and additional elevations can be provided .

---



THANK YOU







# 900 East Corridor Study

- Community Engagement Starting in August
- October / November public process

- Possible outcomes:
  - Adjust single-family zoning north of 3300 South and west of 900 East to allow for more design flexibility (R-1-6/5 to R-1-4)
  - Consider a “Neighborhood 1.5” to encourage densities in the range of 12 units per acre.

CATEGORY	USES	RANGE OF DENSITY/SCALE	KEY CHARACTERISTICS
NEIGHBORHOODS			
NEIGHBORHOOD 1	<p><b>Primary:</b> Single-family detached homes.</p> <p><b>Secondary:</b> Parks, greenways, recreation, community gardens, schools, places of worship, and other complementary uses.</p>	Typically 1 – 6 dwelling units per acre.	<ul style="list-style-type: none"> <li>• Includes neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes.</li> <li>• A well-defined pattern of blocks and direct pedestrian and bicycle connections provide residents with direct access to nearby services and amenities.</li> </ul>
NEIGHBORHOOD 2	<p><b>Primary:</b> Single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multifamily buildings.</p> <p><b>Secondary:</b> Small scale retail, office, restaurants/ cafes, community gardens, community or public services, parks, recreation facilities, schools, and places of worship. Secondary uses should be along major corridors.</p>	Typically 6 – 18 dwelling units per acre. Building heights range from 2 – 3 stories.	<ul style="list-style-type: none"> <li>• Provides residents with a mix of housing options and densities within close proximity to services and amenities.</li> <li>• May serves as a transition between single-family neighborhoods and higher density corridors or centers.</li> </ul>
NEIGHBORHOOD 3	<p><b>Primary:</b> Multifamily apartments or condominiums.</p> <p><b>Secondary:</b> Townhomes or duplexes, neighborhood retail, restaurants, public facilities, senior services, parks, recreation facilities, community gardens, schools, and places of worship. Secondary uses should be along major corridors.</p>	Typically 18 – 35 dwelling units per acre. Development in multifamily neighborhoods is generally between 3 to 4 stories and is located within a ¼ of a high-frequency transit stop (transit corridor or bus route that serves the corridor every 15 min. or less, or has overlapping bus routes).. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.	<ul style="list-style-type: none"> <li>• A mix of higher density housing types located in areas that are proximate to retail, health and human services, schools, parks, employment, and public transit.</li> </ul>

# Other Forthcoming Initiatives

- New Code Tweaks – August
- Sidewalk and Trails Master Plan – September
- Meadowbrook Station Area Plan - October
- Water Quality and Sustainability Master Plan – November

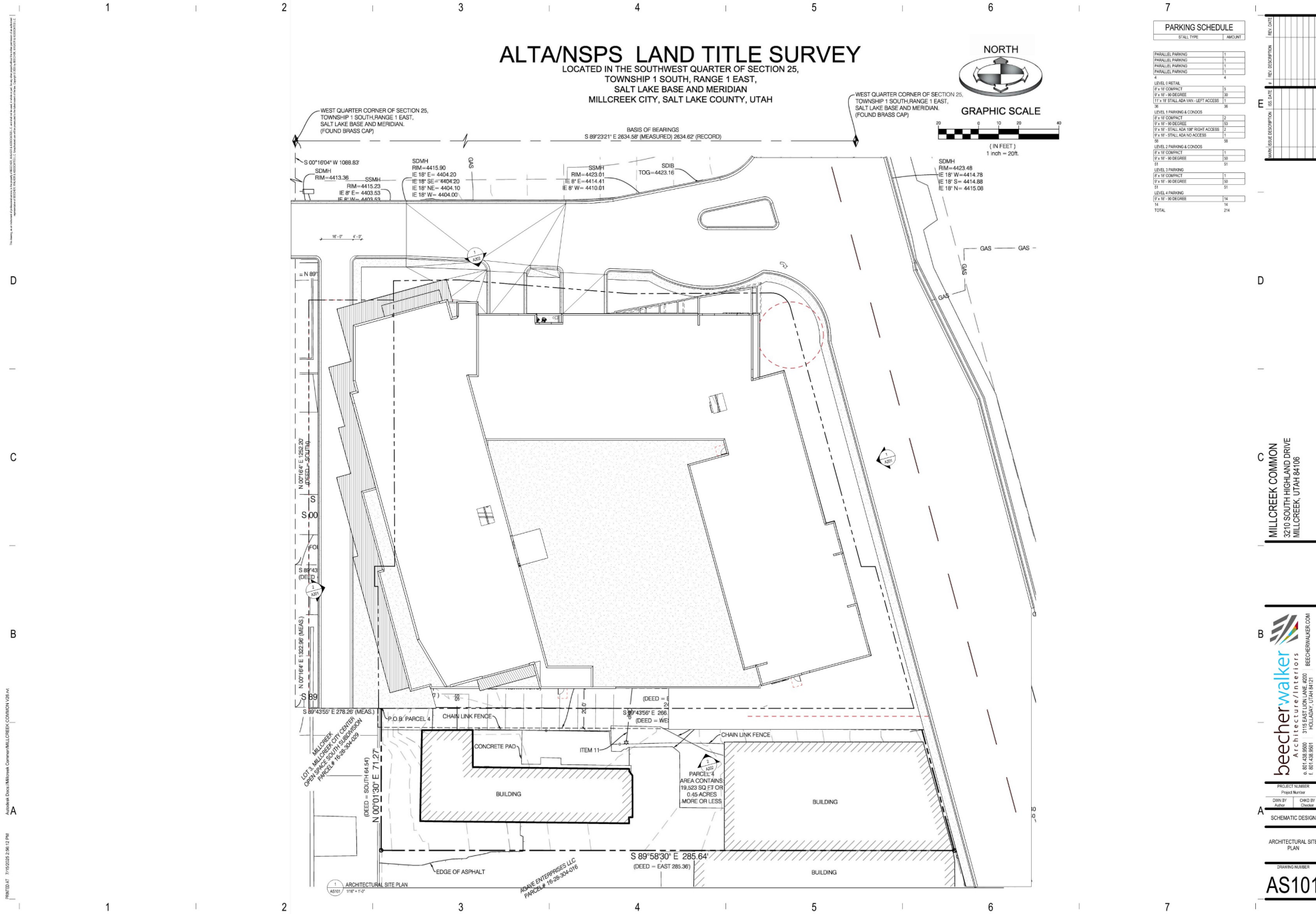


# CCOZ-DA Requests

- Millcreek Common East
- Owner-Occupied Townhomes on Villa Vista Avenue



- 25 condominiums
- 100-room hotel
- 14,000 sf of retail on Millcreek Common
- Publicly available parking – 200 spaces?

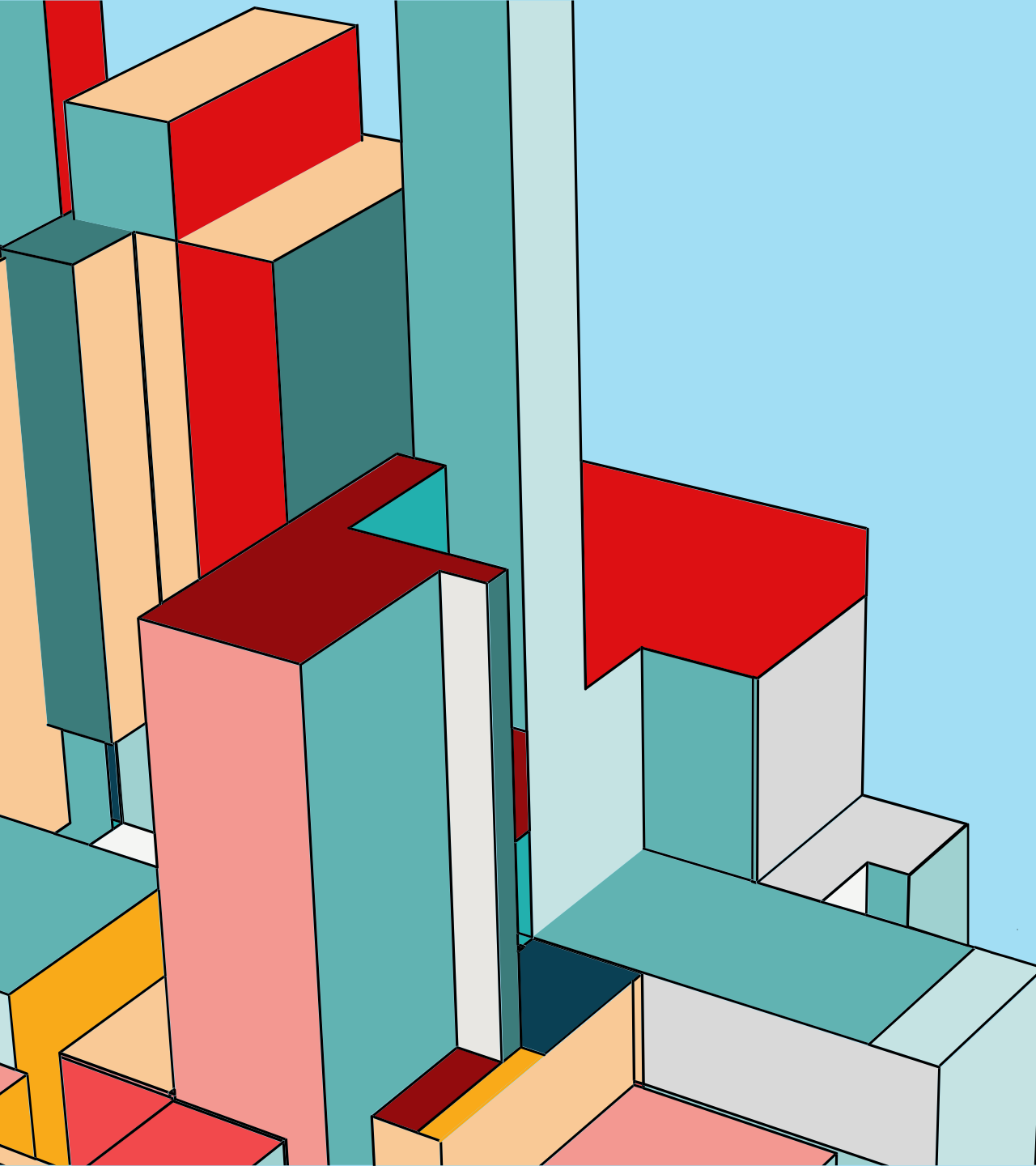




- Rowhome concept
- 18 homes
- Owner occupied
- Heightened design standards in lieu of stepbacks.







# **ZONING AND SUBDIVISION CODE UPDATE**

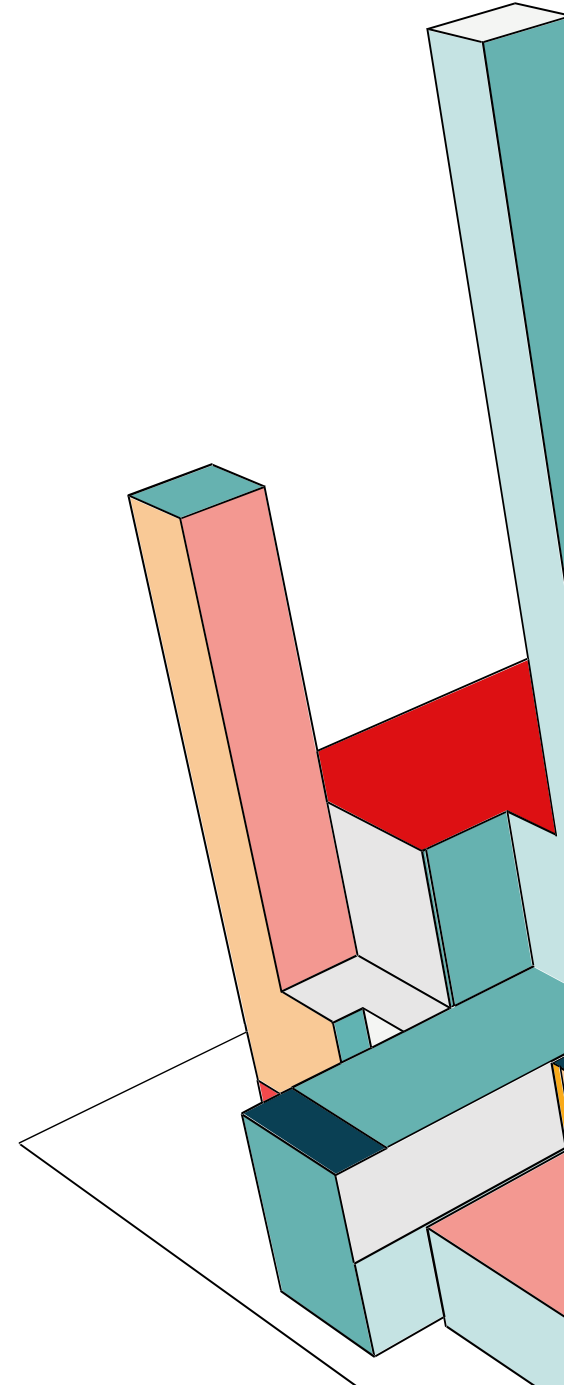
## **TECHNICAL CORRECTIONS**

MILLCREEK PLANNING COMMISSION

20 AUGUST 2025

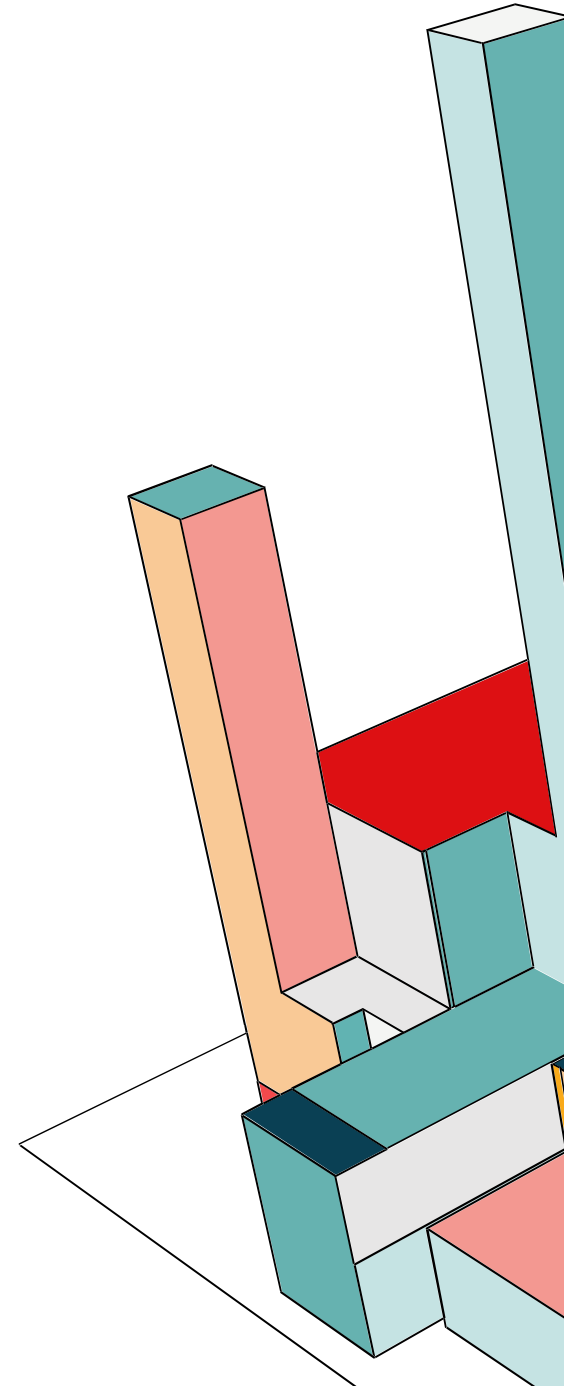
# ALMOST PERFECT!

- The code update is being well received. It is easier to navigate and understand.
- This petition is designed to address minor technical errors and the code, and provide additional clarification.



# PROPOSED CHANGES

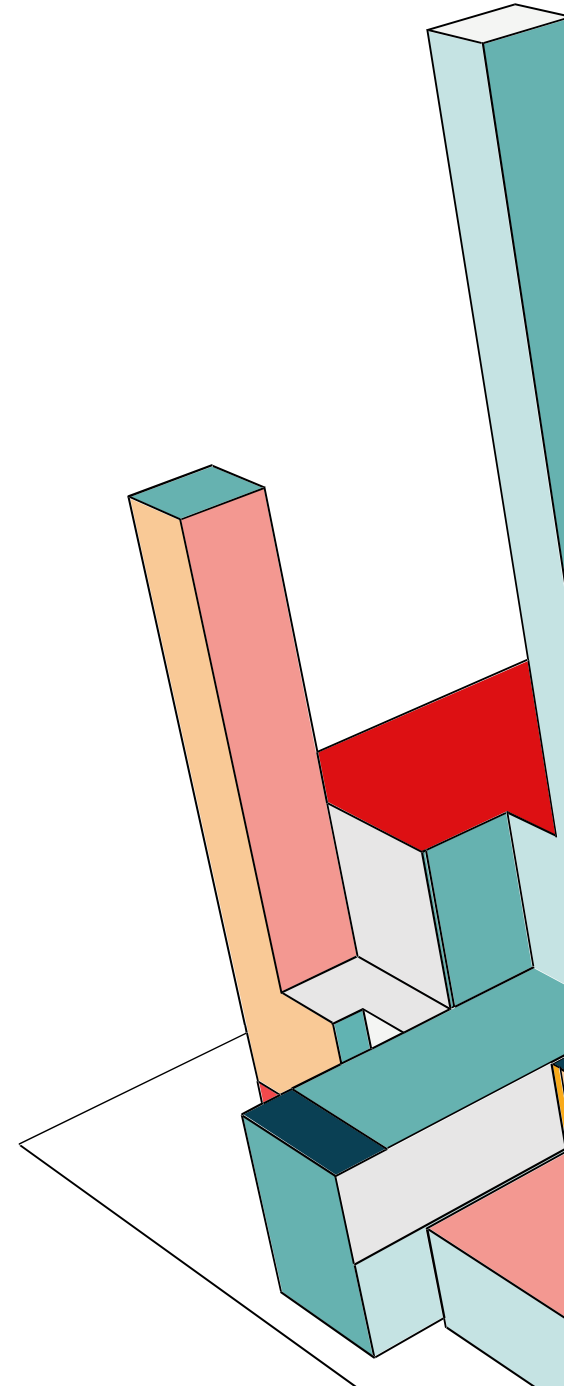
- **AG Zone** to include a lot or parcel coverage identical to the R-1-10 zone requirement, 31 percent.
- **R-4 Zone** amended to correct the density requirements in the code. Changes refer to *gross land area* instead of *lot*, which is a defined term in state statute.





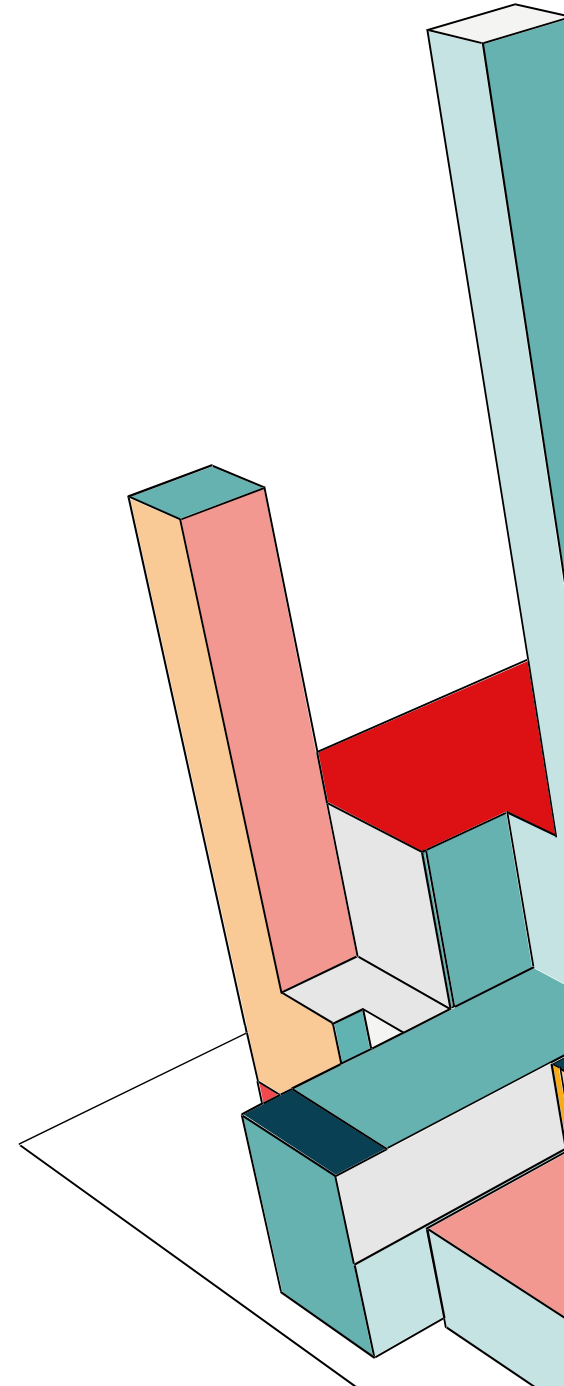
# PROPOSED CHANGES

- **RM Zone** has a number of historically approved single-purpose commercial buildings. Changes are intended to allow commercial uses in these legally-established commercial buildings, as well as new mixed use developments.



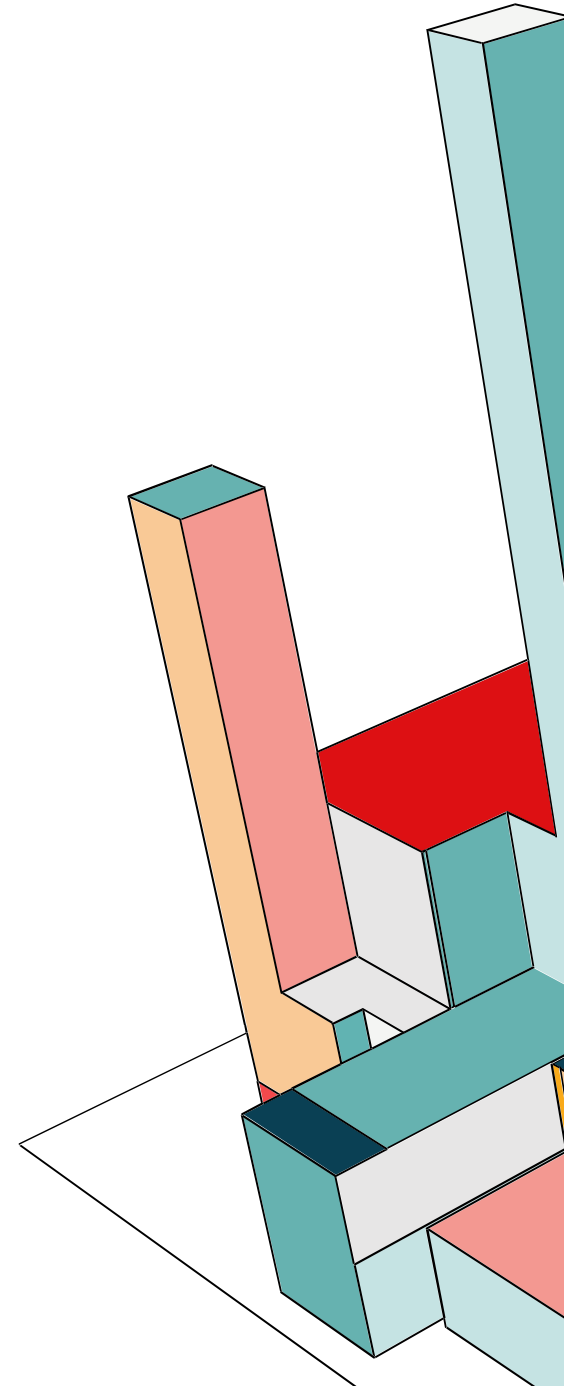
# PROPOSED CHANGES

- **RM Zone** includes a standard for balconies and patios that are slightly mismatched. We are proposing the same minimum standard for a patio as for a balcony: 60 square feet.
- Private garage and access standards will remain unchanged, but will move from Title 18 to Title 14.



# PROPOSED CHANGES

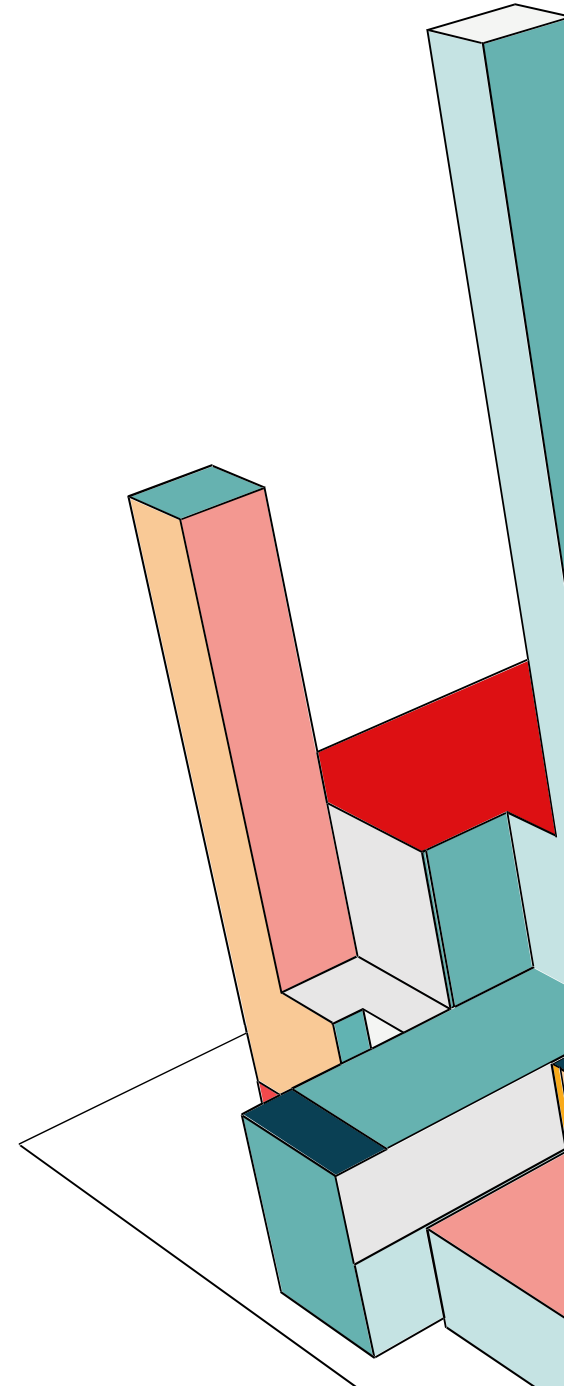
- **The MD and CCOZ zones** contain standard for windows and openings for first floors that are problematic for townhomes. We are proposing to reduce that first floor window requirement from 50% to 33% for townhomes and residential uses on the first floor of a building.
- **The M Zone** is proposed to include standards for automobile sales and service uses – the same standards are in the C Zone. The minimum office size is intended to ensure that vacant lots without offices are not used as car dealerships.





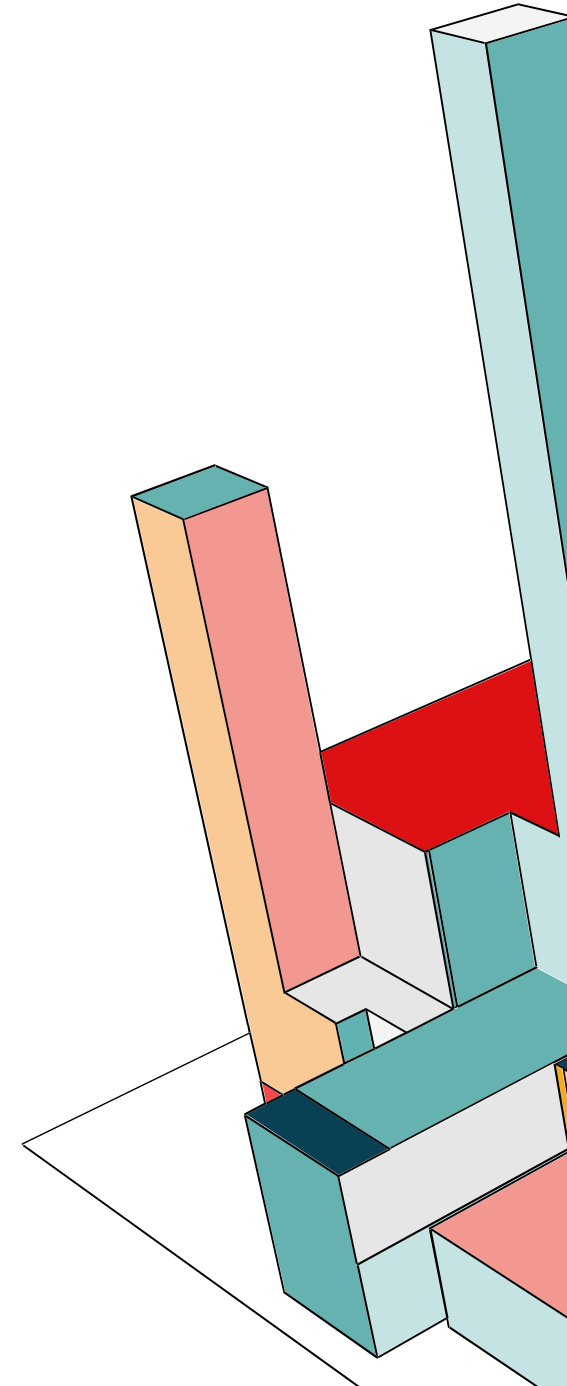
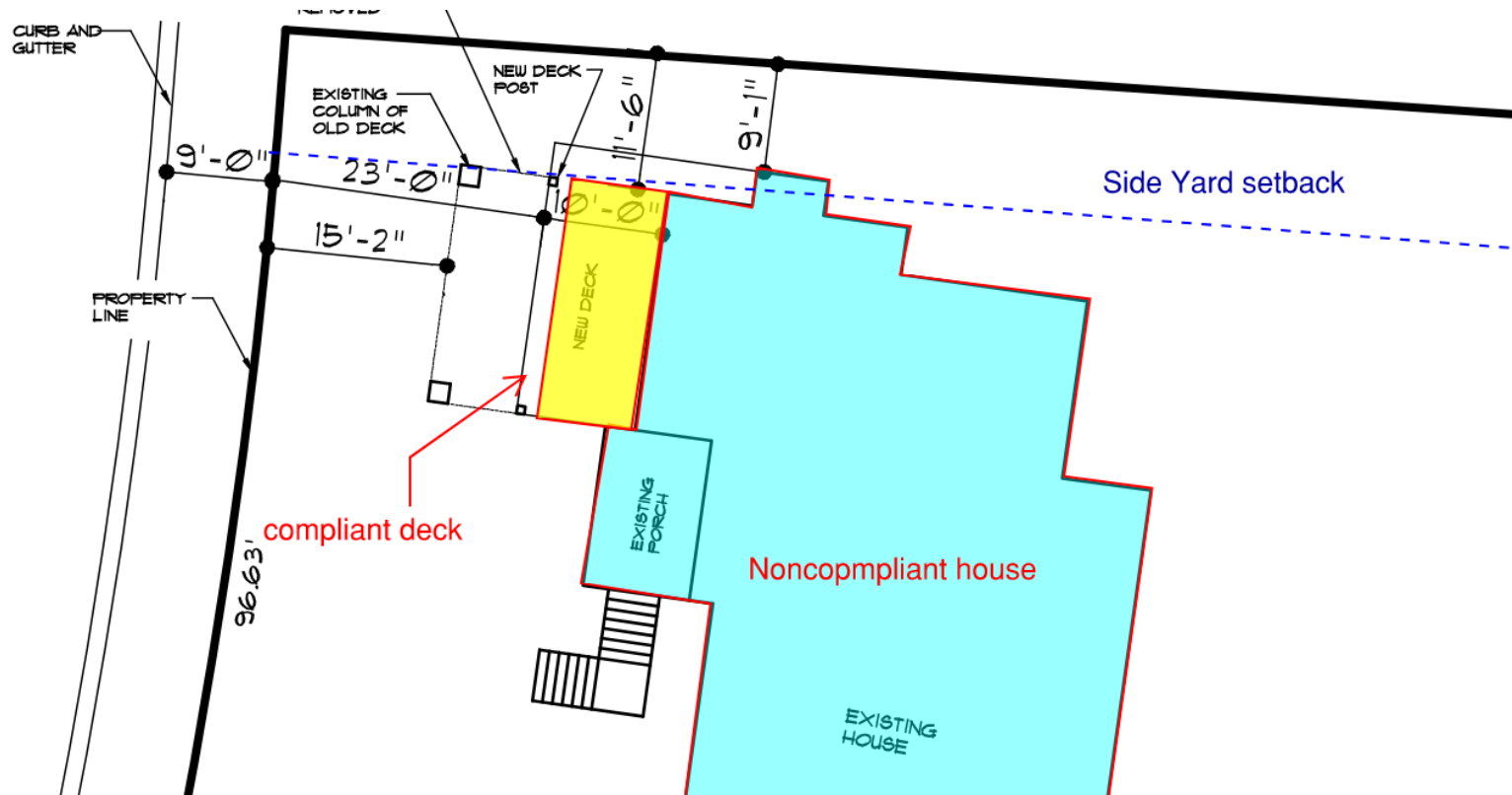
# PROPOSED CHANGES

- **Accessory buildings *less than 200 sf*** would not be required to have a pitched roof or be required to incorporate at least one exterior material found on the main building.



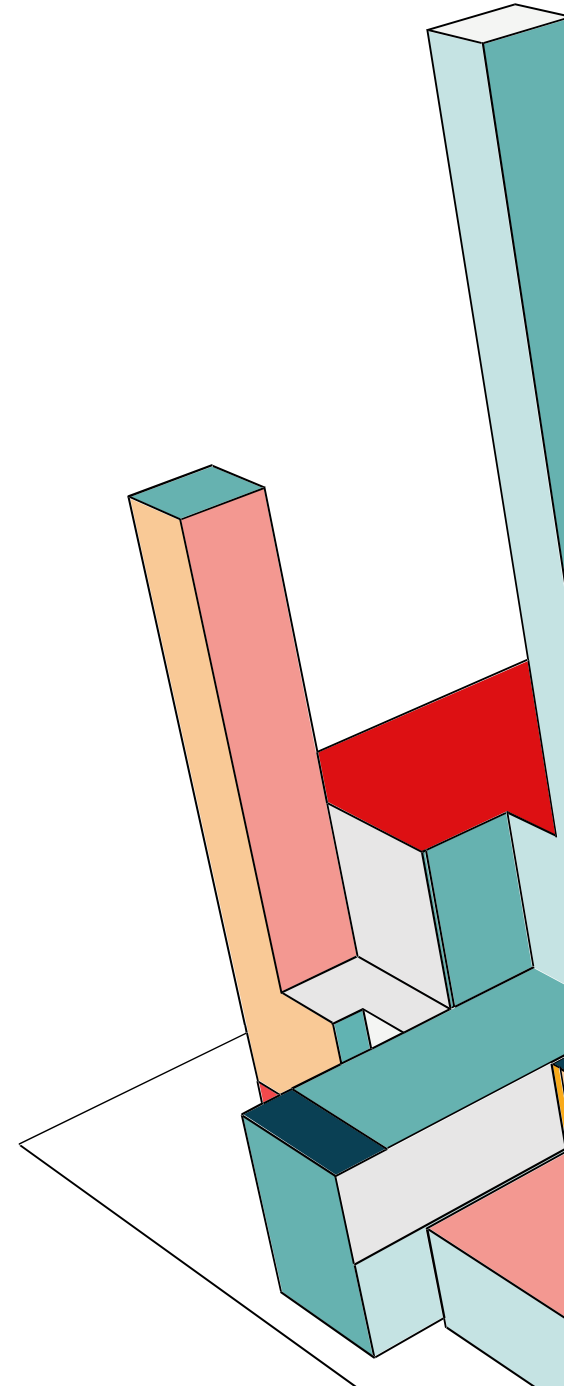
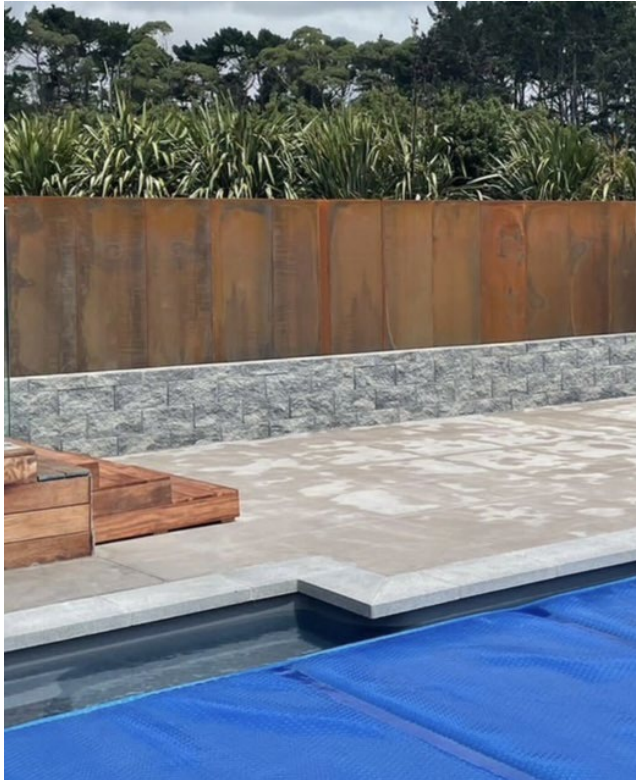
# PROPOSED CHANGES

- **Additions to noncomplying structures** will not require a LUHO permit, under the proposed changes.
- Other noncomplying additions would require a LUHO Permit.



# PROPOSED CHANGES

- **Fencing.** At the request of a Millcreek property owner, we are considering allowing metal panel fencing, and wire mesh panel fencing.

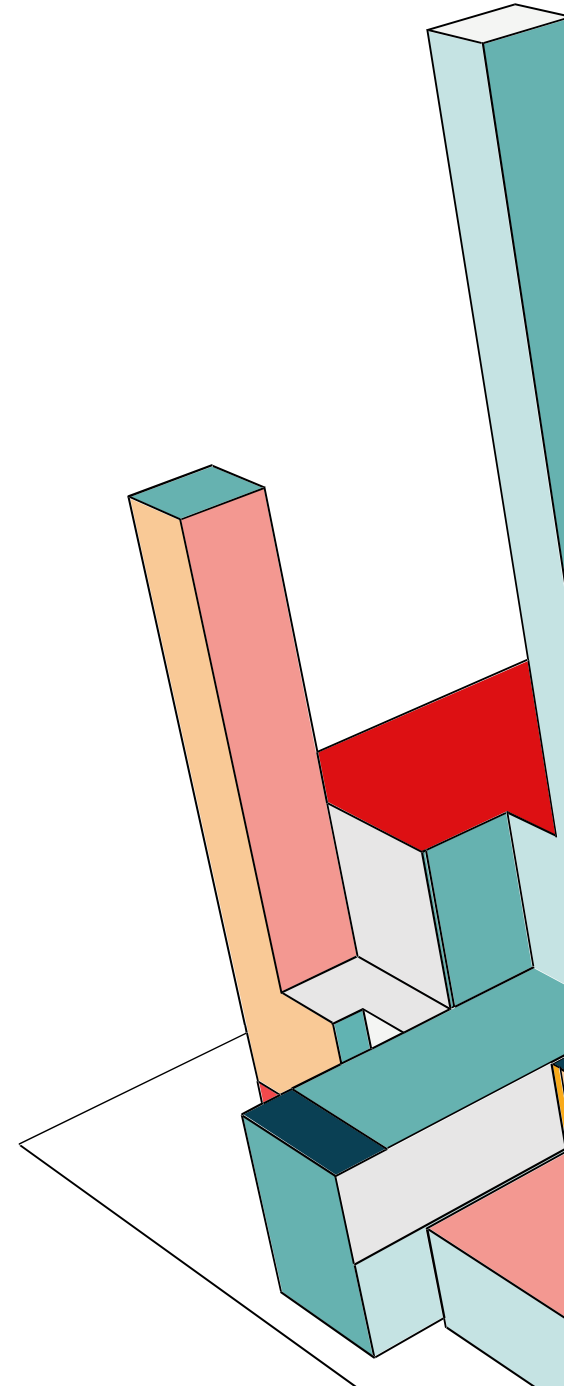




# PROPOSED CHANGES

- **Fencing.** At the request of a Millcreek property owner, we are considering allowing metal panel fencing, and wire mesh panel fencing.

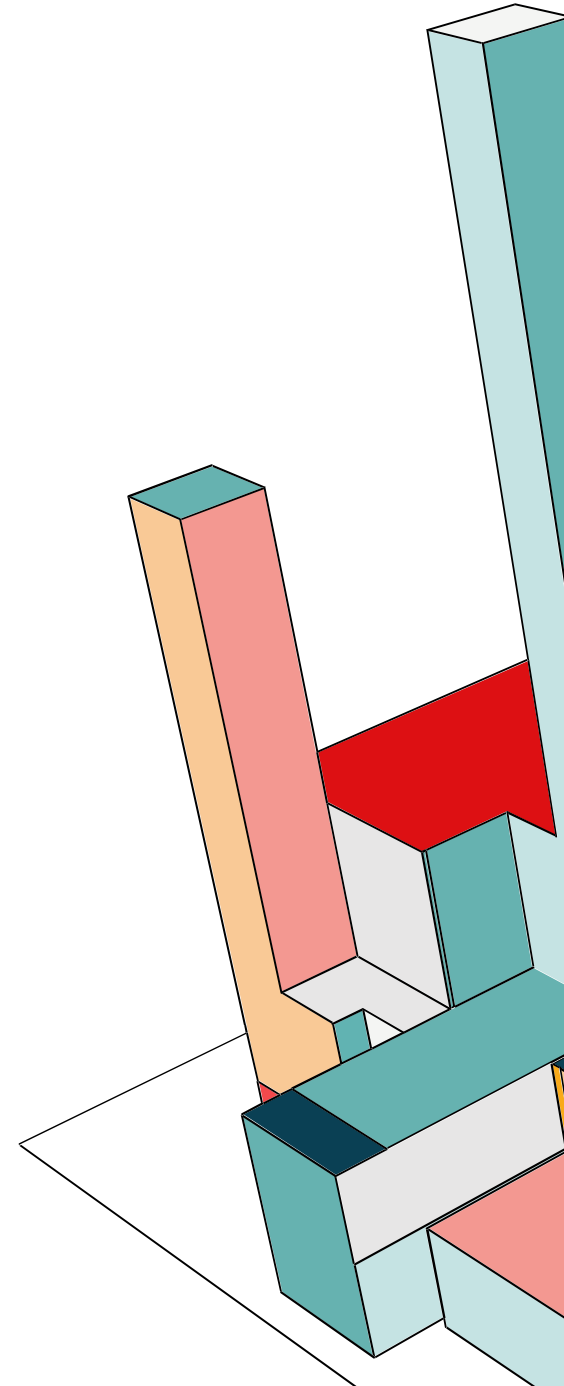
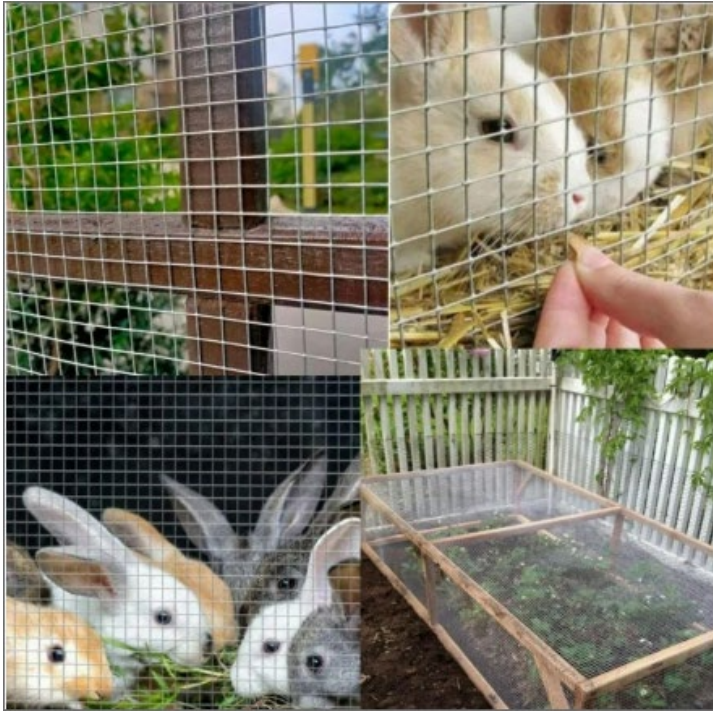
***Fence, welded wire panel** means a fence constructed of prefabricated panels consisting of welded steel wire mesh with a minimum wire size of AWG 12 gauge / 2.05 mm in a rectangular or square grid pattern, mounted within a rigid metal, wood, or composite frame. The mesh shall be composed of horizontal and vertical wires welded at each intersection, with uniform openings no larger than six inches in width or height. This definition expressly excludes woven wire fences, including chain link, which are constructed from interwoven wire strands forming a diamond or similar pattern without welded intersections.*



# PROPOSED CHANGES

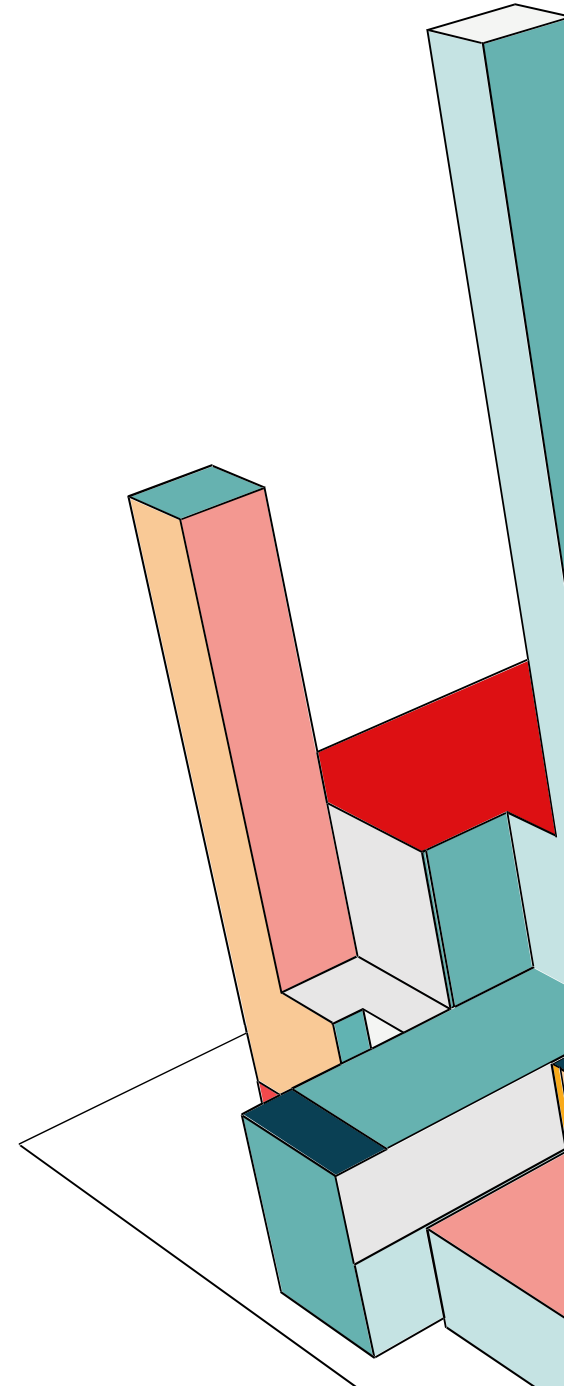
- **Fencing.** At the request of a Millcreek property owner, we are considering allowing metal panel fencing, and wire mesh panel fencing.

**AVOID?**



# PROPOSED CHANGES

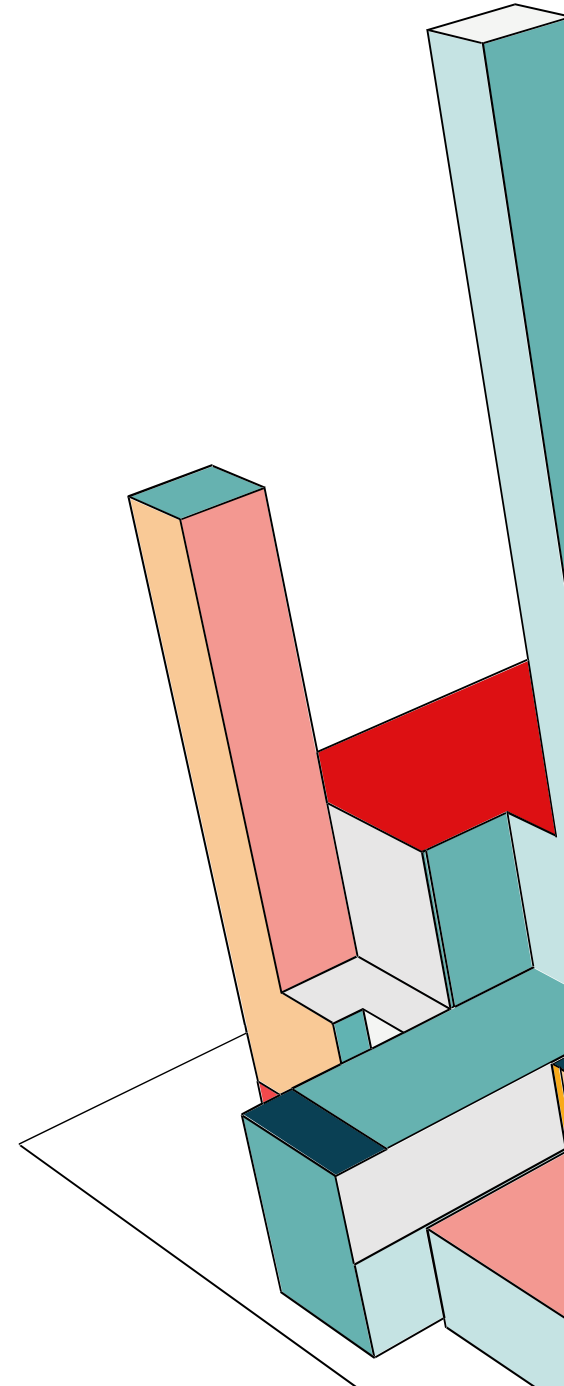
- **Fencing in CCOZ.** At the request of a Millcreek property owner, we are proposing that 3' tall 50% transparent fencing be allowed along Highland Drive and other corridors in CCOZ.





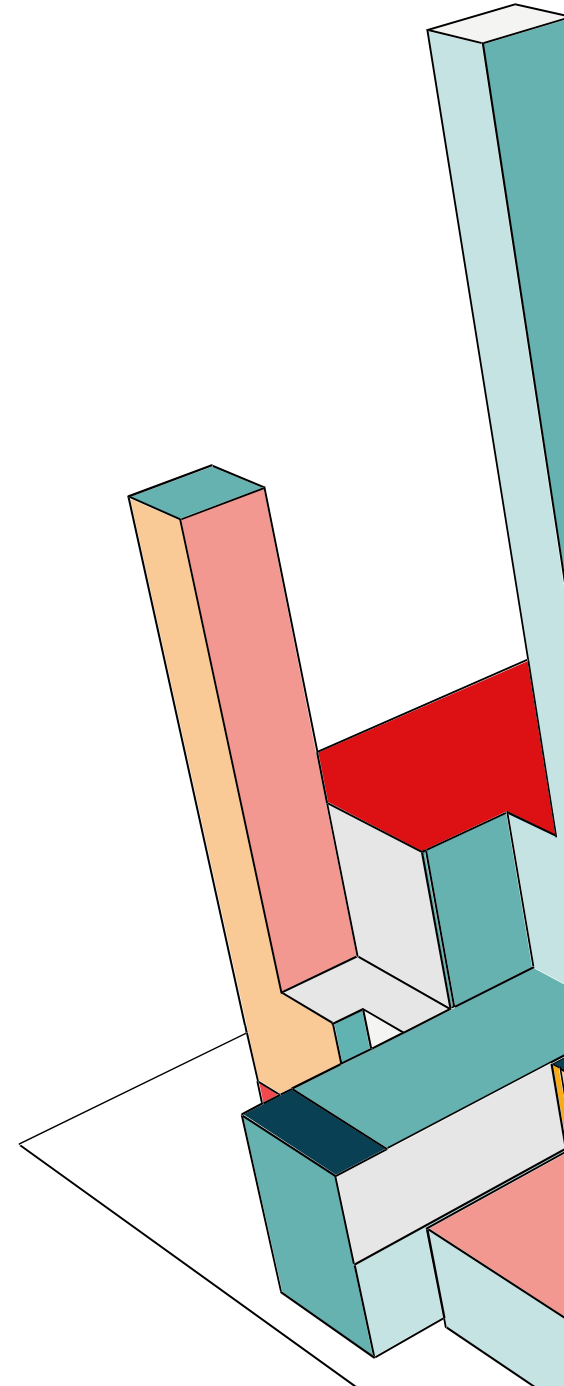
# PROPOSED CHANGES

- **Miscellaneous Technical Corrections**



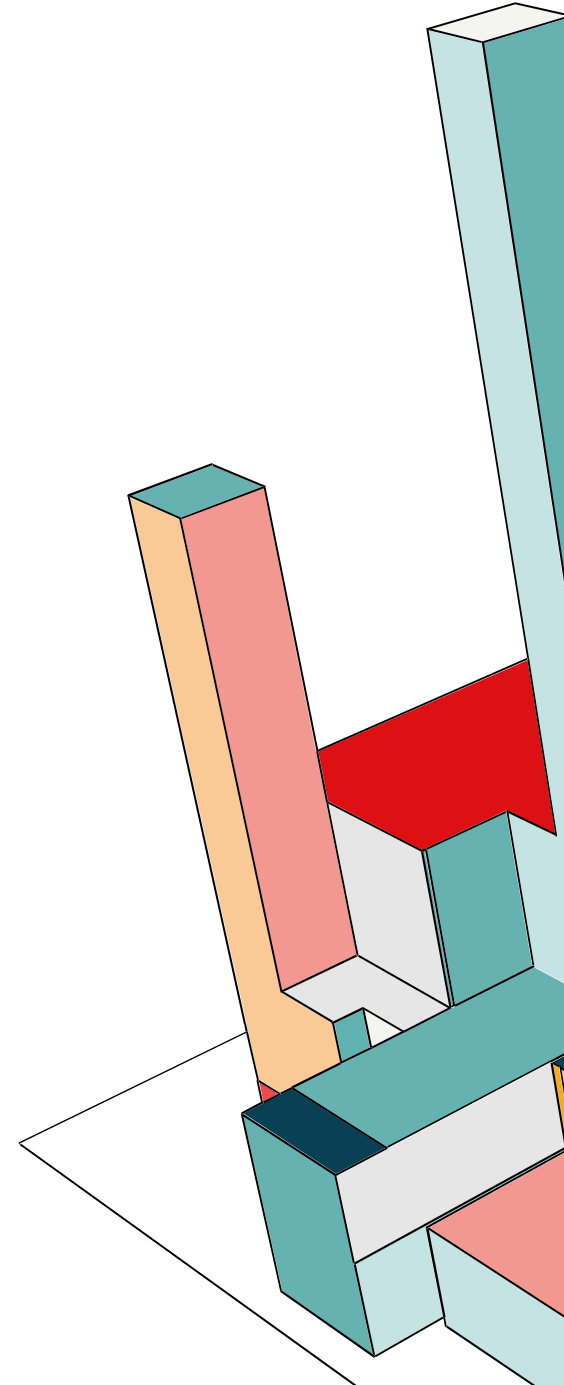
# COMMUNITY COUNCIL RECOMMENDATIONS

- All four community councils reviewed these proposed ordinance changes at public meetings held earlier this month. Each of the community councils unanimously recommended approval of the proposed changes. The Millcreek Community Council requested additional language clarifying the maintenance responsibilities of irrigation companies.
- Staff advises that the City address the maintenance responsibilities of irrigation companies in Title 14, which incorporates all engineering standards. We will propose language that is compliant with state statute.




# STAFF RECOMMENDATIONS

- Millcreek Planning Staff requests your recommendation that the Millcreek City Council adopt the changes as listed in the staff report, as well as any other similar changes of a technical or ministerial nature, in order to improve the functionality and readability of the Millcreek Land Use Code.
- Additional definitions around proposed fencing types.







# **ZM-24-003**

**Rezone from Manufacturing (M) Zone to Mixed Development (MD) Zone  
at 81 West Central Avenue**

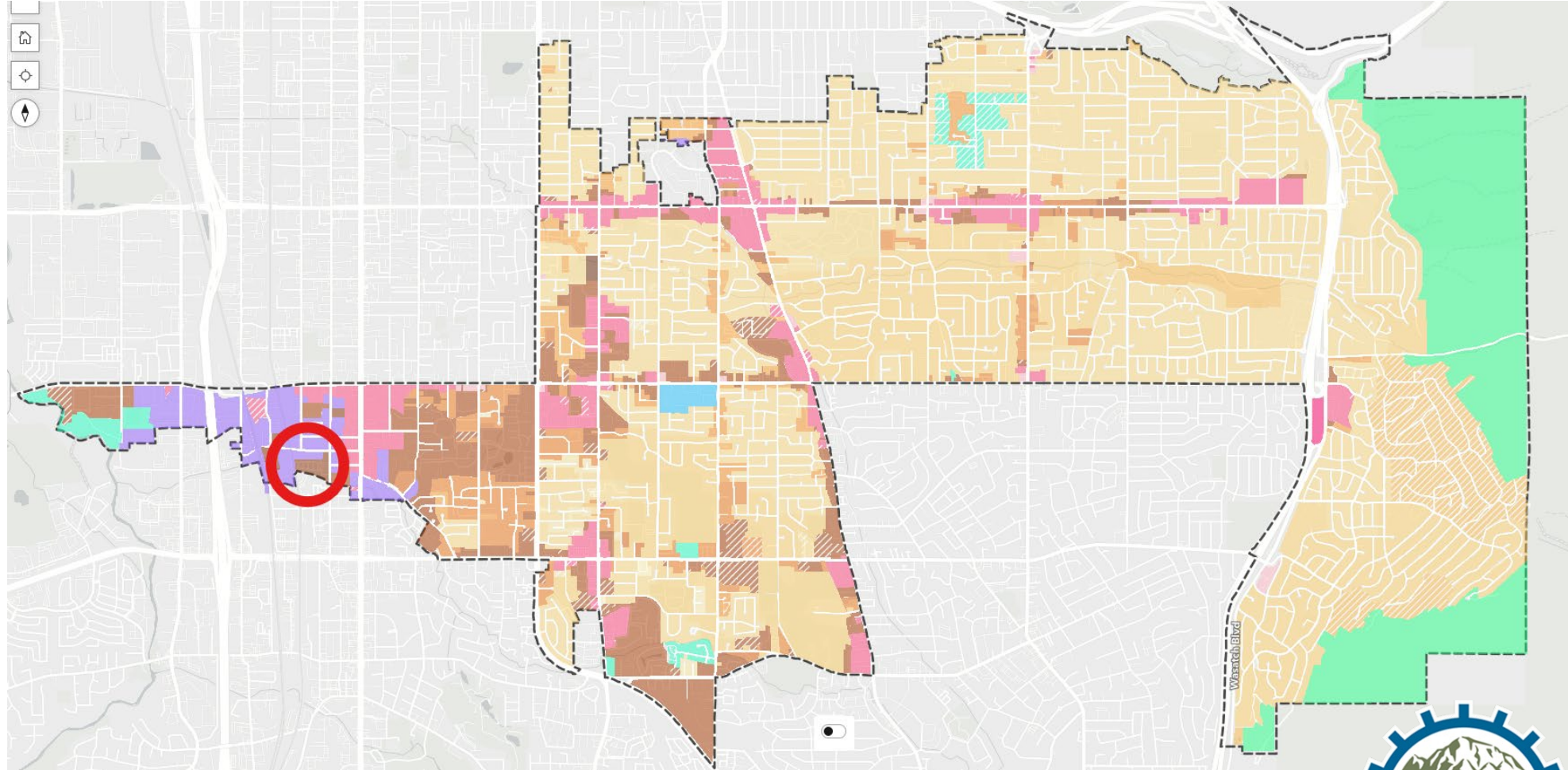
**Applicant: Micah Peters, Clearwater Homes**





# Project Details

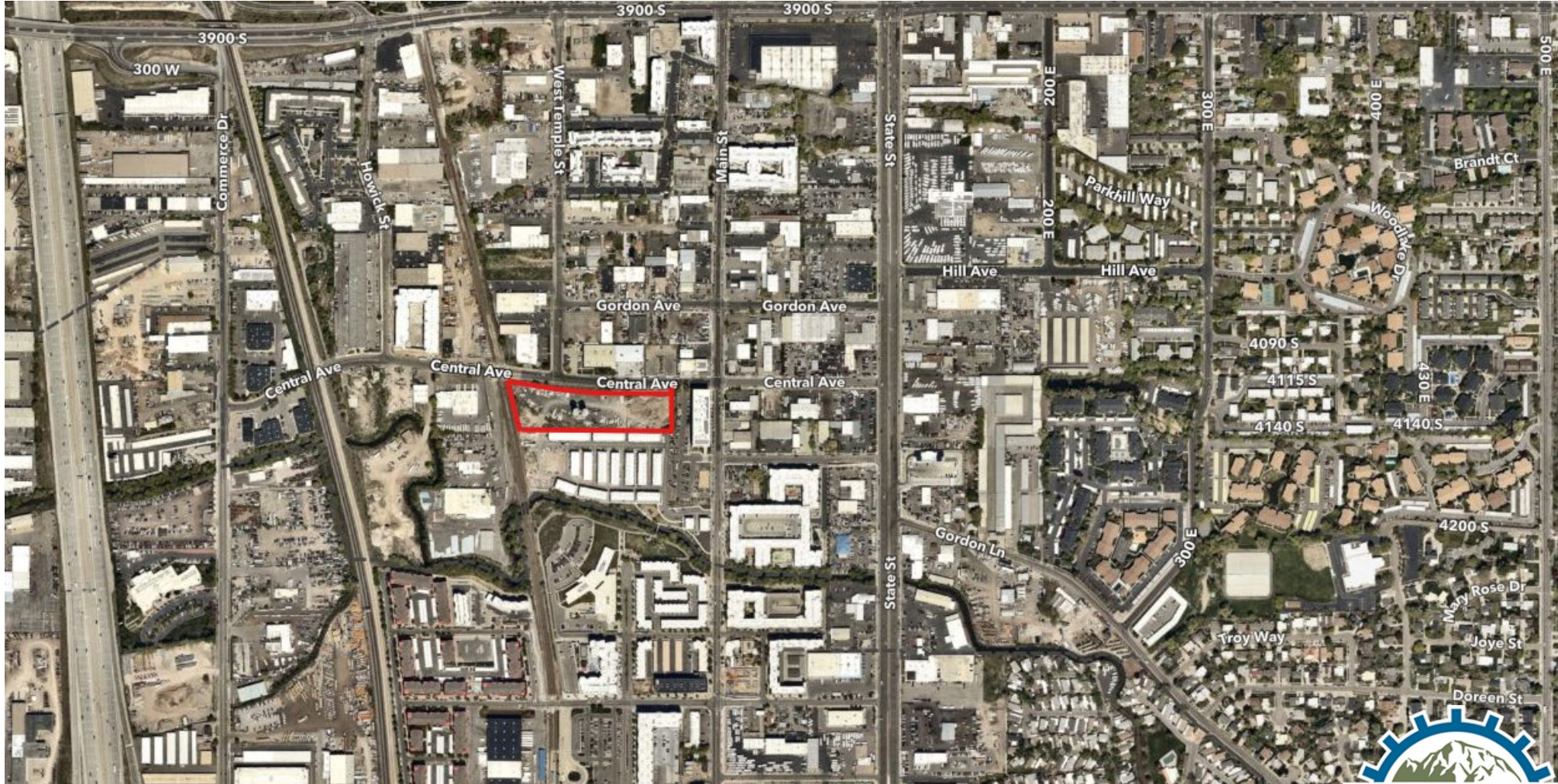
The property is located on the west side of Millcreek in the Meadowbrook area of the city. The subject property can be seen in the red on the left side of this map of Millcreek.





# Project Details

The property is located at 81 W Central Ave on Millcreek's west side. The site is ~3.61 acres and is currently zoned for manufacturing. The site is bounded by The Front Climbing Club to the east, Opus Green to the south, and the TRAX line on the west. Frontage along Central Ave is about 800 linear feet.





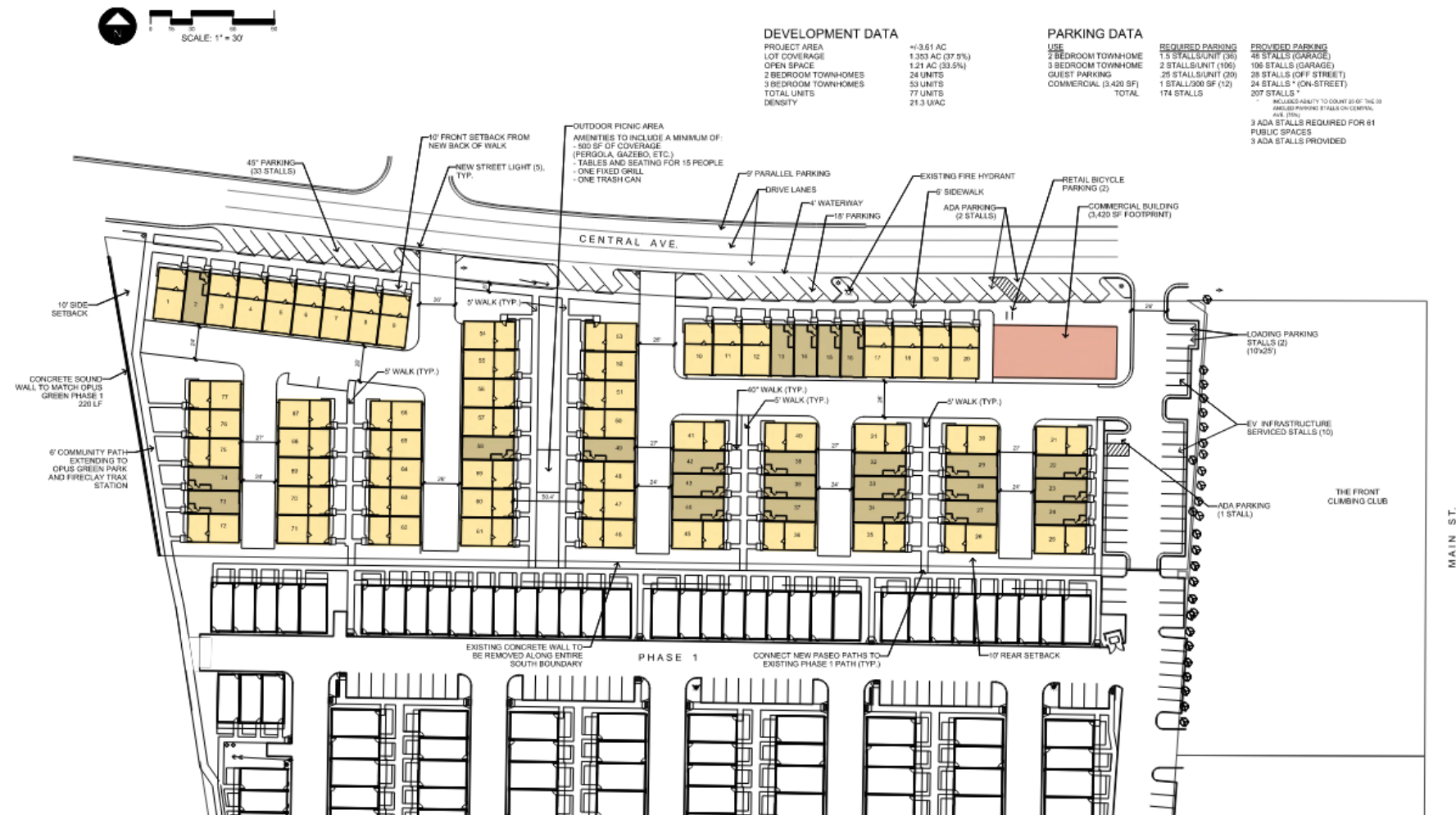
# Project Details

The applicant is requesting a rezone to the Mixed Development zone to build townhomes similar to the Opus Green project to the south.

The proposal seeks to construct 77 townhome units, a commercial business location, and improvements along Central Ave. A trail connection is also proposed from Central Ave to the existing trail along Big Cottonwood Creek which connects to the Murray North TRAX station.



# Proposed Site Plan



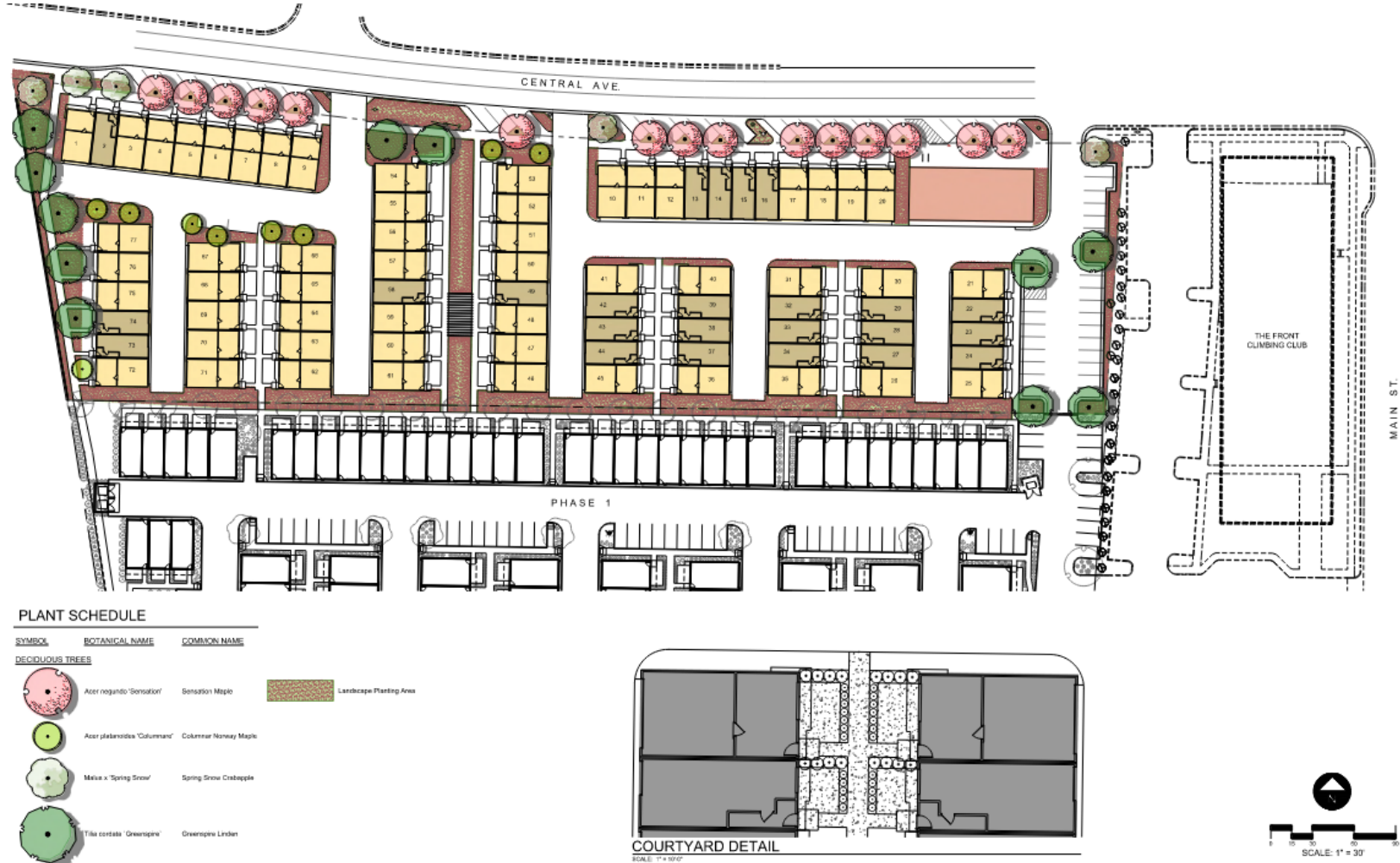
Opus Green North

Site Plan  
June 13, 2025





# Proposed Landscape Plan



Opus Green North

Landscape Plan  
June 13, 2025





# Project Details

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The project will consist of

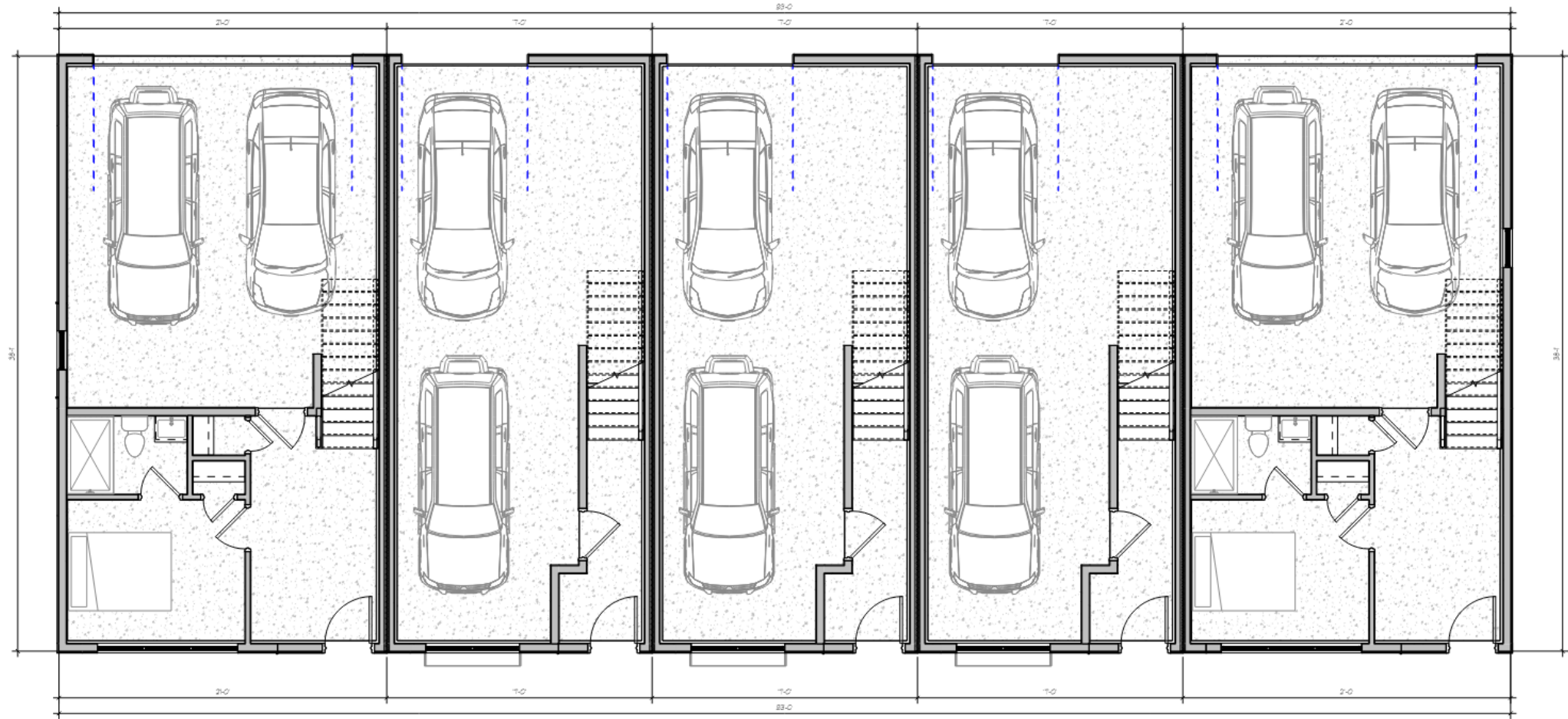
- 24 two (2) bedroom units.
- 53 three (3) bedroom units.
- 3 units will be live-work units along Central Ave.
- A 3,420 square foot commercial building.

Townhomes will be sold as individual units after the property is platted.

These buildings will be similar to the design aesthetic found in the original Opus Green project located directly south of this proposal.



# Proposed Floor Plans



1  
SD

LEVEL 1

SCALE 1/4" = 1'-0"



# Proposed Floor Plans





# Proposed Floor Plans



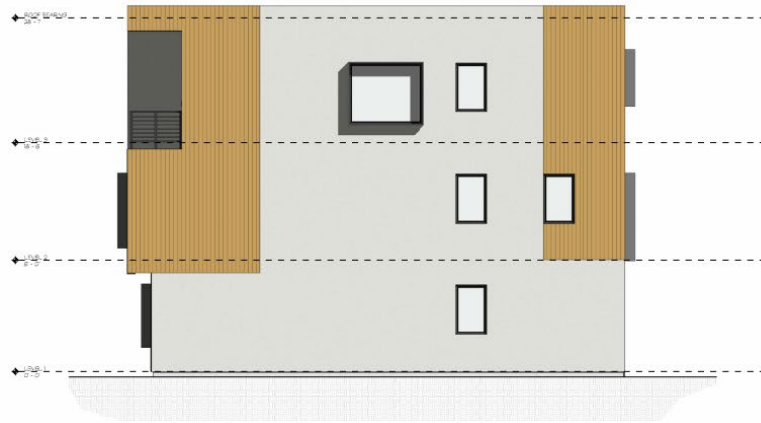
1  
SD

LEVEL 3

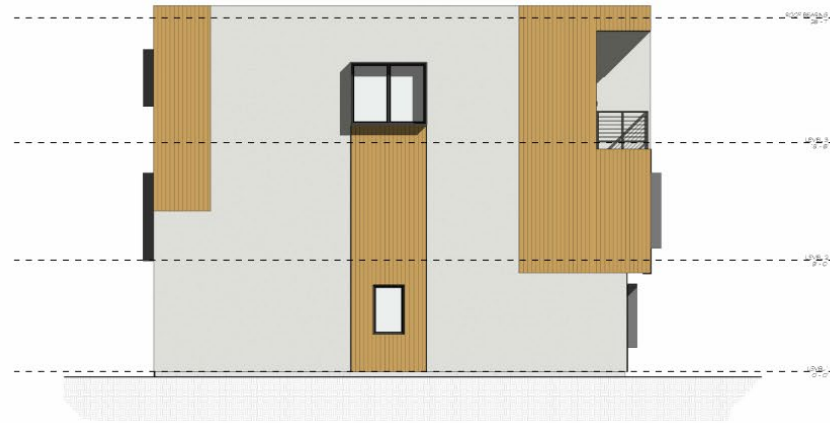
SCALE: 1/4" = 1'-0"



# Proposed Elevations



1 5 PLEX - RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



2 5 PLEX - LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

# Proposed Elevations



1  
SD 5 PLEX - REAR ELEVATION  
SCALE 1/4" = 1'-0"



1  
SD PRESENTATION LEFT 3D VIEW  
SCALE



2  
SD PRESENTATION RIGHT 3D VIEW  
SCALE





# Proposed Elevations

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Central Ave is to be improved with angled parking, street trees, street lighting, and a 6-foot-wide sidewalk. These improvements will run along the 800 feet of linear frontage the project has on Central Ave.



The logo for Mill Creek is a circular emblem. The top half features a blue gear-like border surrounding a green mountain range. A dark blue horizontal band across the center contains the word "MILLCREEK" in white, bold, sans-serif capital letters. The bottom half of the emblem shows a green river flowing from left to right, also enclosed within the blue gear-like border. The entire logo is set against a white background.

# Parking and Traffic

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## Parking

The proposal seeks to add 33 on street parking stalls, 28 off street stalls, and 154 private garage stalls. 3 ADA stalls, 2 loading stalls, and bike parking are included in the proposal.

The size of the project requires 20 off street guest stalls to be provided. 28 off street stalls are proposed for the site. Newly added street parking can be counted toward the parking requirement for the commercial use. The applicant is proposing a veterinarian use for the commercial building which would require 12 stalls at a ratio of 1 stall per 300 square feet of commercial space. If the applicant instead uses the commercial building as a restaurant or café, a parking ratio of 1 stall per 150 square feet of commercial space still meets code since 25 of the on street parking stalls can be counted toward the commercial requirement.

## Traffic Study

A traffic study was commissioned for this project. Hales Engineering was selected since they had conducted studies of nearby projects in the past few years. This allowed for them to pull data from these studies to help with the trip generation estimate.

The study estimated an average of 511 trips on an average weekday. Morning peak trips are estimated at 34 per hour, while evening peak hours are estimated at 42 trips per hour. The trip generation study did not recommend adding any auxiliary lanes to Central Ave.





# Development Agreement

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The rezone is accompanied by a Development Agreement outlining how the site will be developed. The entire DA can be found in the staff report. Below are some specific highlighted features:

- Ownership

Similarly to the DA for Opus Green South, an ownership clause can be found in the DA that allows the developer to retain some of the units as 'for rent' units. The developer plans on selling all the units on the site, however, this clause can help in case the market changes. The current Opus Green South project has an ownership rate above 90%.

- Amenities

Due to the number of bedrooms found in the development, three amenities must be provided. The large playground on Opus Green South shall be used as one amenity, the trail will be used as the second amenity, and a new picnic/gazebo area on the new site will be the final amenity.

- Crossing Improvement/Bus

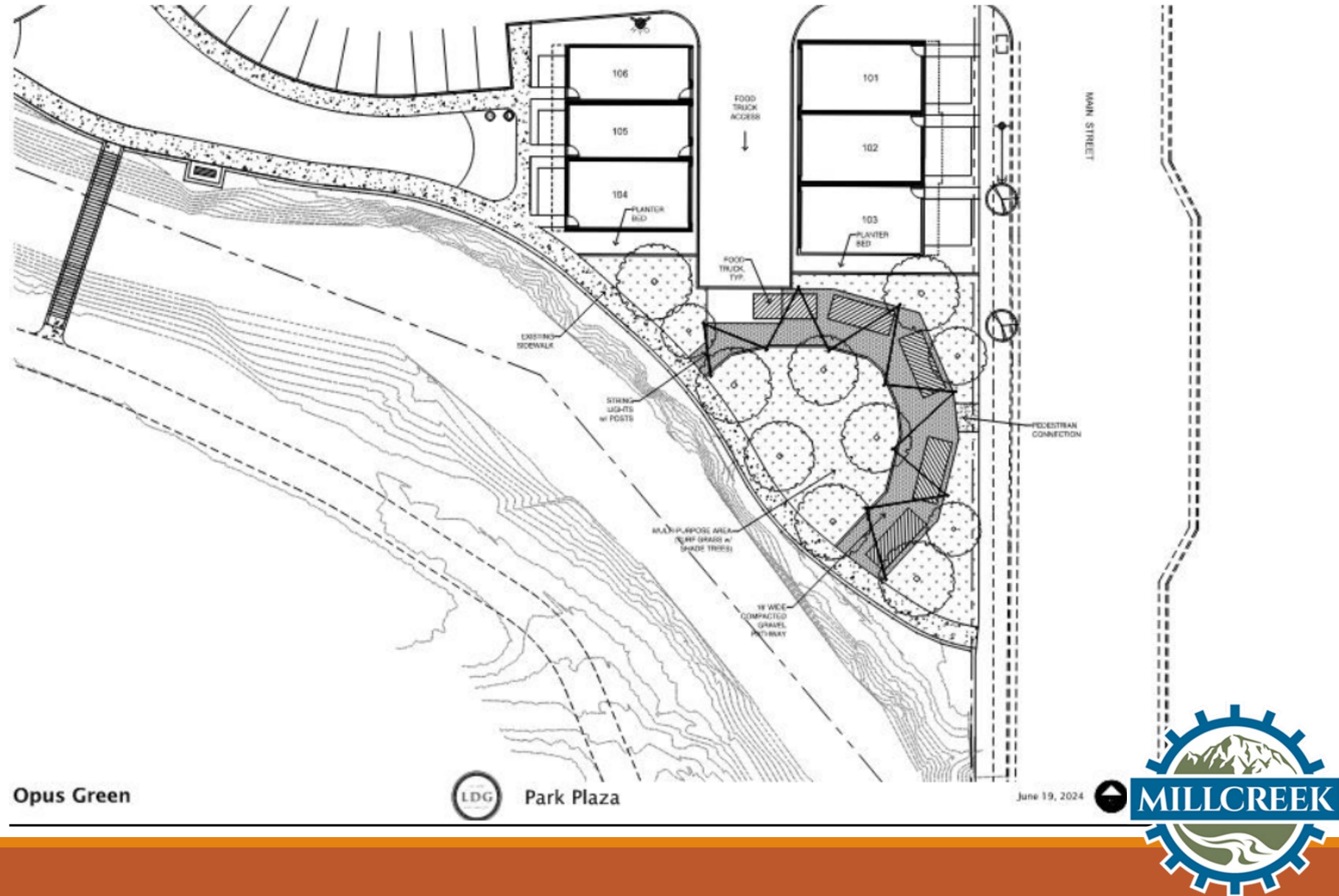
Like other development agreements found along Central Ave, a clause that requires the developer to help pay for TRAX crossing improvements if the rail crossing is improved can be found in the DA. The required funds are determined by a traffic study to make sure the contribution is proportionate with the projects usage of the crossing.

If the UTA commissions a new bus line along Central Ave and determines that a bus stop is required along the frontage of the project, the developer shall pay to install the UTA approved bus shelter.



# Development Agreement Amendment

Millcreek has been working with the developer to alter the DA from Opus Green South. The amendment seeks to replace the commercial requirement on Main Street, with a landscaped park area fit to host a food truck park.



# General Plan Considerations

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When a rezone is sought within Millcreek, staff look to the Millcreek General Plan to ensure it meet the outlined goals and objectives of the city.

- Future Land Use Map

Within the General Plan is the future land use map (FLUM) that outlines what uses and densities should be present in specific areas of the city. 81 W Central Ave is located within the “Meadowbrook Center” designation on the map. The use of “Meadowbrook Center” is aimed at mid-to-high density development and various housing typologies. Goals in this designation are mid-rise buildings with ideally on street parking to help complete the street.

- Goal GP-6: Continue to grow and support the Meadowbrook/Main Street Urban Center.

81 W Central Ave is located in the middle of the Meadowbrook area and is bounded by light rail tracks, a climbing gym, and an existing townhome development. By developing this piece of property, the entire block will be fully built out. Owner occupied housing in this area is scarce which makes the proposal for owner occupied housing especially fitting for the goal GP-6.

- Goal GC-6: Lay the groundwork for intercity transit connections and for more robust, choice-based transit within the City and larger region.

The proposed development is within the boundaries of two station area plans meaning it is within 1/2 mile area from 2 separate TRAX stations. The new trail connection also links Central Ave to the Murray North TRAX station with a pedestrian path that is fully separated from vehicular traffic.





# Master Plan Considerations

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The site is located within two station area plans. The Murray North Station Area Plan (MNSAP) has been adopted by Millcreek while the Meadowbrook Station Area Plan is still being drafted. Several of the stated goals outlined in the MNSAP can be found within this proposal.

- Central Avenue

Central Avenue is the northern border in the MNSAP. The plan calls for Central Avenue to be improved to become a more walkable area instead of its current industrial focus. Adding street trees, street lighting, sidewalk, and angled parking all add to the walking experience and increase pedestrian safety in the area.

- Green Spine

The MNSAP envisions multiple green spines running north-south and east-west creating better pedestrian connection in the area. The north-south spine is shown as running from Central Ave to the Murray North TRAX station, then farther south into Murray. The inclusion of the walking trail finished the connection from the Murray TRAX station to Central Ave.

- Commercial Uses

Viability of commercial spaces in the MNSAP area is discussed throughout the plan with some of the goals aiming to create better amenities in the area to help drive shoppers to businesses. Creating unique destinations, like the food truck park, will help bring more foot traffic and attention to the area.



# Process

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This project is subject to a couple different city approvals. These have been outlined below:

- Rezone & DA

This is where the project is now. The current zoning cannot allow residential uses on it. Since the area is within the Meadowbrook Area of Millcreek, the Mixed Development (MD) zone is best fit for the style of development. When a property is rezoned in the Meadowbrook Area, it is accompanied by a development agreement to gain a better understanding of future usage and site layout. Rezones are discretionary and are decided by the Millcreek City Council upon receiving recommendations from the Community Council(s), Planning Commission, and Millcreek staff.

- Conditional Use

“Multiple Household Dwellings” is listed as conditional in the MD zone meaning it must obtain a conditional use permit prior to building anything on the site. A conditional use permit is a public process however it is an administrative decision instead of a discretionary one. Administrative decisions are subject to Millcreek standards and shall be made based on a finding of fact. Conditional use permits are issued by the Planning Commission after receiving a recommendation from the Community Council(s) and Millcreek staff.

- Subdivision

Since the property is going to be subdivided for owner occupancy, it must also go through an administrative public process. The subdivision application will likely run concurrently with the conditional use application.



# Neighborhood Meeting

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The applicant held a neighborhood meeting on April 11<sup>th</sup>, 2024 as required by code. Notices were sent to all properties within 600 feet of the site. No residents attended the meeting.

Staff has not received any comments from neighbors or residents about this proposal.





# Community Council Meeting

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During their meeting on August 12<sup>th</sup>, the Millcreek Community Council asked the developer and city staff questions about homeowner ship, existing site conditions, and other project specifics. The developer discussed that the units would be owner occupied and part of the Opus Green HOA. Staff outlined that the current site is home to an abandon concrete silo and that no businesses were being closed or relocated for the project. Both the developer and staff answered various questions about the project and the approval process for the application.

The Community Council then made a motion to recommend the rezone & DA subject to the standards found in the staff report to the Planning Commission and City Council. The motion passed 7-0.



# Findings & Conclusions

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## Findings:

- The rezone aims to add 77 townhome units and a commercial building.
- A new trail will connect to existing trail infrastructure found on Big Cottonwood Creek.
- Central Avenue will be upgraded by installing streetlights, trees, and angled parking.
- Millcreek's FLUM identifies the area as Meadowbrook Center.
- The area is within the MNSAP.
- The townhomes will be platted for individual ownership.
- The applicant has entered into a development agreement with the city.
- A mixed use in the MD zone is listed as conditional.
- The Opus Green North development agreement, and the amended Phase I development agreement to provide additional open space, will implement the goals and objectives of the MNSAP.

## Conclusions:

- MD zoning requires mixed use development when building residential projects.
- A trail connection is a goal outlined in the MNSAP. Pedestrian friendly connections are goals laid out in the Millcreek General Plan.
- Upgrading Central Avenue to be more pedestrian friendly is a goal of the MNSAP and the Millcreek General Plan.
- Areas identified in the FLUM as Meadowbrook Center may be rezoned into the MD zone.
- The project meets goals and objectives laid out in the MNSAP.
- Language in the development agreement outlines the process for selling the townhome units over the next decade.
- A development agreement is required by the city when rezoning in the Meadowbrook Center.
- The applicant will need to obtain a conditional use permit before construction begins.



# Staff Recommendation & Model Motion

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## Staff Recommendation:

Millcreek planning staff supports this rezone, accompanying DA, and Opus Green South DA amendment. The proposal meets numerous city goals found in the general plan, future land use map, and master plans for the area. More details about the project can be found in the attached staff report which includes the proposed DA and DA amendment.

## Model Motion:

I move that the Planning Commission forwards a positive recommendation of the rezone application, file number (ZM-24-003), to the Millcreek City Council as proposed, subject to a development agreement for Opus Green North and an amended development agreement for Opus Green South.





# Images and Renderings





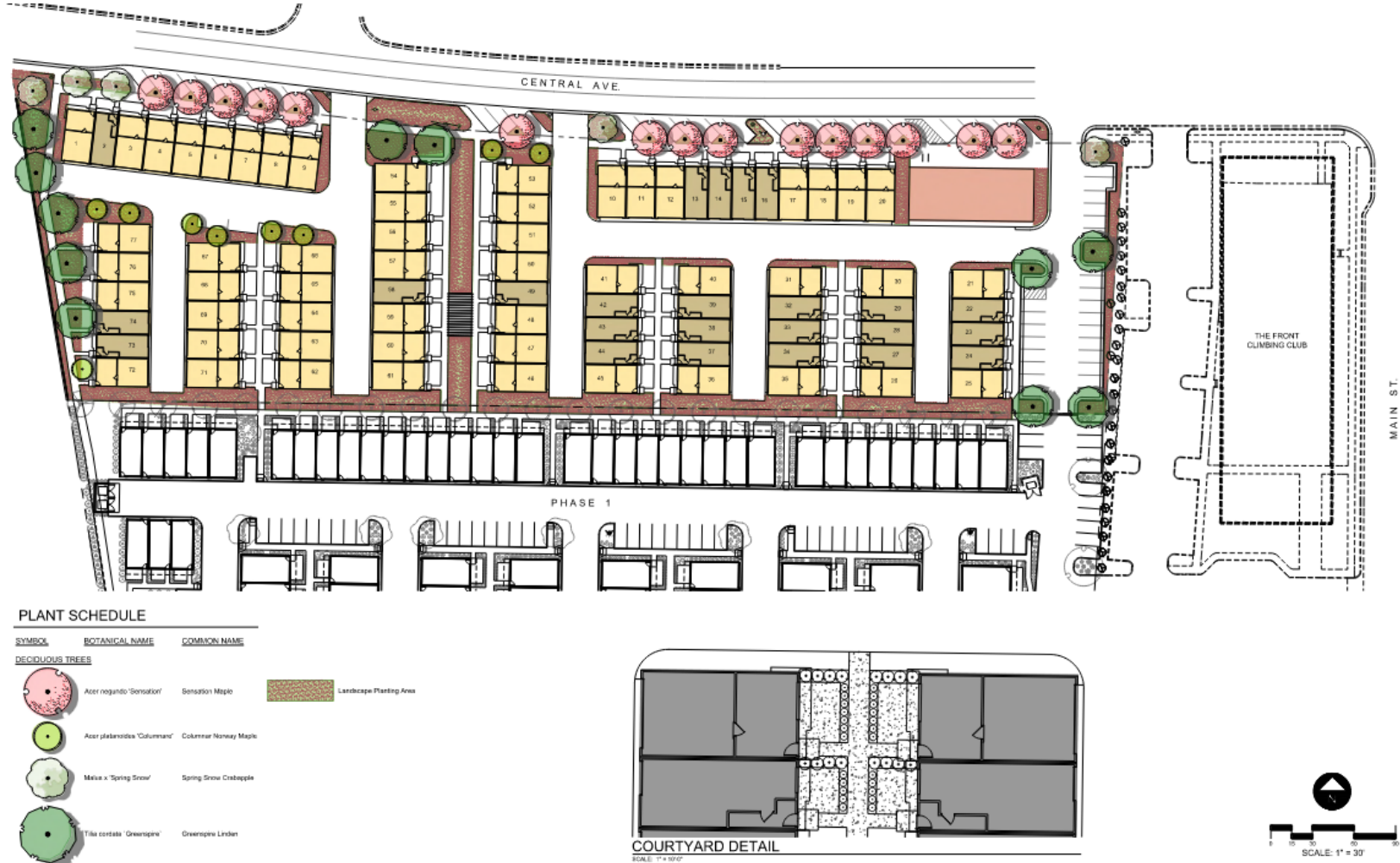
# Site Plan

June 13, 2025





# Proposed Landscape Plan



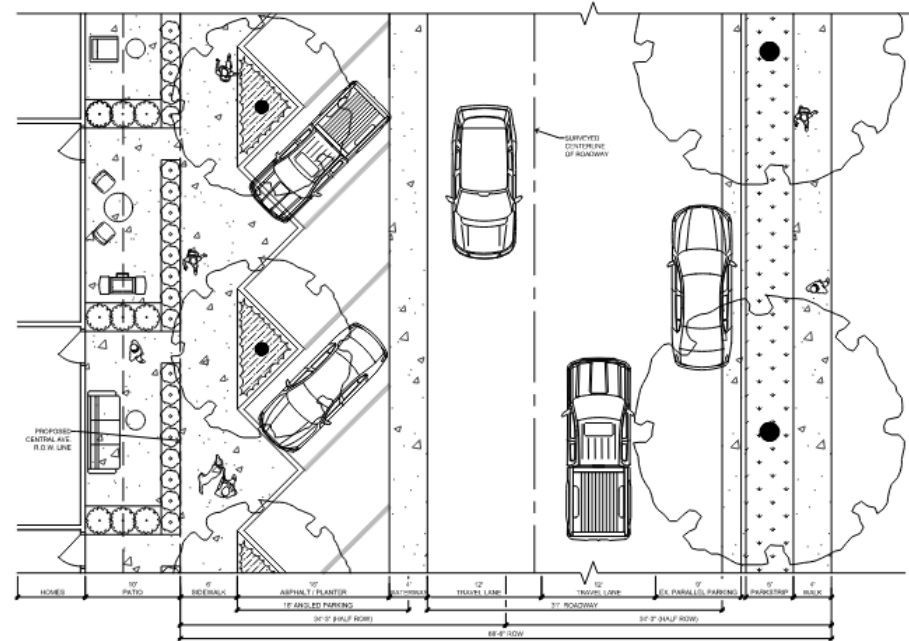
Opus Green North

Landscape Plan  
June 13, 2025

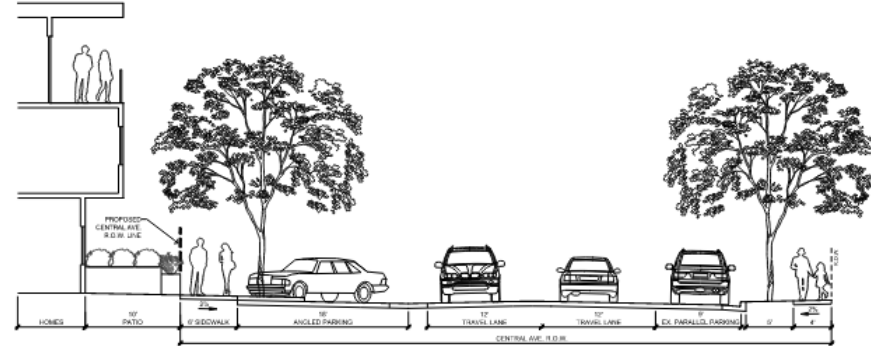




# Proposed Central Ave Cross Section



1 ROAD - PLAN VIEW  
SCALE: 1" = 5'-0"



2 ROAD - SECTION VIEW  
SCALE: 1" = 5'-0"



Opus Green North

Road Detail  
June 13, 2025



# Central Avenue looking West - 2024

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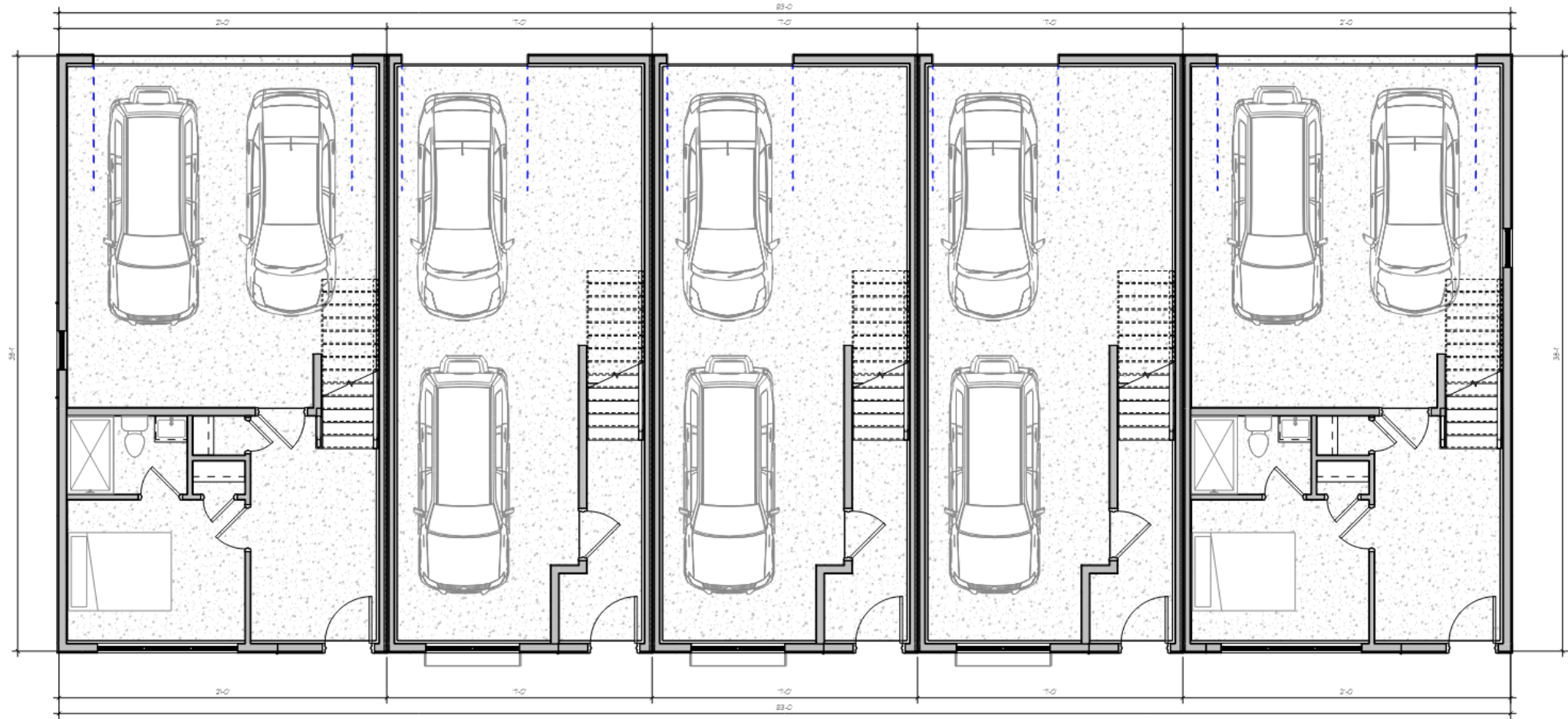
# Central Avenue looking East - 2024

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# Proposed Floor Plans



1  
SD

LEVEL 1

SCALE 1/4" = 1'-0"



# Proposed Floor Plans



# Proposed Floor Plans



1  
SD

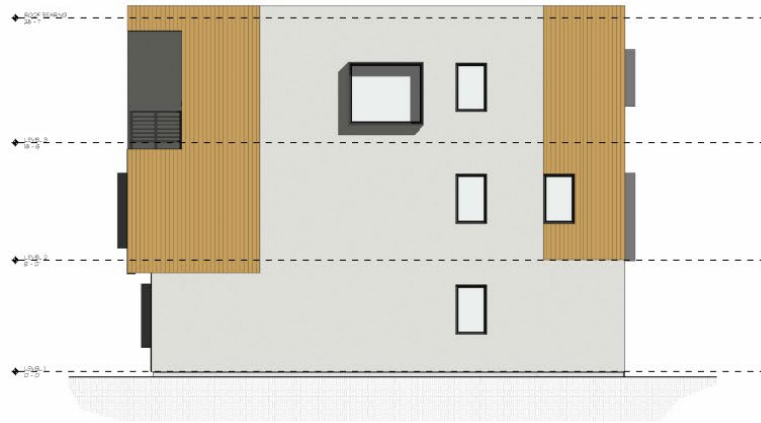
LEVEL 3

SCALE: 1/4" = 1'-0"

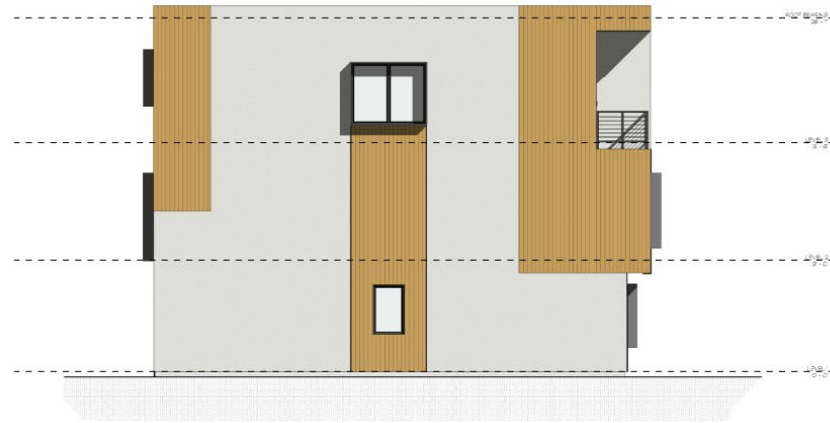




# Proposed Elevations



1 5 PLEX - RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



2 5 PLEX - LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



# Proposed Elevations



1 5 PLEX - REAR ELEVATION  
SCALE 1/4" = 1'-0"



1 PRESENTATION LEFT 3D VIEW  
SCALE



2 PRESENTATION RIGHT 3D VIEW  
SCALE



# Proposed Elevations

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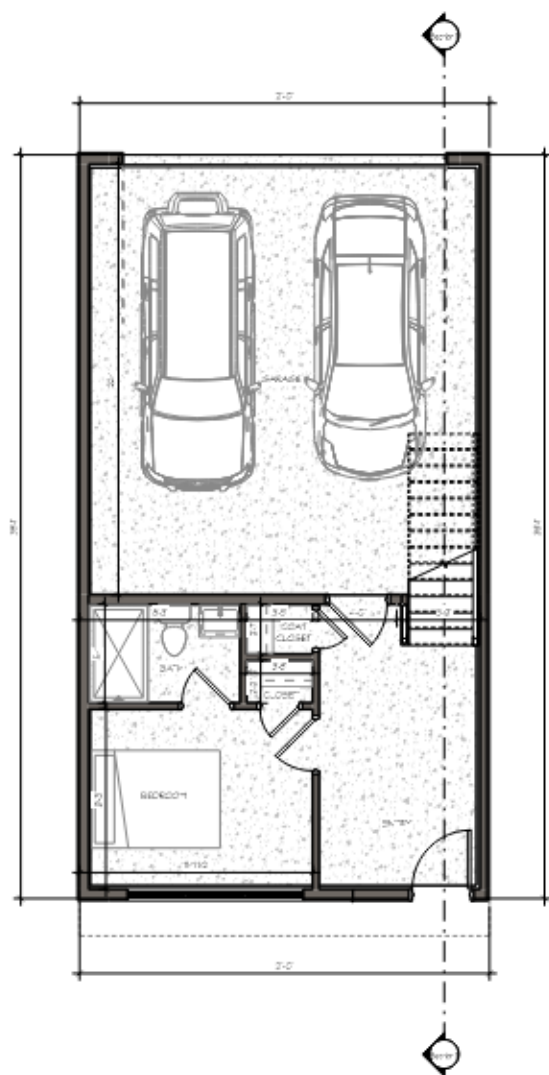




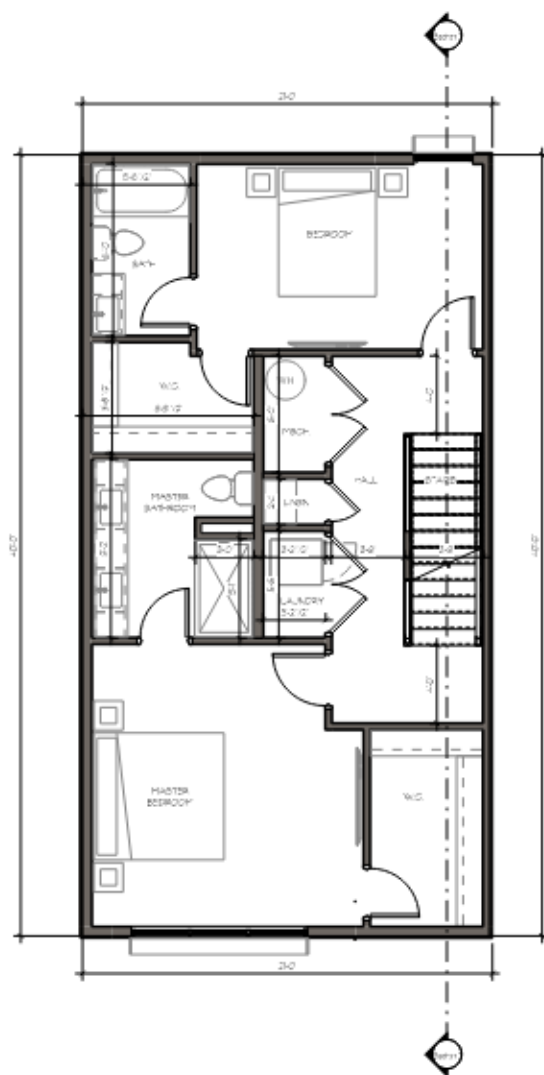




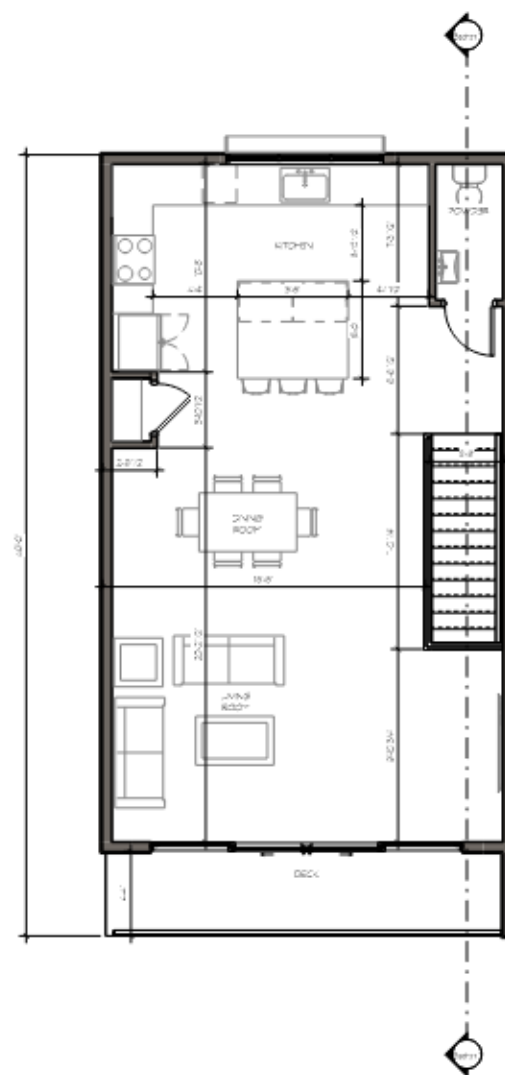




1 3 BED UNIT - LEVEL 1 - FLOOR PLAN  
SD SCALE: 1/4" = 1'-0"



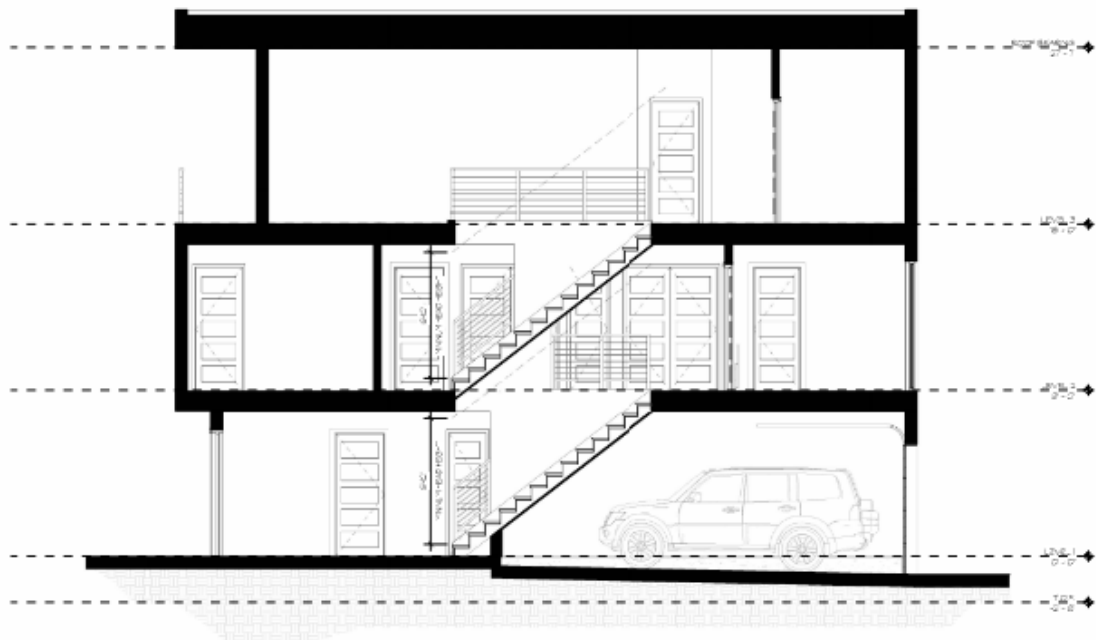
2 3 BED UNIT - LEVEL 2 - FLOOR PLAN  
SD SCALE: 1/4" = 1'-0"



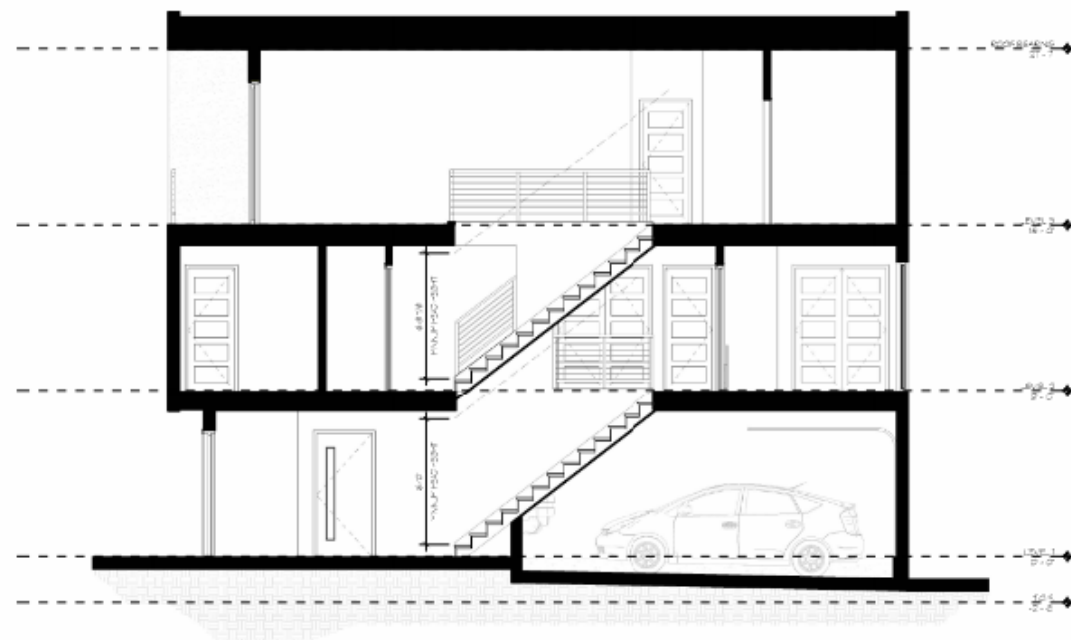
3 3 BED UNIT - LEVEL 3 - FLOOR PLAN  
SD SCALE: 1/4" = 1'-0"





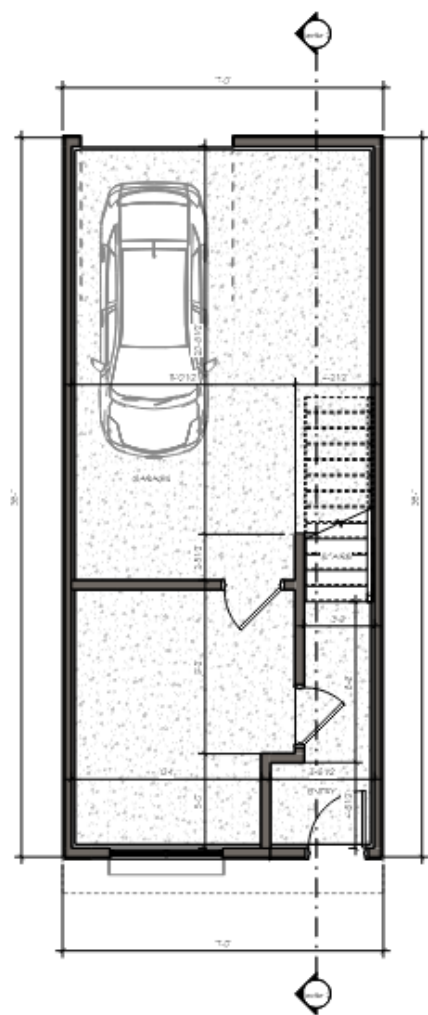


1  
P.09 3 BED UNIT - SECTION 1  
SCALE 1/4" = 1'-0"

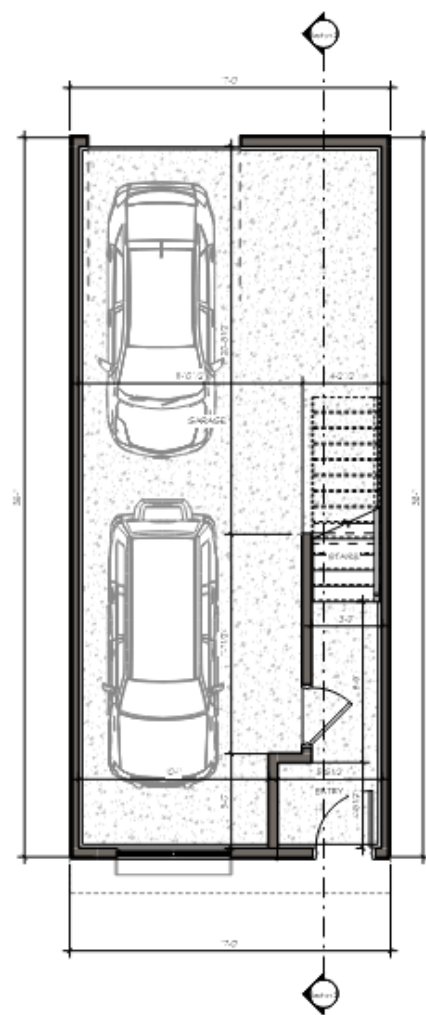


2  
SO 2 BED UNIT - SECTION 2  
SCALE 1/4" = 1'-0"

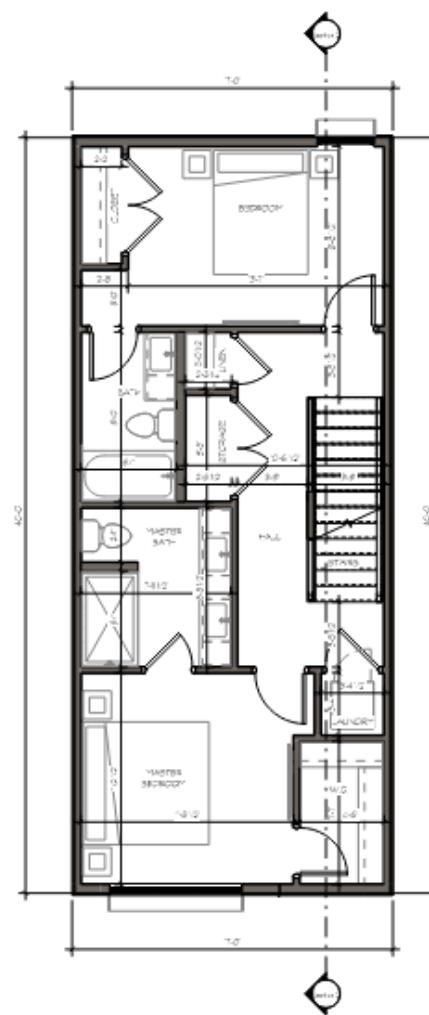




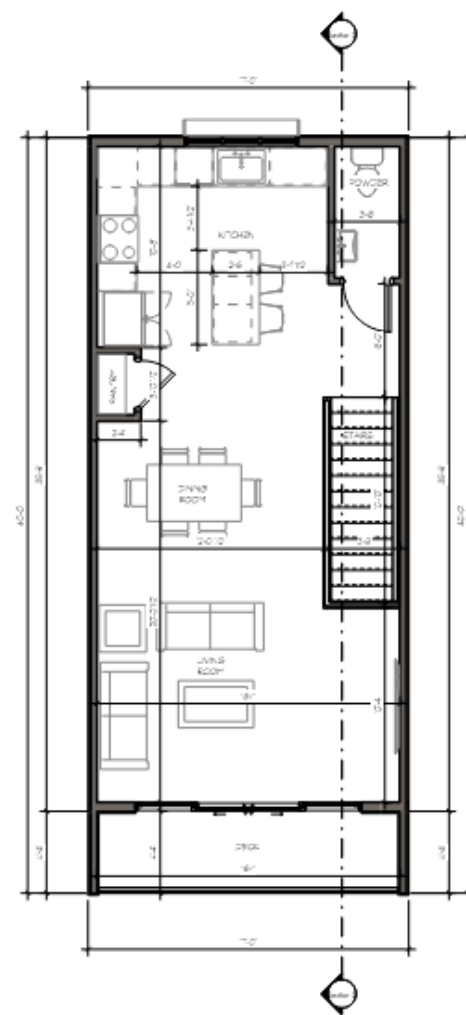
4 2 BED BONUS UNIT - LEVEL 1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 2 BED UNIT - LEVEL 1 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 2 BED UNIT - LEVEL 2 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3 2 BED UNIT - LEVEL 3 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

